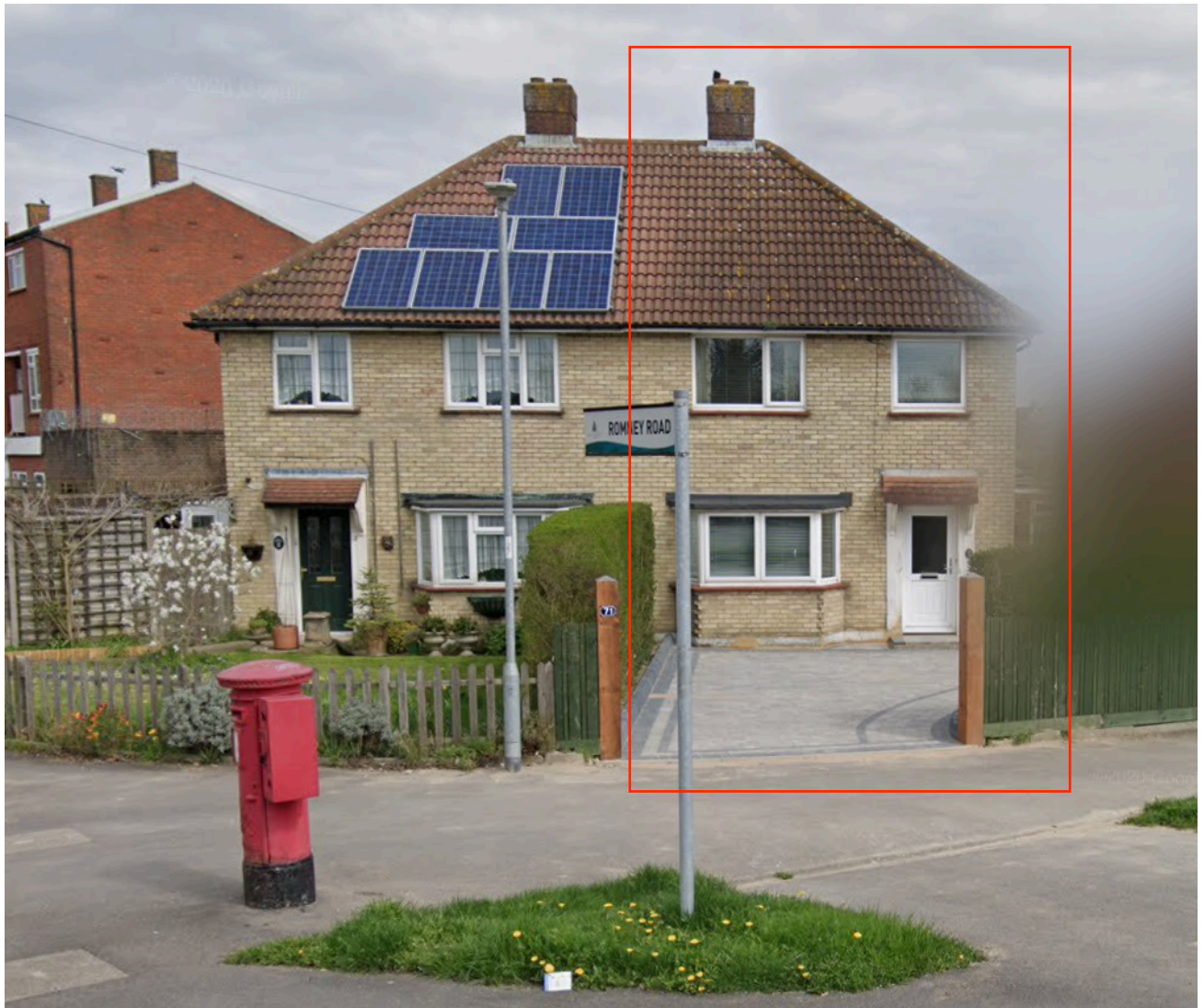


Design & Access Statement

71 Charville Lane, Hillingdon, UB4 8PE
June 2025, PL3



No.71 Charville Lane

Introduction

This statement was created as part of the planning application for No.71 Charville Lane and should be read in conjunction with the accompanying set of existing and proposed drawings.

Please note that this is a new planning application for a lapsed planning application **78154/APP/2023/2091** which was **REFUSED** permission on October 2023.

Location

The property is located in the London Borough of Hillingdon and is situated at the corner of a crossroad between two main roads linking the quiet residential neighbourhood. The adjacent area has solely residential character with flats, detached and semi-detached houses built in a variety of styles.

Existing house

No.71 is a 3-bed, two-storey semi-detached house with an attic and bay windows to the front. The whole property is gated with tall hedges acting as privacy screening. The clients also benefits from private parking in front of their house.

The property's exterior walls including the neighbours are built in yellow brick with corrugated brown roof tiles at the top, which currently has no works done. All windows and doors have white-frames with brick lintels and sills matching the roof tiles.

Proposed Design

This proposal is for a part two-storey rear extension and two-storey side extension. On the ground floor, the rear extension enlarges the kitchen whilst the side extension provides a new utility room. On the first floor, a partial rear extension combined with the side extension creates 2 new bedrooms and a larger family bathroom. The improved design minimises bulk at the rear to prevent overshadowing of the garden, whilst allowing space for a new skylight above the kitchen to enhance natural light. Additionally, the proposed roof geometry harmonises with the architectural composition of the original dwelling and improves the appearance of the surrounding area.

There will be no proposed changes to the rest of the property.

Materials

The proposed extension walls will be built out of yellow brick to match the existing exterior walls. The new roof will be finished with corrugated brown roof tiles on all roofslopes to match the existing. The new rear sliding doors will be made of PC aluminium and windows in uPVC to match existing.

There will be no other proposed material changes to the main house.

Access

The access to the house will not change.

Planning History

There have been no previous planning applications for the current property.

Local precedents

There have been various planning applications for the neighbouring properties including granted applications for two-storey rear extensions.

Please note that this planning application follows previously **granted** planning applications at the following neighbouring properties:

73 Weymouth Road

for a part two storey rear extension and side extension (21438/APP/2016/4173) and rear dormer (21438/APP/2016/4174)

26 Romney Road

for a part two storey rear extension (75947/APP/2020/3326) and rear dormer (75947/APP/2020/3329).

The neighbouring properties on Charville Lane, Romney Road, Weymouth Road, Hoppner Road and Gainsborough Road have had the following previous planning applications:

Application Number: 75947/APP/2020/3326

Site Address: 1 Charville Lane, UB4 8PH

Development Description: Part two storey, part single storey side/rear extension.

Status: Decided 15-03-2021

Decision: Approval

Application Number: 75947/APP/2020/3326

Site Address: 26 Romney Road, UB4 8PU

Development Description: Part two storey, part single storey side/rear extension.

Status: Decided 16-10-2020

Decision: Approval

Application Number: 55129/APP/2019/4045

Site Address: 59 Gainsborough Road, UB4 8NY

Development Description: Two-storey side extension, part two storey, part single storey rear extension with balcony.

Status: Decided 17-12-2019

Decision: Approval

Application Number: 14590/APP/2018/61

Site Address: 19 Hoppner Road, UB4 8PY

Development Description: Part two storey, part single storey rear extension and single storey rear extension to allow conversion of dwelling into 2x2-bed self contained flats with associated parking and amenity space.

Status: Decided 04-01-2018

Decision: Approval

Application Number: 71564/APP/2017/2333

Site Address: 10 Romney Road, UB4 8PU

Development Description: Part two storey, part single storey side/rear extension.

Status: Decided 27-06-2017

Decision: Approval

Application Number: 38429/APP/2013/1148

Site Address: 3 Charville Lane, UB4 8PH

Development Description: Part two storey, part single storey side/rear extension and conversion of roof space to habitable use to include a rear dormer involving demolition of existing conservatory.

Status: Decided 03-05-2013

Decision: Approval

Planning Policies

Whilst designing the rear extension, we have taken into consideration various planning policies. Our proposals were designed in conjunction the Adopted London Plan 2021, Hillingdon Local Plan and other necessary National Planning Policy Framework.

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Design Appraisal

The proposed design will create a coherent part of the building and would not detract from the character of the building or the area. It will not have a visually obtrusive impact upon the amenity of the occupiers of the neighbouring properties but will create a coherent design together with the existing roof.

Conclusion

The submitted design approach has been carefully conceived in relation to the character of the building and the townscape. It would not detrimentally impact on the qualities of the building and street scene.