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Brief Design and Access Statement

Relating to

Erection of a single storey front porch and rear extension and a double storey side extension.

Erection of a previously approved hip to gable end roof extension with a dormer window and conversion of a roof space into a habitable space, as per Lawful Development consent ref 7946/APP/2021/4068.

at

34 Leybourne Road

Hillingdon

UB10 9HD

for

Mr & Mrs Gavin Man

12 January 2024

Project Ref: 2023.002

Description of Existing House

Brief Design and Access Statement to support a submission of a Householder Application at the application site.

The application site comprises a semi-detached two-storey dwelling located on the southern side of Leybourne Road. The frontage of the site features hard and soft landscaping with provision for approximately 2-3 cars. The position of the semi-detached houses on the corner is at a skew compared to the existing houses parallel to the road.

The surrounding area is predominantly residential and is varied in terms of form, proportion and appearance.

There are no heritage or policy constraints on the site, nor is the site within a Conservation Area.

Existing survey drawings are enclosed with the planning application.

Planning History

The application site has the following history:

Application Ref.	Description	Decision
7946/APP/2023/2960	Erection of a single storey front porch and rear extension, a double storey side extension and conversion of roof space into a habitable space including rear dormer with amendments to fenestration.	Approved
7946/APP/2021/4068	Erection of infill single storey rear extension and conversion of roof space to habitable use to include a rear dormer, 3 front roof lights and conversion of roof from hip to gable end (Application for a	Approved

	Certificate of Lawful Development for a Proposed Development)	
7946/C/88/1112	Erection of a 2-storey side extension	Approved

Planning

Many houses in the borough have suffered from unseemly alterations, the street has a diverse style of detached houses creating a unique street scene.

The application scheme includes the Lawful Development approval of the hip to gable end roof extension (7946/APP/2021/4068), together with the extensions and alterations recently approved by LBH consent ref: 7946/APP/2023/2960.

We have undertaken a thorough check with the design in relation to LB Hillingdon Policies together with a feasibility study of the site, please note the following:

- **Double Storey Side Extension**

- A set back from the front face of the building and the side extension does not exceed half the width of the existing house.
- The adjoining property has had extensions and alterations for a side/rear extension, the proposal would be very similar in appearance to no.33 Leybourne Road (opposite).
- The design will not be forward of the building line created by 24-32 Leybourne Road.
- The garden area, with the removal of the garage provides 119.93m², which is greater than the stipulated 75m².

- **Roof Extension**

- We note the following planning policy: *where hip to gable roof extension exist, a two-storey side extension will not be supported.* We respectfully ask the Local

Authority to consider this application as the extensions, alterations and roof conversion have been sensitively designed. We can understand the reason for the policy as it is difficult for the council to control the quality of the construction and finishes.

- The application scheme is at fair distance from the adjoining property no.32. The new side extension would soften the elevation, and with the correct materials the extensions would look part of the existing fabric.
- We would be grateful if the Local Authority would consider the scheme in relation to the hip to gable end/side extension policy.

Brief

The hip to gable end roof extension with the other extensions and alterations would provide a better planned house. The new second floor could be built without reducing the first floor ceiling heights, therefore reducing the rising cost of construction and utilising more of the existing building.

The brief includes the assumption that any extension or any alterations should be in the same style and materials as the existing house and be non-controversial.

Design

The proposals are shown on drawings listed in the Appendix at the end of this statement.

The significant external changes proposed include the following:

- 1. Proposed single storey rear extension**
- 2. Proposed new porch extension**
- 3. Proposed double storey rear extension**
- 4. New second floor and roof extension with rear facing dormer window and rooflights**

Most materials will be to match existing work, the new bifold door assembly in the extension will be powder coated aluminium. Parapet walls to the ground floor extension with pre-cast concrete coping stones and flat single ply roof covering. The pitched roof will be tiled to match existing.

No additional fenestration proposed as part of the application will affect any existing or approved residential or other buildings by way of overlooking or loss of privacy.

Access

The existing street access will be retained, with a new internal stair to the second floor.

The new proposals will comply with the Building Regulations current at the time of commencement.

Existing refuse arrangements will continue.

There is ample space available to store bicycles.

The application will not cause any increase in the number of cars to be parked on site and the existing car parking and turning facilities are adequate.

Appendix A

List of documents submitted with the application:

Drawing no.	Drawing title
S01	Site Location Plan
S02A	Existing Ground Floor
S03A	Existing First Floor
S04A	Existing Roof Plan
S05A	Existing Elevations
D01	Proposed Ground Floor
D02	Proposed First Floor
D03	Proposed Second Floor
D04	Proposed Roof
D05	Proposed Section
D06	Proposed Elevations
D07	Proposed Exploded Axo – Front
D08	Proposed Exploded Axo – Rear
DAS	Design Access Statement