



WRITTEN REPRESENTATIONS: APPEAL STATEMENT

BY

Mr A Bajwa

FOLLOWING THE REFUSAL OF PLANNING PERMISSION BY

The London Borough of Hillingdon Council

REF:

78826/APP/2024/1495

FOR:

Proposed single storey rear and side extension (wraparound)

AT:

15 Manton Close, Hayes, UB3 2BA

August 2024

1.0 BACKGROUND

1.1 This appeal relates to the refusal of planning permission for the '**Proposed single storey rear and side extension (wraparound)**' at no. 15 Manton Close in Hayes.

1.2 The planning application was dated 4th June 2024 and was subsequently refused on 22nd July 2024 by the London Borough of Hillingdon Council, with the decision notice stating just one reason for refusal, as noted below:

1. *The proposed single storey side and rear extension, by reason of its design, scale, mass and bulk, would appear as a dominant and incongruous addition to the host property, detrimental to the character and appearance of the area and contrary to Policies DMHB 1, DMHB 4, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).*

1.3 Taking into account the council's reason for refusal the following statement will seek to demonstrate why the council's decision is considered unsound on this occasion and how the scheme conforms to the aims of national and local planning policy.

2.0 APPEAL PROPERTY AND SITE LOCATION



No. 15 Manton Close

- 2.1 No. 15 comprises a two-storey, end of terrace dwelling with a single storey rear extension and garage to the side. The property is set back from the highway and features hardstanding to the front to provide off road parking.
- 2.2 The property is located on the southern side of Manton Close, a cul-de-sac in a predominantly residential location. The site is not located within a Conservation Area and is not within the curtilage of a listed building.



Appeal site and surrounding area

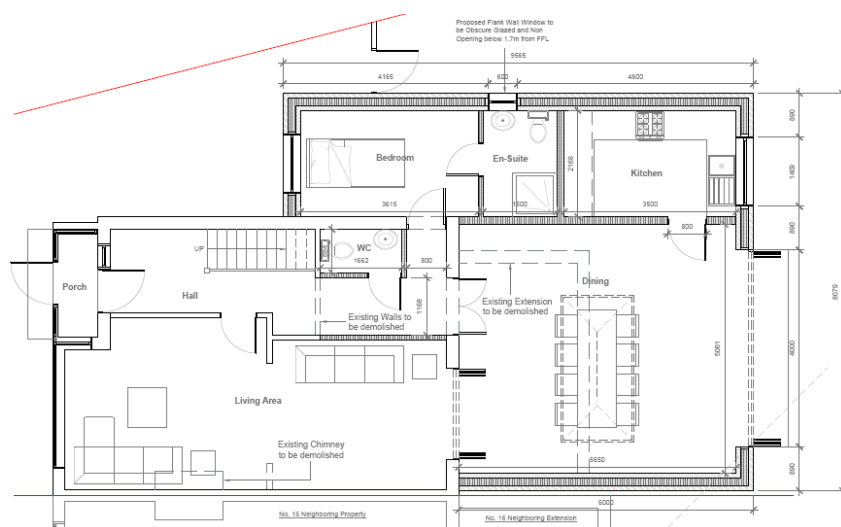
3.0 PROPOSAL

- 3.1 The scheme seeks planning permission for the '**Proposed single storey rear and side extension (wraparound)**' at no. 15 Manton Close.
- 3.2 The proposed development includes replacing the garage with a single storey side extension that would measure 2.76m wide and would connect to form a wraparound by integrating with the rear extension.



Existing & proposed front elevations

- 3.3 The rear part of the proposal would add 3.35m in addition to the existing 2.65m extension at the rear of the property. The extension will feature a flat felted roof with a maximum height of 3.0m. All brickwork and fenestration would be complementary in appearance to the host property.
- 3.4 Overall, the development would increase the habitable space by 23.30sqm and will create one additional bedroom and en suite bathroom, with improved living facilities to the ground floor to meet the needs of a family member who has ongoing health issues.



4.0 RELEVANT PLANNING POLICY

4.1 The reason for refusal refers to Policies DMHB 1, DMHB 4, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

4.2 Although not referred to within the given reason for refusal the NPPF is also considered relevant. The following paragraphs will provide a brief summary of the relevant policies. The paragraphs are in a hierarchical order relative to the importance of national and local planning policy.

National Planning Policy Framework 2023 (NPPF)

4.3 The National Planning Policy Framework set out the Government's planning policies for England and how these are expected to be applied. The following sections and paragraphs make reference to the parts of the NPPF which are directly relevant to this appeal.

Presumption in Favour of Sustainable Development

4.4 Paragraph 11 of the NPPF sets out that plans and decisions should apply a presumption in favour of sustainable development.

Decision-making

4.5 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Achieving well-designed places

4.6 Section 12 of the NPPF refers to design, with paragraph 131 describing how the Government attaches great importance to the design of the built environment, stating that *"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."*

4.7 Paragraph 135 states that planning policies and decisions should ensure that developments:

- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

- c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Hillingdon Local Plan: Part Two - Development Management Policies

- 4.8 The Local Plan Part 2 Development Management Policies and Site Allocations and Designations were adopted as part of the borough's development plan at Full Council on 16 January 2020. The new Local Plan Part 2 replaces the Local Plan Part 2 Saved UDP Policies (2012). Policies DMHB 1, DMHB 4, DMHB11, DMHB12 and DMHD1 were referred to within the given reason for refusal.

Policy DMHB 1: Heritage Assets

- 4.9 The Council will expect development proposals to avoid harm to the historic environment.

Policy DMHB 4: Conservation Areas

- 4.10 New development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness.

Policy DMHB 11: Design of New Development

- 4.11 All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:

- i) harmonising with the local context by taking into account the surrounding:
 - scale of development, considering the height, mass and bulk of adjacent structures;

- building plot sizes and widths, plot coverage and established street patterns;
 - building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;
 - architectural composition and quality of detailing;
 - local topography, views both from and to the site; and
 - impact on neighbouring open spaces and their environment.
- ii) ensuring the use of high quality building materials and finishes;
- iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;
- iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and
- v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

DMHB 12: Streets and Public Realm

4.12 A) Development should be well integrated with the surrounding area and accessible. It should:

- i) improve legibility and promote routes and wayfinding between the development and local amenities;
- ii) ensure public realm design takes account of the established townscape character and quality of the surrounding area;
- iii) include landscaping treatment that is suitable for the location, serves a purpose, contributes to local green infrastructure, the appearance of the area and ease of movement through the space;
- iv) provide safe and direct pedestrian and cycle movement through the space;
- v) incorporate appropriate and robust hard landscaping, using good quality materials, undertaken to a high standard;
- vi) where appropriate, include the installation of public art; and
- vii) deliver proposals which incorporate the principles of inclusive design. Proposals for gated developments will be resisted.

Policy DMHD 1: Alterations and Extensions to Residential Dwellings

4.13 A) Planning applications relating to alterations and extensions of dwellings will be required to ensure that:

- i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;
- ii) a satisfactory relationship with adjacent dwellings is achieved;
- iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;
- iv) new extensions respect the design of the original house and be of matching materials;
- v) there is no unacceptable loss of outlook to neighbouring occupiers;
- vi) adequate garden space is retained;
- vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C;
- viii) trees, hedges and other landscaping features are retained; and
- ix) all extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials.

B) Rear Extensions

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable

room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;

- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and
- ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

C) Side Extensions

- i) side extensions should not exceed half the width of the original property;
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
- iii) garages should reflect the size guidelines set out in Appendix C Parking standards;
- iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and
- vii) in Conservation Areas, single storey side extensions may be required to be set back.

5.0 GROUNDS OF APPEAL

5.1 The appellant's case will address the concerns raised within the reason for refusal, notably:

- a) Whether the proposed single storey side and rear extension, by reason of its design, scale, mass and bulk, would appear as a dominant and incongruous addition to the host property, detrimental to the character and appearance of the area.

5.2 The following planning considerations are deemed relevant in the determination of this appeal:

- Impact upon the streetscene and locality
- Impact on the character of the existing property

impact upon the streetscene and locality

5.3 Paragraph 131 of the NPPF states that *"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities"*.

5.4 Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

5.5 Policy DMHB 11 (Design of New Development) requires all development to be designed to the highest standards and incorporate principles of good design, either complementing or improving the character and appearance of the area.

5.6 Local Plan policy DMHD 1 (Alterations and extensions to residential dwellings) recommends that there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area whilst policy DMHB 12 (Streets and Public Realm) seeks to ensure that development harmonises with local context taking into account the surrounding scale of development.

5.7 Policy DMHD 1 Part C sets out:

- i) side extensions should not exceed half the width of the original property;
- ii) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to

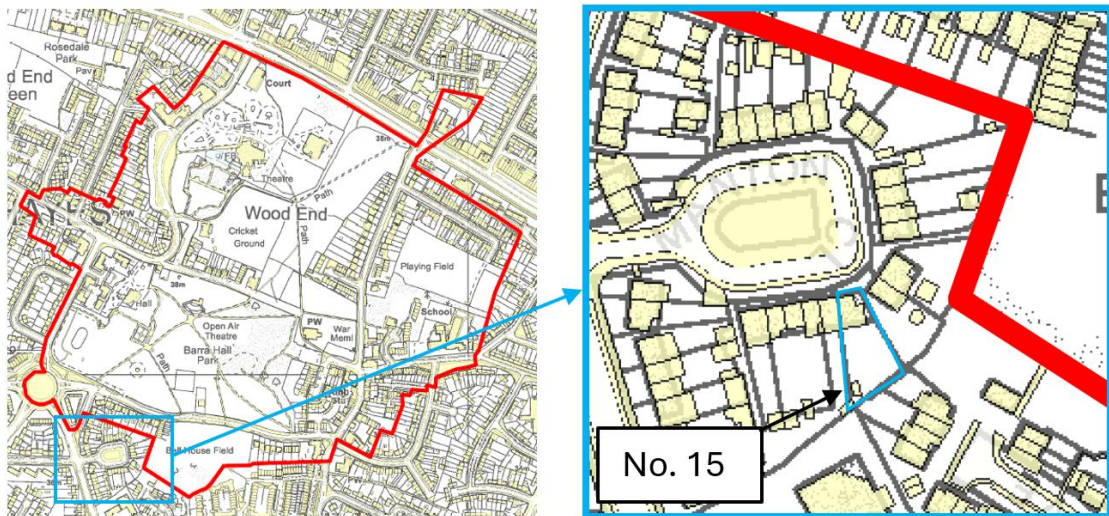
maintain adequate visual separation and views between houses; v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;

- iii) in Conservation Areas, single storey side extensions may be required to be set back.

5.8 The council refused the scheme citing that the proposed development, by reason of its design, scale, mass and bulk, would appear as a dominant and incongruous addition to the host property, detrimental to the character and appearance of the area.

5.9 To clarify the appellant's objection to the scheme's refusal, it is important to note that although the officer's report mentions policies related to conservation areas and areas of special interest, the appeal site should not be evaluated based on these policies. The location of the appeal site does not fall within such an area.

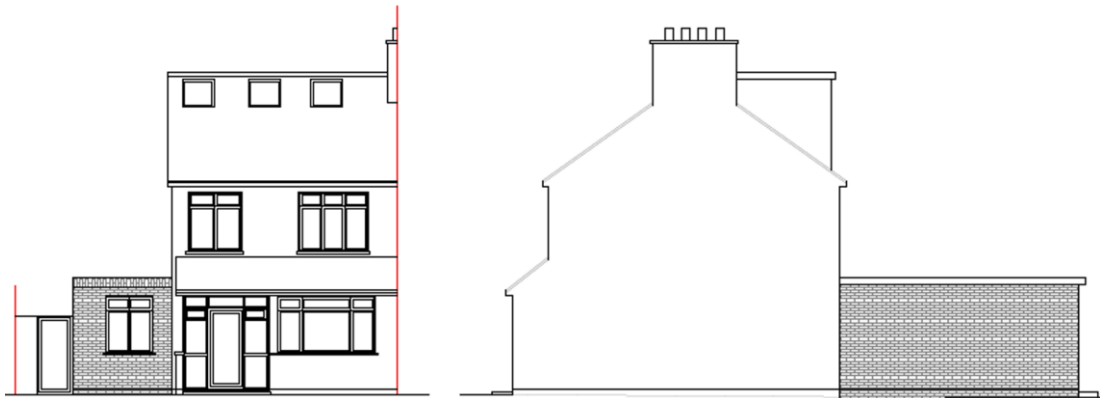
5.10 It is true however, that the northmost part of the cul de sac in which the appeal site resides does contain dwellings whose gardens or outbuildings abut the Hayes Village Conservation Area. The appeal site does not align within this boundary as demonstrated below.



Hayes Village Conservation Area Boundary

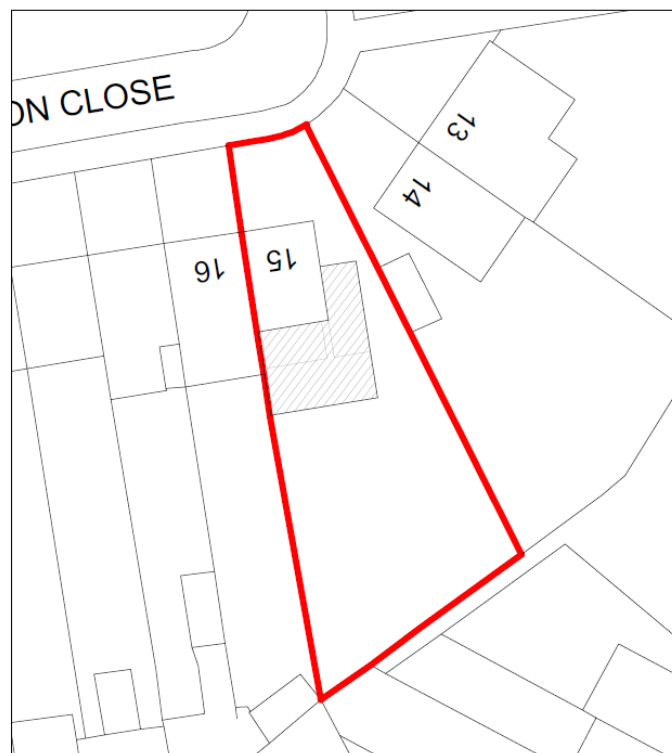
5.11 Nevertheless, the appellant states that the proposed development has been sensitively designed and the scale carefully considered to ensure that the single storey rear and side extension would appear as a visually appealing and proportionate addition, which would complement the appearance of the dwelling through the appropriate use of external materials and be harmonious to the character and appearance streetscene.

- 5.12 The proposed single-story side extension would measure 2.76m in width, which is less than half the width of the original property which complies with the guidance set out under Policy DMHD 1 Part C of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).



Proposed front and side elevation

- 5.13 The council are concerned that the addition to the existing rear extension of the dwelling would be larger than the prescribed measurements set out in Policy DMHD1 and as such the development would be a clear departure from the prevailing character and appearance of the area by creating an excessively deep ground floor rear building line. However, it appears the council are failing to consider the existing site circumstances as well as the position of the property.



Block Plan
Scale 1:500

- 5.14 The following photo illustrates that the rear of the appeal site is not visible from the streetscene, by virtue of it occupying a discreet end terrace plot at the south eastern corner of the cul de sac.



The appeal site location within the cul de sac – Google Street View

- 5.15 The illustration provided above counters the Council's objection, which claims that the rear extension, when combined with the side extension development, does not appear subordinate. According to the Council, it would present itself as an incongruous addition within the street scene and the host building due to its design, scale, mass, and bulk.



The proposed side extension and photo of existing garage

- 5.16 In response, the appellant asserts that the proposed side extension would occupy the same footprint as the existing garage and has similar dimensions. The photo above shows that when viewed directly from the front of the property, the side extension would be partially obscured from the general street view and as such, the removal of the garage door and introduction of a window would not create the level of harm the Council are suggesting.

- 5.17 Additionally, tall trees at the rear of the property serve to shield the rear extension from view and certainly ensure that the development would not have a noticeable impact on the setting of the Hayes Village Conservation Area.



The rear of no.15 is obscured by tall trees

- 5.18 In the above image, the dense, mature tall trees effectively obscure the view of the rear sections of the terrace of which the appeal site forms a part. Their foliage acts as a natural screen, making it challenging to see any details or features behind them when viewed from the rear.
- 5.19 The appellant has made efforts to adhere to local policy and in the context of this specific plot the proposed modifications would not appear so detrimental to the character and appearance of the area as the Council suggest.
- 5.20 To reiterate no. 15 Manton Close is situated within a cul-de-sac and is the end property adjacent to an area at the rear that is prolific with mature trees, hedges and vegetation. As such the impact of any modifications to the property would be less noticeable than that of a property in a more prominent location.
- 5.21 Given this context, any alterations or adjustments to no. 15 Manton Close would only result in a subtle influence on the overall appearance of the street scene and character of the area and should not be considered to result in significant harm that should warrant a reason for refusal.
- 5.22 In addressing the Council's objection, the appellant asserts that the proposed development would indeed have a favourable impact on the character and appearance of the street scene; would be of an appropriate scale that harmonises with local context; would be built using good quality materials that match the existing dwelling; would appear subordinate to the main dwelling and achieve a

satisfactory relationship with the adjacent dwelling. Thus, the development would comply with Local Plan policies BE1, DMHB 11, DMHB 12 and DMHD 1.

Impact on the character of the existing property

- 5.23 The proposal represents a high-quality scheme that would respect the composition of the existing site by virtue of the position, scale and design. The proposed work will be executed to a high standard, using materials that harmonise with the existing property. These materials include matching brick facing and uPVC doors and windows to complement existing.
- 5.24 The appellant understands that established policies and guidelines serve as essential frameworks for decision-making in planning applications, ensuring that development aligns with appropriate standards. Although the Council regard the depth of the proposed extension combined would departure from the prevailing character and appearance of the area, there are nuanced situations where a rigid approach doesn't suffice. In such cases, a judicious interpretation of policy definitions becomes necessary, allowing for context-specific and pragmatic solutions.
- 5.25 The planned single-storey extension from the side to the rear of the property is designed to be considerate of neighbouring structures. Adjoining dwelling no. 16 Manton Close has an existing single storey rear extension and there are wraparound extensions at the opposite end of the host terrace at no. 20 Manton close as well as other wraparound side/rear extensions at nos. 222, 224 and 234 Botwell Lane.



- 5.26 Moreover, the extension takes into account the existing extensions at the site and blends seamlessly with the current site's aesthetics and maintains the established development trend in the vicinity.
- 5.27 The appellant accepts that the identified extensions in proximity to the site are not 6m deep, however, there is sufficient case history within the borough to demonstrate that where there are no impacts on neighbours residential amenity, as is the case here that deeper extensions can be acceptable.
- 5.28 The following list provides just a small sample of examples which demonstrate that the appeal proposal would be an acceptable addition to this particular dwelling.

No. 59 Cranborne Way, Hayes

- 5.29 Application 51948/APP/2021/3779 – Erection of a single storey extension to the rear. Approved 5th April 2022 (Details attached in **Appendix A**)
- 5.30 The council acknowledged that the 6m deep extension would exceed council policy but their delegated report confirms:

“The proposed addition would match the form of the existing rear extension, with a flat roof 3 metres in height and full width at 5.92 metres. The resultant form would be 6 metres deep, however given the single storey nature of the proposal with the modest height, it is considered that the addition would still read as a subservient addition to the main dwellinghouse in this particular context.

It is noted that the site sits on a corner plot, where the addition would be visible from the public realm. However it is noted that there is an existing brick wall that would offset a large portion of the bulk and massing of the proposed extension, as well as dense tree cover which would obscure views of the proposal from the street to the rear.

As such, it is not considered that, on balance, the development would not be detrimental to the character and appearance of the host dwelling or wider area. On balance, it is considered that due to the modest height, as well as substantial screening obscuring public views, the proposed single storey rear extension would meet the overarching aims of Policies DMHD1 and DMHB 11 of the Hillingdon Local Plan Part Two (2020), reading as a subordinate addition that would not adversely impact the character and appearance of the wider area.”

- 5.31 In comparison, the development at no. 15 Manton Close would not be visible from the public realm but would also have dense tree cover which obscures views from the wider area.

No. 66 Raynton Drive, Hayes

- 5.32 Application 70918/APP/2020/4137: Part Two storey, part single storey rear extension. Approved 4th February 2021 (Details attached in **Appendix B**)

- 5.33 At 6m deep the council acknowledged that the extension failed to comply with policy DMHD 1, however, concluded that even though neighbouring properties were not extended in a similar manner the proposed development would be acceptable.

No. 11 Glamis Crescent, Hayes

- 5.34 Application 24948/APP/2021/1974: Single storey rear extension. Approved 8th July 2021 (Details attached in **Appendix C**).

- 5.35 In this instance the delegated officer's report confirms:

"At a cumulative depth of 6m, the proposed single storey rear extension would exceed the maximum dimensions as set out in Policy DMHD1. However the adjoining property at Number 13 has an approx. 4.55m extension and the proposal would not appear out of keeping with the character of the locality. The scale of the proposed extension is not considered to give rise to an undue loss of residential amenity to occupants of both the adjoining and adjacent properties given the extension at number 13 and the approx. 6.5m separation distance from number 9."

No. 80 Raynton Drive, Hayes

- 5.36 Application 76634/APP/2021/2947: Part single, part two storey rear extension following demolition of existing outbuilding (Details attached in **Appendix D**).

- 5.37 In this case the delegated officer report states regarding the 6m deep extension:

"The proposed extension would be sited to the rear of the property where it would have no impact on the character or appearance of the street scene. The two storey element of the extension would be finished with a pitched roof to match the dwelling and due to its fenestration detailing it would integrate with the design of the original house. For the reasons mentioned above the proposed development is considered to have an acceptable impact on the character and appearance of the host dwelling and street scene."

No. 79 Hurstfield Crescent, Hayes

- 5.38 Application 43190/APP/2021/2091: Single storey side and rear extension. Approved 5th August 2021 (Details attached in **Appendix E**).
- 5.39 This scheme is particularly relevant as it proposed a single storey wraparound extension with a maximum 6m deep projection.
- 5.40 The officer report quotes:

"The proposed extension, by reason of its height and depth beyond the adjoining semi's single storey rear extension, it is considered to not detract from the character and appearance of the original dwelling or the surrounding area."

No. 79 Minterne Way, Hayes

- 5.41 Application 65403/APP/2021/3571: Single storey rear extension. Approved 17th November 2021 (Details attached in **Appendix F**).
- 5.42 In this case the scheme proposed a 5m deep wraparound extension which the officer report states:

"As such, on balance, the proposed extension would not be disproportionate or out of keeping in terms of its size."

No. 23 Hayes End Drive, Hayes

- 5.43 Application 77632/APP/2022/3219: Erection of part single storey and part two storey extension to rear. Approved 15th December 2022 (Details attached in **Appendix G**).
- 5.44 This approved extension measured 5.5m deep and the officer report confirms:

"As the development is sited solely to the rear of the property and it would not be visible from the street scene, it is therefore considered that the development would not harm the character and appearance of the surrounding area."

Overall It is considered that the proposal would not cause harm to the character and appearance of the host dwelling and the surrounding area. The proposal therefore accords with the objectives of Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020)."

No. 84 East Road, West Drayton

5.45 Application 31005/APP/2022/2156: Erection of a single storey rear extension. Approved 31st August 2022 (Details attached in **Appendix H**)

5.46 In this case the scheme proposed a 6m deep rear extension spanning across the entire rear elevation. The officer report states:

“It is acknowledged that the depth of the extension exceeds the prescribed depth in Policy DMHD 1 by some margin. As noted by an objector, the footprint of the extension would also be similar to that of the original dwelling in terms of its size. These are important considerations, however in this case it is not considered that the proposal would give rise to any significant harm that would justify a refusal of planning permission on these grounds. It is noted that a 4m single storey rear extension was recently approved at the site under the prior notification procedure and there are other significantly scaled rear extensions on properties in the local area. The property has a particularly large plot in which the extension would also sit comfortably. In this context, it is not considered that the depth of the extension would result in significant harm to the appearance of the property, or the wider character and appearance of the area. Furthermore, the extension would not be prominent, given its siting to the rear and the retention of the (modified) small side projection that exists.

Although not technically compliant with the prescribed depth in Policy DMHD 1, on balance, the proposal is considered to be acceptable in this regard and would comply with the overarching aims of Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan Part Two (2020).”

5.47 The underlying theme of these approvals relates to the position of the extension to the side/rear of the property which is not prominent within the street scene. Therefore, as the extension proposed at no. 15 Manton Close would also not form a prominent part of the street scene and would be discretely located the scheme proposed here should also be acceptable.

5.48 As previously highlighted the appeal site is not within a conservation area or an area of special character and is not so sensitive that it could warrant the rejection of the high quality development that is proposed.

5.49 The proposed wraparound extension will enhance the living standards for current and future occupants by adding an extra bedroom and bathroom. It also allows for a better configuration of the kitchen and dining area. Importantly, these changes will

harmonise with the existing structure rather than creating a dominant and incongruous addition to the host property as suggested by the Council.

- 5.50 In such nuanced situations, a thoughtful interpretation of policy definitions is essential to enable a context-specific and pragmatic solution.
- 5.51 The appellant emphasises that the evaluation of the proposal should consider its unique merits rather than adhering rigidly to deterministic policy procedures.
- 5.52 The efficient utilisation of available space through the proposed single storey rear and side extension optimises land use.
- 5.53 The property is situated discreetly at the end of a residential cul-de-sac and demonstrates a careful design that is not detrimental to the character and appearance of the area.
- 5.54 This approach aligns with Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), emphasising the scheme's compatibility with its surroundings.
- 5.55 The appellant has made efforts to adhere to local policy within the context of this specific plot and the proposed modifications would not appear dominant and incongruous as the council suggest.
- 5.56 It is to be noted that no objections were submitted to the council during the consultation process and although not determinative it is nonetheless a material consideration in favour of the development.
- 5.57 Therefore, the appellant states that the proposed development would represent a well-thought-out and considered scheme. This would be a practical and complementary addition to the host dwelling that would be favourable to modern family life. The design of the single storey rear and side extension is compliant with the design aspirations of the NPPF and local planning policy.

6.0 CONCLUSIONS

- 6.1 The proposed development would be a sympathetic and proportionate addition to the host building and the erection of a single storey rear and side wraparound extension would have a positive impact on the property and would preserve the character and appearance of the area.
- 6.2 In addition, the proposed development by virtue of its position and context would not affect the significance of the Hayes Village Conservation Area.

- 6.3 As highlighted earlier, any negligible harm arising from the development would be outweighed by the positive benefits of the development as the appellant seeks the ground floor bedroom and bathroom as well as the improved layout arrangements to meet the existing and future health needs of a family member. This layout will make a positive impact on living conditions within the dwelling without impacting on the residential amenity of neighbours.
- 6.3 Thus, it is stated that the council's decision to refuse was unsound as the appeal proposal conforms with Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMHB 1, DMHB4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and the guidance provided within the NPPF (2023).
- 6.4 Therefore, we respectfully request that this appeal proposal be allowed with any reasonable and appropriate planning conditions deemed necessary in the circumstances of this case.

16th August 2024