

Appeal Statement: 1 Patching Way, London

This appeal statement is related to application 72372/APP/2017/1552 for the extension of 1 Patching Way, London, to accommodate a new rear single storey extension and a glazed corridor to the side of the property extending to a proposed playroom in an existing garage building towards the front of the property.

Surroundings

The site is located in Hillingdon, in the existing settlement of Hayes, London. Patching Way is accessed off Glencoe Road via the A312 and Willow Tree Roundabout. Bus services run regularly along the main roads and the Willow Tree and Tesco supermarket retail parks, connecting adjacent town's Underground and train stations.

The house is part of a modern estate developed in the 1990's. The surrounding residential properties of the estate are an eclectic mix in terms of features but keeping a similar overall design, predominantly terraced dwellings. They were all part of the same development and have been modified over the years with extensions and front garden features.

Outside of this development, not all of the buildings in the area are from the same period and, as the construction of some of these was poor, several building demolitions have been carried out to allow for new retail parks.

Building & Site

The original semidetached dwelling was built in the late 1990's. There is a double garage outbuilding shared with the next-door neighbour adjacent to the main entrance of the house (one garage per household). An additional detached property completes the small cul-de-sac style part of Patching Way.

The three houses are accessed through a shared drive with a gatepost at the entrance of the driveway, emphasising the separation of the three houses from the rest of the estate. This means that the shared space in front of the three houses does not function like a normal street scene accessed, visible to, and used by the public.



FIGURE 1: Entrance to cul-de-sac

The current Land Registry title site area for 1 Patching Way covers the rear and side garden, the semidetached house itself, the garage outbuilding, the front garden and entrance, and the driveway, which accommodates two parking spaces and manoeuvring space.

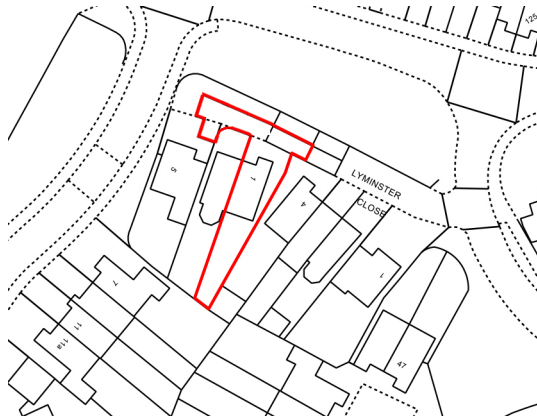


FIGURE 2: Property boundary

Following the proposed extensions, the property would keep the same overall area, including the two parking spaces in the front driveway inline with local planning guidance.

The back garden of the existing property is covered by low vegetation and it includes some hedges. However, none of these will be affected by the proposed extension.

Design

The existing property comprises of a living room, kitchen, bathroom, 2 double bedrooms, 1 very small third bedroom and a single car garage outbuilding. It enjoys private amenity space (garden), accessed at the rear.

To create more space for a growing family home, the proposed changes will include a new bigger kitchen single storey extension to the rear, including a family dining area. The rear extension was received favourably in the application and therefore will not be addressed directly in this statement.

To provide additional play space for the children as well as a potential fully accessible ground floor bedroom for less mobile relatives in the future, the proposal includes the change of use of the garage into a playroom. The current garage is not used for parking and the family park both of their cars outside on the drive.

To provide internal access to the new playroom from the house, a glazed side corridor is proposed linking the main house with the outbuilding. The corridor will extend from the side of the house, maintaining the visual appearance of the front. With a flat roof and glazed walls, the subtle design not only minimises the visual impact of the extension, it enhances the appearance of the house uniting the two structures and provides much needed extra living/play space with the potential to be used in the future as a fully accessible additional ground floor bedroom.

Also taken into consideration is the context of the surrounding modern development that uses a range of scales, styles and design features (including next door) to provide a visually varied housing estate, lessening the visual impact of any new additions, particularly considering the context of the semi-private feel of the cul-de-sac, meaning any changes will not be directly visible from the main street.

An original planning application was submitted (planning reference: 72372/APP/2016/4205), which proposed a less subtle extension that linked the existing

The neighbour at 3 Patching Way has been kind enough to provide us with a letter confirming the parking spaces she owns, which would be the same as the current property of this application. Please see the letter attached at the end of this document. No comments have been received from the Hillingdon Council highways department.

Below are photos of the existing use of the driveway and parking spaces with 2 + 2 parked cars and the free space for manoeuvring on the driveway. The proposal maintains the current arrangement, meaning that there will be no restriction of access for the occupiers of adjoining properties, no increase in demand for on-street parking in the area, and no affect on pedestrian and highway safety.



FIGURE 4-5: Existing parking arrangement

Policy Context

The site does not form part of the Green Belt and is not affected by any other zoning restrictions. Great care has been taken to ensure that the development meets the National Planning Policy Framework and the Local Plan Policies. Specific policies referenced in the refusal letter are addressed below.

The proposal aims to address Policy BE1 of the *Hillingdon Local Plan: Part One - Strategic Policies* (November 2012) and BE13, BE15 and BE19 of the *Hillingdon Local Plan: Part Two – Unitary Development Plan Saved Policies* (November 2012) by developing an efficient design to the front that minimises the scale and size of the extension whilst using glazed walls and a slender flat roof to provide a lightweight and

subtle appearance harmonising the development with the existing house and street. The siting of the front extension is also set back from the front face of the property as advised in the pre-application advice meeting, reducing the visual appearance and harmonising the development further. The glazed walls mean that the wooden fence boundary beyond is still visible from the street.

Further to this, the potential future use of the playroom as an additional bedroom aligns with wider planning issues in the area such as the need to maintain family housing as well as meet the long term needs of residents as the bedroom will be on the ground floor and fully accessible for use by the elderly or those with disabilities.

As the current garage is not currently used by the resident for parking cars, the proposed changes to the property will not affect the existing parking arrangements and therefore will not affect the demand for on-street parking in the area. Currently two external parking spaces are used by the residents, which do not restrict access to adjacent properties on the shared drive. Therefore the proposal is not contrary to policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP policies (November 2012).

Conclusion

Overall, the proposal provides much needed additional space to the property that not only meets existing needs, but also the future needs of the residents. Pre-planning advice has been both sought and addressed with a design that harmonises and enhances the current house and street scene, avoiding any negative affect on neighbouring residents and aligning with local and national planning policies.

Mrs P Prior
3 Patching Way
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25th April 2017

To whom it may concern

I have been asked to write a note with reference to the parking outside our garages of Number 1 and Number 3 (My house) Patching Way, I can confirm we do park 2 cars outside our garages, and it doesn't affect anyone else's property.

Yours sincerely



Mrs P Prior