



Brief Design and Access Statement

Relating to

A front double storey extension with alterations

at

**10 Lawn Avenue
West Drayton
UB7 7AQ**

for

Mr & Mrs Ghedia

Prepared by

AA+ Architects
Moor House Farm
Lower Road
Denham
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17 January 2023

Project ref: 2021.002

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Description of Existing House

Brief Design and Access Statement to support a Householder Application for **a new double storey front extension** at the application site.

The application relates to a two storey, detached house located between Lawn Avenue and Sunray Avenue. The building is set back from the road, with sufficient off-street parking.

The application site has never been extended and is therefore the original footprint.

The site is not located within an Area of Conservation, nor are the buildings on site or adjacent to statutory or locally listed. The application site is within an Area of Special Character.

Existing survey drawings and photo sheets are enclosed with the Householder Planning Application.

With the number of trees and as the property is in an Area of Special Character, an Arboricultural Assessment (prepared by Tim Pursey, an Arboricultural Consultant) has been submitted with the application.

Planning History

The application site has the following history:

Application Reference	Description	Decision
77359/APP/2022/3437	<i>Part single; part two-storey rear extension; replacement first floor front facing balcony; new ground floor side window and first floor front window; replacement windows/doors and front porch extension.</i>	Approved 15 January 2023
77359/APP/2022/1919	<i>Erection of single storey side and rear extensions and alterations to existing front porch extension (Application for a Certificate of Lawful Development for a Proposed Development)</i>	Approved on 31 August 2022

Many houses in the borough have suffered from unseemly alterations, the street has diverse style of detached houses creating a unique street scene.

Planning

Having researched Local Plan Policies and with our experience in working with the borough, the following are considered applicable:

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11	(2021) Delivering good design
DMHB 18	(2021) Inclusive design
DMT 1	(2021) Housing quality and standards
LPP D4	NPPF12
LPP D5	DMHD 1
LPP D6	DMT 6
Design of New Development	NPPF 2021 - Achieving well-designed places
Private Outdoor Amenity Space	Alterations and Extensions to Residential Dwellings
Managing Transport Impacts	Vehicle Parking

We have been liaising with Richard Buxton, Duty Planning Officer, in connection with the design, and report as follows (the email conversation is also attached to the Appendix):

1. Given the building line, siting, size, design, and shape of garden the scheme would generally be looked upon favourably
2. There is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area
3. A satisfactory relationship with adjacent dwellings is achieved
4. The new extensions appear subordinate to the main dwelling in their floor area, width, depth, and height
5. The new extensions respect the design of the original house and will be of matching materials
6. There is no unacceptable loss of outlook to neighbouring occupiers
7. Adequate off-street parking is retained
8. Trees, hedges and other landscaping features are retained
9. The design is in keeping with the Area of Special Character

Front extensions are generally not looked upon favourably, however as in point 1 above, the house and site are quite unusual, therefore we do not think that standardised guidance can be applied to this proposal.

Brief

The applicants wish to extend their home to meet modern family needs, provide better planned living spaces, bedrooms, and bathrooms to accommodate a young family.

The brief includes the assumption that any extension or any alterations should be in the same style and materials as the existing house and be non-controversial.

Design

The proposals are shown on drawings listed in the Appendix at the end of this statement.

Most materials will be to match existing work including the new French windows and roofing.

Access

The existing street access will be retained.

The new proposals will comply with the Building Regulations current at the time of commencement.

Existing refuse arrangements will continue.

There is ample storage available to store bicycles.

The application will not cause any increase in the number of cars to be parked on site and the existing car parking and turning facilities are adequate.

Appendix A

List of documents submitted with the application.

Drawing No.	Drawing Title
S01B	Existing ground and first floor plan
S02B	Existing roof plan and elevations
S03A	Site location plan
S10	Site photosheet
C20	Proposed plans and site layout
C21	Proposed roof plan and elevations
C22	Proposed axonometric
Arboriculture	Arboriculture Assessment by Tim Pursey

Appendix B

Pre-Application correspondence of 21 December 2022.

Subject: RE: 2021.002-10 Lawn Avenue, West Drayton UB7 7AQ
Date: Wednesday, 21 December 2022 at 12:41:42 Greenwich Mean Time
From: Richard Buxton
To: Jatinder Chaggar
Category: File
Attachments: image005.png, image018.jpg, image019.png, image020.png, image021.png, image022.png, image023.png, image024.png, image025.jpg, image026.jpg, image027.jpg, image028.jpg, image029.jpg, image030.jpg, image031.jpg, image032.jpg, image033.jpg, image002.png, image003.png

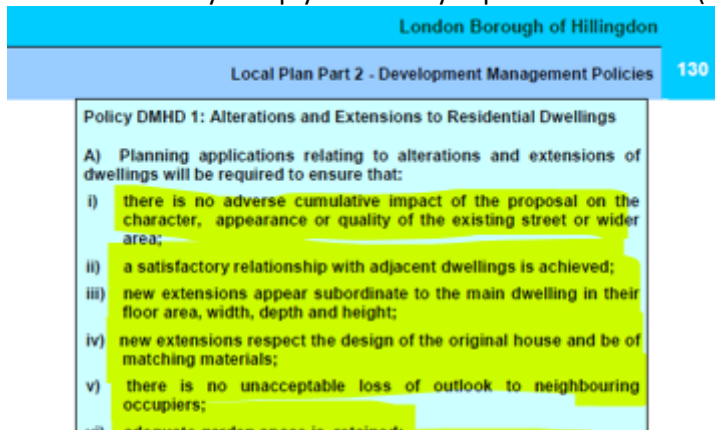
Hi JC,

Thanks for the e-mail.

It could be one of those rare sites where a two-storey front extension can be given serious consideration given the building line, siting, size and design of the extension and shape of the front garden:-



It would certainly comply with many aspects of DMHD 1 (those highlighted-arguably):-



- vii) adequate off-street parking is retained, as set out in Table 1; Parking Standards in Appendix C;
- viii) trees, hedges and other landscaping features are retained; and
- ix) all extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials.

The only fly in the ointment being the reference to front extensions:-

- D) Front Extensions
 - i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;

Worth a submission I'd have thought.

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

Regards

Richard Buxton
BA (Hons) Dip TP
Planning Information Officer
Planning
Place
Location, Civic Centre
London Borough of Hillingdon
01895 250230
rbuxton@hillingdon.gov.uk

From: Jatinder Chaggar <jc@aa-plus.uk>
Sent: 15 December 2022 14:32
To: Richard Buxton <richardb@hillingdon.gov.uk>
Subject: Re: 2021.002-10 Lawn Avenue, West Drayton UB7 7AQ

Hi Richard

How are you?

We have now amended phase 3 of this project, the front extension.

Please find attached drawings C20, C21 and C22.

Can I please have your comments prior to submitting.

We will be submitting a revised Arboricultural Assessment with the application.

Hopefully this is the last time I get advice on this project.

Kind regards,

JC

Jatinder Chaggar
Architect



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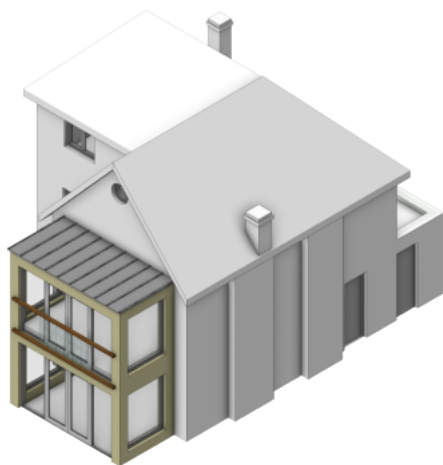
Office closed on Fridays

From: Richard Buxton <richardb@hillingdon.gov.uk>
Date: Monday, 11 July 2022 at 09:18
To: Jatinder Chaggar <jc@aa-plus.uk>
Subject: RE: 2021.002-10 Lawn Avenue, West Drayton UB7 7AQ

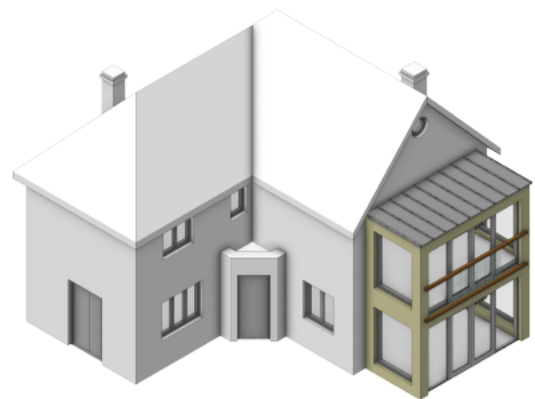
Hi JC,

Thanks for the drawings.

I think there might be some conflict with the materials proposed with the front extension (and solar gain might be a concern as well, though I am not sure this is a significant planning issue as yet). A subservient/subordinate gable extension may well be more in tune with DMHB 5 and this would allow for greater compliance with policies A and B (building lines/materials etc)



1 LOOKING NORTH WEST



2 LOOKING NORTH EAST