

Proposed development



- No. 49 is not developed
- No. 47 has had their rear extension approved.

We no 43 are in the same position with no.45 as no. 47 is with no. 49.

Where one side of the proposal has a development and one side does not. We request the council to keep this in mind, as the rest of this document will show larger rear developments than our proposal.

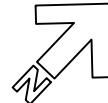
CLIENT

Gosal property Management Ltd

PROJECT LOCATION
43 Wyre Grove, Hayes
London UB3 4PH

SCALE	1:100 / A3	DRAWING NO. REV.
		01EL
DATE	December 2022	DRAWN
		TAHER

Floor plan it, design and build



NOTE: ALL PROPOSED
MATERIALS TO MATCH
EXISTING

DRAWING TIT

Precedent

152 – 160 Kemp House,
City Road , Londn EC1
Email: Info@floorplanit.co.uk
WWW.FLOORPLANIT.CO.UK
TEL: 07704203080

Impact on residential amenities

1 The proposed 6-meter rear extension would not appear over-dominant when viewed on the block plan, by virtue of its siting and distance from the side boundary. Looking at the local planning guidance notes 3.16 proposed development should follow building lines. The neighboring properties from no. 41 Wyre Grove, Hayes UB3 4PH onward have all done a larger home development (5+ meter rear extension) we are following this line of development.

2 There would be a minimal loss of privacy to the neighboring properties, there are no windows proposed in the side flank elevation of the rear extension. The proposed bathroom window is proposed to be obscurely glazed

Trees, Amenity Space, and Parking

1 There are no trees on the site subject to a Tree Preservation Order and the proposal would not impact any trees of any significant merit.

2 A rear amenity space would be retained. Therefore, the proposal would comply with design principles 5.13 & 3.13 of the Council's Residential development guidance notes.

Extensions Design Guide.

1 In terms of parking provision, there would be adequate provision for parking spaces in the front driveway. It is considered that this level of parking would be sufficient to comply with the Council's parking standards, which require a maximum of two spaces.

Conclusion

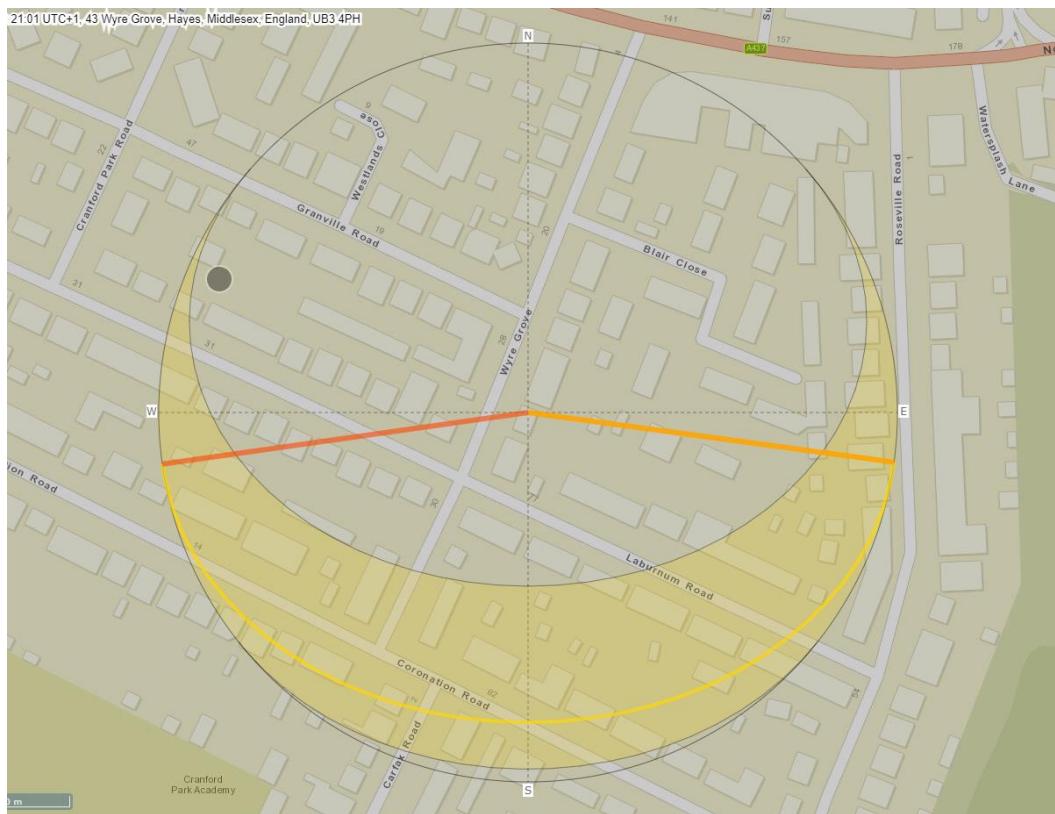
As such, it is considered that the proposed scheme would comply with the Council's objectives and planning policies, and planning permission should be granted for the proposal.

Lastly, the current build is staggered and does not conform to a good design. The proposed development would provide a better larger home supporting a larger family .

Other examples of similar extensions in Hayes and Hillingdon have been attached as Appendix A. Although, these exemplars are just a small quantity of many, any further information can be submitted if it is required.

Daylight

In terms of sunlight/ daylight for the neighboring property no 45 Wyre grove, the sun path calculations below show their daylight will not be blocked by the proposed development.



Dawn:	06:38:38
Sunrise:	07:11:36
Culmination:	12:49:29
Sunset:	18:26:27
Dusk:	18:59:21
Daylight duration:	11h14m51s
Distance [km]:	149.503.458
Altitude:	-24.53°
Azimuth:	293.36°

Appendix A

Examples of extensions to semi-detached houses in support of our proposal



