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DATE 04/02/2026

REAR EXTENSION WITH DOUBLE RIGHT SIDE EXTENSION WITH STEP BACK

58 Beechwood Avenue, Hayes, UB3 1JP

DESIGN ACCESS STATEMENT

Proposed development: Single storey rear extension and two storey side extension

Site address: 58 Beechwood Avenue, Hayes, London Borough of Hillingdon

Date: 4 February 2026

1. Introduction

This Planning Statement accompanies a householder planning application for a single storey rear extension and a two storey side extension at 58 Beechwood Avenue, Hayes. The proposals seek to improve the quality and functionality of the existing family dwelling while ensuring full compliance with the London Borough of Hillingdon Local Plan: Part 2 – Development Management Policies, in particular Policies DMHD 1 and DMHB 11.

2. Site and Surroundings

The application site comprises an existing residential dwelling located within an established suburban residential area of Hayes. The surrounding street scene is characterised by family housing of a similar scale and form, where extensions and alterations are a common and accepted feature of the area.

The site benefits from a generous plot size, with a private rear garden and off-street parking, and there are no site-specific constraints that would prevent sensitive domestic extensions.

3. The Proposed Development

The proposal comprises:

- a single storey rear extension, and
- a two storey side extension.

The design has been carefully developed to remain subordinate to the original dwelling, avoid overdevelopment, and protect neighbouring residential amenity.

4. Planning Policy Context

The proposal has been assessed against the Development Plan, with particular regard to:

- Policy DMHD 1 – Alterations and Extensions to Residential Dwellings, which sets out detailed criteria relating to scale, width, depth, roof form, relationship with neighbouring properties, and retention of adequate garden space and parking.
- Policy DMHB 11 – Design of New Development, which requires high quality design that harmonises with the local context and protects residential amenity.

5. Planning Assessment

5.1 Design, Scale and Impact on the Host Dwelling and Street Scene

Policies DMHD 1 and DMHB 11 require extensions to be subordinate, visually sympathetic, and not harmful to the character of the host dwelling or the wider area.

The proposed two storey side extension measures approximately 3.2 metres in width, which is less than half the width of the existing front elevation. This directly accords with DMHD 1,

which seeks to ensure side extensions remain clearly subordinate and do not unbalance the original dwelling.

Further subordination is achieved through:

- a 1 metre set-back from the principal front elevation, ensuring the original building remains visually dominant when viewed from the street; and
- a hipped roof design that is set down from the main ridge, reinforcing the secondary nature of the extension and preventing a bulky or terracing effect.

As a result, the side extension integrates successfully with the existing dwelling and preserves the established character of Beechwood Avenue, in full compliance with DMHD 1 and DMHB 11.

5.2 Rear Extension Design and Compliance with DMHD 1

The proposed single storey rear extension has been designed to extend only across the existing rear projection of the dwelling and does not form a wrap-around development. This ensures the extension remains modest in scale and avoids excessive bulk or enclosure.

The rear extension would project 4 metres in depth, which is explicitly consistent with the guidance set out in Policy DMHD 1 for single storey rear extensions. Its single storey form ensures that the proposal remains appropriate to the scale of the dwelling and avoids overdevelopment of the site.

5.3 Impact on Residential Amenity

Policies DMHD 1 and DMHB 11 require that extensions do not result in unacceptable harm to the amenities of neighbouring occupiers, including loss of outlook, privacy, daylight or sunlight.

The proposal safeguards neighbouring amenity by:

- limiting the rear extension to a single storey with a compliant 4-metre projection;
- avoiding a wrap-around form that could otherwise appear overbearing;
- setting the two storey side extension back from the front elevation and stepping the roof down from the main ridge; and
- ensuring window placement does not result in harmful overlooking.

Given the scale, siting and design of the extensions, the proposal would not give rise to any unacceptable amenity impacts and fully accords with DMHD 1 and DMHB 11.

5.4 Private Amenity Space and Parking

In accordance with Policy DMHD 1, the proposal retains a functional and usable rear garden suitable for continued family use. The development does not result in overdevelopment of the plot.

Adequate off-street parking can be retained in line with the Council's standards, and the proposal does not prejudice highway safety or operation.

5.5 Private Amenity Space and Garden Retention

Policy DMHB 18 – Private Amenity Space of the London Borough of Hillingdon Local Plan: Part 2 (Development Management Policies) requires that all residential properties retain an adequate level of private external amenity space that is usable, functional and appropriate to the size and type of dwelling.

The policy seeks to ensure that development does not result in cramped or overdeveloped plots and that sufficient garden space is retained to meet the day-to-day needs of occupiers.

Following the proposed extensions, the property at 58 Beechwood Avenue would retain in excess of 100 square metres of private rear garden space. This exceeds the minimum expectations of Policy DMHB 18 and ensures that a generous, functional and high-quality amenity space is maintained for the future occupiers of the dwelling.

The retention of a substantial rear garden also accords with Policy DMHD 1, which requires extensions to residential dwellings to avoid overdevelopment of the plot and to maintain an appropriate balance between built form and private outdoor space.

Accordingly, the proposal fully complies with the private amenity space requirements of the Hillingdon Local Plan: Part 2.

6. Conclusion

The proposed single storey rear extension and two storey side extension at 58 Beechwood Avenue, Hayes represent a high-quality and policy-compliant form of householder development.

The scheme:

- satisfies the detailed design and dimensional requirements of Policy DMHD 1, including side extension width, front set-back, stepped roof form and compliant rear extension depth;
- accords with Policy DMHB 11 by delivering a sympathetic design that respects the character and appearance of the host dwelling and surrounding area;
- retains in excess of 100 sqm of private garden space, in compliance with Policy DMHB 18; and
- safeguards neighbouring residential amenity.

For these reasons, the proposal is considered fully acceptable in planning terms and planning permission should be granted.