

DESIGN AND ACCESS STATEMENT
91 Pole Hill Road, Uxbridge UB10 0QD
RETENTION OF AS BUILT

1 SITE AND SURROUNDINGS

The application property previously comprised an extended detached chalet bungalow located on the northwestern side of Pole Hill Road in Hillingdon. The property is set back from the property at No 89 with a shared drive but shares a boundary fence with No 93 on the right.

The property was original constructed with facing rendered walls under a pantile roof.

Planning permission was granted to part extend the property at the rear, extending the kitchen / Diner and to extend the bedroom, forming a Lounge and the addition of two dormers on both sides of the property. At this stage the depth of the property was less than the property at no 93 next door.

The property is currently being re-built with facing brickwork, but not in accord with planning permission granted. The infill on the right against no 93 has been extended with the overall depth still being less than no 91 including the rear conservatory. Dormers have been built as granted, keeping the overall height in check with the existing height of the original property.

The roof is plain tiled roof and large box dormers on both sides of roof slopes, have facing tiles to the dormers. The dwelling is currently incomplete.

2 PROPOSAL

The application seeks planning permission to retain the building as built incorporating the rear single storey infill on right against no 93 and the infill on the left hand side against the shared driveway.

Design

Use:

The extensions at the rear will serve as a Kitchen / Diner and a large Family Room.

Amount:

Area covered by the exist construction amounts to 84m².

Area covered by the last planning approval amounts to 130m². this an increase of of 46m² both measured externally.

The proposed development area as built amounts to 156m² this is an increase of of 26m² both measured externally.

The overall length of the property is less than the adjacent property at no 93 including the conservatory.

Layout:

The proposed development forms an integral part of the house and is level accessed and provides a more accessible and user-friendly space.

Scale:

The proposal extension extends approx. 3.65m to the rear and the existing garage space is being converted and the footprint remains the same. In this context, the proposed development would not adversely affect the existing living conditions of neighbours by way of loss of light or outlook and not will not be harmful to the level of privacy enjoyed by neighbours.

Landscaping:

No Landscaping is being proposed as part of this application. The existing character of the space will be protected.

Appearance:

The proposed construction will be finished with materials to match existing. The proposal would be set within the existing boundary lines of the property and would not project beyond the depth of the neighbouring property at no 93. The walls will be of cavity construction with facing bricks. The roof will be tiled and pitched.

Vehicular Access:

Not affected by this construction.

Inclusive Access: The proposed floor levels will be level with existing adjacent floors.

Conclusion:

The proposed development would not be harmful to the living conditions of neighbouring residents.

The proposed development would preserve the character and appearance of the existing construction

The LPA is respectfully requested to grant planning permission for the proposed development at the application site.