

Design and Access Statement

Relating to

Proposed new single storey side extension.

at

**71 Mildred Avenue
Hayes
UB3 1TP**

for

Mr & Mrs Grewal

Prepared by

Stones Architects Ltd
2-3 Noble Corner
Great West Road
Hounslow
TW5 0PA

8th July 2025

Project ref: 2024.053

Description of Existing Site

The application site is located on the east side of Mildred Avenue and is the end house in a short terrace of 5 two storey houses constructed between 1950 and 1966, located in a suburban area of the London Borough of Hillingdon. The property sits within a primarily residential area, with a mix of terraced and semi-detached houses. Hayes Town and local amenities are nearby.

The property has undergone previous extensions, the original footprint has been calculated in support of this application.

Brief

We seek planning consent to construct a new side ground floor extension on the south facing elevation, with minor ground floor amendments to accommodate the extension. The materials are to be matched with the existing.

The applicant wishes to provide additional space for their family, to provide a higher standard of living in a better planned dwelling more suited to modern living.

Planning

- Applicable planning policies are as follows:
- Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
- Policies DMHB11 and DMHD1 of the Hillingdon Local Plan - Part Two (2020)
- Policy D3 of the London Plan (2021) and Chapter 12 of the National Planning Policy Framework (2021).
- PT1.BE1 Part 2 Policies, DMHB 11 DMHB 12 DMHD 1 DMT 6 LPP D6 (2012) Built Environment
- Design of New Development? Streets and Public Realm? Alterations and Extensions to Residential Dwellings Vehicle Parking?(2021) Housing quality and standards
- Local Plan Part 1 (2012) and Part 2 (2020) Article 6; Article 8; Article 1 of the First Protocol and Article 14

Planning History

Reference	Proposal	Status
73808/APP/2022/3684	Erection of a single storey side extension	Refusal
73808/APP/2022/2515	Erection of single storey extension to side (Application for a Certificate of Lawful Development for a Proposed Development)	Refusal
73808/APP/2022/1482	Erection of a single storey rear and side wrap around extension	Refusal
73808/APP/2021/3785	Part single, part double storey rear extension.	Approval
73808/APP/2021/2685	Single storey side extension and part single storey, part two storey rear extension	Refusal
73808/APP/2021/1775	Two storey side extension and part two storey, part single storey rear extension	Refusal
73808/APP/2020/488	Single storey outbuilding to rear for use as a gym/storage (Application for a Certificate of Lawful Development for a Proposed Development)	Approval
73808/APP/2019/4056	Single storey detached outbuilding to rear for use as storage/gym (Application for a Certificate of Lawful Development for a Proposed Development)	Refusal
73808/APP/2019/2631	Erection of 1 x 1-bed, single storey dwelling with associated parking and amenity space, and installation of a vehicular crossover	Refusal (Appealed)

Design

The design suggests a dropped extension including access steps leading from the hall. This reduces the external height of the extension in line with planning guidance, giving a total height of 2.4m from the external ground level, leaving a comfortable internal floor to ceiling height.

The proposal is shown on drawings as listed in the Appendix at the end of this statement.

Pre-Application Advice

Pre-application advice was sought from the London Borough of Hillingdon Duty Planning Officer, Mr Richard Buxton.

The proposal shared with Richard included a side extension set below ground level, incorporating a green roof to reduce its visual impact on the return building line.

On 28 January 2025 we received the following comment: “The proposal accords with my suggestion so I would go for a submission.”

Access

Existing access to the property will remain and new works will comply with the latest building regulations.

Appendix A

List of documents submitted with the application.

Drawing no.	Scale	Sheet size	Drawing title
S01	1:1250	A3	Site Location Plan
S02	1:100	A3	Existing Ground and First Floor Plan
S03	1:100	A3	Existing Second, Roof Plans and Elev.
C01	1:100	A3	Proposed Ground and First Floor Plans
C02	1:100	A3	Proposed Roof Plan and Elevation
DAS	NTS	A4	Design and Access Statement

Ends