

DESIGN & ACCESS STATEMENT FOR THE PROPOSED SINGLE STOREY REAR EXTENSION AT 18 HUGGARDS CLOSE, UXBRIDGE, UB8 3HB

USE:

The proposed rear extension is to be used as a domestic extension consisting of a dining room to the single family two- bedroom, two storey terraced house.

AMOUNT:

The proposal will not impact upon the amenity of neighbours with no detriment to daylight, privacy, overlooking or neighbourliness.

The low shallow pitch roof does not constitute an over-dominant or obtrusive form of development, or result in a sense of enclosure to adjoining occupiers.

The rear extension is similar in size and design to match the approved rear extension (planning reference 69236/APP/2013/1507) of the adjoining house at number 17 Huggards Close, Uxbridge, UB8 3HB.

LAYOUT:

The proposed rear extension layout is similar in size and appearance to previous approved scheme for terraced houses in the Borough – one example, refer to the rear extension built at no. 17 Haggards Close (projection 3.60m) and at no. 19 Haggards Close (projection 4.00m), Uxbridge.

The proposal does not result in any detriment to the adjoining occupiers in terms of over dominance, over shadowing and loss of light or overlooking.

SCALE:

The property at No.18 is a two-storey house with a pitched roof and consists of lounge/diner, kitchen and toilet accommodation on the ground floor and on the upper floor has two bedrooms and a bathroom.

The size of the single storey rear extension is 3.60m long in line with the part of the rear extension erected at the adjoining house number 17 Haggards Close, Uxbridge, UB8 3HB.

The rear extension has been designed to fit within the existing building boundary timber fence lines.

There will be no material loss of direct sunlight or skylight to the amenity areas and windows of adjoining properties and that the outlook of adjoining occupiers will not be adversely affected.

The proposal does not constitute an over-dominant or obtrusive form of development, nor does the resultant single storey rear extension constitute an over-development of this site, or result in a sense of enclosure to adjoining occupiers, who benefit from their built extension.

The resultant rear extension would therefore be in keeping with the character of the area when viewed from the rear gardens of the adjoining houses.

LANDSCAPING:

The proposal does not result in the loss of amenity space.

The proposed rear extension does not involve in any landscaping issues.

The rear part of the garden is screened by an existing timber fence all around forming the site boundaries.

The remaining rear garden areas consist of a patio/grass area immediately behind the rear wall of the extension.

The front landscaped garden will remain as existing.

The proposal will not affect any trees and none will be removed as a result of these works, to erect a single storey rear extension.

DESIGN & APPEARANCE:

The rear extension will complement the existing terraced house, matching the style, colour and materials of the original building.

The appearance consists of yellow facing bricks and pitch tile roof and double glazed UPVC window/door units that will match those of the existing house. The eaves height would be similar to the adjoining rear extension at no. 17 Haggards Close, Uxbridge, UB8 3HB.

Window/Door fenestration will be built in harmonious with the existing and adjacent houses.

The resultant rear extension will be in harmony with the existing extensions that have been constructed to the rear of several terraced houses situated in Huggards Close, Uxbridge.

ACCESS:

There are no access issues as the proposal is for the single storey rear extension to the two-bedroom, two-bedroom terraced house.

The main pedestrian and vehicle access to the existing property at No.18 Hubbards Close will remain as existing.

There are generally very good bus services to the area. Vehicular and transport links are generally good and convenient access to M4 together with London Heathrow Airport.

The site is located in the residential community of the Uxbridge District within the London Borough of Hillingdon.