

## DESIGN AND ACCESS STATEMENT

for

**No: 7 WALLIS WAY**

**EALING W13 0DD**



4 February 2024

---

## CONTENTS

---

1.	INTRODUCTION	.....	Page 3
2.	SITE AND SURROUNDINGS	.....	Page 3
3.	THE DEVELOPMENT	.....	Page 3
4.	THE PROPOSAL	.....	Page 4
5.	PLANNING POLICY AND HISTORY	.....	Page 5
6.	AMENITY	.....	Page 5
7.	NEIGHBOURING GARAGE DEVELOPMENTS	.....	Page 5
8.	FLOOD RISK	.....	Page 5
9.	SUSTAINABILITY AND CARBON	.....	Page 5
10.	CONCLUSION	.....	Page 5

## 1. INTRODUCTION

- 1.1 This planning statement has been prepared by The Build-Design to support the Planning Application for the garage conversion and side infill extension to a single-storey garage. It does not include any other development in the curtilage.
- 1.2 This statement sets out the evidence required for granting the above application. The proposed development comprises of a.
- 1.3 The main house and the garage are not in the conservation area, nor are they listed buildings. The garage is adjacent to the main house and the neighbour's garage.
- 1.4 The description of the development is garage conversion and a side single-storey infill extension.
- 1.5 This planning statement should be read in conjunction with a supporting set of drawings and documents listed in the Attachment Summary Sheet.

## 2. SITE AND SURROUNDINGS

- 2.1 The site is situated on the southern side of the Wallis Way, W13. The property comprises a two-storey, semi-detached dwelling house with an adjacent garage and front and rear garden.
- 2.2 The area is mainly residential use with some sports and leisure facilities.
- 2.3 The majority of the houses are provided with garages, which are located in between semi-detached houses. A lot of the garages in the street have been converted into habitable spaces with a front window. The closest one is the adjacent house and the garage at No5.

## 3. THE DEVELOPMENT

- 3.1 The applicant would like to convert the existing garage into a habitable room. Currently, the garage is used as a utility room and storage.
- 3.2 At the back of the garage and on the side of the house it is proposed to infill the gap with the single-storey side infill extension. The infill will be in line with the rear elevation.
- 3.3 The rear garden is relatively large and the infill will cover less than 5% of the green area therefore being well above the minimum garden area.
- 3.4 There are no trees which will be affected by this development.

#### 4. THE PROPOSAL

- 4.1 The proposal is to create additional living space by converting the garage and extend the garage at the side of the building creating the dining room.
- 4.2 The existing garage is uninsulated space currently used as a store and the utility room. The conversion will not affect the parking arrangement as there is a front drive in for parking.



*Garage currently used as a storage and utility*



*Existing parking drive-in and neighbours side extension.*

- 4.3 The proposed side extension is not going to generate any additional level of noise and disturbance or materially harm the living conditions of neighbours.
- 4.4 The proposed infill side extension is located behind the garage and does not face the highway. It cannot be noticed from the street. It will be a single-storey structure incidental to the main house to be used as the dining room.
- 4.5 The garden area currently measures 248 square metres. The proposed rear garage extension will occupy only 12 square metres of the garden space which is approximately 5% of the entire garden area. Therefore, complying with the minimum garden area.
- 4.6 Two roof lights are proposed on the extension roof for additional light and ventilation purposes.
- 4.7 The new front elevation wall will be brickwork to match the existing and lower or equal to the highest point of the neighbouring side extension.
- 4.8 DAYLIGHT AND SHADOWS - The extended side infill will not cast any shadow on the neighbouring property
- 4.9 PARKING - The proposed parking arrangement will remain as exiting.
- 4.10 CYCLES - The rear garden shed accommodates 3 cycle parking spaces with ease.
- 4.11 DRAINAGE - The proposed drainage is as exiting and the exiting rainwater pipe connections will be used. The surface drainage to remain as existing.

## 5. PLANNING POLICY AND HISTORY

- 5.1 The site is not in the Conservation nor Green Belt area. The house is not a listed building.
- 5.2 There is no previous planning history for this site.
- 5.3 There are no TPOs in the proximity of this site which may be affected by this development.

## 6. AMENITY

- 6.1 At the front façade, the development will create symmetry with the adjoining building at No5 and already converted façade, therefore positively contributing to the appearance of the block.

## 7. NEIGHBOURING GARAGE DEVELOPMENTS

- 7.1 There are several developments associated with garage change of use in the immediate neighbourhood. The closest one is the adjoining neighbour at No:5.

## 8. FLOOD RISK

- 8.1 The building is not in the flood risk area.

## 9. SUSTAINABILITY AND CARBON

- 9.1 It is proposed to add rooflights for light and ventilation purposes and reduce the need to use electrical lighting
- 9.2 It is intended to significantly lower the existing energy use by insulating the converted garage and new side infill to current standards.
- 9.3 Low energy lights and fittings will be used.
- 9.4 Low energy and low water consumption appliances will be used.
- 9.5 Building materials and building waste will be recycled into glass, plastic, metal, paper/cardboard and where practicable rubble will be reused as hardcore on site and not carted off to landfill off site.

## 10. CONCLUSION

The proposed development at the front respects and positively contributes to the street scene by creating symmetry with adjoining semi-detached neighbour. The small side infill extension does not harm neighbouring residential amenities and improves the quality of life of the house residents.