

DESIGN & ACCESS STATEMENT

ADDRESS: 14 Whiteheath Avenue, Ruislip, HA4 7PS

PROPOSAL: Ground floor rear extension with new first floor level and main roof over

Design and access Statement is based on the Approved Planning Application from 01/04/20 Application Ref: 7889/APP/2019/4152

The new proposal is 1no New Metal Framed Fixed Window on North Side Elevation, partially replacing Existing Conservatory Window.

1.0 Assessment

1.1 Physical:

The application proposals alterations to a chalet bungalow property, in order to convert the structure into a two-storey accommodation with roof to match adjacent dwellings. The scheme proposes the ground floor rear extension of the above property with a new first floor and pitched roof at traditional two storey building height level.

1.2 Social:

The social implications are not considered to be significant as the area is generally a residential area.

1.3 Economic:

The economic implications are not considered to be significant as the area is generally a residential area.

1.4 Planning Policy

The residential extension guidance in London Borough of Hillingdon's publication 'Residential Extensions (2008)' needs to be complied with in developing the arrangement for the proposals. The area is not perceived to be of Special Local Character.

2.0 Evaluation

The scheme can generally be designed in principle so that it complies with the depth and height requirements of the aforementioned guidance. The depth of the ground floor extension is limited to 4.0m (allowable for a detached property) and the first-floor rear wall set in by 2.0m from the rear footprint extent. Matching the new roof ridge height to the neighbouring properties is viable.

3.0 Design

The scale of the extension in relation to the size of the property and plot is thought to be reasonable, with the roof ridge to be at similar height to the neighbouring properties as demonstrated on the street scene drawing.

The planning policies applicable to residential properties have been

Mr. Ben Wickenden

The Applicant