DESIGN & ACCESS STATEMENT FOR PLANNING PERMISSION

Project: Proposed Rear Extension and Garage Conversion – 14 Falling Lane,

At West Drayton; UB7 8AD

1. Introduction

This Design & Access Statement accompanies a revised proposal for a **single-storey rear extension** and **conversion of the existing detached garage** at **14 Falling Lane UB7 8AD.**
The scheme has been **substantially redesigned** following the Council's pre-application advice dated **28 July 2026**, which identified concerns relating to:

- Excessive depth and cumulative bulk of the extension
- Loss of visual separation between the house and garage
- Potential for independent accommodation
- Insufficient amenity space
- Overbearing impact on No. 12 Falling Lane

This statement and the accompanying drawing demonstrates **how the revised design directly addresses each concern**, resulting in a compliant, subordinate, and policy-aligned proposal.

2. Site Context

The property is a **semi-detached two-storey dwelling** with a generous front garden and a medium rear garden containing an existing garage/outbuilding.
The surrounding area is residential, with varied dwelling forms and typical rear extensions and outbuildings.

The pre-application letter notes:

"There are examples of outbuildings and rear extensions however these are not connected... There is a clear separation between extensions which also forms the amenity space in-between buildings."

This revised scheme restores that separation.

3. Summary of Key Design Changes

3.1 Rear Extension Depth Reduced

The extension depth has been **reduced to comply with DMHD 1**, which states semi-detached houses should not exceed **3.0m**.
The revised drawings show a **subordinate extension** that no longer combines multiple rear elements into one continuous mass.

3.2 Visual Separation Restored

The extension **no longer physically connects** the house to the garage.
A **clear 1m gap** is reinstated between the two structures, preserving the established pattern of development.

This directly addresses the officer's concern:

"The proposal would create a substantial and continuous form of development... removing the visual separation."

3.3 Garage Conversion Clarified as Ancillary

The garage conversion is now clearly **ancillary** to the main dwelling:

- **No bed** or sleeping accommodation
- **No independent external rear door**
- **Internal connection added** to ensure it cannot function independently
- Layout revised to show **home office / storage** only

This responds to the officer's concern:

"The submitted floor plan shows a bed... no internal connection... concern that the space could function as separate or independent residential accommodation."

3.4 Amenity Space Significantly Increased

The revised layout **retains a materially larger rear garden**, well above the previously noted **10m^2**.

The pre-application letter stated:

"The proposal would retain only approximately 10 square metres of private rear garden space... wholly inadequate."

The redesign removes the continuous built form and restores a **functional, usable rear garden** that meets **DMHB 18**.

3.5 Reduced Impact on No. 12 Falling Lane

The extension is now:

- **Shorter in depth**
- **Lower in perceived mass**
- **Set away from the boundary**
- Designed with a **lightweight roof form** to reduce overshadowing

This directly addresses:

"The development would appear unduly overbearing… unacceptable loss of light and outlook to No. 12."

4. Design Rationale

4.1 Scale & Subordination

The extension is intentionally modest:

- Depth within **DMHD 1 limits**
- Height below **3.0m** for flat roof compliance
- Roof lanterns positioned centrally to avoid boundary impact
- Materials matching the host dwelling

The extension now reads as a **subordinate addition**, not a competing structure.

4.2 Architectural Integration

The revised design:

- Uses matching brickwork
- Aligns openings with existing fenestration
- Retains the original rear elevation's proportions
- Ensures the garage remains visually separate

This satisfies **DMHB 11 – Design of New Development**.

5. Garage Conversion – Ancillary Use

The garage is now clearly shown as:

- A **home office / utility space**
- Accessed **internally** from the main dwelling
- Without any facilities that could support independent occupation
- Without any external rear door

This resolves concerns about:

- Independent use
- Noise or disturbance
- Over-intensification
- Additional occupancy pressure

The pre-application letter stated:

"Insufficient information has been submitted to demonstrate that the accommodation would remain integral… could function as independent accommodation."

The revised drawings now demonstrate full compliance.

6. Amenity Space Compliance

The redesign restores a **substantial rear garden**, ensuring:

- Usability
- Functionality
- Compliance with **DMHB 18**
- Avoidance of cramped development

The garden now provides adequate space for:

- Outdoor recreation
- Planting
- Daylight access
- Visual relief between structures

7. Neighbouring Amenity

No. 12 Falling Lane (West)

Improvements include:

- Reduced extension depth
- Lower perceived mass
- Increased separation
- No continuous built form along the boundary

This eliminates the previously identified overbearing impact.

No. 16 Falling Lane (East)

The pre-application letter already confirmed no harm:

"The development would not result in an unacceptable loss of light or outlook... acceptable."

The revised design maintains this positive relationship.

8. Access

The proposal does not alter:

- Parking arrangements
- Front garden layout
- Access to the dwelling
- Highway safety

The garage was already non-compliant as a parking space, as noted:

"The garage cannot... be relied upon as an existing policy-compliant off-street parking space."

Therefore, its conversion has **no negative highway impact**.

9. Conclusion

The revised proposal **fully addresses all concerns** raised in the pre-application letter:

- **Extension depth reduced**
- **Visual separation reinstated**

- **Garage conversion clearly ancillary**
- **Amenity space significantly increased**
- **Overbearing impact removed**
- **Design now subordinate and compliant with DMHD 1 & DMHB 11**

The scheme now represents a **modest, well-integrated, policy-compliant enhancement** to the property that respects the character of Falling Lane and protects neighbouring amenity.