

CONSTRUCTION OF PART SINGLE, PART TWO STOREY REAR EXTENSION AND CONVERSION OF EXISTING GARAGE

DESIGN AND ACCESS STATEMENT

to

4 Oaklands Avenue Oxhey Hall WD19 4LW

INTRODUCTION

- 1.1 This statement is written in support of an application for planning permission for the construction of a small rear extension at the property.
- This statement should be read in conjunction with the following:
 - Site location plan at a scale of 1:1250;
 - Covering letter from the applicant;
 - Existing and proposed drawings by The Market Design & Build, Ltd.;
- This statement firstly seeks to describe the site and the location context and explains the principles
 of the proposed development and the design approach adopted. It further explains how the
 proposed development complements the site and surrounding area and complies with relevant
 development plan policies and provides a general conclusion as to the acceptability of the scheme.

2.0 APPLICATION SITE AND SURROUNDING AREA

The application site is located within No.4 Oaklands Avenue Oxhey Hall WD19 4LW

- The Sub Area consists of a 1920's housing estate of typical semi-detached
- THE PROPOSED DEVELOPMENT

Amount of Development Proposed 3.1 Planning permission is sought for a single storey rear extension to extend the existing kitchen/diner and reception area with 2 roof sky lantern; Garage convert to office with toilet; Part second storey rear extension to extend bedroom 3 and new en-suite.

Layout and Landscaping

Along with the extension, external works in the form of a slight alteration to the brickwork on the
property will be undertaken and there will be installation of new glazing which is more in-keeping
with the surrounding area

Scale and Appearance

• The proposed rear extension will be built in blockwork and rendered to match the existing at the property and seeks to increase the size of the kitchen area. Sliding doors will be installed as part of the proposal.

Access

Access into the site would remain as existing.

4.0 PLANNING POLICY CONTEXT

4.1 The proposal has been assessed in relation to the adopted London Plan, the London Borough of Hillingdon Local Development plan.

Impact on Residential Amenity

4.2 The proposed works are minor in scale and therefore have no effect on neighbouring amenities.

Impact on Existing Trees and Vegetation

4.3 No trees or shrubs will be removed as part of this proposal.

5.0 CONCLUSION

- **5.1** The proposed works are considered minor in scale and have no impact on the character of the conservation area or adverse effect on neighbouring amenity so therefore we consider the works to be acceptable.
- **5.2** The proposal satisfies the relevant policies contained within the adopted local plan and in our judgement; no other material considerations weigh against it.

5.3 Accordingly we tru	st that London Borough	of Three Rivers Distr	ict will determine that the	e
application can be app	roved.			
6.1 supporting photos				
or rapporting prioros				











