

Planning Inspectorate

Dear Sirs,

LPA application Ref: 74557/APP/2019/351

Joint Proposed Development, for 91 and 93 Hunters Grove

Hayes Middlesex UB3 3JF

Proposal:

Erection of two story front /side/rear extensions involving demolition of side/rear at 93 and side extension at 91 + internal alterations.

Introduction:

This proposal plans to extend the existing semi-detached houses by 3m from the original walls to the rears, 1m to the side and part 0.8m, part 1.8m to the front side on double stories doing no harm but benefit and improvement to the neighbourhood.

This statement is prepared to challenge the London Borough of Hillingdon refusal notice in regard to the above planning application. We, the residents of 91 and 93 Hunters Grove seek to demonstrate that the proposed extensions and internal alterations would result in extensive improvements to the quality of the existing accommodations and the neighbourhood. As the extensions mirror each other in design, scale and built simultaneously, it will inevitably eliminate some of the restrictions apply to a single semi-detached extension in a semi-detached house. We aim to demonstrate that this proposal will harmonise with the street scene, complement and improve the amenity and character of the area.

Site Context

The site is located on the North side of Hunters Grove (all residential) and is currently occupied and used as a 4 bedroom house at 93 and 3 bedroom at 91.

The current driveways accommodate 2 parking spaces each. The site has street frontage with vehicular access directly onto Hunters Grove.

Applicants Reason for Development:

The original bulk of the buildings despite periodical structural improvements suffer from excessive cold and damp coming from floors, walls and roof. The original walls built of a single brick with no cavity insulation or damp proof. The floors built of a thin layer of concrete with no insulation. The hallways are too narrow and small just to allow a door to open. The stair cases are too steep and unsafe. The existing

buildings positioned lower than the serving road making the front gardens/ driveways exposed to surface location flooding in the event of heavy rain. The combination of the above makes the life for the residents of these residential houses harsh, unhealthy, unpleasant and expensive to run.

Planning History

93 Reference: 57415/APP/2002/1462, ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION, Approval

91 Reference: 63389/APP/2007/2403, ERECTION OF A SINGLE-STOREY SIDE EXTENSION (APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR OPERATION), General Perm.Devt.

Joint application for 91 and 93 Reference 74557/APP/2019/351, Two storey front/side/rear extensions involving demolition of the existing side extension to number 91 and side/rear extension to 93, Refusal (P) ,



Location plan

London Borough of Hillingdon (LPA) Reasons for Refusal:

1. The proposed extensions, by reason of their siting, excessive bulk, depth and design, would fail to appear as subordinate additions, detrimental to the appearance of the original semi-detached dwellings and spacing of development in the immediate locality. The proposal would therefore be detrimental to the visual amenities of the street scene and harmful to the character and appearance of the area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Saved UDP Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the Council's Supplementary Planning Documents HDAS Residential Extensions and to the emerging Policy DMHD 1: Alterations and Extensions to Residential Dwellings of the London Borough Of Hillingdon

Local Plan Part 2 Development Management Policies with Modifications (March 2019).

2. The proposed two storey front/side/rear extensions, by reason of their size, design, proximity and staggered siting with occupants of adjacent properties at Numbers 89 and 95 Hunters Grove, would result in overly dominant features that overshadow the adjacent properties, and as such would result in a visually intrusive and an unneighbourly form of development, resulting in a loss of light and material loss of residential amenity to the occupiers. Therefore the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the Council's Supplementary Planning Documents HDAS Residential Extensions and to the emerging Policy DMHD 1: Alterations and Extensions to Residential Dwellings of the London Borough Of Hillingdon Local Plan Part 2 Development Management Policies with Modifications (March 2019).

London Borough of Hillingdon (LPA) UDP Policies:

BE1: new development proposals, including extensions to existing buildings, expected to be of a high standard of design and layout.

BE13: New development must harmonise with the existing street scene.

BE15: alterations and extensions to harmonise with the scale, form architectural composition and proportions of the original building. .

BE19: new development to complement and improve the amenity and character of the area.

BE20: ensure adequate daylight and sunlight can penetrate into and between buildings and the amenities of existing houses are safeguarded.

BE21: siting, bulk and proximity of extensions not to result in a significant loss of residential amenity.

Applicant's reasons for appeal,

LPA Policies BE13, BE15, BE19:

- The proposal will harmonise with the existing street scene because it respects the original road pattern and neighbours building line. The proposal sets back from the neighbours building line in to the plot by 1m at the front elevations and 1.8m at the entrance of the front elevations. It also sets back by 1 meter in to the plot on the side elevations between the adjacent buildings where currently there is none.

The proposal therefore is in harmony with the existing street scene and complies with BE1, BE13 and HDAS requirements.

- The proposal will develop 58.8m² front garden/driveway which is larger than the immediate neighbours and 108.8m² rear gardens which is well above the recommended requirements (HDAS). It will accommodate 2 parking lots and extra landscaping areas on the front gardens far better than it is in the existing. The proposal therefore is in harmony with the existing street scene and it complies with BE1, BE13 and HDAS requirements.
- The height of the buildings will be the same as of the existing and neighbouring houses. The building material to be used will match the existing including the original brickwork (red brick). The proposal will be in harmony, character and within the scale of the existing. The extensions will complement and improve the amenity and character of the area and therefore complies with BE15, BE19 and HDAS requirements.
- A new Hip roof will be constructed of red tiles on both semis to replicate the bulk of the existing roof and the neighbourhood. The roof line will maintain the existing and neighbourhood roof line. The roof will be of lower pitch to maintain the original height and match the neighbouring houses. Please note that (This roof is one single roof over two semidetached houses or in other words one single roof over one detached structure), hence according to HDAS semi-detached roof's rule doesn't apply but detached roof rules apply. Therefore the proposal will be in harmony, character and within the scale of the existing. It will complement and improve the amenity and character of the area complying with BE15, BE19 and HDAS requirements.
- This proposal at No 93 will utilise 77.5 m² of the land which is 31.63% of the plot where the existing buildings already utilised 78m² of the land or 31.83% of the plot at No 93. This proposal will create 155 m² on both floors in total where the existing built on both floors is 118.5m² at No 93. The proposal not only is within the scale and proportion of the existing but also will improve the character and amenity of the area and therefore will comply with BE15, BE19 and HDAS requirements.

LPA Policies, BE20, BE21:

- The proposal permits excellent daylight and sunlight to penetrate into the rooms, bathrooms, kitchen and hallways. Therefore the extensions will comply with BE20 and HDAS requirements.
- HDAS requires 1 meter set back on the side elevations between No 93 – 95 boundary and 91-89 boundaries to allow sufficient day light and sunlight to

penetrate between the buildings. Therefore the proposal complies with BE20 and HDAS requirements.

- In relation to the height, width and depth of the extensions the HDAS requirement are that the 45° rule is in full effect, the extended depth at the rear elevations would be no more than 3 meters from the original rear walls and the width of the extension is not more than half the original width. With this proposal all conditions are true, (depth=3 meters, width =1meter and 45° rule in full effect) therefore HDAS requirements will fully be met, sufficient light will penetrate between the buildings and no amenity land will be lost at No 93. Therefore the extensions will comply with BE20, BE21 and HDAS requirements.
- The position of the front entrance doors will remain the same as the existing. All the windows on the side elevations will be the same as existing, fixed and obscured. Bathroom windows will be obscured openable only above 1.7m. There won't be any overlooking and therefore the proposal complies with HDAS and BE20, BE21.
- This proposal at No 93 utilises 77.5 m² of the land which is 31.63% of the plot. Where the existing buildings already utilised 78m² of the land or 31.83% of the plot. This proposal doesn't lose any but even improves the residential amenity land and therefore complies with BE21.
- This proposal will create 155 m² on both floors in total where the existing built on both floors is 118.5m² at No 93. Therefore this proposal utilises the amenity land efficiently and complies with BE21.
- The proposal will develop 58.8m² front garden/driveway which is larger than the immediate neighbours and 108.8m² rear Garden which is larger than the existing and well above the recommended requirements (HDAS). It will accommodate 2-3 parking lots and some extra landscaping as it is in the existing. Therefore the proposal fully complies with the HDAS and BE21.
- The proposal will provide 108.8 m² rear garden laid in lawn and 58.8 m² front garden / driveway to accommodate 2x parking spaces on hard surface, 2 bike bays and 2 waste - recycling bins on permeable surface. The soft landscaping on the front garden will be laid in lawn and hedges planted on the boundary matching the existing improving the street view. The proposal will accommodate the existing 1.8m fence/ hedges on the rear boundaries and 800mm height fence - hedges on the front garden/ driveway. No trees or shrubs to be removed. The proposal therefore will comply with BE1, BE13, BE15, BE19, BE20 and BE21

Conclusion:

This proposal is a joint application for 91 and 93 Hunters Grove Hayes UB3 3JF submitted to the London borough of Hillingdon LPA with mirror proposed plans to develop both sites simultaneously. The plans for each residential mirror in design scale, exterior, structure and landscaping.

This proposal has followed London Borough of Hillingdon HDAS and DMHD 1 and 2 guidelines to design a two story front/side/rear extensions + internal alterations to comply with LPA's UDP policies part 1 and 2 (November 2012), and policies: BE1, BE13, BE15, BE19, BE20 and BE21.

Contrary to the LPA opinion, the extensions siting, bulk, depth and design will not be intrusive to the neighbourhood but desirable, complementing the existing character, visual amenities and appearance of the area.

I therefore ask the inspectorate to examine this appeal and reverse the LPA decision to allow this planning application.

Yours sincerely

Ali Sohrabi
93 Hunters Grove
Hayes
UB3 3JF
alisohrabi@hotmail.co.uk
07915055345