

DESIGN AND ACCESS STATEMENT

No.14 - No.16 DUNBAR CLOSE, HAYES, UB4 0DF

Joint planning application for the erection of: A single storey rear extension extending approximately 6 metres beyond the original rear building line;
and A first floor rear extension at both No.14 and No.16 Dunbar Close.

1.0 Introduction

This Design and Access Statement has been prepared in support of a joint planning application for proposed rear extensions at No.14 and No.16 Dunbar Close, Hayes UB4 0DF. The application seeks consent for coordinated development to both adjoining semi-detached residential properties.

The proposal has been carefully designed to improve the functionality and living accommodation of both family homes while maintaining the character of the host dwellings and surrounding residential area.

The submitted drawings demonstrate the scale, design, appearance and relationship of the proposed works to neighbouring properties and the wider streetscene.

2.0 Site and Surroundings

The application site comprises two adjoining semi-detached residential dwellings located within an established suburban residential area in Hayes. Dunbar Close is characterised predominantly by two-storey family homes with varied rear additions and extensions.

The surrounding area displays a mix of original dwellings and extended properties, including rear ground floor and first floor additions of varying forms and depths. The proposed extensions therefore reflect an established pattern of domestic alterations within the locality.

Importantly, nearby properties at No.10 and No.12 Dunbar Close have already received planning permission for a similar joint extension scheme, establishing a clear precedent for this form of development within the immediate streetscene.

3.0 Existing Site

Both properties currently comprise two-storey semi-detached dwellings with existing rear gardens and traditional roof forms. The existing accommodation includes living areas at ground floor level with bedrooms at first floor level. The existing rear elevations are modest in scale and provide opportunity for sympathetic enlargement to meet modern family living requirements.

4.0 Proposed Development

The proposal seeks permission for: A 6 metre deep single storey rear extension to both dwellings; and A first floor rear extension above part of the proposed ground floor extension.

The extensions have been designed as coordinated additions to create a balanced and visually consistent appearance across both semi-detached properties.

Internally, the proposal will create enlarged open-plan kitchen and dining areas at ground floor level together with improved family accommodation and additional bedrooms at first floor level.

The first floor extensions are positioned to the rear and remain subordinate to the original dwellings. The roof design incorporates hipped roof elements to reduce visual bulk and soften the appearance of the additions.

5.0 Design Principles

5.1 Scale and Massing

The proposed extensions have been designed to remain proportionate to the host properties and surrounding dwellings. Although substantial in depth at ground floor level, the rear positioning ensures that the development will not appear overly dominant within the public realm.

The first floor rear extensions are set below the main ridge line and utilise hipped roof forms, helping to minimise perceived scale and maintain compatibility with the existing architecture.

5.2 Appearance and Materials

The proposal will utilise materials that match or closely resemble the existing dwellings, including: Matching brickwork; Roof tiles to match existing; Windows and doors to match existing style and finish. This approach ensures visual continuity and integration with the host buildings and wider streetscene.

5.3 Character of the Area

The proposal respects the prevailing residential character of Dunbar Close and reflects the pattern of extensions already present within the surrounding area.

The coordinated design approach across both dwellings creates a coherent and balanced appearance that is appropriate within the suburban setting.

6.0 Impact on Neighbouring Properties

The proposed development has been carefully considered to minimise any adverse impact on neighbouring occupiers.

Due to the rear location of the extensions and the use of hipped roof forms, the proposal is not considered to result in unacceptable overlooking, loss of daylight, overshadowing or visual intrusion.

The scale and design are consistent with residential extensions commonly approved within the locality, including the similar approved scheme at No.10 and No.12 Dunbar Close.

The proposal therefore maintains acceptable residential amenity standards for adjoining occupiers.

7.0 Access

The proposal does not alter existing vehicular or pedestrian access arrangements to either property. Access to both dwellings will continue via the existing entrances from Dunbar Close.

The extensions are intended to improve the internal functionality and accessibility of the homes through enhanced and enlarged living accommodation at ground floor level.

8.0 Planning Considerations

The proposal accords with the general aims of national and local planning policy by: Providing improved family accommodation; Respecting the character and appearance of the area; Maintaining residential amenity; Using materials sympathetic to the existing dwellings; Following an established development pattern within the locality. Furthermore, the approval of a similar joint scheme at No.10 and No.12 Dunbar Close represents a strong material consideration supporting the acceptability of the current proposal.

9.0 Conclusion

The proposed ground floor and first floor rear extensions at No.14 and No.16 Dunbar Close represent a well-designed and sympathetic form of residential development.

The proposal will provide improved living accommodation for both households while preserving the character of the host dwellings and wider residential area. The design, scale and appearance are appropriate to the site context and will not result in unacceptable impacts on neighbouring amenity.

In light of the above, it is respectfully requested that planning permission be granted.