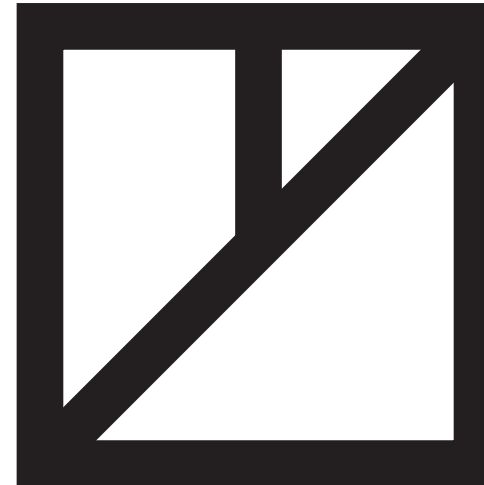




Supporting Document
44 Fairdale Gardens

Site



The application site comprises a two-storey semi-detached dwelling occupying a prominent corner plot at the end of Fairdale Gardens. The property has previously been extended and altered, including a hip-to-gable roof conversion, as well as single-storey rear and side extensions.

The site is situated within an established residential area of Hayes characterised predominantly by two-storey inter-war (1930s) semi-detached dwellings.

A number of properties within Fairdale Gardens and the surrounding area have been extended and altered over time, including roof conversions and single and two-storey extensions. These additions have resulted in a varied yet cohesive streetscape, reflecting residents' evolving housing needs whilst retaining the area's established residential character.

Immediate Context



1



2

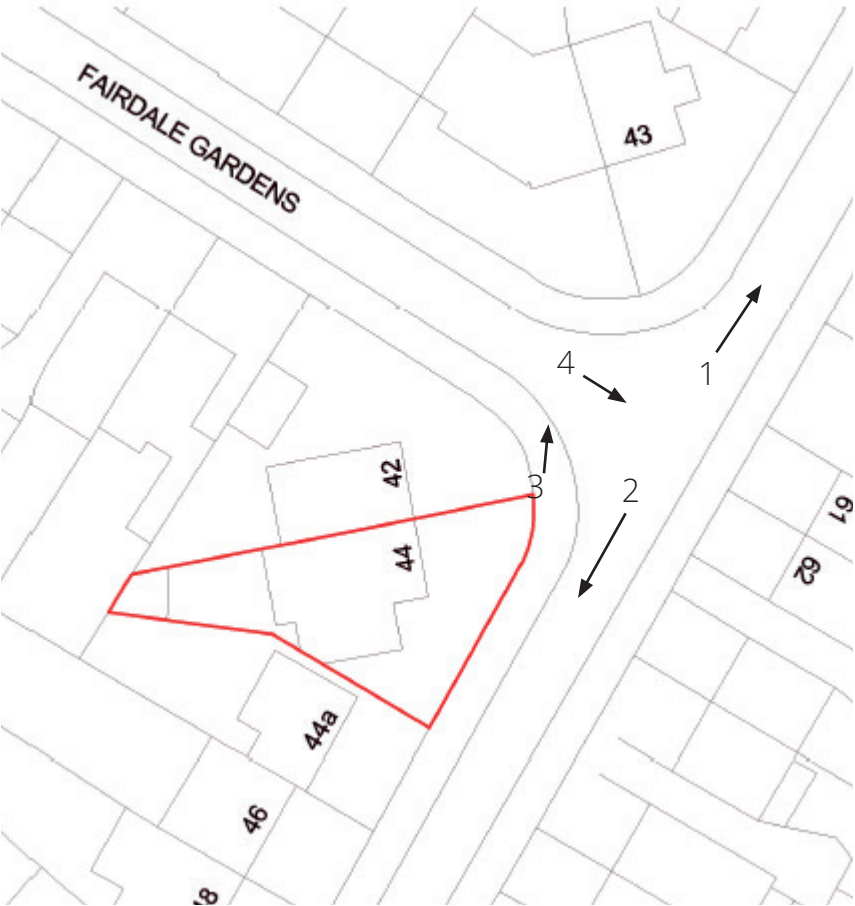


3



4

Here are the views around the property. Refer to the plan on the right to show where each image is taken from.



Proposal

The proposal seeks planning permission for the construction of a first-floor side extension above the existing ground-floor side extension.

The additional accommodation is required to meet the changing needs of the occupiers. The applicants have a growing household and require an additional bedroom with an en-suite bathroom to provide suitable accommodation for elderly parents who currently reside at the property. The proposal enables these needs to be met whilst allowing the family to remain within their existing home.

The existing single-storey side extension is set back approximately 2.75 metres from the principal front elevation of the dwelling. The proposed first-floor extension follows the footprint of the existing extension and maintains this substantial front setback. Combined with the proposed hipped roof design, the extension remains visually subordinate to the original dwelling and clearly reads as a secondary addition. The setback also serves to minimise the prominence of the extension within the street scene.

A key design objective has been to improve the overall appearance of the property. The existing dwelling has previously undergone a hip-to-gable roof alteration, resulting in a prominent gable elevation to the side. The proposed extension incorporates a hipped roof, reintroducing a roof form that reflects the prevailing character of neighbouring properties within Fairdale Gardens. This approach softens the appearance of the side elevation and assists in integrating the development more sympathetically within the established suburban streetscape.

In addition to the above examples, the immediate streetscape also demonstrates that two-storey side extensions can be successfully accommodated without causing harm to the character of the area. The property directly opposite the application site at 41 Fairdale Gardens (shown in View 3 on the previous page) has been extended with a substantial two-storey side extension. This development alters the original symmetry of the corner plot pair. It illustrates that the immediate street scene already accommodates larger two-storey side additions and that the proposed extension would not appear as an isolated or incongruous feature within the surrounding townscape.

It is acknowledged that the Council's guidance generally discourages first-floor side extensions where an existing hip-to-gable alteration has removed the original roof form. However, it is considered that the particular design of this proposal, incorporating a significant setback from the front elevation together with a hipped roof, successfully addresses the design objectives of the guidance by ensuring the extension remains subordinate and by reducing its visual impact.

Furthermore, a number of recent planning permissions within the London Borough of Hillingdon demonstrate that first-floor side extensions to properties with existing hip-to-gable alterations have been considered acceptable where the overall design is appropriate. Examples include:

Ref: 78643/APP/2024/654 - 15,17 & 19 Warley Road
Ref: 34823/APP/2022/1572 - 105 Church Road

In particular, the development approved at 105 Church Road concerns a prominent corner property at the junction of Church Road and Compton Road, where the extension is visible from two public frontages. By comparison, the application site occupies a less prominent position at the end of a T-junction off Coldharbour Lane. Consequently, the proposed extension would have a more limited presence within the wider street scene whilst maintaining the established character of Fairdale Gardens.

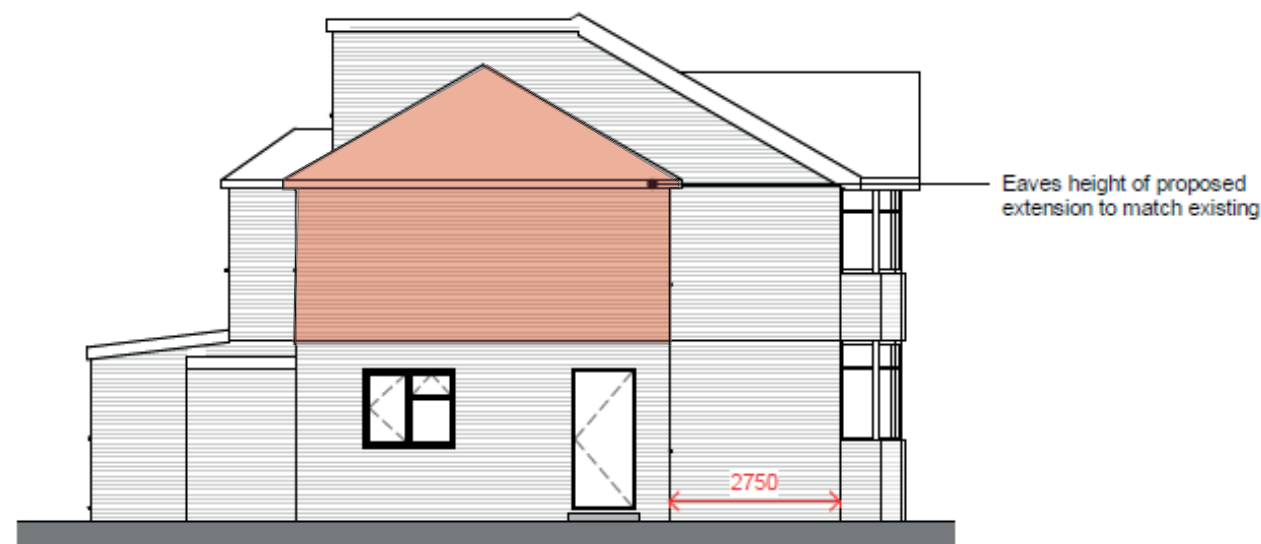
It is therefore considered that the proposal represents a well-designed, proportionate and sympathetic extension that satisfies the functional needs of the occupants whilst respecting the character and appearance of the host dwelling and the surrounding residential area.



1 Proposed Front Elevation
Scale - 1 : 100



2 Proposed Rear Elevation
Scale - 1 : 100



2 Proposed Side Elevation
Scale - 1 : 100

Conclusion

The proposed first-floor side extension has been carefully designed to respond positively to both the host dwelling and its surrounding context. By utilising the footprint of the existing ground-floor side extension, maintaining a substantial 2.75-metre setback from the principal elevation, and incorporating a hipped roof design, the proposal remains subordinate to the original dwelling and reduces its visual prominence within the street scene.

The design has been developed to provide additional accommodation to meet the evolving needs of the applicants whilst respecting the established suburban character of Fairdale Gardens. The use of matching materials, the reintroduction of a hipped roof form and the sympathetic scale and proportions of the extension ensure that the development integrates successfully with both the host property and the surrounding streetscape.

It is therefore considered that the proposal represents a high-quality and sympathetic form of development that preserves the character of the host dwelling, safeguards the visual amenity of the surrounding area and provides suitable additional living accommodation for the applicants.