

Design and Access Statement

29 Goshawk Gardens, Hayes, Middlesex. UB4 8LA

May 2024

Introduction

This Design and Access Statement relates to 29 Goshawk Gardens, Hayes, Middlesex. UB4 8LA. This is a 3-bedroom semi-detached house which has off-street parking and a shared driveway with No 31.

Planning History

On 25 August 2022, a planning application (Ref: 16096/APP/2022/2674) was submitted for a single-story rear extension with a depth a 6m. This extended 1.5m beyond the side elevation of the house. This application was validated on 5 September 2022, on the same day, 8 neighbouring properties were consulted, no objection was received.

Subsequently, on 28 October 2022, the applicant amended the plans for the rear extension. This amendment was to extend the property to a depth of 6m and span the original house with no projection beyond the side wall of the house.

This application was approved on 1 November 2022.

The Current Application

This application is for a proposed single storey rear extension which spans the width of the rear garden, this will be set in 1m from the boundary that adjoins No 31. The section that extends beyond the side elevation of the house will be visible from the road. This insubstantial section extends 1.5m beyond the side elevation of the original house and is angled at approximately 33 degrees. This will give a slimmer appearance to the said section when viewed from the road.

There are many properties on the applicant's road which benefit from a side detached garage, most of which do not have a consistent building line. Some are originally positioned or recently constructed so that the detached garage partially sits behind the main house, giving an attached appearance. You would need to stop and look to ascertain if it is a detached garage or part of a rear extension. As a result, the street scene will continue to remain consistent and unchanged with the proposed development.

The side projection is less harmful than a side garage (similar to number 31) spanning the entire width of the side section. The proposed development is set back 18m from the footpath; therefore, the scheme does not have an adverse impact and is in fact consistent with other properties in the area.

The proposed development will not adversely affect the outlook for the residents of No 31. It is located approximately 3.5m from the main house. The views for the residents of No 31 will remain unchanged due to their detached garage. The neighbouring garage spans 1.3m beyond the proposed extension.

In addition to this, the proposed development will be mainly behind mature shrubs which run along the boundary line. These are within the line of sight, as a result they will further detract any possible harm to the residents of No 31.

It is also worth noting, due to the position of the properties, the building lines of the original houses are not consistent.

The property at number 31 has a single storey rear extension with a pitch roof of approximately 4m in height. The view and harm from their first floor is extremely limited

as their habitable bedroom adjoins number 33. Their bathroom is located on the side elevation adjoining the applicant's site and has obscured glass.

The views from the immediate neighbours (both sides and rear) are too far or covered to have an adverse effect.

107 Goshawk Gardens successfully obtained planning permission (Ref: 59531/APP/2018/4134) for a single storey rear extension which included a side addition, very similar to this scheme.

This is a very good example of where the council have allowed for a similar scheme having considered whether their proposal will depart from policy and/or be an anomaly. This approval recognised that the scheme was sympathetic to the street scene.

National Policy

Section 2 subsection B of the National Planning Policy Framework clearly states that planning policy should be socially objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and **range** of homes can be provided to meet the needs of present and future generations.

This development falls directly under this remit – it is required to meet the owner's growing family needs.

Section 11 further states that councils should assist homeowners in making “Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses,”

Section 11(D) further states councils should promote and support the development of “*under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained*” and available sites could be used more effectively.

The design proposed within this application is one that in no way affects the natural environment and given other similar style developments in the area, will maintain the immediate style of architecture in the locality. The proposed design will meet all current UK building standards and regulations ensuring energy conservation is maintained to the highest possible levels.

Goshawk Gardens is a prime example of the above, and an area where demand for housing is high and supply limited, therefore this extension will clearly be in line with national planning policy that is encouraging such developments.

The development is further supported by section 2 subsection B of the National Planning Policy Framework which clearly recognises the need for a range of homes to meet the needs of present and future generations.

The development harmonises with the existing street scene and all materials used in the construction of the external surfaces of the development hereby match those used in the existing building and those materials used by numerous neighbouring buildings.

Conclusion

The scheme is considered to be sympathetic and in keeping with the area and does not have an adverse effect on the immediate neighbours. The properties in the area have varied development to the rear/side section of the houses, therefore this proposal is considered to be in keeping with the area. Furthermore, the side protrusion of 1.5m is too far from the foot path for it to have an adverse effect on the street scene

During 5 September 2022 - 26 September 2022, neighbours were consulted for this very same scheme, no objection was received.

It is worth noting that the Local Planning Authority approved a very similar scheme on the same street.

It is considered that the proposed development is acceptable as it complies with local and national policies.