

**37 FAIRHOLME
CRESCENT
HAYES
UB4 8QT**

Appeal Statement

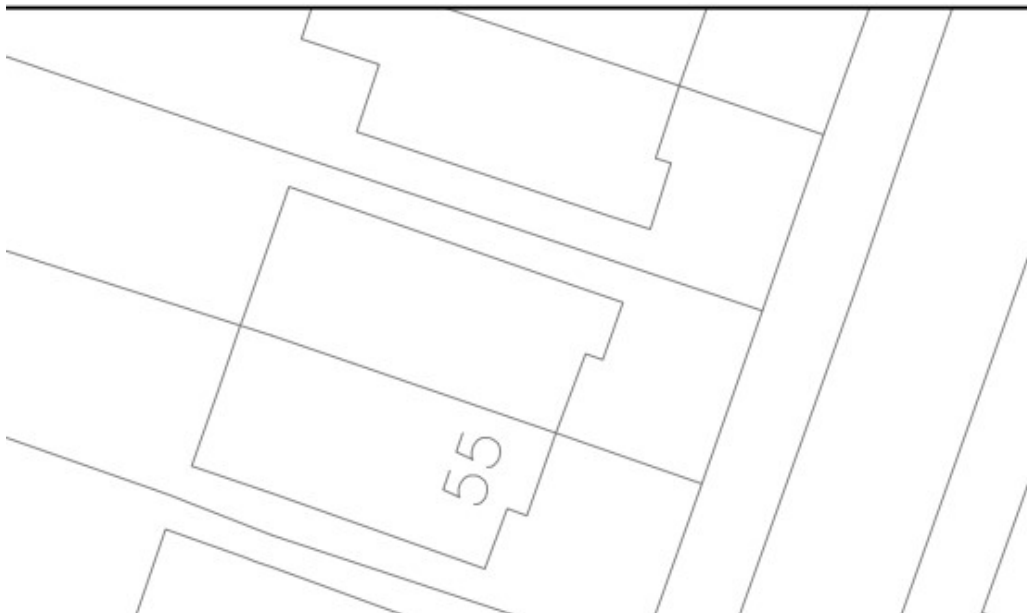
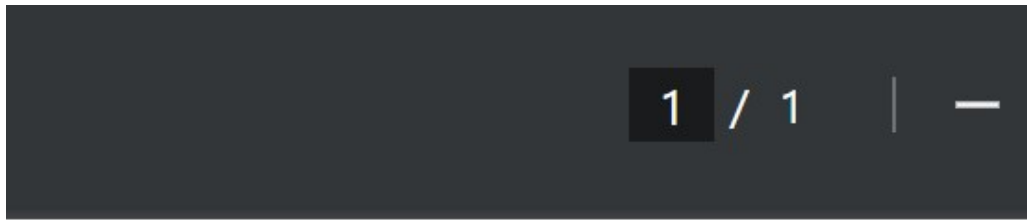
RETENTION OF SINGLE STOREY REAR EXTENSION
(RETROSPECTIVE APPLICATION)

Introduction

The application site comprises a two storey mid-terrace property located on the western side of Fairholme Crescent. The Appeal property had 5.0M single storey rear extension, which was later extended further 3.8M to accommodate single-bed bedroom due to medical emergencies. The proposed site falls within jurisdiction of London Borough of Hillingdon.

Site

The site is shown on the Location Plan.

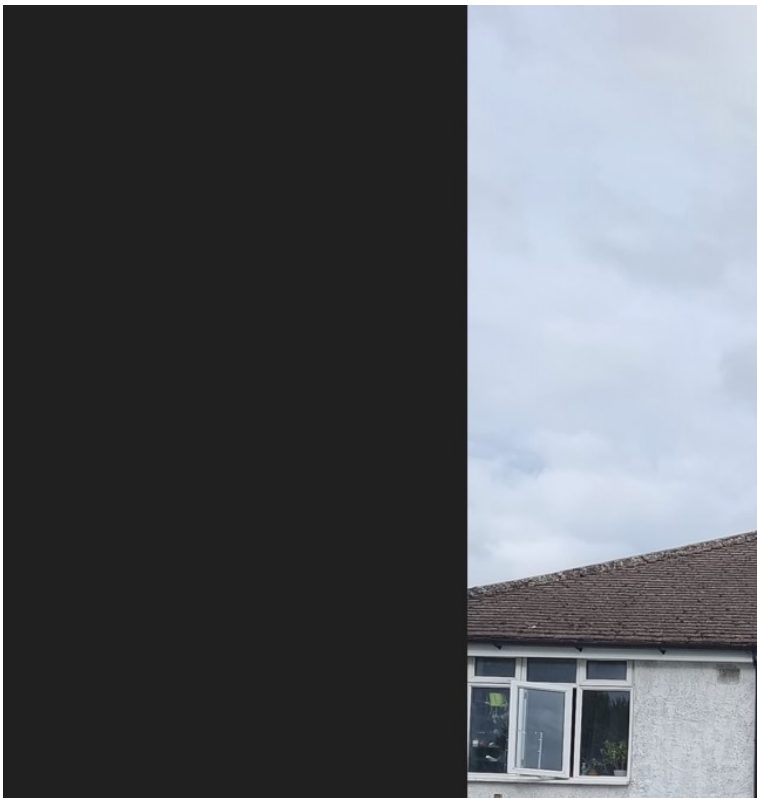


Existing Building Photographs

Existing Front View of the Property.



Existing Front View of the Property



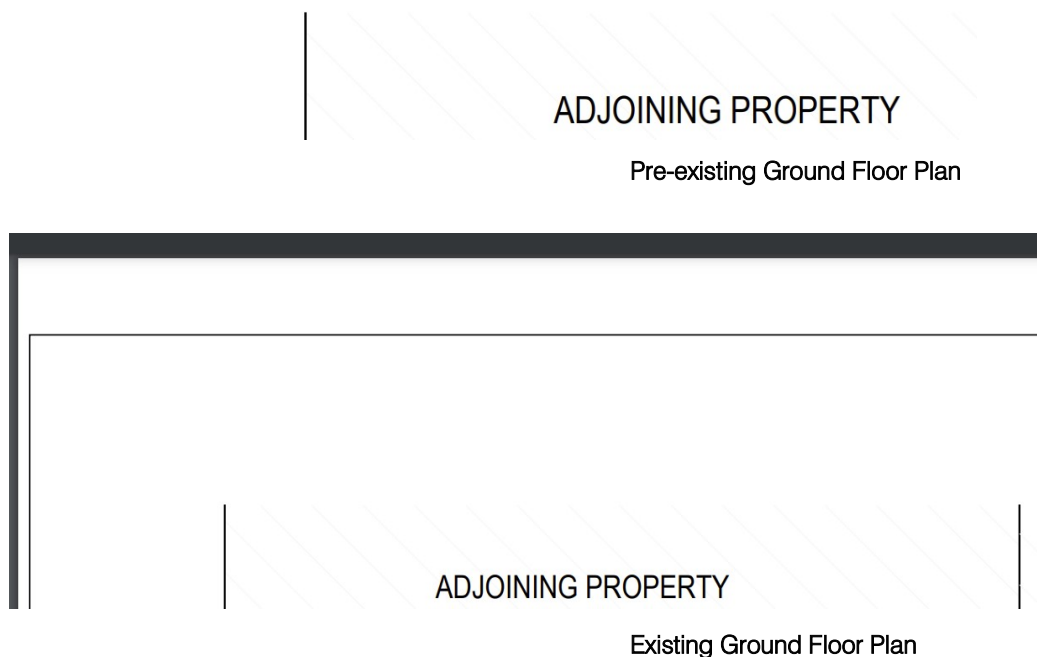
Existing Rear View of the Property

Proposed Uses and Layout

The application site currently contains a residential dwelling house with two bedrooms at first floor level and one single bedroom at ground floor level. The property is situated within a predominantly residential area. The property already contains 8.8M deep single-story rear extension.

The pre-existing property had 5.0M deep extension. The appellant requires additional bedroom at ground floor level due to medical reason. The Appellant's wife had medical condition during pregnancy where she cannot climb the stairs as advised by the doctor. The doctor's medical letter has been provided as proof as part of this appeal. The additional single-bed bedroom had been built to the rear of the pre-existing 5.0m deep extension due to medical emergencies in very short period of time.

The property has very large garden space and existing single story rear extension does not compromise open garden space for the current or any future occupier.



Proposed Development

The council has refused the proposed development and has given following reason.

The rear extension, by reason of its cumulative size, scale, bulk, design and depth from the original rear elevation of the building represents an oversized, incongruous and visually disproportionate form of development that is detrimental to the character and appearance of the original dwellinghouse and area, contrary to Policies DMHD 1, DMHD 11 and DMHD 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

The single-story extension sits between already extended neighbouring properties. The property no 39 Fairholme Crescent has approx. 3.5M deep extension and no 35 Fairholme Crescent has approx. 5.0M deep extension. The existing single-story extension is visually complementary to the host dwelling due to its flat roof and approx. 2.6M height from the external ground level. There are number of properties to the vicinity of the appeal site with more than 6.0M deep extension. The larger extensions with conservatory and shed are established development pattern of the area. The appellant was aware of the larger neighbouring extensions and build similar extension to his property in emergency due to medical reasons without formal approval assuming the acceptance of his extension due to established pattern of the development and local character.

The rear extension, by reason of its cumulative size, scale, bulk, depth and position is detrimental to the amenities of the neighbouring occupier at 39 Fairholme Crescent, by virtue of overdomination, overshadowing, loss of light and loss of outlook contrary to Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), as well as paragraph 130 (f) of the NPPF (2021).



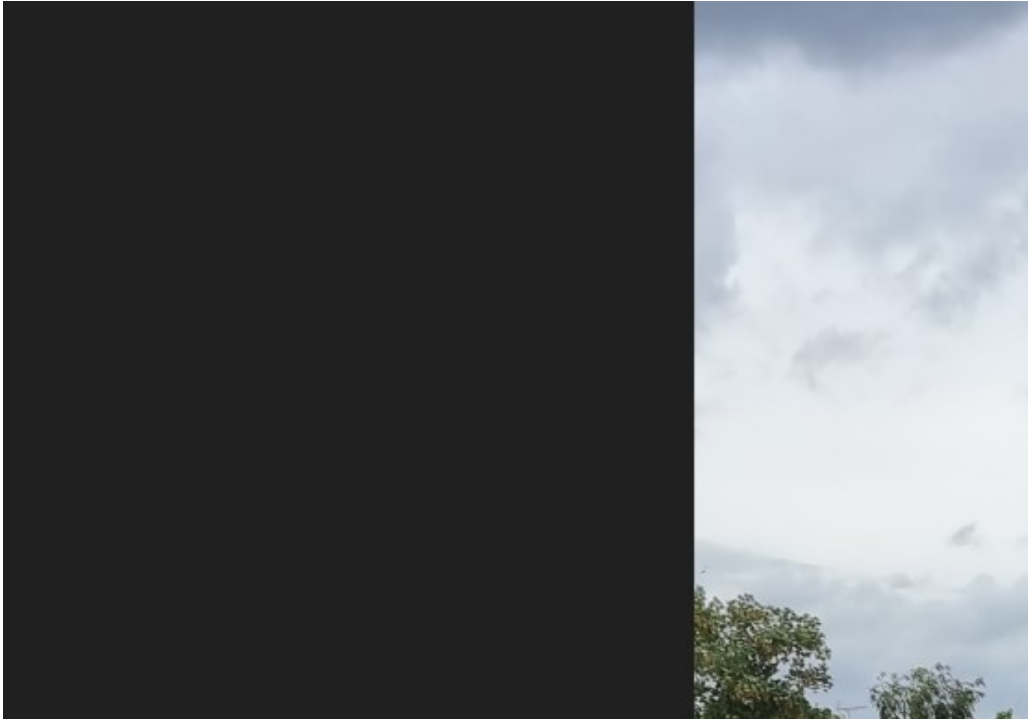
The property no 39 Fairholme Crescent has 3.5M deep extension and owner of this property has supported the exiting extension of the appeal site as letter below. The existing property with flat roof and very low height will not compromise loss of light to both the neighbouring properties. The property no 39 Fairholme Crescent has opportunity for 6M deep single-story extension in the future. The property no 35 Fairholme Crescent has approx. 5.0M deep extension and appeal site has further 3.8M deep extension from this neighbouring property. The neighbouring property no 35 Fairholme Crescent lie at south side and the extension of the appeal property is not casting any shadow or compromising sun or day light.

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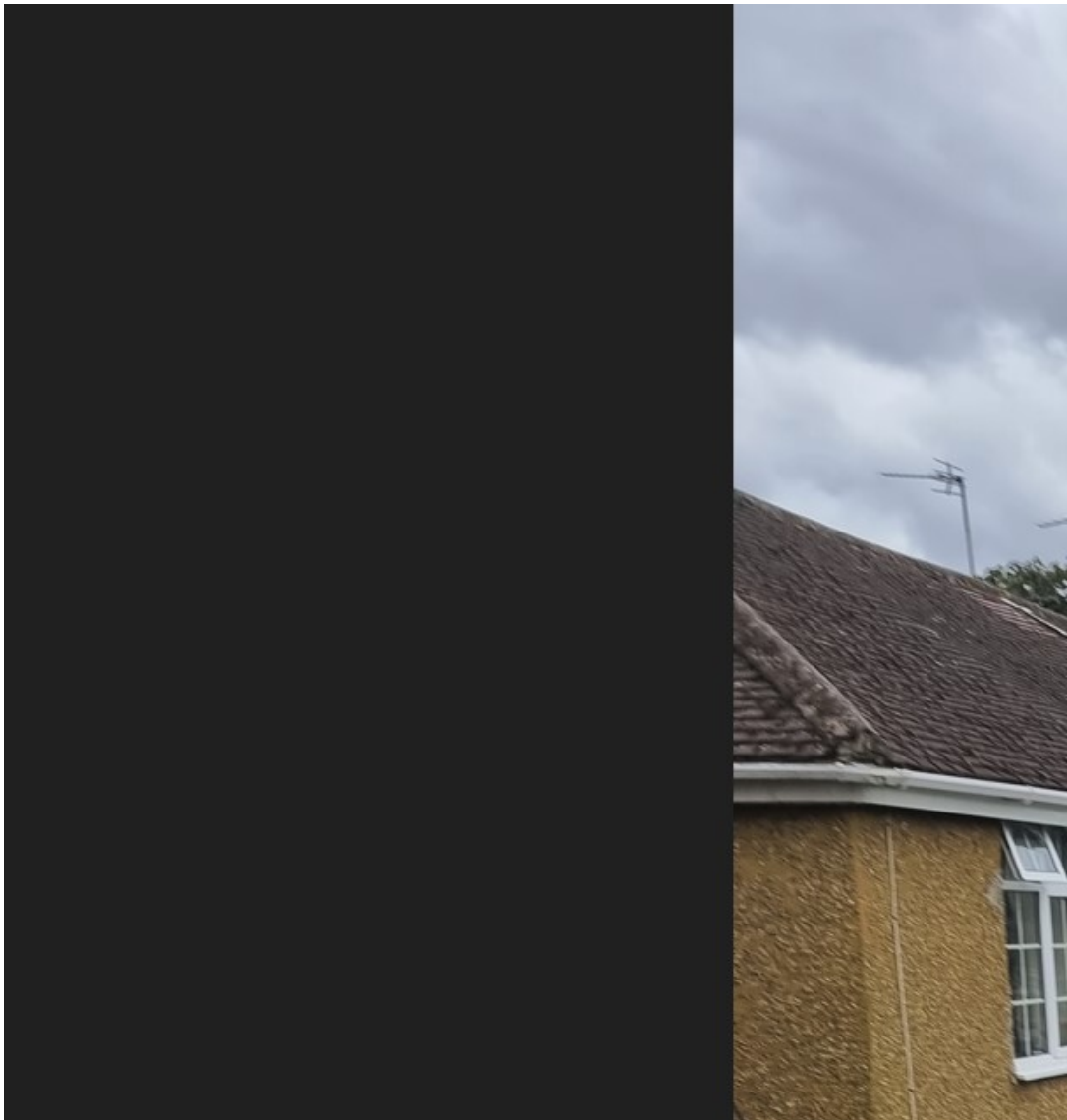
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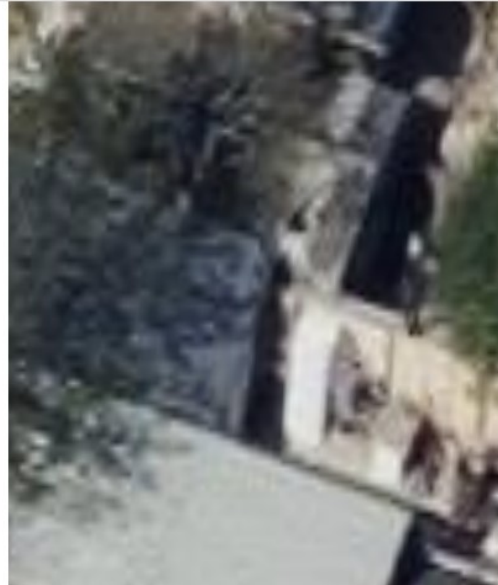
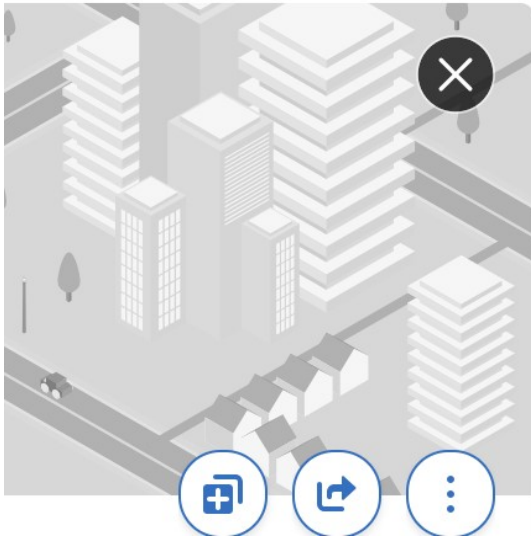
Larger single story extension similar to appeal site along the Fairholme Crescent.



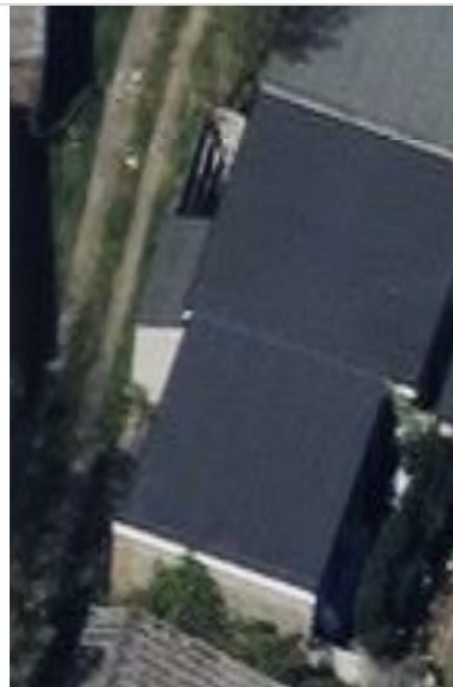
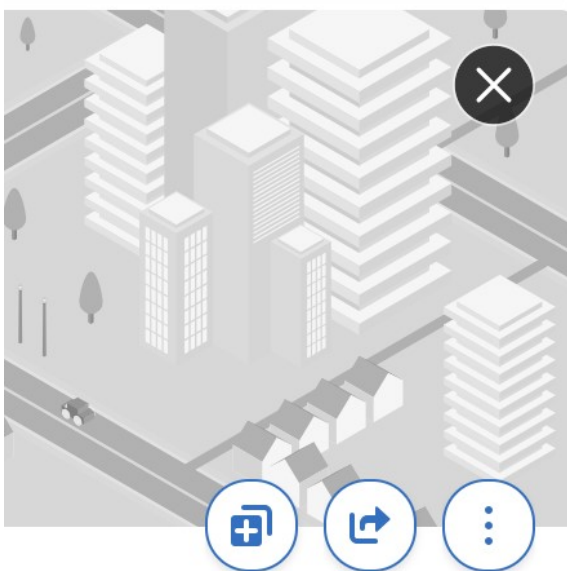
Larger single story extension similar to appeal site along the Fairholme Crescent.



Larger single-story extension with shed similar to appeal site along the Fairholme Crescent.

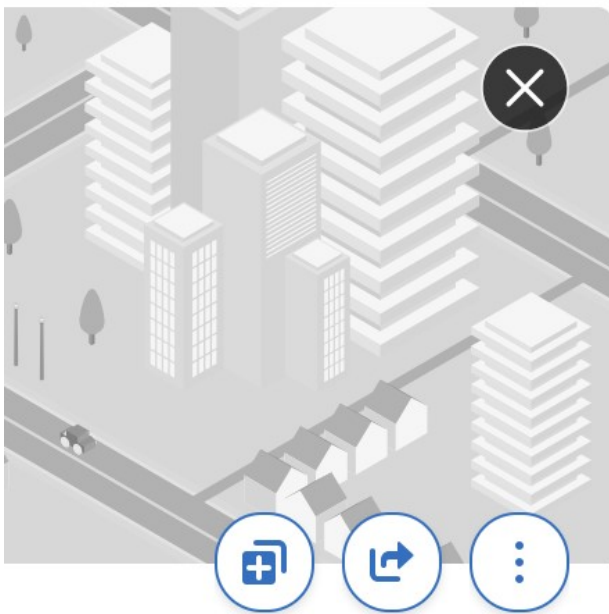


Larger single-story extension with shed similar to appeal site along the Fairholme Crescent



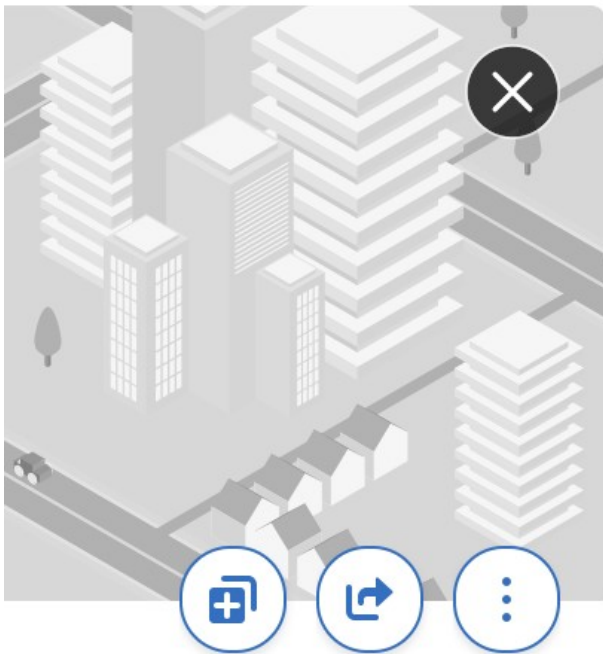
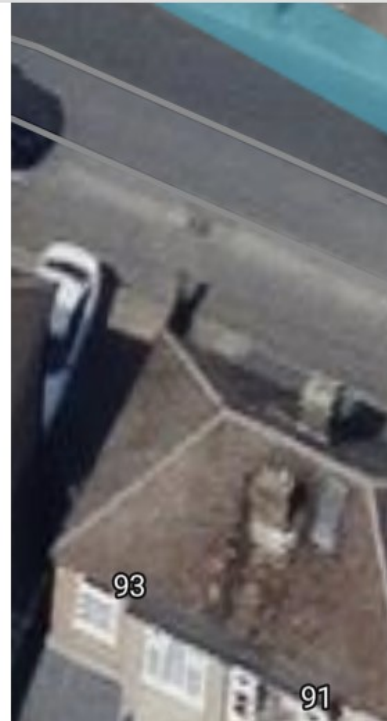
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Larger single-story extension similar to appeal site along the Fairholme Crescent

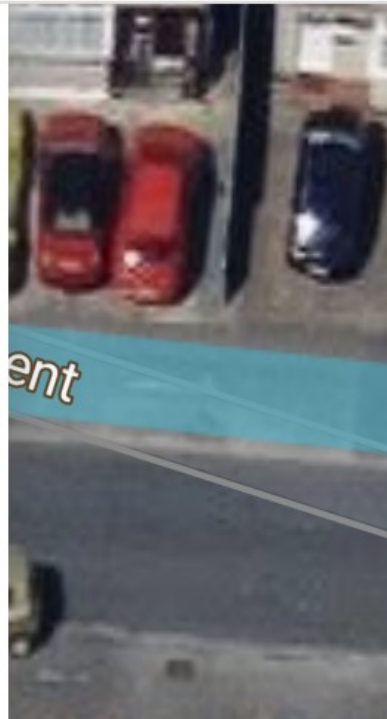


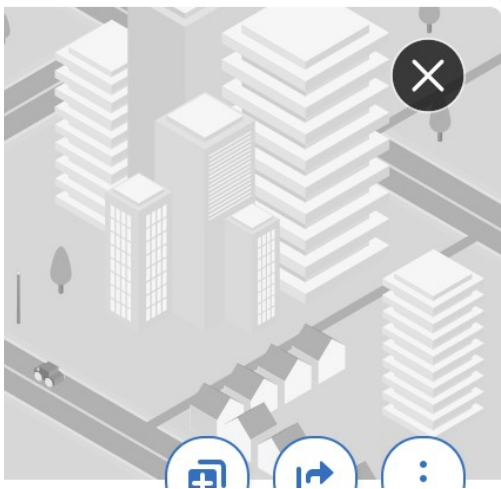
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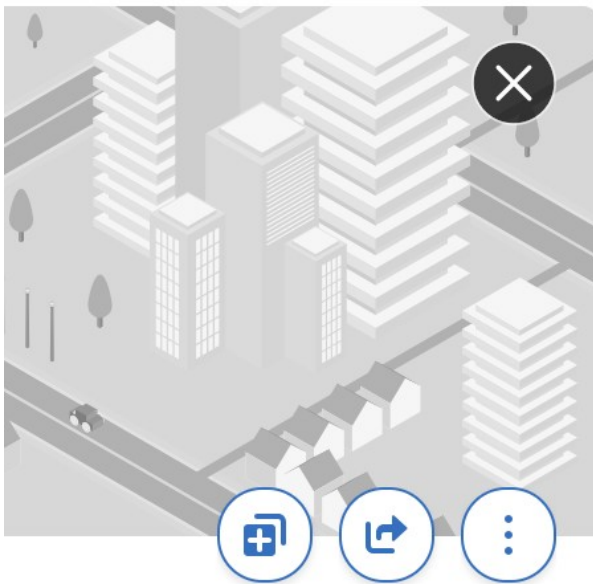


Larger single-story extension with conservatory similar to appeal site along the Fairholme Crescent



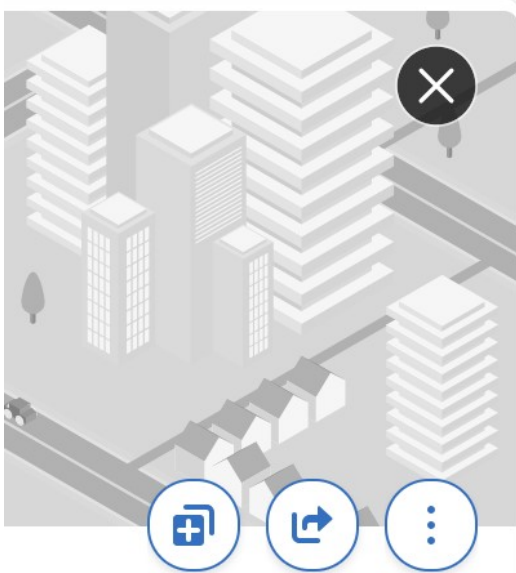


Larger single-story extension similar to appeal site along the Fairholme Crescent

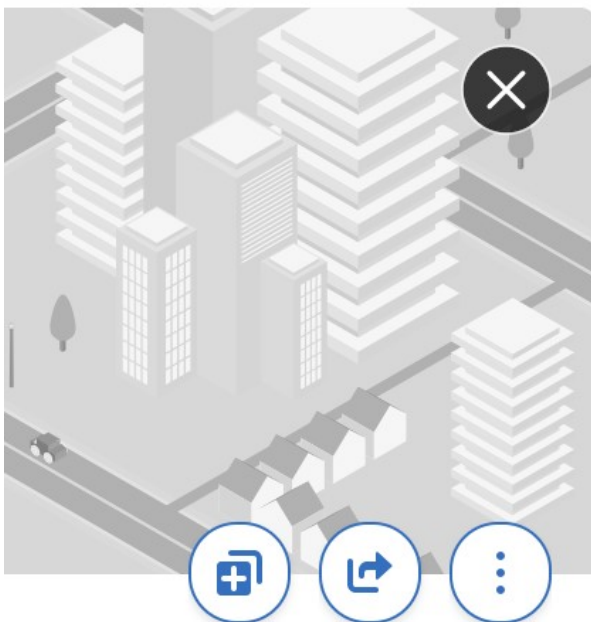


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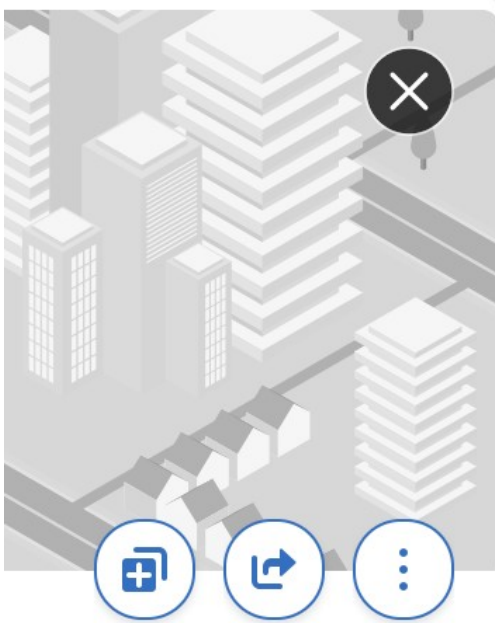
Larger single-story extension with conservatory similar to appeal site along the Fredora Avenue



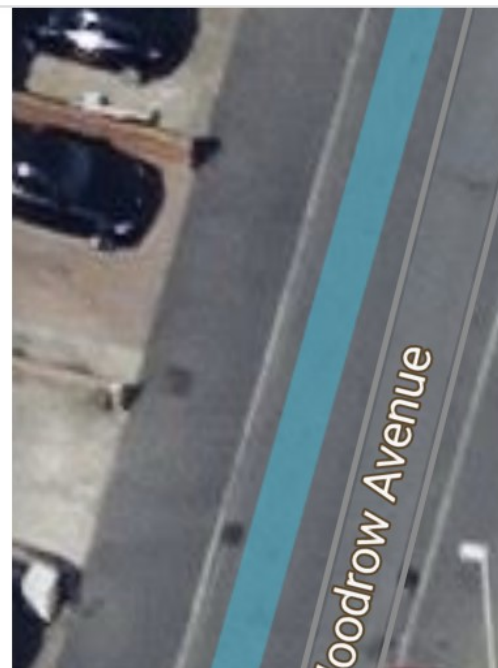
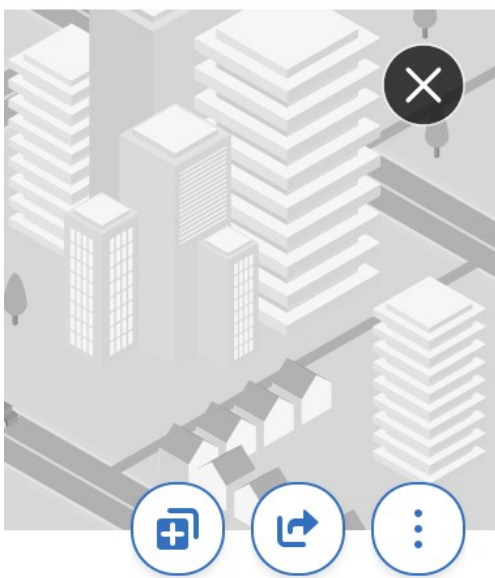
Larger single-story extension with conservatory similar to appeal site along the Fredora Avenue



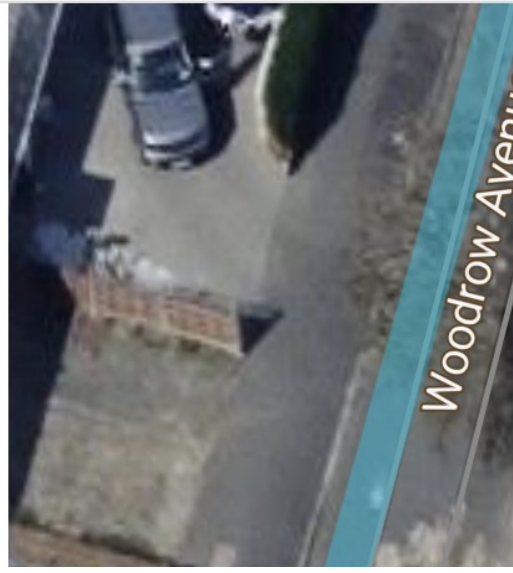
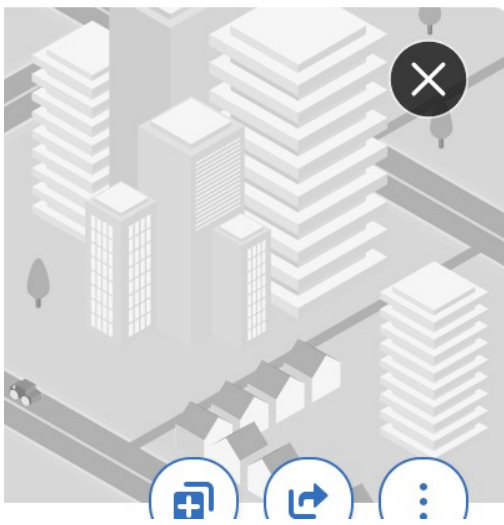
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Larger single-story extension similar to appeal site along the Lansbury Drive



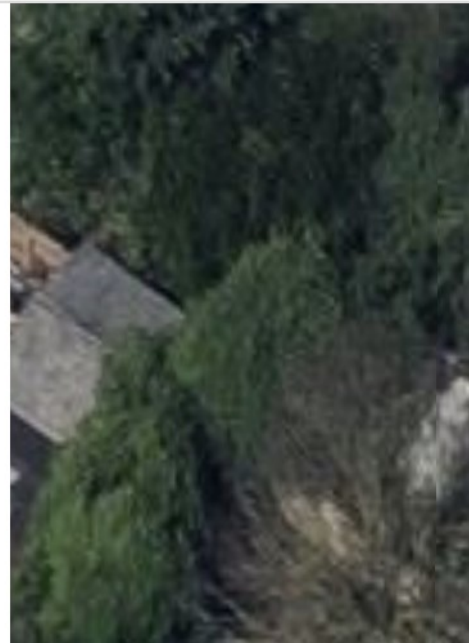
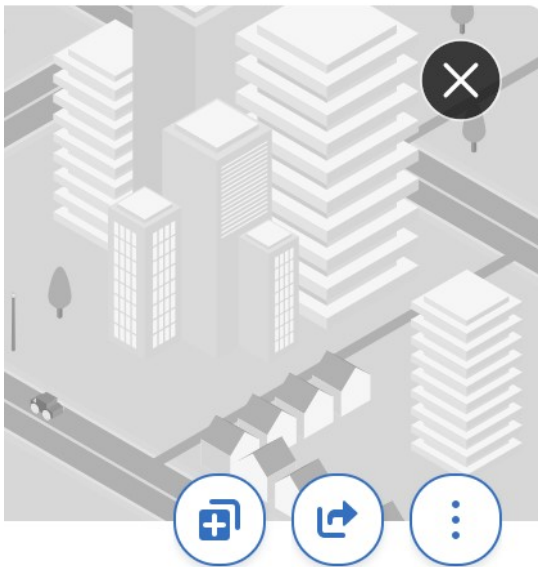
Larger single-story extension similar to appeal site along the Wooddrow Avenue



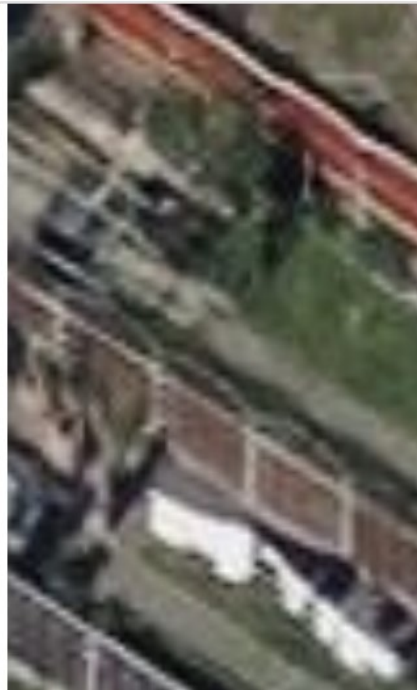
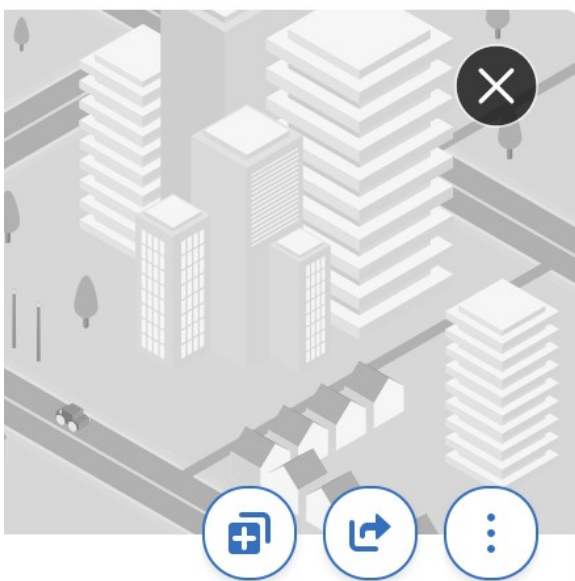
Larger single-story extension similar to appeal site along the Wooddrow Avenue



Larger single-story extension with shed similar to appeal site along the Woodrow Avenue



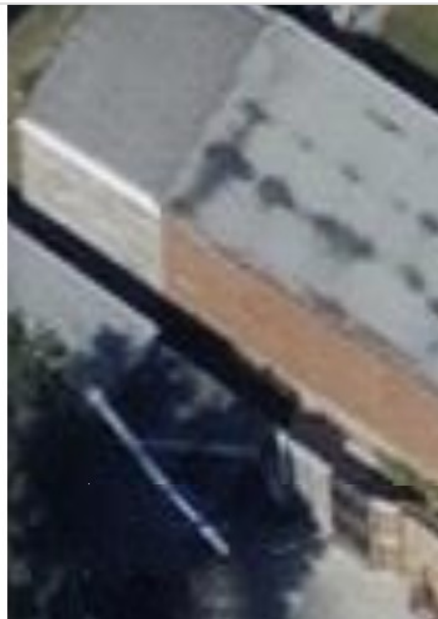
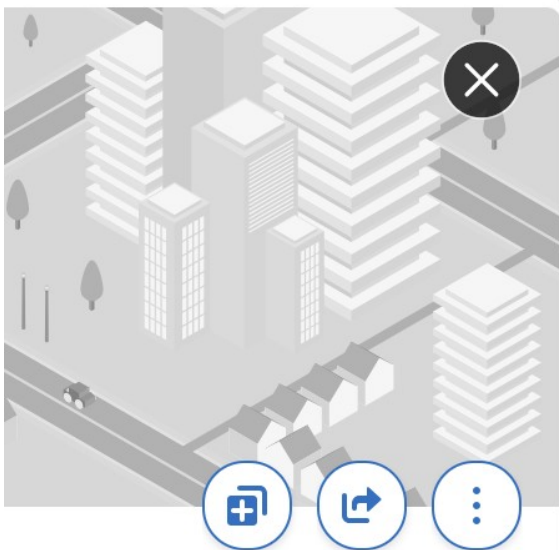
Larger single-story extension similar to appeal site along the Lansbury Drive



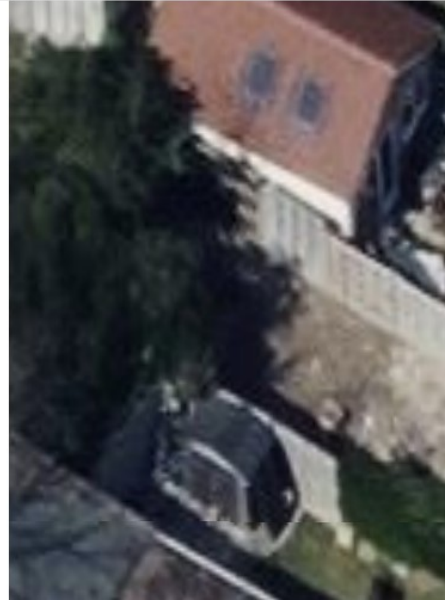
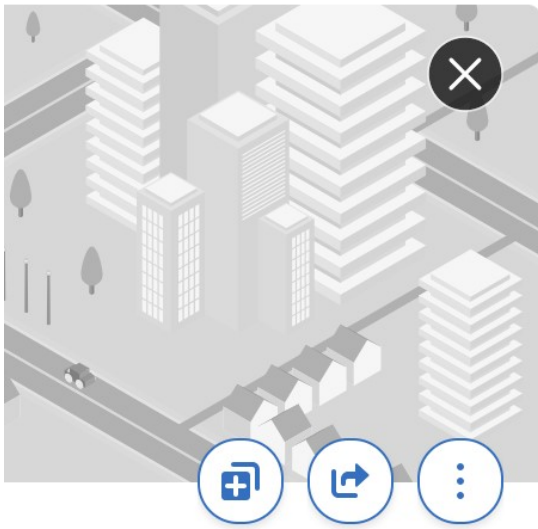
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Larger single-story extension with conservatory similar to appeal site along the Lansbury Drive

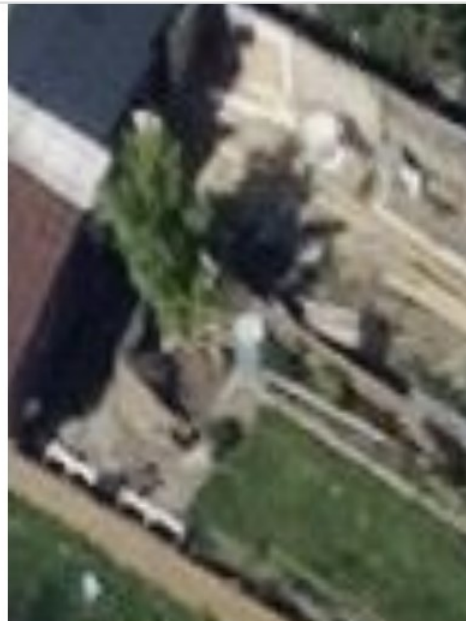
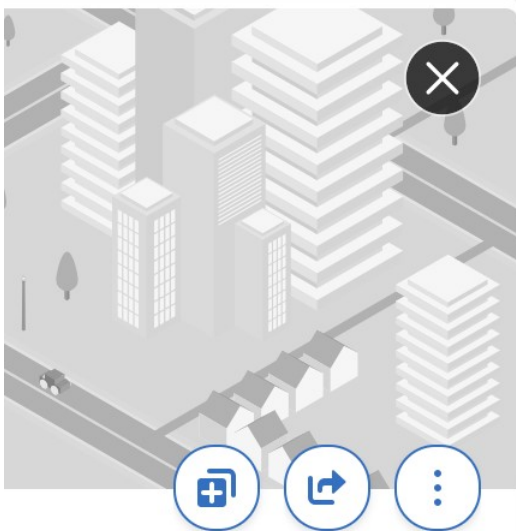
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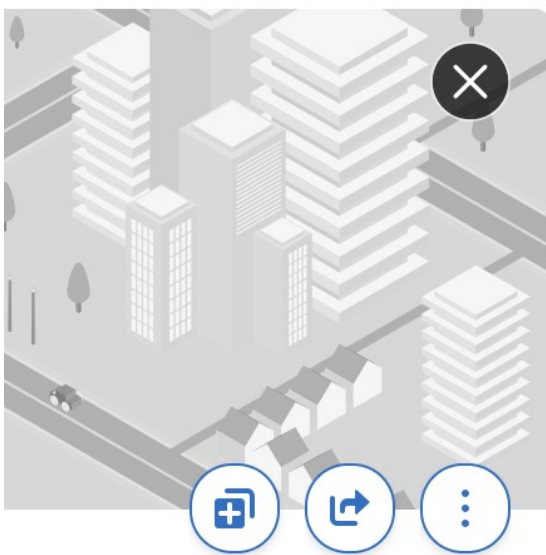
Larger single-story extension with conservatory similar to appeal site along the Lansbury Drive



Larger single-story extension similar to appeal site along the Lansbury Drive

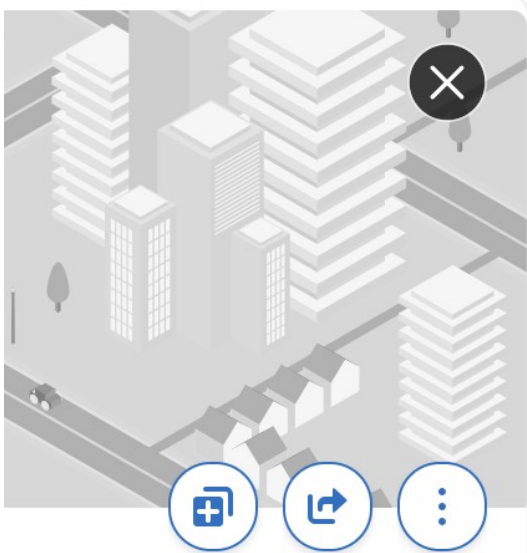


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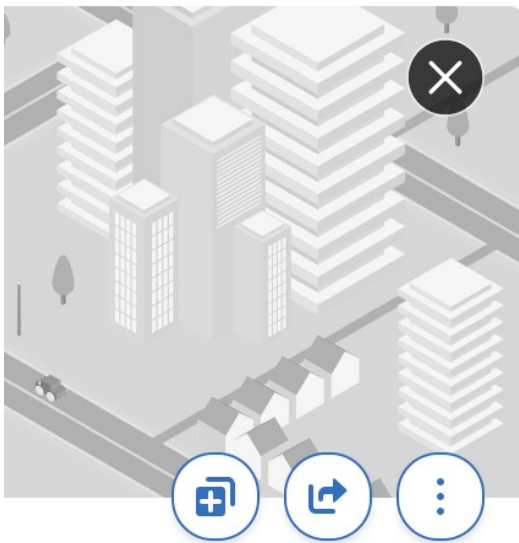
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Larger single-story extension with conservatory similar to appeal site along the Lansbury Drive



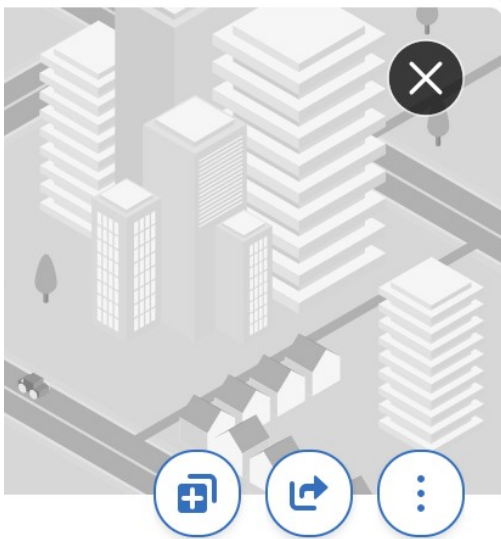
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Larger single-story extension with conservatory similar to appeal site along the Woodrow Avenue

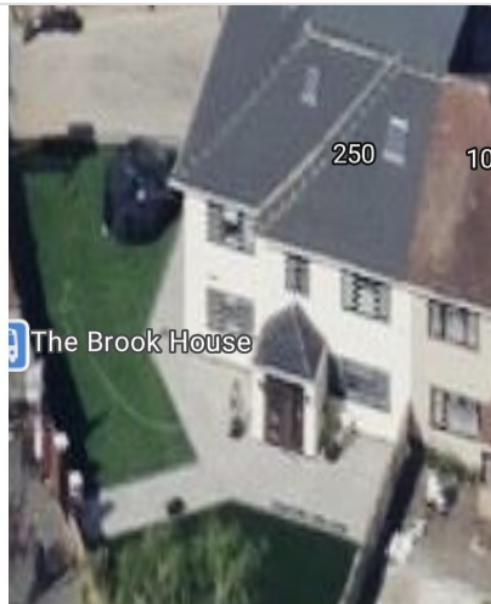


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Larger single-story extension similar to appeal site along the Woodrow Avenue



Larger single-story extension similar to appeal site along the Raynton Avenue



Conclusion

The existing single story rear extension provided much needed habitable space to appellant during medical emergencies. The existing extension will retain the visual amenities of the neighbouring properties and well-integrated with the surrounding area. The existing extension is in keeping with the character of the house and wider area and request inspector to allow appeal.