

DESIGN & ACCESS STATEMENT

03/10/2025



Prepared For :

39 Hindhead Cl, Uxbridge UB8 3UE

PROPOSED SIDE EXTENSIONS PITCHED ROOF STRUCTURE WITH TWO SKYLIGHTS. CHANGE OF BOUNDARY TREATMENT ALONG SITE BOUNDARY WALL.

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INTRODUCTION

This design and access statement has been prepared to explain the proposal for a Proposed side extensions with pitched roof structure featuring two skylights. Change of boundary treatment along the site boundary wall in accordance with the National Planning Policy Framework (NPPF), Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document and Hillingdon Local Plan.

Planning Permission is sought for:

PROPOSED SIDE EXTENSIONS PITCHED ROOF STRUCTURE WITH TWO SKYLIGHTS. CHANGE OF BOUNDARY TREATMENT ALONG SITE BOUNDARY WALL.

THE SITE & SURROUNDING AREAS

The site is located at 39 Hindhead Close, Uxbridge, within a predominantly residential area characterized by a mix of detached and semi-detached dwellings. The property is situated on a quiet cul-de-sac, providing limited through-traffic and a suburban residential character. The surrounding area features well-maintained gardens, mature trees, and low-rise housing.

The property is not listed and it is not in a Conservation Area.



Fig 1. Aerial View

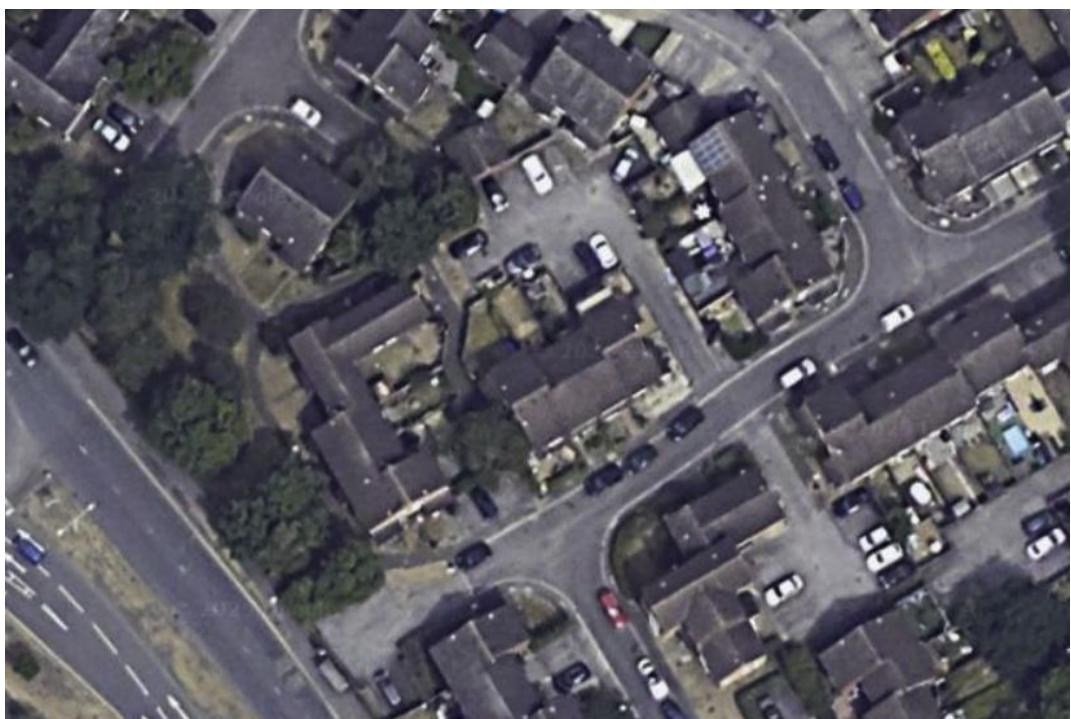


Fig 2. Aerial View

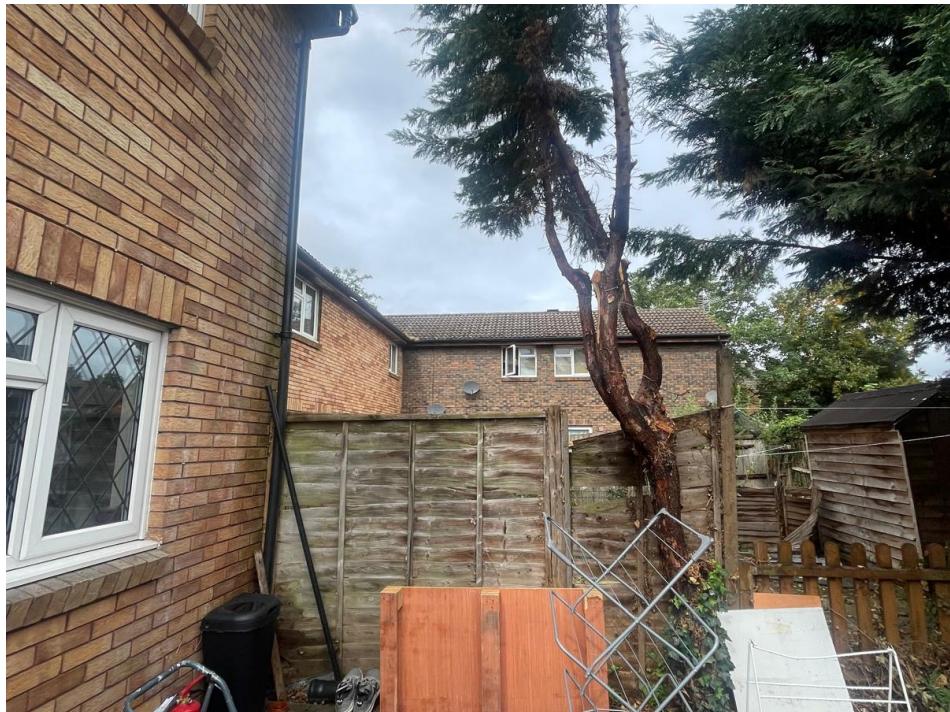


Fig 3. Neighbouring fence wall



Fig 4. Rear of garden view

PLANNING HISTORY

Ref: 79584/APP/2025/1869

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.30 metres, for which the maximum height would be 2.70 metres, and for which the height of the eaves would be 2.60 metres.

EXISTING STRUCTURE

The property at 39 Hindhead Close is a two-storey, semi detached residential dwelling constructed with brickwork and a pitched tiled roof. The ground floor comprises living area including a kitchen and a w.c, while the first floor accommodates a bedroom and a bathroom. The dwelling benefits from a modest front garden with a private side garden providing outdoor amenity space. The garden has a shed.

PROPOSED STRUCTURE

The proposal comprises a side extension to create an extension to the living room. The extension extends to around half the width of the existing building and incorporates a one sided pitched roof with two skylights, opening onto the side garden. The rest of the existing property will remain unaltered.

The front boundary wall will be retained in alignment with the existing boundary near the entrance, allowing for increased usable amenity space for the dwelling. The existing will be removed.

PARKING

The proposals would not affect any parking.

Access

The existing main access will be retained, with an additional entrance from the side extension providing direct access to the garden.

Tree Survey

A tree that would obstruct the side extension will be carefully relocated to a new suitable position. A detailed tree report can be provided upon request.

Materials

All materials will be chosen to match the existing property and surrounding buildings, ensuring the proposed works integrate seamlessly with their context.

PLANNING POLICY CONTEXT

The proposed application can be considered under the following guidelines and have adhered to the guidance set out by:

National Planning Policy Framework

U1 Quality of Design: “All new development should represent high quality design and should be in keeping with the council’s objectives of sustainable development and ensuring community safety.”

The proposed side extension has been designed to complement the existing dwelling and the surrounding residential context, ensuring it integrates seamlessly with the streetscape. Its modest scale, pitched roof, and inclusion of skylights maintain a balanced and visually appealing appearance. By retaining the remainder of the existing building unchanged and aligning the front boundary wall with the existing line, the proposal maximizes usable outdoor space while preserving a safe and open environment. Overall, the design reflects high-quality, sensitive development that aligns with the council’s objectives of sustainable development and community safety.

U2 Design and Layout of Development: “All development proposals should (b) provide satisfactory levels of sunlighting, daylighting, privacy and outlook, both to the development and to existing adjoining buildings and uses”

The proposed side extension has been designed to ensure that it does not adversely affect the levels of sunlight, daylight, or privacy enjoyed by the existing dwelling or neighboring properties. The inclusion of skylights ensures that the new living area benefits from natural light without compromising the privacy or amenity of surrounding properties, thereby satisfying the objectives of U2 regarding design, layout, and the quality of living conditions.

U3 Integration of Character: “(b) the use of materials, textures, finishes and colours in buildings and hard landscaping”

The proposed extension uses materials, finishes, and colours that complement the existing building, ensuring a cohesive and harmonious appearance with the property and surroundings.

Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document

Side Extensions: Single Storey: 4.0 “The wall of the extension should be set in from the boundary by at least 0.25m; this will ensure any overhanging guttering does not encroach onto any neighbouring land.”

The proposed single-storey side extension is set in from the boundary by more than 0.25 m on the side garden, ensuring that any overhanging guttering does not encroach onto neighboring land, in compliance with the guidance.

4.2 Arrange of pitched / hipped roof types may be acceptable, including mono-pitch and dummy pitch roofs. The roof should not exceed 3.4m at its highest point. Generally roof designs must not obstruct any adjoining properties (house and garden) right to sunlight and daylight. To help prevent this it is recommended that the roof pitch is set to an angle as shallow as possible (depending on the roof type, construction and material). Roof angles should match the existing if visible from the public highway.

The proposed extension incorporates a pitched roof design with a maximum height of 2.5 m, which is below the 3.4 m guideline. The roof has been set at a shallow pitch of 5 degrees, ensuring it remains unobtrusive and does not compromise the sunlight or daylight to adjoining properties. As such, the proposal complies with the guidance set out in policy 4.2.

4.5 “In order to appear subordinate, the width and height of the extension should be considerably less than that of the main house and be between half and two thirds of the original house width depending on the plot size and character of the area.”

The proposed side extension has been designed to appear subordinate to the main house, with its width extending to approximately half of the original building. The height and scale are modest, ensuring it remains visually secondary and in keeping with the character of the surrounding area.

4.7 “These should reflect the existing house in terms of their style, density and positioning. No window or door should overlook a neighbouring property.

These are therefore usually located on the rear wall.”

The design of the extension reflects the existing house in terms of style, scale, and placement. All windows and doors are positioned to avoid overlooking neighboring properties, with openings generally located on the side elevation within the garden space.

4.8 Careful selection of materials is required for the extension so as to match or complement the materials used in the original house. Where appropriate, you could copy design features and details from the existing house into the new extension.

The proposed side extension has been designed using materials that match and complement those of the existing dwelling to ensure a cohesive and harmonious appearance, in line with the guidance set out in policy 4.8.

Hillingdon Local Plan

Policy BE1 Built Environment: The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents.

The proposed side extension has been designed to complement the existing dwelling and the surrounding area, maintaining and enhancing the quality of the built environment. By carefully considering scale, materials, and layout, the development contributes to a sustainable and visually harmonious neighbourhood that supports the long-term needs and enjoyment of residents, in line with Policy BE1.

CONCLUSION

This design and access statement has been prepared to explain the proposal for a Proposed side extensions with pitched roof structure featuring two skylights. Change of boundary treatment along the site boundary wall in accordance with the National Planning Policy Framework (NPPF), Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document and Hillingdon Local Plan.

The proposed additions and alterations would have a significant beneficial effect upon the suitability of the property and the quantity and balance of internal and external living spaces.

The proposed additions would not appear out of place in the street scene or excessive and therefore would not adversely affect the appearance, character or setting of the building.

Therefore, it is kindly requested that the Local Authority grants planning approval for the same.

DESIGN AND ACCESS STATEMENT

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