

DESIGN AND ACCESS STATEMENT TO SUPPORT PLANNING APPLICATION

For

Extension of existing semi-detached house to rear and double
side extension.

at

28 Townfield Square, Hayes, UB3 2EX



1.0 INTRODUCTION:

This Design and Access Statement has been prepared to accompany a house holder planning application for a proposed double storey rear and side extension. Reference should be made to drawings that are accompanied to the Planning Application.

2.0 SITE:

The property comprises of a semi-detached two storey property, with the principle front elevation facing West onto Townfield Square. A driveway is situated to the side of the house along with a detached timber shed.

3.0 PROPOSAL AND DESIGN:

The proposal entails a comprehensive expansion of the current residence situated on Townfield Square, occupying an approximate plot of 339 m². Currently utilised as a residential dwelling, the house will undergo a transformative enhancement featuring a double rear extension and double side extension. These extensions are designed to significantly augment the internal living space, catering to the evolving needs of the growing family occupants, while also enhancing the overall quality of their living environment.

The double rear extension will be significantly enhanced, extending by an additional 3 meters in depth. Its height will gracefully remain below the ridge level, ensuring seamless integration with the existing structure. On the other hand, the double side extension will expand to an impressive 4.4 meters in width and stretch out to 5.52 meters in length, further amplifying the living space within the residence.

4.0 ACCESS:

There is pedestrian access to the site from Townfield Square Road. The space for car parking has been included to ease the pressure for on street parking.

5.0 PRECEDENTS

There are precedents for double-storey rear extensions along the street, with prior approvals providing a clear framework. For instance, House number 12 Townfield Square received approval for a part single-storey and part two-storey rear extension on September 16th, 2013 (3704/APP/2022/724).

Also, 20 Townfield Square for a part single and part double-storey rear extension was granted on 17th December 2020 (75499/APP/2020/4210). Similarly, the most recent approval was granted to 9 Townfield Square for a part single and part double-storey rear extension on March 4th, 2022 (69468/APP/2013/2686). Given these precedents, we believe that our proposed extension, situated on a corner plot, will have minimal impact on neighboring properties.

5.0 CONCLUSION:

In conclusion, we are confident that the design and proposal for the part single-storey and first-storey rear extension, along with the double side extension, are harmoniously aligned with the existing house design. Moreover, the presence of precedents along the area, where similar designs have been previously approved, further validates the suitability and compatibility of our proposal within the neighborhood.