



[Architecture] [Interior Design]

DESIGN AND ACCESS STATEMENT

PROPOSAL: ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION, A FRONT PORCH; ALTERNATIONS TO SIDE AND REAR FENESTRATION, FOLLOWING DEMOLITION OF EXISTING GARAGE AND REMOVAL OF REAR CHIMNEY BREAST AND STACK

**AT:
102 NORTH VIEW, EASTCOTE
PINNER, HILLINGDON HA5 1PF**

**To:
London Borough of Hillingdon Council c/o Private Residential Property**

**Rev: 00
Our Ref: EX-HE-A-102
Date: March 2026
Prepared by: MGDC LTD**

MGDC LTD

Office 67, Millmead Business Centre, Millmead Road, London N17 9QU

Email: office@mgdc.info

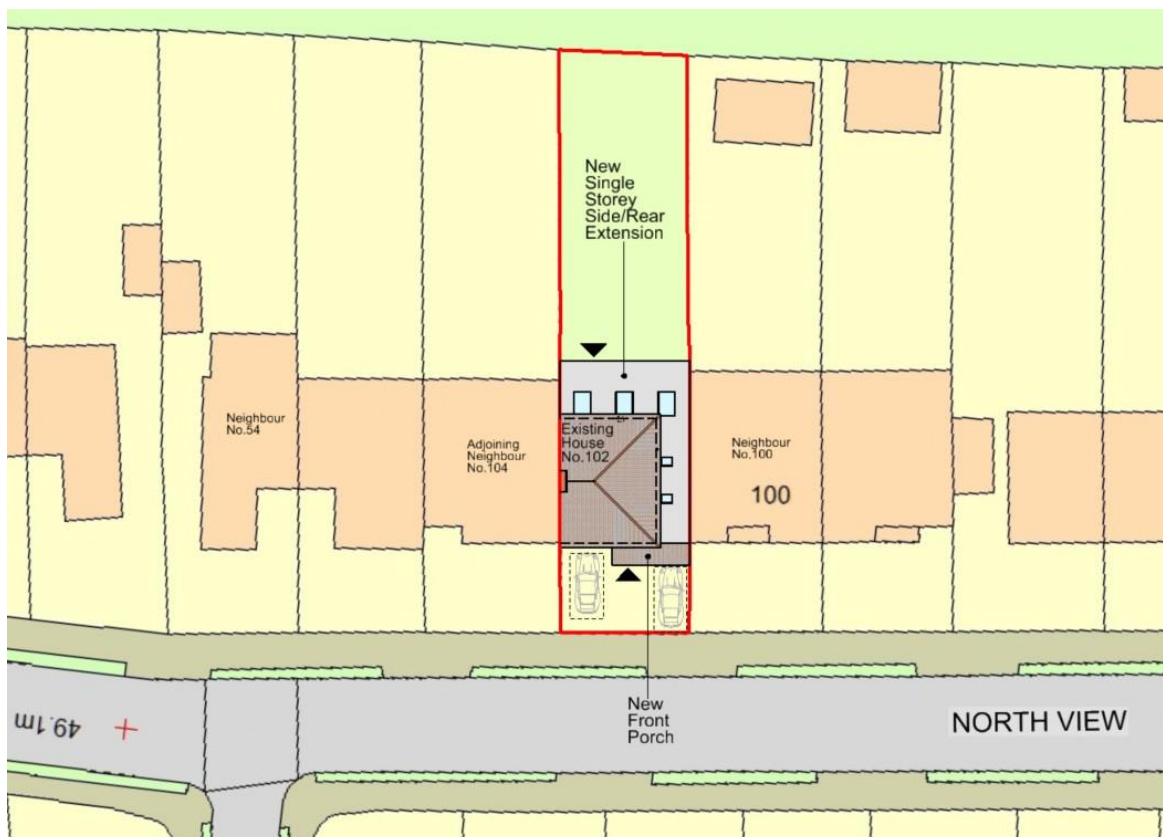
Mob: 07731 387952

1.0	INTRODUCTION	3
2.0	SITE CONTEXT	7
2.1	THE SITE	7
2.2	SURROUNDING AREA.....		14
2.3	PROJECT DESIGN PARAMETERS AND PRINCIPLES.....		18
3.0	REFERENCE CASE	19



1.0 INTRODUCTION

- 1.1 MGDC Architecture Ltd has been instructed to prepare a Design and Access Statement to be submitted as part of a householder planning permission application for erection of a single storey side and rear extension, a front porch, alterations to side and rear fenestration, following the demolition of existing garage and removal of rear chimney breast and stack.
- 1.2 This Design and Access Statement (DAS) has been prepared as part of the householder planning permission application and its contents should be read in conjunction with the submitted plans. It has been prepared on the basis of the nature and type of the proposal – residential development – and the proposed scheme has been assessed against the following key areas, as well as the site's context:
- Accessibility
 - Character
 - Community Safety
 - Environmental Sustainability
 - Movement to, from and within the development
- 1.3 Proposed work: Demolition of the existing detached garage and unused rear chimney breast and stack, which is not shared with the adjoining neighbour. Erection of single storey side/ rear extension to project 2.35m to the side of the existing house to contain the small office, shower, utility room and a shower room.



The proposed element at the back of the property will project 4.00m beyond the rear wall of existing house to include kitchen / dining space for the family. This part of the proposal sits within the existing rear building line established by other redeveloped properties along North View. Please refer to properties Nos.27, 32, 34, 35, 36, 39, 100, 104 North View.

The proposed depth of 4m closely matches recommendations of Part B of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) which sets out specific requirements for rear extensions. Single storey rear extensions on semi-detached houses with a plot width of 5m or more should not exceed 3.6m in depth.

Considering design context of both neighbouring properties No. 100 and No.104, which are already extended to their side and back – the proposed side/rear extension at No. 102 will very unlikely impact their amenity.

The proposed central part of the side and rear extension will be finished with the flat roof. There will be set of the bi-folding and a window inserted into its rear wall and five flat roof skylights into the flat roof element.

Internal changes include creation of a new shower and utility rooms, enlargement of the existing living room, reconfiguration of the kitchen layout, demolition of the internal chimney breast, creation of a structural opening between existing Living Room and kitchen area. The proposed rear extension shall not affect the amenity of the adjoining properties Nos.100 and 104, or cause the loss of daylight or sunlight as both adjoining neighbours benefit from similar depth and height rear extensions.

There is also proposed front entrance porch of the width the depth of 1.50m. It will be finished with pitched roof to match the style of the adjoining properties.

The front ground floor extension: will have pitched edges to make the overall design of the single storey extension appear more in keeping with the host dwelling.

As such the proposed front porch presented here would respect the character of the application property and is a characteristic of the street scene, being of similar depth to other porches in the area and of similar dimensions to what could be achieved under permitted development.

The proposed single storey side extension will have a similar height as neighbour's No.100 existing side extension. It will be a modest size side extension, to appear subordinate to the application property and similar to other redevelopments in the vicinity of the application site.

As such it will be in accordance with Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), which requires that alterations and extension of dwellings should not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

Delegated Report for application at 52 Boldmere Road ref. 79630/APP/2025/2176 (application submitted by MGDC Ltd) concludes:

The proposed single storey rear extension would have a depth of 4.00m and a height of 3.10m. These dimensions are greater than the criteria set out for single storey flat roofed extensions on semi-detached dwellinghouses as set out under policy DMHD 1. Therefore, consideration needs to be taken of the local context in order to assess the impact upon character and appearance.

*There are other single storey rear extensions with the locality of the application site, such as at 34, 36, 42 and 54 Boldmere Road. Whilst most of these are 3.60m, the **visual difference between 3.60m and 4.00m is minimal in terms of harm to the visual character and appearance of the area.** Officers therefore, consider that this depth of extension is acceptable in this context.*

As stated in the Delegated Report for application at 45 Boldmere Road ref. 25045/APP/2025/84:

Given the modest depth of the front porch/extension, the modest pitched roof height, and the reduction in bulk of the converted garage following partial demolition, it is considered that the proposed front porch/extension would appear as a subordinate addition to the front of the property.

The proposed front porch/extension and garage conversion would therefore not cause harm to the character and appearance of the application property or to the character and appearance of the surrounding area.

Overall, it is considered that the proposed rear extension, front porch/extension, garage conversion and roof conversion would not have a detrimental impact on the character and appearance of the original dwelling, or on the character and appearance of the immediate street scene and surrounding area. The proposal thereby complies with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Delegated Report for application at 58 Lowlands Road ref. 40261/APP/2024/788, which presented a similar scale redevelopment to the application site property, claims the following:

With regards to side extensions, Policy DMHD 1 states that:

- i) side extensions should not exceed half the width of the original property;*
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;*

The proposed side extension is less than half the width of the original property and matches the character of the neighbouring properties in the street.

With regard to front extensions Policy DMHD1 requires:

- i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;*
- ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and*
- iii) notwithstanding the above, at least 25% of the front garden must be retained.*

It is considered that due to the modest size of the front porch, it would not cause harm to the character of the original property, nor the surrounding area.

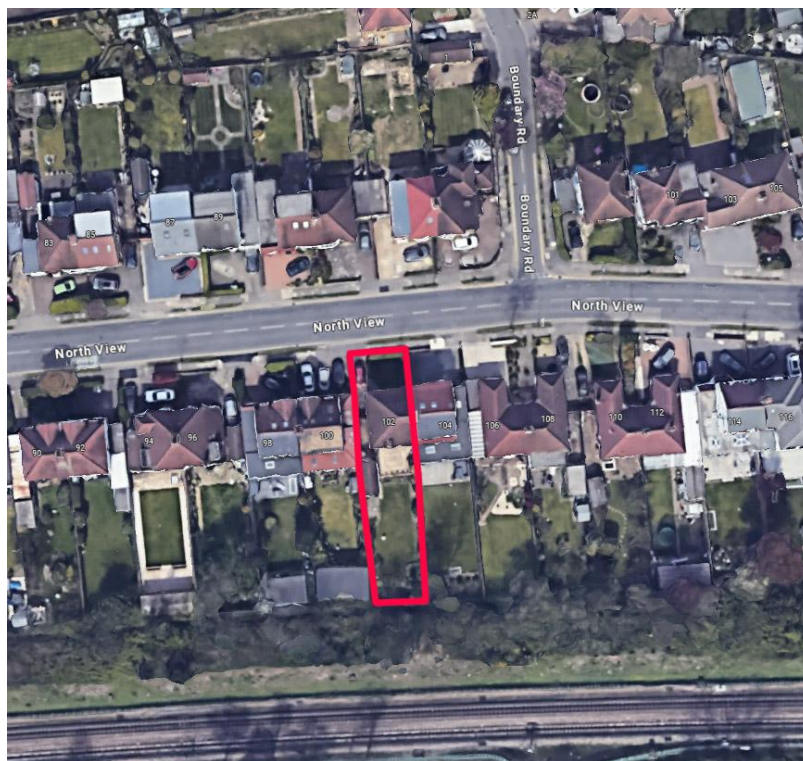
External amenity:

Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires developments to provide good quality and useable private outdoor amenity space in accordance with the Council's standards (as per Table 5.2), whilst Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that proposals to extend dwellings retain adequate garden space.

The application property has a rear garden of 227sq.m. The proposed rear/side extension and front porch, would not result in a significant loss of rear garden, which will remain as 190m², and as such it would comply with Policies DMHB 18 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

2.0 SITE CONTEXT

2.1 THE SITE





Photograph 01 – Front of the house



Photograph 02 – rear chimney



Photograph 03 – side alleyway



Photograph 04 – Side alley (towards No.100)



Photograph 05 – detached garage



Photograph 06 – Front view towards No.100



Photograph 07 – Rear of the house



Photograph 08 – Rear view towards No. 100



Photograph 09 – Rear view of No.104



**Photograph 10 – side alley,
view from the back**

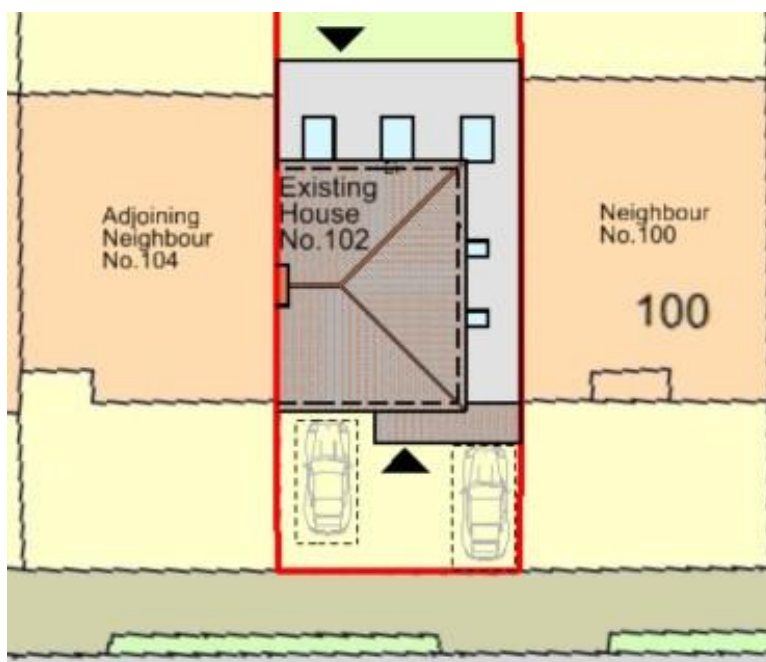


Photograph 11 – View from rear garden



Photograph 12 – Rear garden

- 2.1.1 This application relates to an area at 102 North View, which was purchased by its current owners in order to create a comfortable family dwelling.
- 2.1.2 The site located on the southern side of North View, Eastcote – a relatively quiet residential area with easy access to convenience stores and restaurants on nearby Field End Road. The existing property is a two-storey, three-bedroom single family semi-detached dwelling house. The plot at 102 North View is of rectangular size and forms 25m garden to the rear of existing house. The site itself is relatively flat. Its boundaries are all well-defined with line of adjoining neighbours close boarded wooden fence running along its west, east and south enclosure.
- 2.1.3 The site is accessed directly via North View and side alleyway.
- 2.1.4 Refuse collection point for the proposed development will be located within front garden space of existing house, with access directly from highway.
- 2.1.5 Parking spaces are accessible from the highway and off-street parking for two cars on the application site.
- 2.1.6 Economic Benefits of proposed scheme
There continues to be a high demand for housing within Hillingdon Borough Council, therefore enlarged dwelling will contribute towards residential shortage in Greater London area. Additional employment will be also provided during the construction phase, as well as acquisition of building materials and services in local stores.



2.2 SURROUNDING AREA

2.2.1 102 North View site is located along a residential road with semi-detached houses on both sides, running between Field End Road and Cannon Lane. The nearby main road is A40. There is also proximate Underground network connection from Eastcote station within 5-minute walk from the property and from Rayners Lane station. There is numerous of properties with redeveloped frontage in the proximity of the application site. Please see below photographs illustrating architectural character of the neighbourhood area:



19 North View



23 North View



27 North View



32 & 34 North View



28 Abbotsbury Gardens



56 Lowlands Road



60 Lowlands Road



44 Boldmere Road

2.2.2 Further residential development is then located towards Ruislip, Pinner and Harrow.

2.2.3 In the wider sense, directly to sides of the application site lies complex of semi-detached and already expanded residential dwellings with rear gardens. The settlement lies within proximity of Eastcote Shopping Area and a wider range of community facilities plus local services. It is also served by a number of frequent bus services, underground network and rail.

2.3 PROJECT DESIGN PARAMETERS AND PRINCIPLES

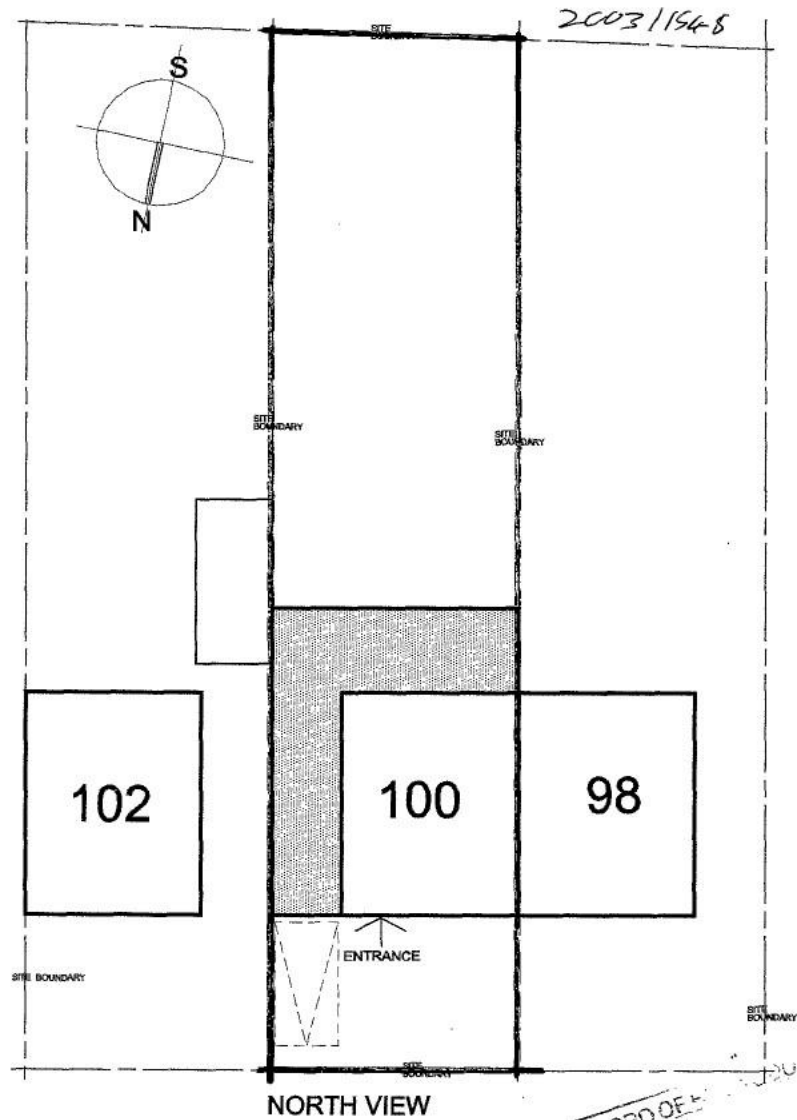
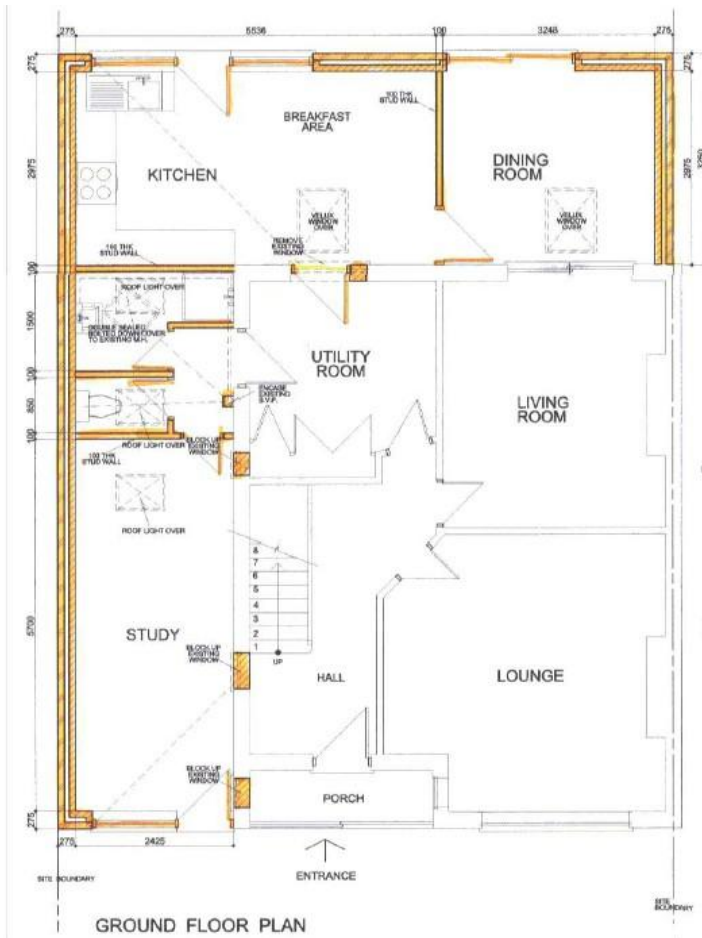
2.3.1 As a result of the above, the following design principles and parameters have influenced the design subject of this planning application:

- **Scale** – To be of a scale to respect and reflect the scale of the application site and density of existing developments found within the surrounding area.
- **Layout** – To draw on the pattern of existing development, while respecting and accommodating on-site features where possible.
- **Access** – To be accessed from the adjoining public highway.

3.0 REFERENCE CASE

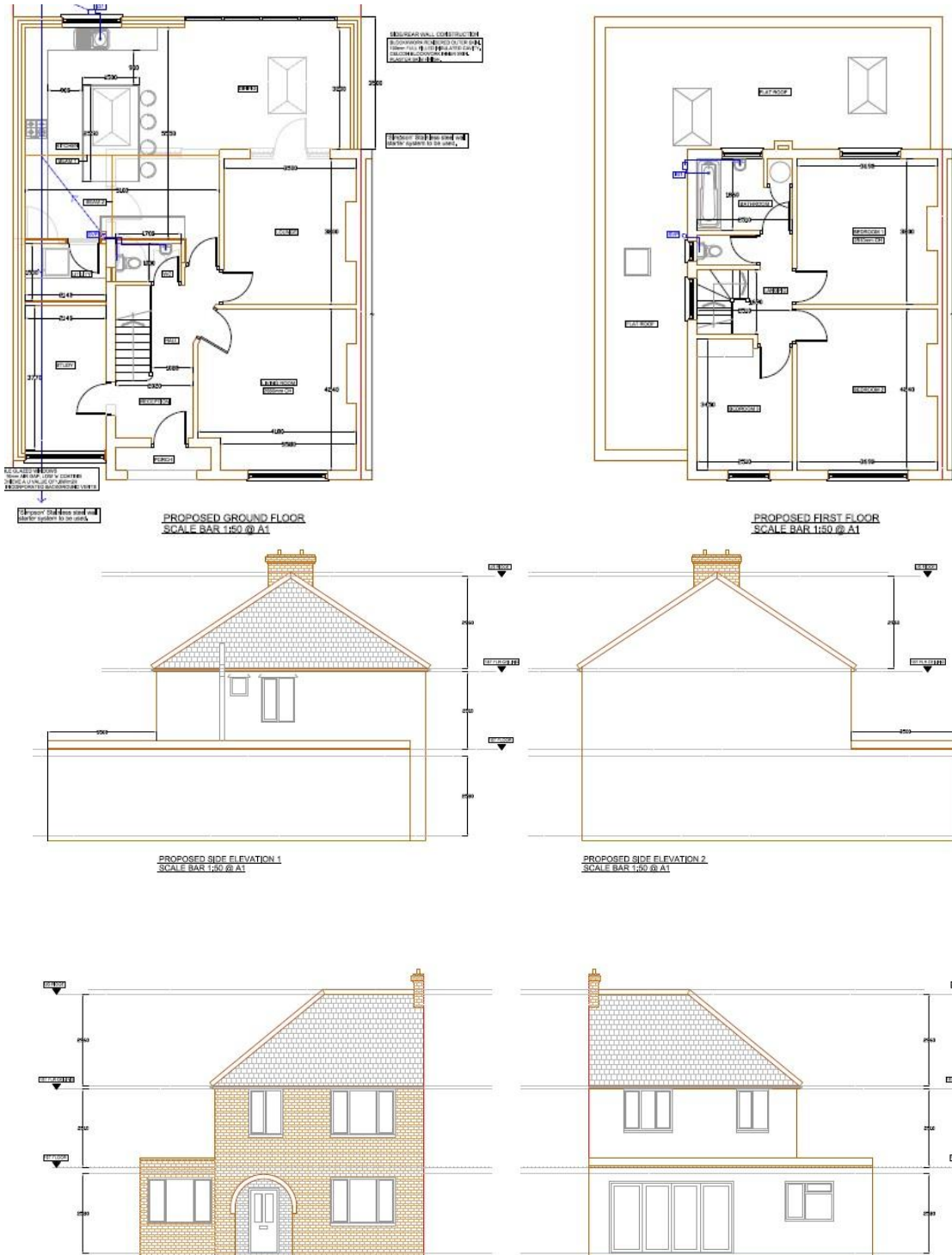
Example of similar property redevelopment:
100 North View, HA5 1PF, Eastcote Pinner
Approved on 02/09/2003
application ref: 58273/APP/2003/1548

Erection of a single storey side and rear extension



Example of similar property redevelopment:
104 North View, HA5 1PF, Eastcote Pinner
Approved on 30/04/2018
application ref: 73352/APP/2017/4254

Single storey side/rear extension.



Example of similar property redevelopment:
52 Boldmere Road HA5 1PS, Eastcote Pinner
Approved on 29/10/2025
application ref: 79630/APP/2025/2176 (submitted by MGDC LTD)

Erection of a single storey side and rear extension, a front porch, alterations to side and rear fenestration, following the demolition of existing garage and removal of rear chimney breast and stack.



Example of similar property redevelopment:
59 North View, HA5 1PF, Eastcote Pinner
Approved on 27/01/2023
application ref: 38377/APP/2022/3514

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

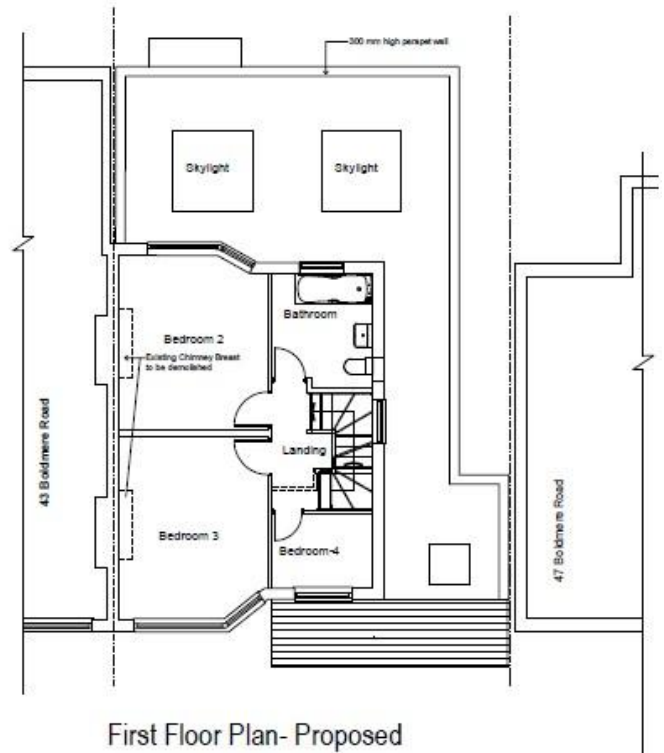
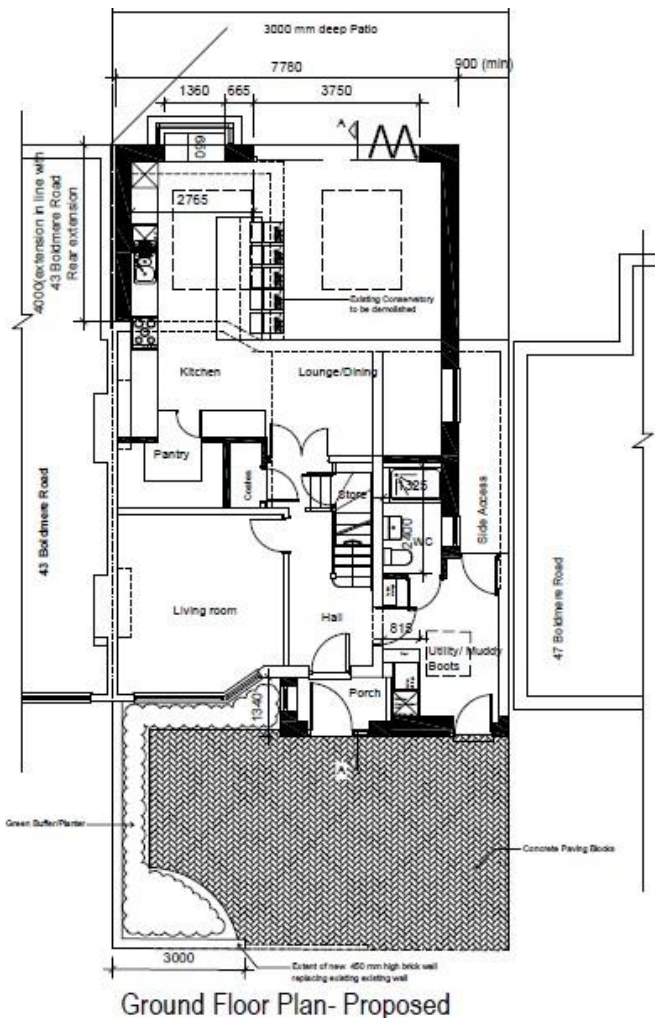


① **Proposed Front Elevation**
1 : 50

Example of similar property redevelopment.
45 Boldmere Road HA5 1PL, Eastcote Pinner

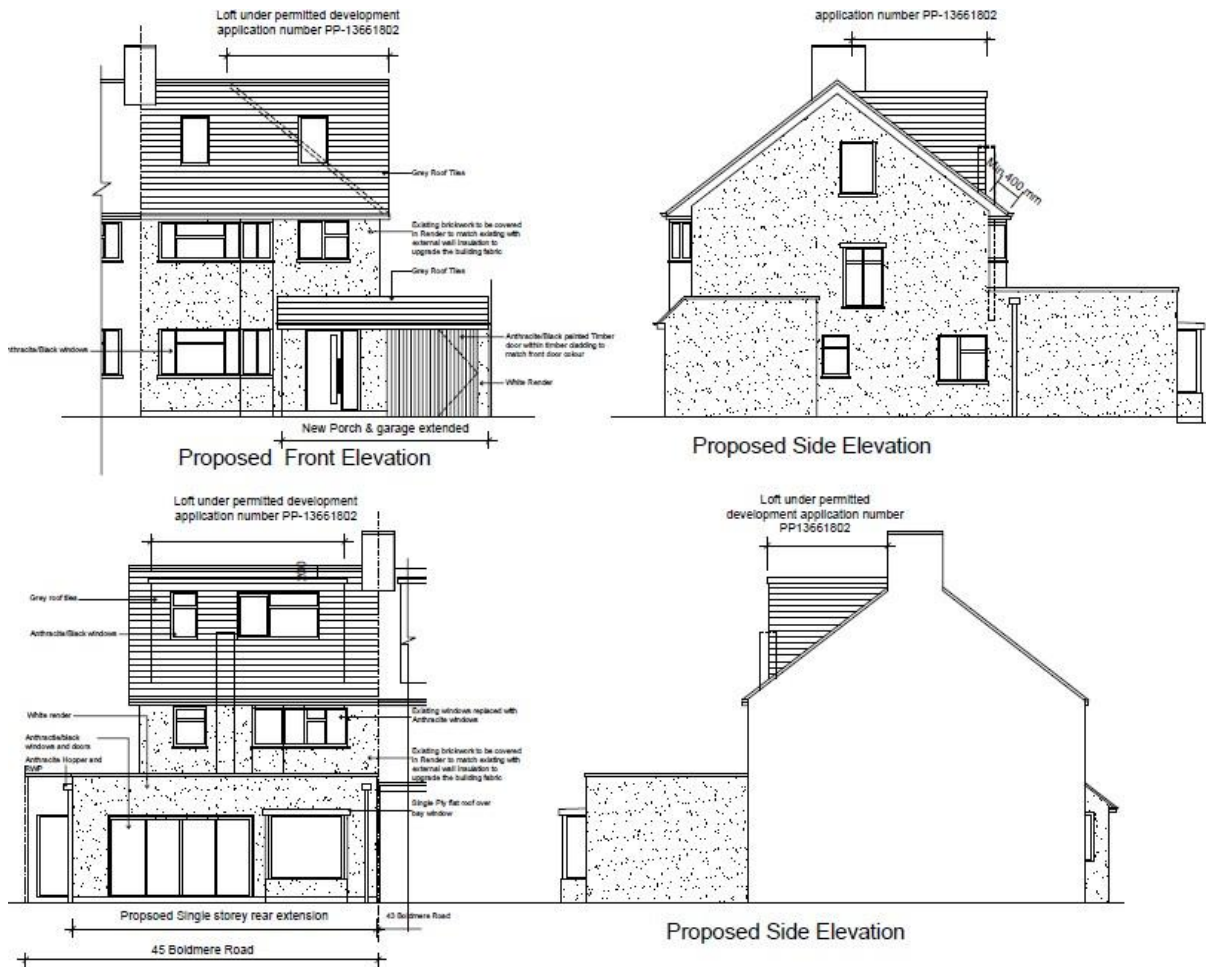
Approved on 18/02/2025
application ref: 25045/APP/2025/84 and 25045/APP/2024/3363

Erection of a single storey extension to the rear, partial demolition and conversion of integral garage to habitable accommodation, erection of front porch, conversion of roof space to habitable use to include a rear dormer with 2 front roof lights, conversion of roof from hip to gable end with new gable end window

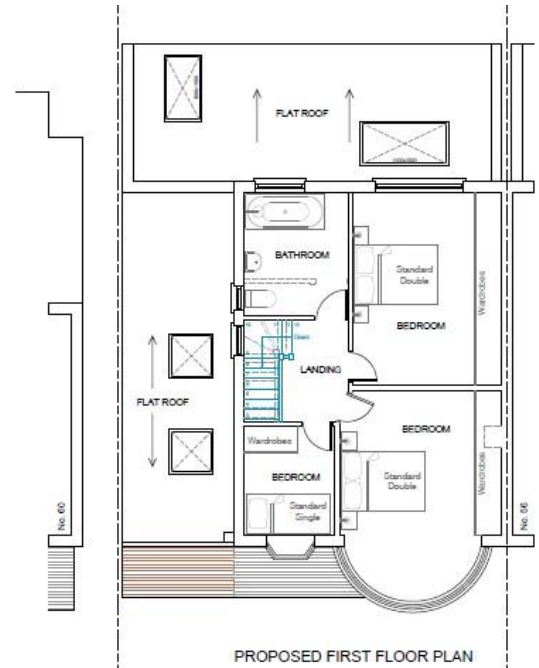
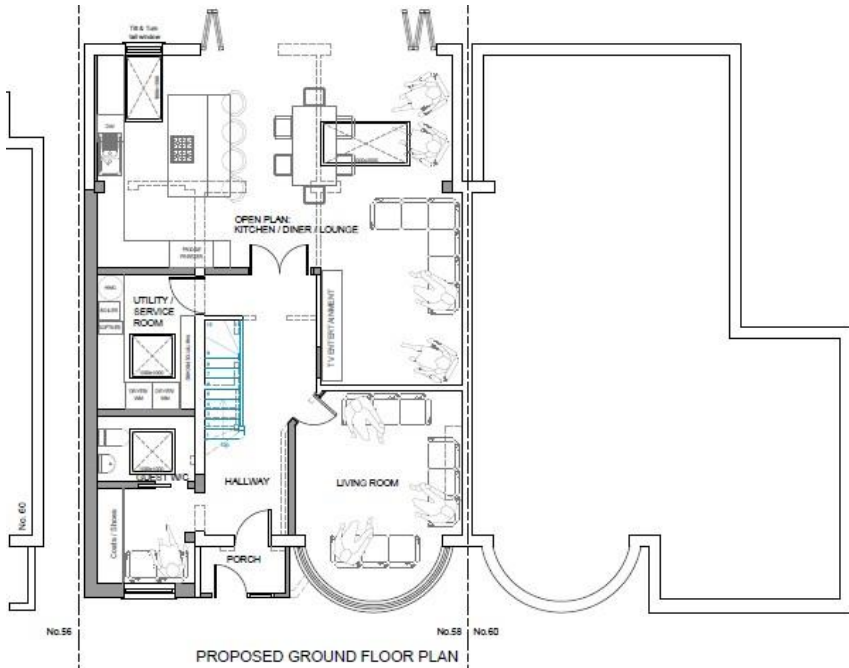


KEY

- Existing Wall
- - - Existing Wall to be demolished
- Proposed Wall



Example of similar property redevelopment.
58 Lowlands Road HA5 1TU, Eastcote Pinner
Approved on 20/05/2024
application ref: 40261/APP/2024/788
Erection of a single storey front/side extension and a porch.



Example of similar property redevelopment.
28 Abbotsbury Garden HA5 1SU, Eastcote Pinner
Approved on 16/10/2017
application ref: 32954/APP/2017/3065
Single storey side/rear/front extension

