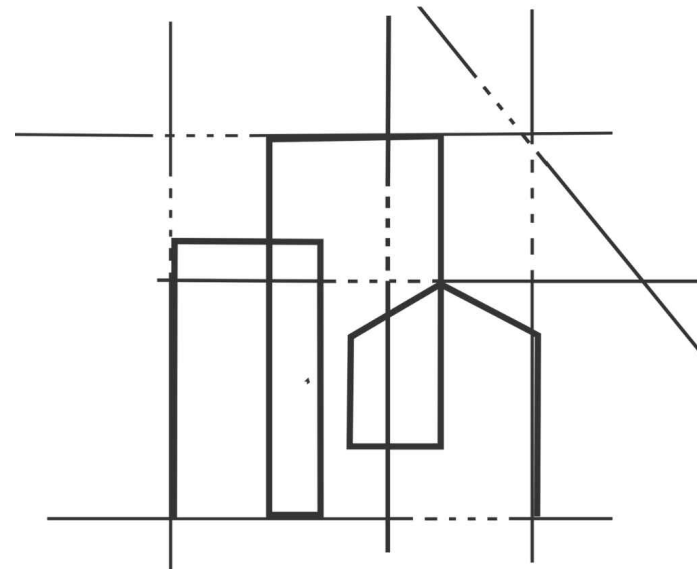


THE
PLANNING
STUDIO



Architectural Design
& Planning Services

P R O J E C T : 4 6 B o u n d a r y R o a d - R e a r E x t .



SCAN ME

SM LONDON
CONSTRUCTION

The Planning Studio | SM London Construction LTD

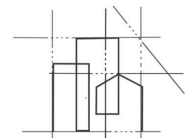
Tel: 0208 226 5511

Mob: 07961 817 505

E-Mail: info@smlconstructionltd.com

Web: www.smlconstrcutionltd.com

Buckinghamshire Office: 24 Market Place, Chalfont St Peter's, SL9 9DU London Office : 198 Field End Road, HA5 1RF



SCAN ME

THE PLANNING
STUDIO



Design & Access Statement

Proposed Extension to Existing Rear Extension

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for alterations and extensions to the existing dwelling at 46 Boundary Close. The proposal seeks to extend the existing rear extension, which currently projects approximately 4.0 metres from the rear of the dwelling, to provide an overall projection of approximately 6.0 metres.

The additional 2.0 metre section has been carefully designed with a 1.5 metre inset from both side boundaries. This creates a stepped form to the rear extension and reduces its visual and physical relationship with the neighbouring properties. The proposal has been designed having regard to the character of the existing dwelling, the surrounding residential context and the residential amenity of neighbouring properties.

2. Site and Surrounding Context

46 Boundary Close is an existing residential property within an established residential area of the London Borough of Hillingdon. The property benefits from an existing rear extension projecting approximately 4.0 metres from the rear elevation. The rear garden provides private outdoor amenity space associated with the dwelling. The surrounding area is predominantly residential in character, with properties incorporating a variety of rear extensions and alterations reflecting the changing needs of individual households. The proposal seeks to make more effective use of the existing rear accommodation while maintaining an appropriate relationship with the dwelling, garden and neighbouring properties.

3. Existing Development

The property currently benefits from a rear extension extending approximately 4.0 metres from the rear elevation. The existing extension forms part of the established built form of the property and provides additional internal accommodation at ground-floor level. The proposal does not seek to introduce a new dwelling or alter the established residential use of the property.

4. Proposed Development

The proposal involves extending the existing rear extension from approximately 4.0 metres to 6.0 metres in total. The additional 2.0 metre projection will not extend across the full width of the existing extension. Instead, the additional section will be inset by 1.5 metres from both side boundaries. This arrangement creates a stepped rear extension comprising: Existing rear extension: approximately 4.0m projection. Proposed overall rear extension: approximately 6.0m projection. Additional projection: approximately 2.0m. Side insets to the additional section: approximately 1.5m on each side. The stepped arrangement is an important element of the design and helps to reduce the visual bulk of the additional accommodation when viewed from neighbouring properties and the rear garden.

5. Design Approach

The design has been developed to provide additional internal accommodation while ensuring that the extension remains an appropriate addition to the existing dwelling. The proposed 1.5 metre side insets provide a clear distinction between the existing 4 metre extension and the additional 2 metre projection. This reduces the apparent width and massing of the furthest part of the extension. The proposal therefore avoids simply extending the existing extension by a further 2 metres across its entire width. The design seeks to maintain the visual hierarchy of the existing dwelling, with the main house remaining the principal element of the built form.

Scale and Massing

The additional accommodation is limited to a further 2 metre projection and is deliberately reduced in width through the 1.5 metre side setbacks. This helps to minimise the perception of an overly dominant rear addition and reduces the potential sense of enclosure along the neighbouring boundaries.

Appearance and Materials

The proposed extension will be designed to complement the existing dwelling. Materials, finishes, fenestration and architectural detailing will be selected to provide an appropriate relationship with the existing property and surrounding residential character. Where practicable, materials will match or closely complement those already present within the existing dwelling and extension.

6. Residential Amenity

Particular consideration has been given to the relationship between the proposed extension and neighbouring properties. The 1.5 metre setbacks on either side of the additional 2 metre projection help to reduce the potential impact on adjoining properties by maintaining a greater degree of openness along the side boundaries. The proposal has also been designed with regard to potential impacts on neighbouring outlook, privacy, daylight and sunlight. The detailed arrangement of windows and openings will be as shown on the accompanying proposed drawings, with the intention of avoiding unnecessary overlooking of neighbouring properties. The proposal will retain an appropriate proportion of private rear garden space for the occupants of 46 Boundary Close.

7. Access

The proposal relates to an existing residential dwelling and does not involve the creation of a new residential unit. The existing pedestrian and vehicular access arrangements to the property will remain unchanged. There are no proposed alterations to the principal means of access to the dwelling or to the established relationship between the property and Boundary Close.

8. Sustainability

The proposal makes use of the existing developed footprint and seeks to improve the functionality of the existing dwelling rather than creating a separate residential unit. Where appropriate, the extension will incorporate modern construction methods and materials that meet current Building Regulations requirements relating to thermal performance, energy efficiency and insulation. The proposal also provides an opportunity to improve the thermal performance of the existing building fabric where works are undertaken.

9. Planning Considerations

The proposal has been designed having regard to the relevant policies and guidance of the London Borough of Hillingdon, including considerations relating to: The character and appearance of the existing dwelling and surrounding area; The scale, bulk and massing of residential extensions; The relationship between extensions and neighbouring properties; Residential amenity; Privacy and overlooking; Daylight and sunlight; Private outdoor amenity space; and Appropriate design and materials. The proposed stepped arrangement, including the 1.5 metre side insets, is intended to provide a considered response to these matters.

Local Planning Precedent – 32 Boundary Road, Eastcote

A relevant local planning precedent has been identified at 32 Boundary Road, Eastcote, under planning application reference 77385/APP/2023/1954.

The application sought the erection of a single-storey side and rear extension to the existing semi-detached dwelling. The approved rear extension extended to a maximum depth of 6 metres beyond the existing rear building line.

Importantly, the design incorporated a stepped arrangement whereby the extension initially maintained a greater separation from the neighbouring boundaries before projecting to the maximum 6 metre depth. The additional 2 metre projection was set in by approximately 2 metres from the shared side boundaries.

The Council's assessment acknowledged that the proposed 6 metre rear projection exceeded the depth normally indicated within the Council's residential extension guidance. However, consideration was given to the detailed design of the proposal, including the increased separation from the neighbouring boundaries, the modest height of the extension and its relationship with the surrounding properties.

The approved scheme incorporated materials proposed to match the existing dwelling. The officer assessment considered that the set-back arrangement helped to reduce the visual and residential impact of the additional depth on the adjoining properties.

Relevance to the Proposed Development at 46 Boundary Close

The precedent at 32 Boundary Road is considered relevant to the current proposal at 46 Boundary Close because both schemes adopt the principle of providing a 6 metre rear projection through a stepped arrangement, rather than extending the full width of the property to the maximum depth.

At 46 Boundary Close, the existing rear extension already projects approximately 4 metres. The proposal seeks to introduce a further 2 metre projection, resulting in an overall maximum depth of approximately 6 metres.

The additional 2 metre section is proposed to be set in by 1.5 metres from both side boundaries. This creates a deliberate stepped form and reduces the width of the element located at the furthest point from the original rear elevation.

The design approach is therefore intended to:

Reduce the apparent bulk and massing of the additional 2 metre projection; Maintain greater openness along the side boundaries; Reduce the sense of enclosure when viewed from adjoining properties; Maintain a more sympathetic relationship with neighbouring dwellings; Ensure that the additional accommodation remains visually subordinate to the principal dwelling; and Provide additional internal accommodation without simply extending the existing 4 metre footprint across its full width.

Whilst the circumstances of each planning application are site-specific, the approval at 32 Boundary Road demonstrates that the principle of a 6 metre rear extension can be considered acceptable within Hillingdon where the design incorporates measures that reduce its impact on neighbouring properties and the wider residential environment.

The proposed development at 46 Boundary Close adopts a similar design principle, with the additional depth deliberately reduced in width through the incorporation of 1.5 metre side insets.

10. Conclusion

The proposed development at 46 Boundary Close seeks to extend the existing 4 metre rear extension to an overall projection of approximately 6 metres. The additional 2 metre section has been deliberately designed with 1.5 metre insets from both side boundaries, creating a stepped and visually reduced form. This approach provides additional accommodation for the occupants while seeking to minimise the visual bulk of the furthest part of the extension and maintain an appropriate relationship with neighbouring properties. The proposal represents a proportionate alteration to the existing dwelling and has been designed to respect the character of the property, the surrounding residential context and the amenity of neighbouring occupiers. The development would continue to function as a single residential dwelling, with the existing access arrangements retained.

STAGE No : 3 STAGE : Planning

DRAWING SCALE : @ A3 DRAWING REF : DA1 REV:00 DRAWING TITLE : Design & Access Statement 1

DATE : 2025.09.21 PROJECT REF : TPS - 1017 - 46 Boundary Road

Notes: These drawings remain the copyright of The Planning Studio and may not be reproduced or copied without written consent. Do not scale these drawings; use figure dimensions only. Any discrepancies between the drawings and the actual site conditions must be reported to The Planning Studio immediately. These drawings should be read in conjunction with the structural and mechanical & electrical engineers' drawings. Dimensions critical to the existing building works must be verified on-site before construction begins, as certain assumptions have been made due to limited accessibility and anomalies in the existing building. A detailed examination of the floor and/or roof construction has not been possible (except at the positions described), as gaining access would have caused material damage. Therefore, no statement can be made about the condition of the unexamined structure, and assumptions have been made accordingly. All information, including dimensions, is provided for Planning submission purposes only, and any further use is not permitted unless agreed to in writing by The Planning Studio. The designer is not liable for any discrepancies or issues arising from conditions not examined or verified on-site. All drawings must be verified on-site prior to construction. The designer is not liable for any discrepancies between the drawings and actual site conditions. It is the responsibility of the contractor or relevant party to ensure the accuracy of measurements and verify all details before proceeding with construction. All interior components are for illustrative purposes only.

The Planning Studio | SM London Construction LTD

Tel: 0208 226 5511

Mob: 07961 817 505

E-Mail: info@smlconstructionltd.com

Web: www.smlconstrcutionltd.com

