

23 SKIPTON DRIVE HAYES, UB3 1PL
DESIGN & ACCESS STATEMENT
**ERECTION OF A SINGLE STOREY REAR
EXTENSION**

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1.0 INTRODUCTION

1.1 PROJECT PARTICULARS

This document has been prepared by Studio Booth on behalf of the owner.

The property currently consists of a two-storey semi-detached single-family dwelling locate at 23 Skipton Drive, Hayes.

The application seeks a certificate of lawful development and confirmation that Prior Approval is not required for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3 metres, for which the height of the eaves would be 2.4 metres following the demolition of an existing side extension. The proposals are development as defined in the Planning Acts.



— Boundary
● Site
SATELLITE VIEW OF SITE



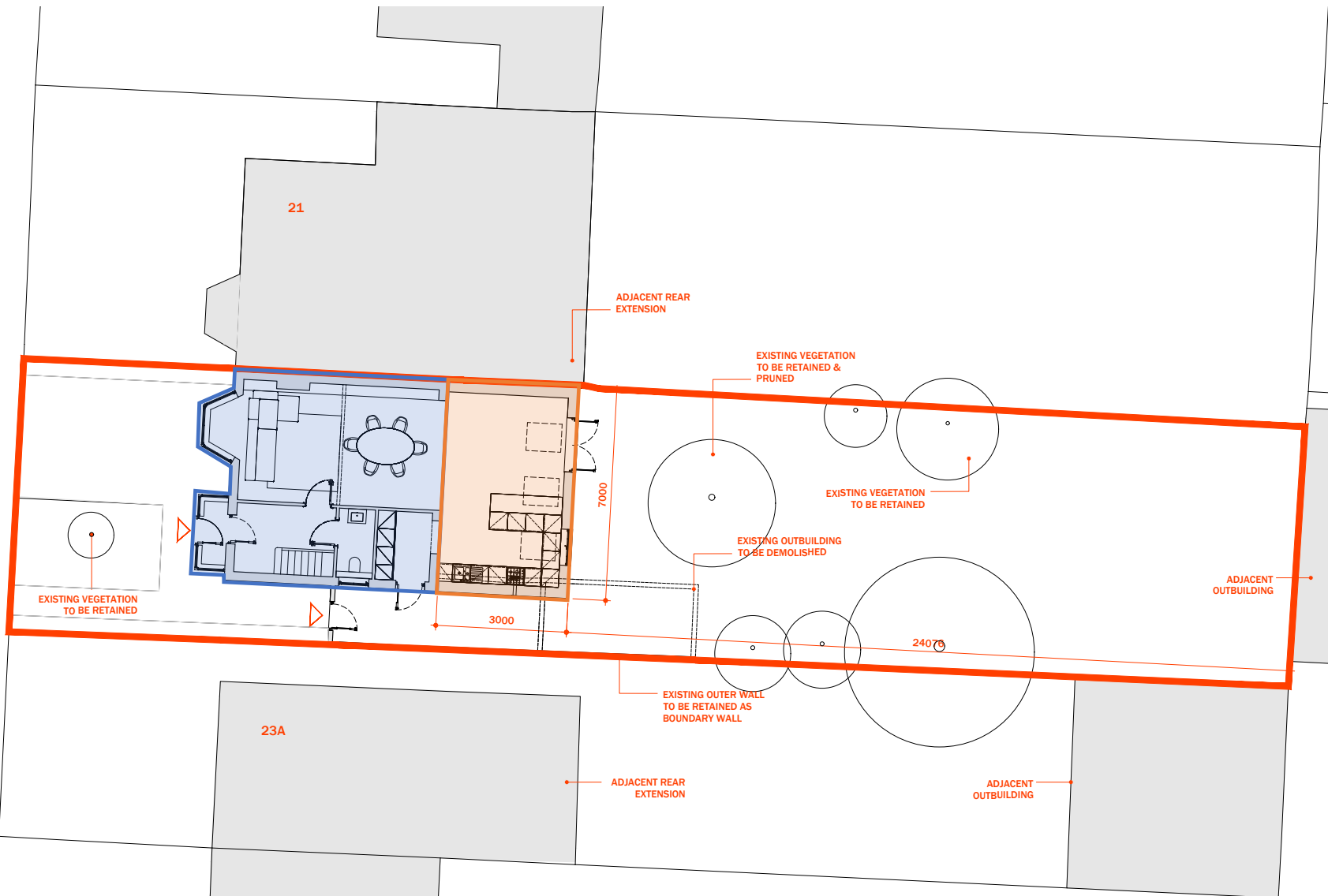
VIEW OF STREET ELEVATION

2.0 SITE ANALYSIS

PROPERTY ADDRESS:	23 Skipton Drive, Hayes, UB3 1PL
COUNTY:	Middlesex
WARD:	Pinkwell
CONSERVATION AREA:	No
LISTED BUILDING:	No
EXISTING USE:	The building is currently a single dwelling [C3 - Dwelling Houses]
PROPOSED USE:	The proposals in the planning application maintains the property as a single dwelling [C3-Dwelling Houses]

2.1 CONTEXT

The application relates to a two storey, semi-detached dwelling under a hipped roof, located at Skipton Drive to the East of Skipton Drive off Bourne Avenue and Pinkwell Lane and within the Pinkwell ward of Hayes.



The property benefits from a large rear garden which provides the private amenity space for the occupants with off street parking spaces to the front. The street scene is residential in character and appearance comprising predominantly of two storey semi-detached properties. The site is situated within the 'developed area' as identified in the Hillingdon Local Plan - Part One - Strategic Policies.

The application site is not located within a conversation area, World Heritage Site or AONB and the permitted development rights in relation to such extensions have not been restricted, nor is there an Article 4 Direction in place removing such rights for this type of proposal.

This property has no recent planning history and as such the permitted development rights have not been removed.

- Boundary
- Extent of ground floor to be retained
- Extent of proposed rear extension

SITE PLAN

2.2 RELEVANT PRECEDENT PLANNING APPLICATIONS



76874/APP/2023/859 - 13 Skipton Drive, Hayes UB3 1PL

Erection of single storey side extension and erection of a part single storey, part double storey rear extension
Approved

6025/APP/2022/3894 - 52 Skipton Drive, Hayes UB3 1PL

Erection of a single storey rear extension
Approved

76874/APP/2022/2264 - 13 Skipton Drive, Hayes UB3 1PL

Erection of a single storey side and rear wraparound extension
Approved

75321/APP/2020/11 - 23a Skipton Drive, Hayes UB3 1PL (adjacent)

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 3 metres
Approved

3.0 DESIGN AND ACCESS

3.1 DESIGN

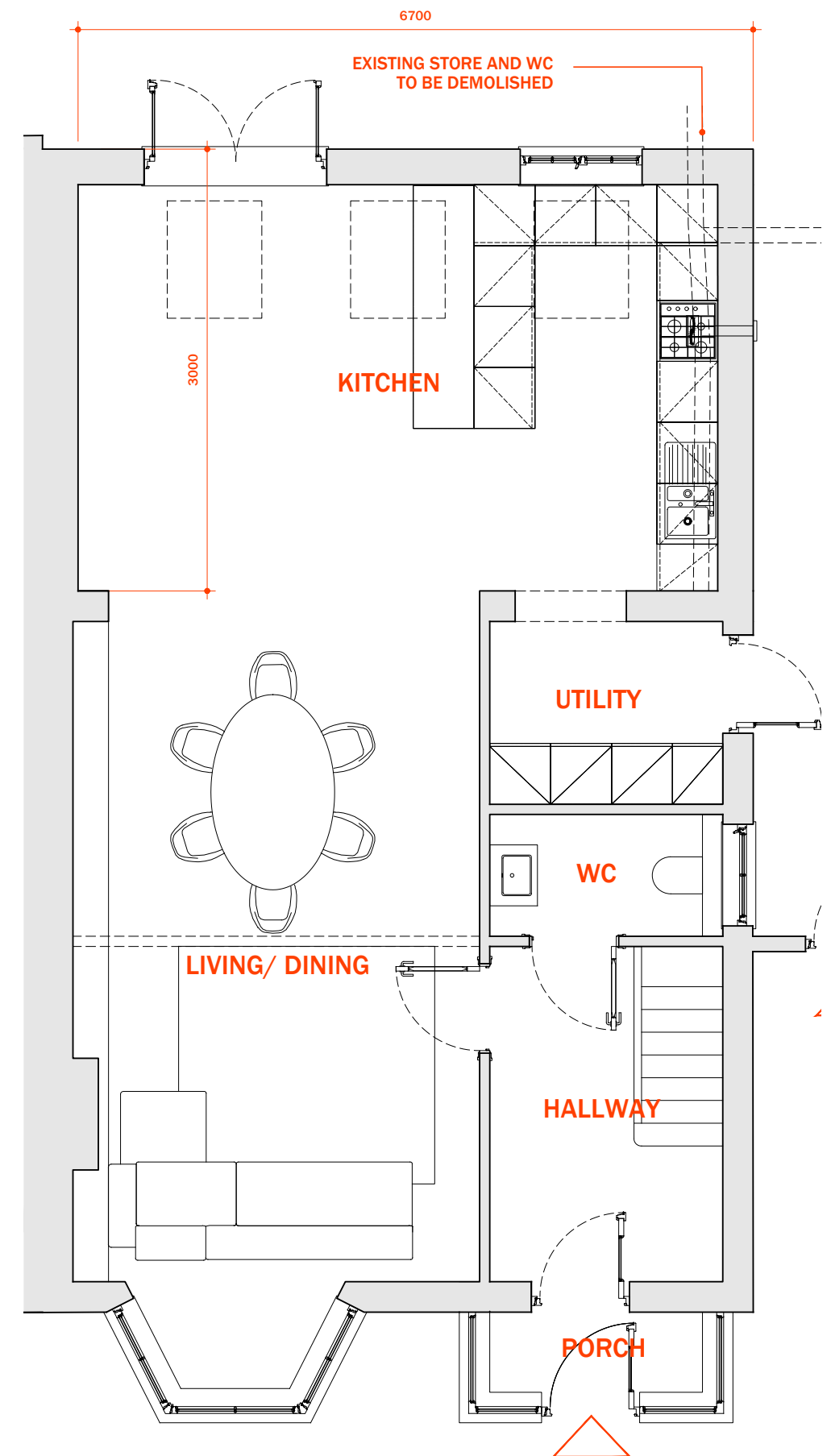
As the proposed extension would not be visible from the street, it will not impact upon the visual amenity of the street scene. Taking into consideration the boundary treatment and the adjoining neighbour's rear extensions, the proposed extensions would not be overbearing and would not result in a loss of light or loss of privacy for adjoining residential properties. Therefore, the application proposal would not constitute an un-neighbourly form of development and would be following Policies DMHB 11 and DMHD 1 of the Development Management Policies (2020). It is considered that all the proposed habitable rooms, and those altered by the development would still maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2016). Policy DMHB 18 of the Development Management Policies (2020) expects a minimum 60sq.m of private amenity space to be retained for a 2 and 3 - bedroom property. The proposal would exceed this requirement, in compliance with the policy requirements. The parking provision would remain unaffected by the proposal.

To ensure that the proposal will not have a detrimental impact on the residential amenities of the neighbouring properties in terms of loss of light, loss of outlook, sense of dominance or loss of privacy in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies, no additional side windows are to be installed.

The proposal allows the retention of approximately 200 square metres of private amenity space following development and as such, compliance with Policy BE23.

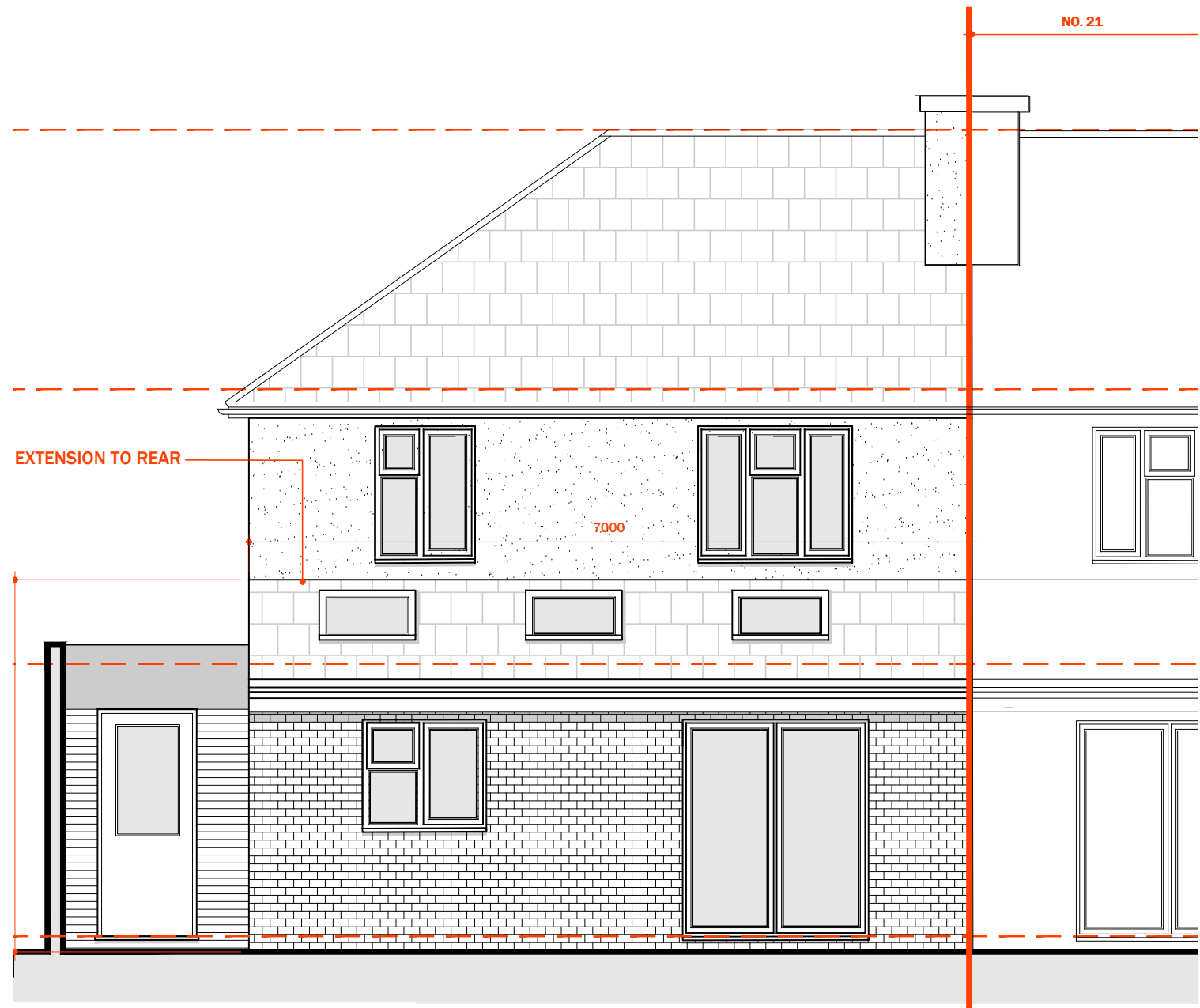
The rear extension will accommodate the relocation of the WC and utility provisions from the existing outbuilding to the main house allowing external access from the front of the dwelling to the rear garden without entry into the dwelling.

This will provide access to much-improved family living facilities for the family while managing a disabled family member's specialist need.



PROPOSED GROUND FLOOR PLAN

3.2 SCALE AND APPERANCE



The rear extension would project to the rear by 3 metres and as a ground floor extension only would appear subordinate to the dwelling house. The rear extension will not be visible from the public domain and rear extensions of various depths are not uncommon within the immediate area – adjacent 21 Skipton Drive and 23a Skipton Drive both benefit from recently approved schemes of a similar nature). To maintain continuity, the extension will be built up to and along the shared boundary in line with the neighbouring dwelling’s rear extension. In addition, the extension would not project beyond the neighbour’s extension.

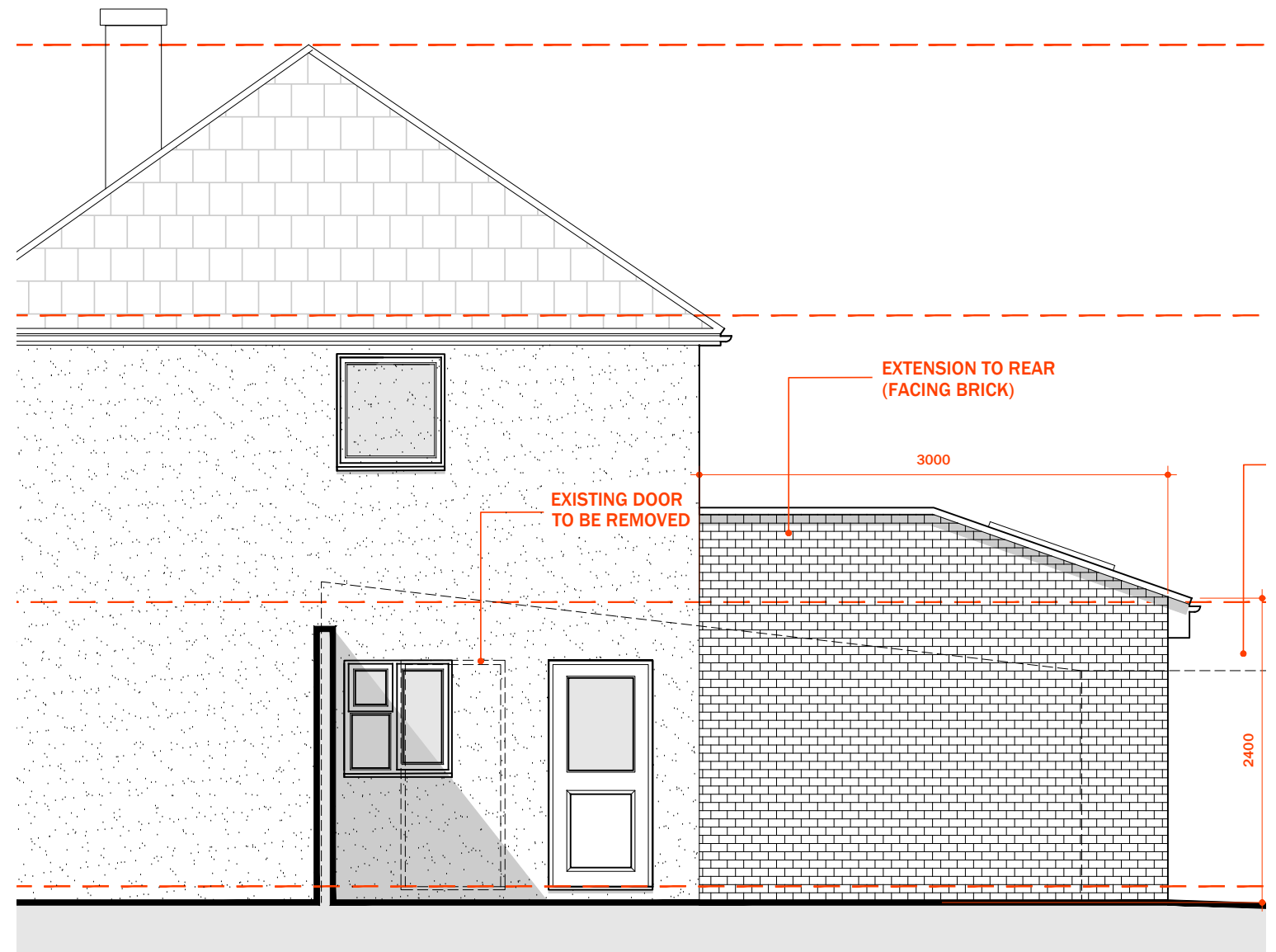
The proposals will not be detrimental to the existing property, street scene and surrounding area in compliance with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies.

The extension will be finished in yellow facing bricks to compliment the existing pebble dash render on the host dwelling/s external walls and red tiles to the roof to match existing. The proposed windows to the rear dormer are specified to match the existing profile and finish.

PROPOSED REAR ELEVATION

3.3 ACCESS

Pedestrian and vehicular access, use class and area of the property and internal occupancy will not be altered by this application.



PROPOSED SIDE ELEVATION