Design Statement for Planning Application:

Proposal: Demolition of existing conservatory and replacement with single storey rear extension at the 49 Lynhurst Crescent, UB10 9EG.

1. **Introduction**
   This Design Statement has been prepared to accompany a planning application for single storey rear extension following a demolition of an existing conservatory at 49 Lynhurst Crescent, UB10 9EG. The purpose of this document is to assess the potential impact of the proposed development on the surrounding environment.

2. **Existing Property**
   Property at 49 Lynhurst Crescent, is a two storey rendered mid-terraced house with a conservatory to the rear. Very long garden backs to the Gutteridge Wood and Meadows that sits within the Green Belt.

3. **Proposed Development**

   The proposals are to remove the existing single skinned conservatory on the ground floor to the rear of the property. The proposed extension would measure 4 m in depth, spanning across the entire rear elevation, with a pitched roof measuring a maximum height of 3.4 m. The proposal will be rendered with plain roof tiles to retain the aesthetics of the existing materials. Where possible the existing demolished materials will be retained and reused for purposes of sustainability.

4. **Policy DMHD 1**

   <u>B - Rear Extensions</u>

   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;

ix)   full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings. The single storey rear element of the extension would result in the property being extend 4.5m at ground floor.

Whilst the extension exceeds the depth requirements set out in policy DMHD 1. The extension is only marginally bigger than the existing conservatory at the rear of the property and would therefore have a similar visual impact.

We would also like to refer to recent couple of very similar approved planning applications at the Lynhurst Crescent.

- 53 LYNHURST CRESCENT HILLINGDON (9402/APP/2023/1883)
  Erection of single storey extension to rear and first floor extension to side and partially to rear. – Proposed rear single storey extension at 4.5m – **Approved**

- 9 LYNHURST CRESCENT HILLINGDON (31412/APP/2022/1500)
  Erection of a single storey rear extension.
  Proposed rear single storey extension at 4m – **Approved**

5. **Conclusion**
   In terms of depth and the proposed single storey rear extension would exceed the prescribed measurements set out in policy DMHD1 of the Hillingdon Local Plan Part 2 (2020).
   However, considering that there have been similar additions in the local area (listed above) we believe this proposal would not be an incongruous addition to the character of the area.