

# Design & Access Statement

**Site Address:** 38 Castle Avenue, West Drayton, UB7 8LG

**Date:** 18<sup>th</sup> September 2025

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## 1. Introduction & Purpose

This statement supports the planning application for a single-storey side extension and a front porch to 38 Castle Avenue. It explains how the proposals respond to the site, its context, access considerations, design rationale, and compliance with relevant policy.

## 2. Site Appraisal

### Location and Context

- 38 Castle Avenue is a residential dwelling located in a suburban setting in UB7. It appears to be a semi-detached or detached house with garden space, side boundaries, and neighbouring houses of similar scale and character.
- The street pattern is regular; neighbouring houses share similar roof pitches, materials (brick, render, roof tiles), and window styles.

### Existing Building & Plot Characteristics

- The existing house is single or two storey (confirm), with pitched roof and side elevations currently unextended or modest.
- The site is reasonably level.
- Existing boundaries include fences or walls.

### Constraints & Opportunities

- Consider neighbour amenity: daylight/sunlight, privacy.
- Ensure the extension harmonises with the street scene.
- Retain clear vehicular and pedestrian access.

## 3. The Proposal

### Front Porch:

- Modest projection at the front entrance to provide weather protection and improve street presence.

### Single-Storey Side Extension:

- Adds internal space, such as for a kitchen or utility room.
- Pitched roof or flat roof designed to be subordinate to main house roof.

### Design & Appearance:

- Matching or complementary materials, roof tiles, and window styles.
- Porch roof designed to integrate seamlessly with the house.

### Scale & Proportion:

- Kept modest and proportional to avoid overwhelming the main dwelling.

## 4. Impact on Neighbours & Amenity

- Side windows will be positioned to avoid overlooking and may include obscure glazing.

- The extension is designed to avoid overshadowing or being overbearing.
- 45° rule used to assess daylight impacts on neighbours.

## 5. Policy Compliance & Permitted Development

- The proposals have been considered against Schedule 2, Part 1 of the Town & Country Planning (General Permitted Development) Order 2015.
- Where the proposal exceeds PD limits (e.g., width > half the original house, porch >3m<sup>2</sup>), full planning permission is sought.
- Local planning policies have been reviewed to ensure materials and scale are appropriate.

## 6. Access Statement

- Existing vehicular and pedestrian access remain unchanged.
- Porch provides sheltered, accessible entrance.
- Thresholds will be level where possible.

## 7. Materials & Sustainability

- Brickwork, mortar, tiles, and windows will match or complement existing.
- Rainwater goods to match existing.
- Energy efficiency improvements such as insulation and double glazing will be incorporated.

## 8. Conclusion

The proposed works will improve the functionality, appearance, and value of 38 Castle Avenue without harming neighbour amenity or the street scene. The development is considered sustainable and compliant with local planning policies and should be supported.