

**13 CHESTNUT CLOSE
HAYES
UB3 1JF**

78553/APP/2024/283

GROUND OF APPEAL

FROM

TRICON DESIGNS

ON BEHALF OF

Mrs. Kellie Portugal Walker

Introduction:

This report provides Grounds of Appeal against the refusal of the householder planning for “Erection of single storey rear extension following demolition of extension”.

Site and Surrounding Area:

The application site is located on the northern side of Chestnut Close and comprises a two-storey semi-detached property. The surrounding area is predominantly residential, mainly comprising two-storey semi-detached properties.

The application site is not designated within a Conservation Area, nor an Area of Special Local Character. The site does not contain any Listed Buildings. There are no trees that are subject to a Tree Preservation Order within the site or on adjoining land. The site lies in Flood Zone 1 and is designated within a Critical Drainage Area.

Proposed Development:

The application seeks planning permission for: The erection of single storey rear extension following demolition of extension.

Reason of Refusal:

The proposed ground floor rear extension, by reason of its excessive depth, design and bulk would appear as a disproportionate and incongruous addition that would fail to respect the architectural composition or size of the original dwelling. The extension is therefore considered to be detrimental to the character, appearance and visual amenities of the host property. Due to its oversized design it would also be harmful to character of the surrounding area where extensions are generally smaller. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), Policy D3 of the London Plan (2021) and paragraph 139 of the NPPF (2023).

DESIGN FEATURES ACCEPTABLE TO THE COUNCIL **(extracts from the Officer report)**

Residential Amenity:

No. 11 and No. 15 Chestnut Close are the principal neighbouring properties that must be taken into consideration when assessing the

developments impact on neighbouring amenities as they are the closest dwellings to the application site.

No. 11 is located to the west of the site and comprises the adjoining dwelling. It is noted that no. 11 benefits from a ground floor rear addition with a depth of 3.6M. Whilst the proposed extension has a depth of 6m (which greatly exceeds the prescribed criteria of 3.6M), the extension would only project beyond the neighbour's rear wall by 2.4M. This is considered acceptable and would result in no harmful amenity impacts such as overlooking, loss of light or overbearing effects.

No. 15 is located to the east of the site and comprises a two-storey semi-detached property. It has been noted that the adjacent neighbour also benefits from a rear extension with a depth of around 3.6m. Given the separation distance between the two properties and that the proposed ground floor extension would project 2.4m beyond the neighbour's rear wall, it is considered there would be no detrimental impacts on the quality of amenity for no. 10.

It would therefore comply with the objectives of Policies DMHD 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), in this respect.

External Amenity Space Provision:

The proposed development would retain sufficient rear garden space. This would be in accordance with the minimum private amenity space standards set out in Table 5.3 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). As such, it is considered that the proposal would not undermine the provision of external amenity space for the existing occupiers at the site, in accordance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part Two -Development Management Policies (2020).

Parking and Highways Safety:

The proposed development would not affect the existing parking arrangement. The proposal would not significantly exacerbate the demand for street parking or prejudice highway safety, in accordance with DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies 2020.

As mentioned above, the officer has no concerns regarding neighbouring and residential amenity, external amenity space and parking policies.

DESIGN FEATURES NOT ACCEPTABLE TO THE COUNCIL (extracts from the Officer report)

Character and Appearance:

(Page 4 of 7) The application proposes a single storey rear extension which would measure a depth of 6m, a length of 5.4m and will feature a gently sloping flat roof measuring a maximum height of 3m. Policy DMHD 1 requires single storey rear extensions on semi-detached properties to not exceed 3.6m in depth. The proposed 6m deep rear extension would almost double the footprint of the original property creating a disproportionate and over dominant addition to the dwelling. By virtue of the overall scale and depth of the rear extension, it is considered that the proposal would cause harm to the character and appearance of the original property.

We understand that the proposal does not have an overbearing or detrimental effect on the character and appearance of the host dwelling. In fact, there are several approved examples of 6m extensions included in this statement, which demonstrate that such extensions can coexist harmoniously under the council's policies.

(Page 4 of 7) In terms of the surrounding area, it acknowledged that the two adjacent neighbouring properties benefit from 3.6m deep single storey rear extensions. It does not appear that there are any properties within the immediate vicinity that benefit from 6m deep extensions. The surrounding extensions appear to be 3-4m deep, it is therefore considered that the proposal would be out of character with the immediate surrounding area and the depth of other extensions.

We understand that the proposed single-storey extension would not have an adverse impact on the street scene and surroundings. As adjacent properties have already been extended 3-4m, and our property is situated between them, we believe our proposal would seamlessly integrate with the existing streetscape, without negatively impacting the host property or neighbouring properties.

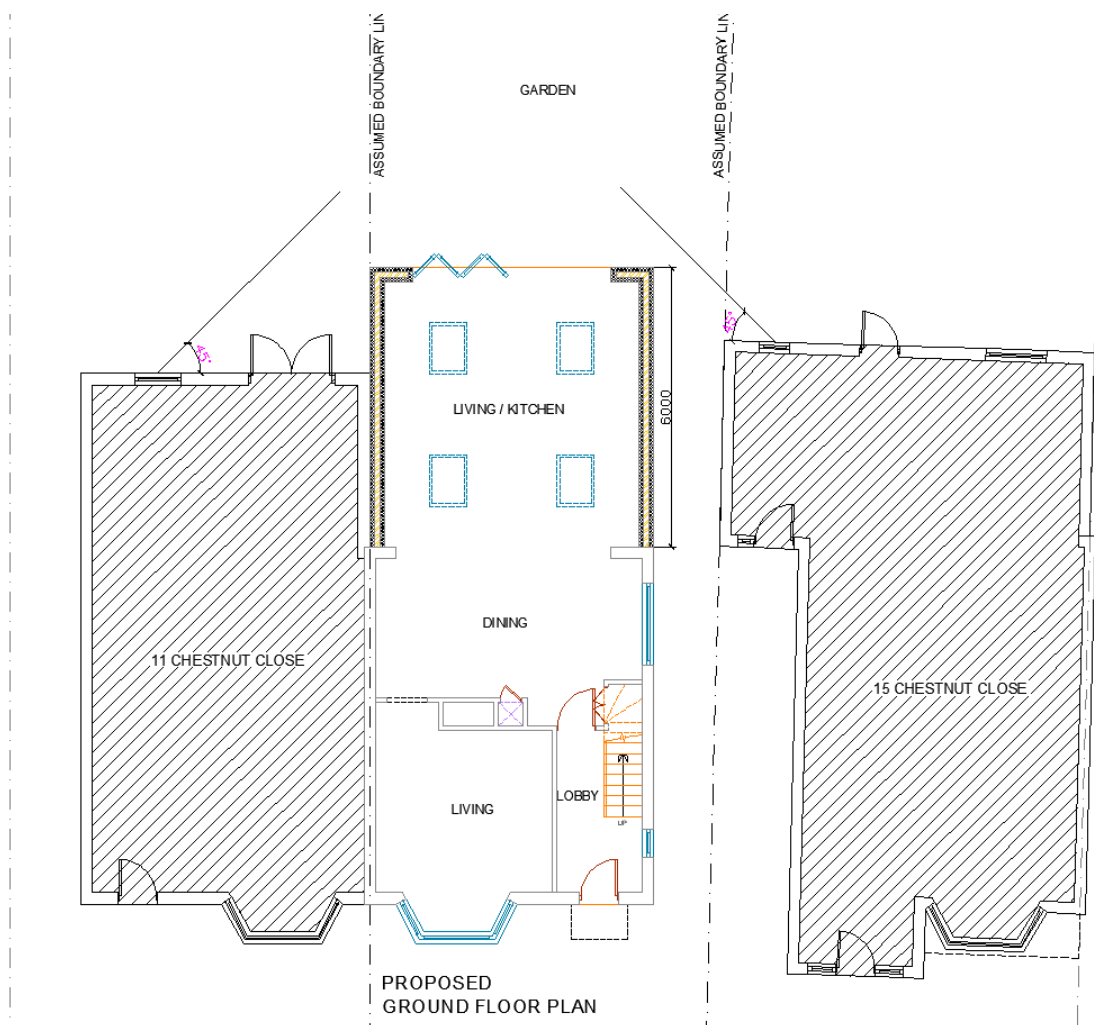
GROUND OF APPEAL (Main Considerations):

The primary concerns driving this appeal are the potential impacts of the proposal on the neighbouring properties and the host dwelling, which we believe are non-detrimental.

We would like to bring to your attention several approved applications for 6m extensions in Hillingdon Council, which were handled by the same agent and

- 102 Berwick Avenue, Hayes (Ref: 34811/APP/2023/1956)
- 58 Wentworth Crescent, Hayes (Ref: 32959/APP/2023/1758)

Moreover, the attached figure illustrates the relationship between the proposed extension and the existing extensions of the adjacent properties. As shown, the proposed extension does not impede the 45-degree angle from the nearest habitable windows of the neighbouring properties, further supporting our arguments.



Numerous other applications with similar proposals and identical guidelines and policies have been approved, as publicly available on the council's website, further supporting our case for approval.

- 40 Gledwood Crescent Hayes (Ref: 14031/APP/2023/1921)
- 18 Selan Gardens, Hayes (Ref: 7319/APP/2017/1673)
- 56 Crowland Avenue Hayes (Ref: 48395/APP/2022/1234)
- 29 Gledwood Avenue Hayes (Ref: 38719/APP/2023/1102)
- 129 Berwick Avenue (Ref: 58481/APP/2014/1941)

Conclusion:

The proposed extension has been designed in a careful manner and a balanced assessment of the proposals leads to the conclusion that no harm would be caused to its neighbours and character and the occupiers of the dwelling. The Planning Inspector is humbly requested to allow the appeal and grant planning permission.