

**23 SKIPTON DRIVE HAYES, UB3 1PL
DESIGN & ACCESS STATEMENT
ERECTION OF OUTBUILDING**

DECEMBER 2023



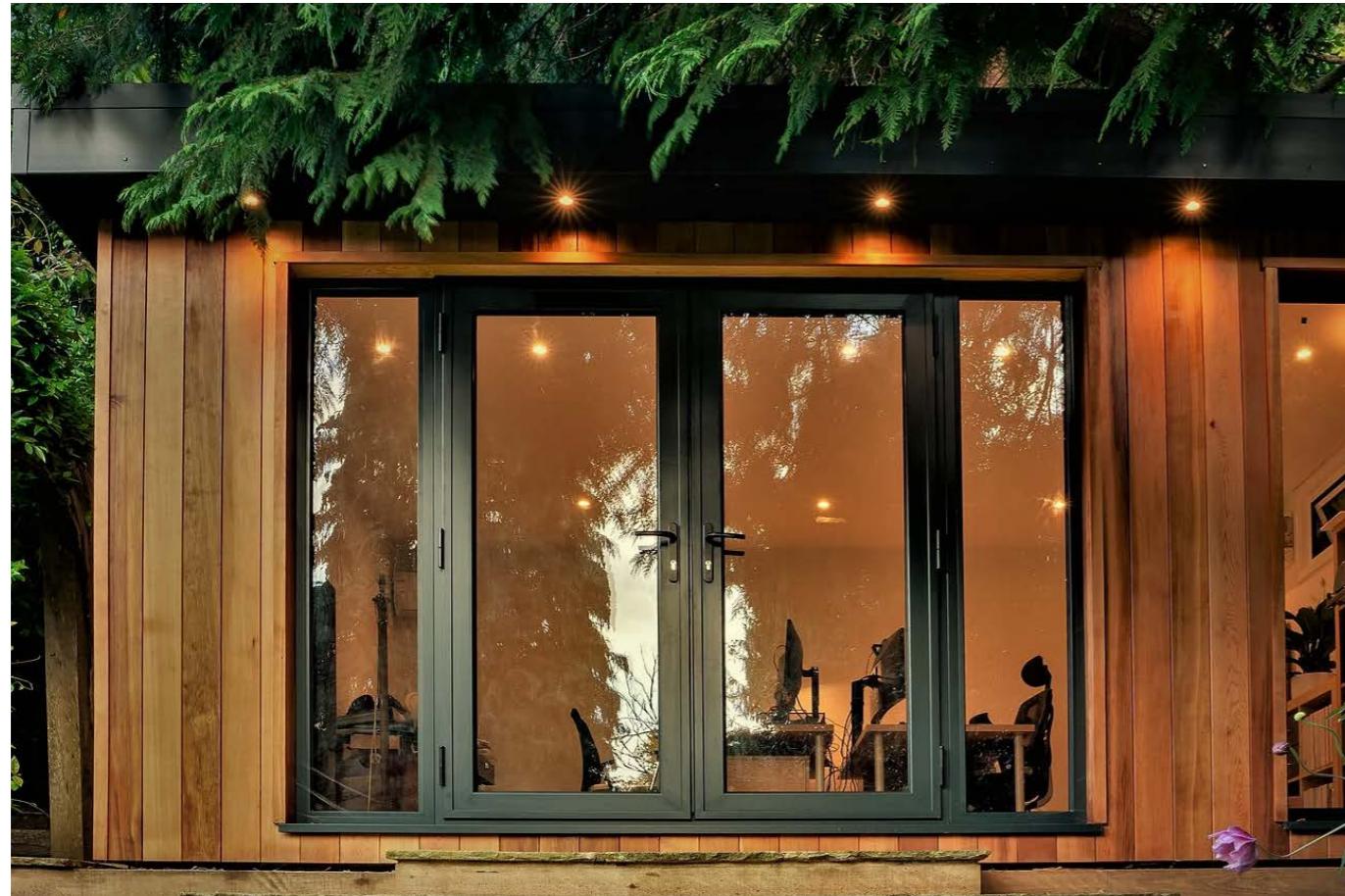
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1.0 INTRODUCTION

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 located at 23 Skipton Drive, Hayes.

The application seeks a certificate of lawful development for the erection of a single storey outbuilding to rear for use as a home office and sensory studio. The proposals are development as defined in the Planning Acts.

Proposed outbuilding max. 4 (max)(D) x 7 (max)(W) x 2.5 (max) height.

Footprint Proposed Outbuilding = 30.25 square metres

Footprint Original House = 250 square metres

Footprint Outbuilding as % of footprint of original house = 12.08%

= less than the 50% maximum allowed under Class E.



- 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 conservation 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
- Existing dwelling
- Extent of proposed outbuilding

SITE PLAN

2.2 RELEVANT PRECEDENT PLANNING APPLICATIONS



74085/APP/2020/1840 - 49 SKIPTON DRIVE, HAYES UB3 1PN

Single storey outbuilding to rear for use as a playroom (Application for a Certificate of Lawful Development for a Proposed Development)

Approved

75321/APP/2020/634 - 23a Skipton Drive, Hayes UB3 1PL (adjacent)

Single storey outbuilding to rear for use as a gym/playroom (Application for a Certificate of Lawful Development for a Proposed Development)

Approved

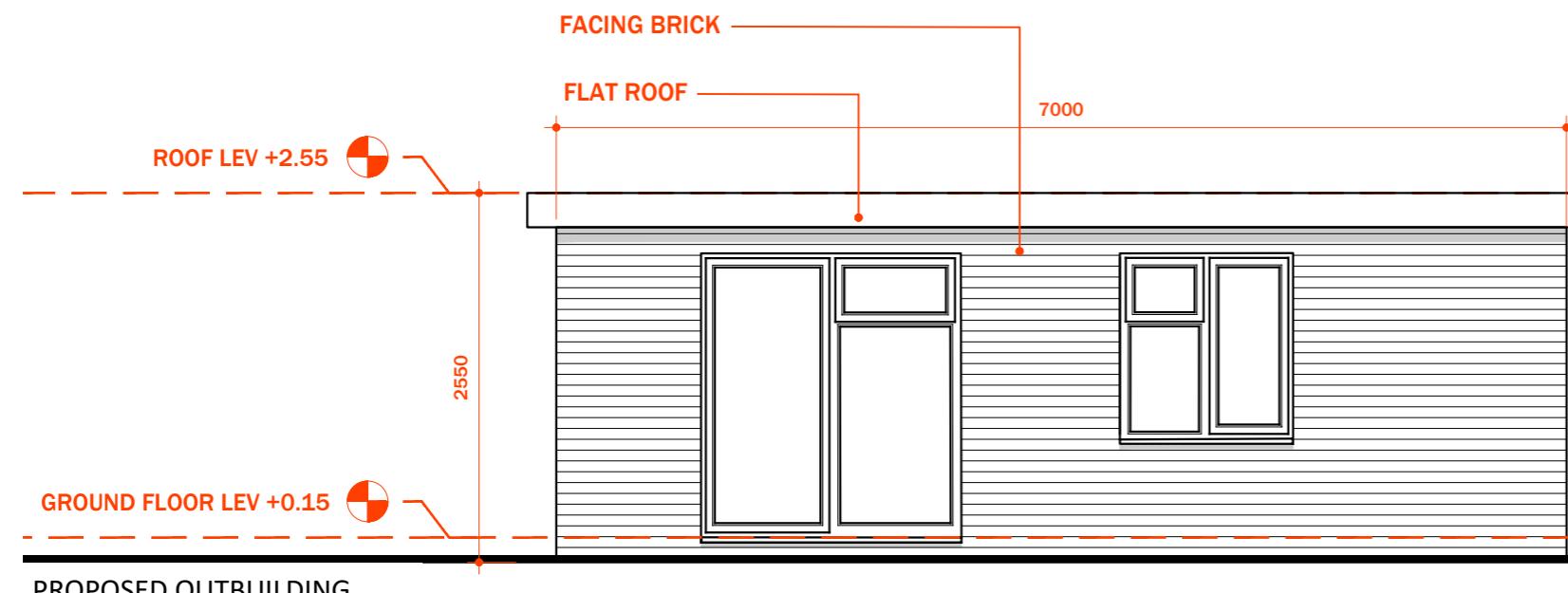
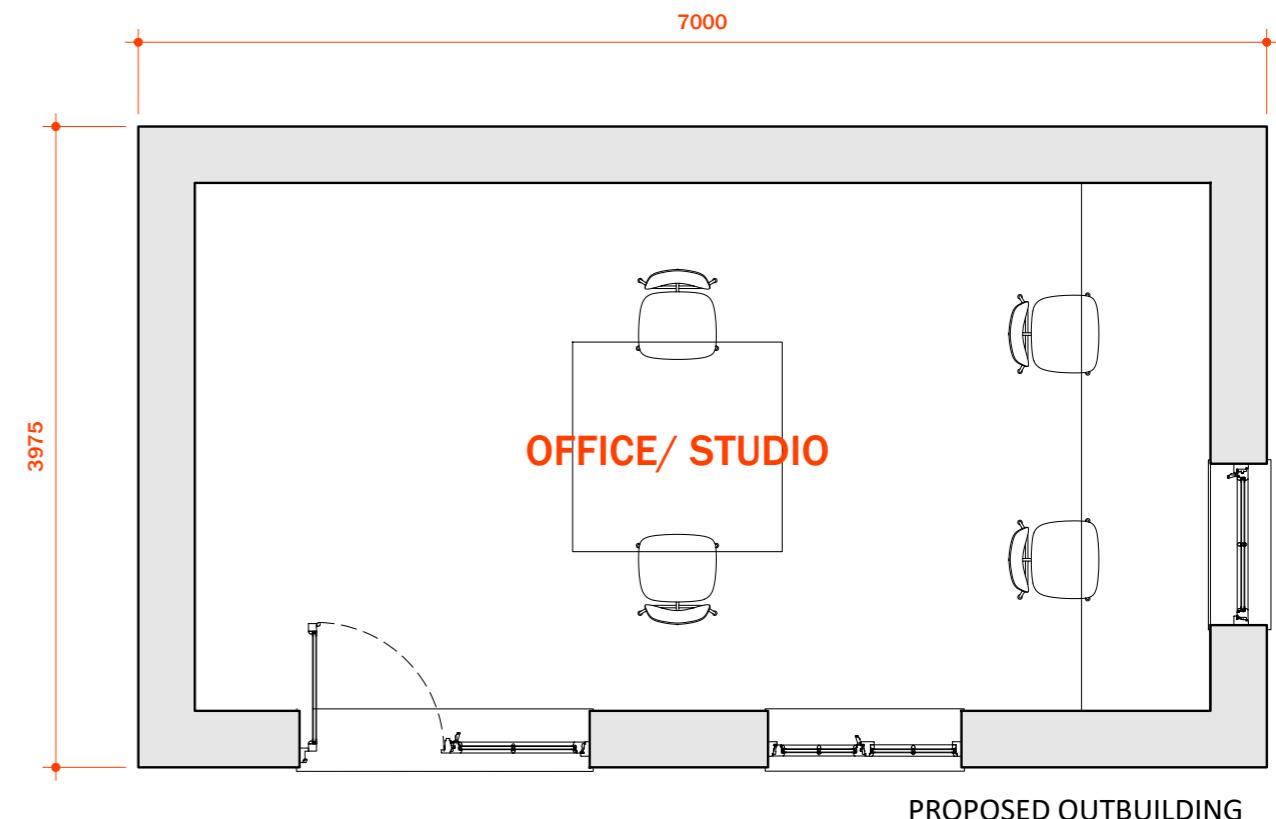
3.0 DESIGN AND ACCESS

3.1 DESIGN

The outbuilding will accommodate a vital additional office/ sensory studio. This will provide access to much-improved care and working from home facilities for the family while managing a disabled family member's specialist need.

The proposed outbuilding is designed with the following:

- The development will not result in more than half the area of land around the original house being covered by the addition and other building
- The outbuilding will not extend forward of the principal elevation of the host dwelling-house
- The structure including its roof will be a single storey building with a height not larger than 2.5m
- The proposal will not be within 2 metres of the boundary of the curtilage
- The proposed outbuilding will represent a minor accompaniment to the main family home and associated use for incidental purposes of work and therapy



3.2 SCALE AND APPEARANCE

The outbuilding is proposed to be constructed in structural timber frame and finished in facing brickwork or timber for a more sympathetic appearance within the garden.

3.3 ACCESS

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