

Appeal Statement

57-59 Coronation Road, Hayes, Middlesex, UB3 4JT

This Appeal Statement has been prepared in support of a planning appeal against the non-determination by the London Borough of Hillingdon of an application for planning permission reference number 75363/APP/2020/30 registered on 21st January 2020, for the following works to 57-59 Coronation Road, Hayes, UB3 4JT.



Images of street view of existing front elevations of 57 & 59 Coronation Road

This Appeal Statement sets out the Appellant's case in support of the proposed two storey side extension and first floor rear extension to allow for the conversion of existing 2 houses in 4 x 2-bed self-contained flats, involving alterations to rear elevation and demolition of existing single storey side elements.

This Statement should be read in conjunction with the application drawings and reports, which accompany this Appeal submission as follows:

- Design & Access Statement prepared by the White House Design Ltd.
- Drawing Number Reference: IZ/57-59/2019/A
- Drawing Number Reference: IZ/57-59/2019/B
- CIL Form associated with Application
- Planning Application Form 75363/APP/2020/30
- Drawing Issue Sheet / List

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PLANNING HISTORY

57 CORONATION ROAD

Erection of a single storey side and rear extension - APPROVAL

Reference 4159/APP/2001/2346

Decided 03-12-01

59 CORONATION ROAD HAYES

Erection of a single-storey side and rear extension - APPROVAL

Reference 49895/A/95/1321

Decided 11-10-95

NON-DETERMINATION

This application was accepted on 21st January 2020 the due date for this application was 17th March 2020. This is the main reason for the submission of this appeal, is due to it now being almost 6 months past the due date. We have made our best efforts with the council to have a decision notice served. Though informed the application was being recommended for refusal we are yet to receive this decision notice. Furthermore, we are not in agreement with the decision for refusal and have provided reasoning for this below.

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THE PROPOSAL - SIDE EXTENSION

The proposal that we have designed meets the guidance provided in the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document statement for a Side and First Floor Side Extensions: Two Storey.

'The Council requires all residential extensions and buildings of two or more storeys in height to be set back a minimum of 1 metre from the side boundary of the property for the full height of the building. This protects the character and appearance of the street scene and protects the gaps between properties - preventing houses from combining visually to form a terraced appearance. If there is an existing single storey side extension within 1m of the boundary, the first floor extension should be set in a minimum of 1.5m. 5.2 The retention of a reasonable space between a two storey side extension and side boundary also affords an opportunity for external access to be retained to the rear part of a house and its garden and for periodic maintenance to be carried out to the side elevations, roof and gutters of the dwelling without the need to gain access to adjoining land.

If the proposal for a single storey side extension is the first stage to the eventual construction of a two-storey development, the single storey element should be set a minimum of 1 metre from the boundary. **Likewise, if the proposal involves the demolition of an existing single storey element the two-storey extension for its full height should be set a minimum of 1 metre from the boundary.'**

Our proposal for a 2-storey side extension for both of the neighbouring properties concerned associated with this application, follows the local planning authority's guidance therefore we don't believe the refusal is justified. The below images show and highlight our proposal meeting Hillingdon council's guidance, by providing visual and written evidence.



Images highlighting council's guidance on 2 storey side extensions

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'In situations where the front wall of an existing ground floor extension is in line with the front building line of the existing house, the first floor should be set back 1m from the front building line.' This is the case with the property, the existing ground floor front building line has been kept in the position it was originally, whereas the front wall on the first floor has been set back from the front building line by 1 metre.

For semi-detached properties the roof height of the extension should not exceed the height of the main roof and so should be lowered by at least 0.5m at roof level. Our proposal follows this guidance and ensures the design has an extension and roof subordinate to the original house.

The width and height of the extension in relation to the original house should be considerably less than that of the original house and be between half and two thirds of the main house width depending on the plot size and character of the area.



Images highlighting council's guidance on 2 storey side extensions and the width of the extension

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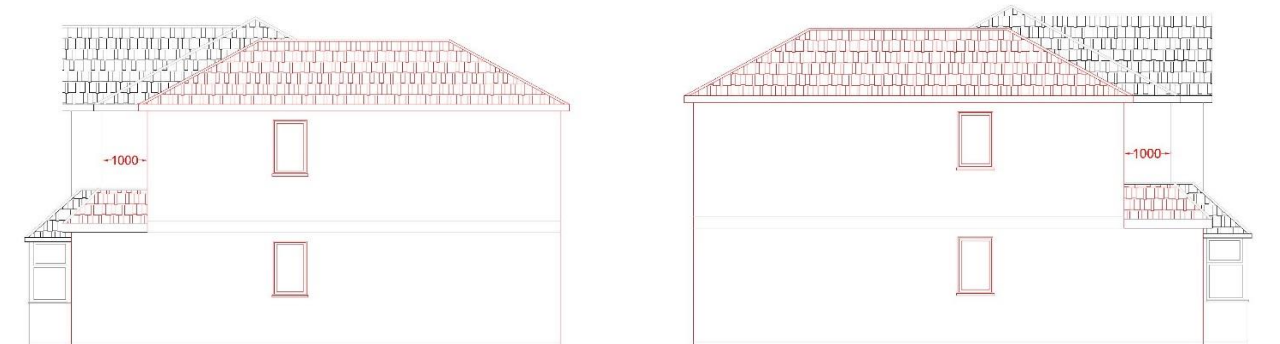
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Image showing Proposed Front Elevation with measurements highlighting proposed rooflines are 0.5m below main roof level and that width of extension is considerably less than the original house.



We believe that careful consideration has been given to the location of the proposed extensions to the building, building lines, frontages and entrances that have all been respected. Furthermore, the development has clearly defined building lines that provides a visual aesthetic that relates to the street pattern. One example that displays how the proposal fits well within the existing street scene is the neighbouring property at 49-51 Coronation Road, located 2 houses west of the proposed site. This property shows a very similar street frontage as to what we are proposing, we believe this further supports our claims that Hillingdon Council guidance has been followed.

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Image of frontage at 49-51 Coronation Road

THE PROPOSAL - REAR EXTENSION

The extension has been designed with adequate privacy for their occupants and neighbouring properties in mind. Not only have we set the proposal 1 metre in from the side of the boundary to further ensure this.

‘Sufficient garden space should be retained as a consequence of an extension’ As can be seen in the difference between the proposed and existing site plans both rear gardens have been retained and remains unchanged between the existing and proposed.

‘extensions, which are positioned close to a boundary, may not be acceptable if they have a significant overshadowing and overbearing effect on the habitable rooms of adjoining dwellings. In this respect any two-storey extension extending beyond a 45 ° horizontal angle measured from the middle of a principle window to a habitable room on the adjoining dwelling may not be acceptable.’

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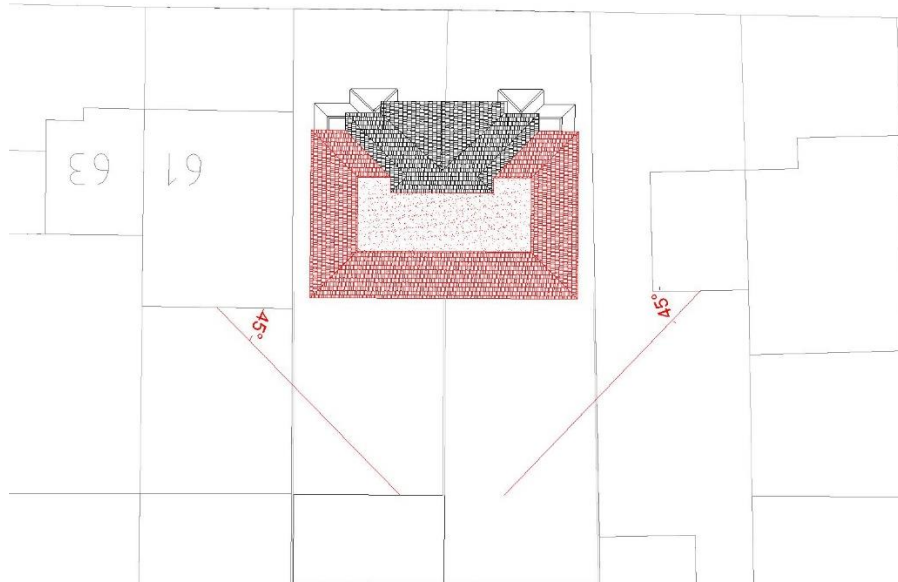


Image showing maintained privacy from immediately neighbouring adjacent properties

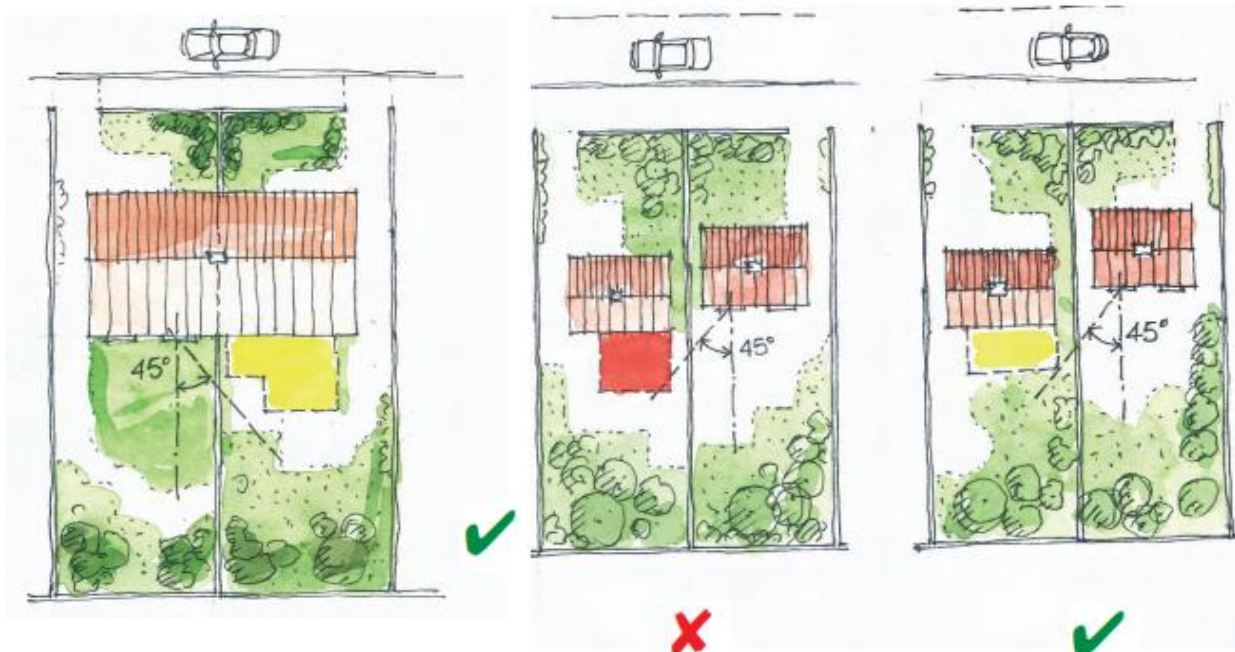


Image showing diagrams of rear extension and the 45-degree rules from Hillingdon council guidance.

'Two storey rear extensions on semidetached and terraced dwellings are likely to be problematic unless undertaken with the neighbouring property.'

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CONCLUSION

There are no policies within the London Borough of Hillingdon supplementary planning documents during the time this application was submitted to allow the refusal of this application, as guidance has been followed to the highest degree possible. Therefore, planning should have been granted during the statutory time period. We believe the proposal is in compliance with all required planning legislation and rely on judgement of the Planning Inspectorate to determine the outcome of this application.