

THE
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DESIGN AND ACCESS STATEMENT

CONSTRUCTION OF SINGLE STOREY REAR EXTENSION TO A DETACHED DWELLINGHOUSE

At

41 Greenacres Avenue, Ickenham, UB10 8HH

1.0 INTRODUCTION

- 1.1 This statement is written in support of an application for planning permission for the construction of a single storey rear extension to a detached dwellinghouse.
- 1.2 This statement should be read in conjunction with the following:
- Site location plan at a scale of 1:1250;
 - Existing and proposed drawings by The Market Design & Build, Ltd.;
 - A101+A201
 - A102+A202
 - A103+A203
 - A104+A204
 - A105+A205
 - A106+A206
 - A107+A207
 - A108+A208
 - A109+A209
 - A110+A210
- 1.3 This statement firstly seeks to describe the site and the location context and explains the principles of the proposed development and the design approach adopted. It further explains how the proposed development complements the site and surrounding area and complies with relevant development plan policies and provides a general conclusion as to the acceptability of the scheme.

2.0 APPLICATION SITE AND SURROUNDING AREA

- 2.1 The application site is located on the South side of Greenacres Drive, opposite the junction with St Georges Drive in Ickenham .
- 2.2 The Sub Area consists of a housing estate of mostly two storey detached dwellings and single storey detached bungalows.

3.0 THE PROPOSED DEVELOPMENT

Amount of Development Proposed

- 3.1 Planning permission is sought for a single storey rear extension, 6m in depth from the original rear wall of the dwellinghouse. This will be facilitated by the demolition of a small L-shaped kitchen element which is believed to be original to the property. This extension will facilitate a dramatically improved quality of life for the family who owns it. Their 3 young children are beginning to require larger amounts of family living space, which has led the design of this proposal, with a large open plan kitchen/dining space.

Layout and Landscaping

- 3.2 Along with the dormer extension, external works in the form of a slight alteration to the landscaping will be undertaken.

Scale and Appearance

- 3.3 The proposed extension will be built in bricks that closely match the appearance of the existing dwellinghouse.
- 3.4 It should also be noted that the height of the proposed extension is set lower than the height of the existing kitchen element, in the hope that this will reduce any risk of overbearing appearance from the perspective of the neighbour at number 43 Greenacres Avenue.

Access

- 3.5 Access into the site would remain as existing, we have demonstrated that there will be sufficient parking for 3 vehicles in front of the property.

4.0 PLANNING POLICY CONTEXT

- 4.1 The proposal has been assessed in relation to the adopted London Plan, the London Borough of Hillingdon planning policy. It is the opinion of The Market Design And Build that given the limited height of this extension, and the size of the dwelling site, this application should be considered for approval.

Impact on Residential Amenity

- 4.2 The proposed works are minor in scale and therefore have no effect on neighboring amenities.

Impact on Existing Trees and Vegetation

- 4.3 No trees or shrubs will be removed as part of this proposal.

5.0 CONCLUSION

- 5.1 The proposed works are considered minor in scale and have no impact on the character of the area or adverse effect on neighboring amenity so therefore we consider the works to be acceptable.
- 5.2 The proposal satisfies the relevant policies contained within the adopted local plan and in our judgement; no other material considerations weigh against it.
- 5.3 Accordingly we trust that London Borough of Hillingdon will determine that the application can be approved.