



**Planning Application Supporting Statement  
and Design and Access Statement**

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**Full Planning Application for the erection of a single storey  
rear extension to dwelling house**

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**33 Hayes End Drive  
Hayes  
UB4 8HD**

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## **Introduction**

This Design and Access Statement has been prepared on behalf of the applicant who owns the property known as 33 Hayes End Drive, Hayes, UB4 8HD.

## **Site and Locality**

The application relates to a two storey, semi-detached dwelling, located to the west of Hayes End Drive. The brick, pebble-dash and tile dwelling is set back from the road by approximately 9.5 metres by an area of soft landscaping.

To the rear and side of the dwelling is a garden area which acts as the private amenity space for the occupiers of the property. This can be accessed by Blacklands Drive runs to the southern boundary line of the site.

The site is situated within the 'developed area' as identified in the Hillingdon Local Plan - Part One - Strategic Policies.

## **Proposed Scheme**

The application seeks planning permission for the erection of single storey rear extension to both 33 Hayes End Drive.

## **UDP / LDF Designation and London Plan**

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

- PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM14 New development and car parking standards.
- AM7 Consideration of traffic generated by proposed developments.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- LPP 3.5 (2016) Quality and design of housing developments

## **MAIN PLANNING ISSUES**

The main considerations are the design and impact on the character of the existing property, the impact upon the streetscene and locality the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which

would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

Paragraph 3.3 of the HDAS states that single storey rear extensions proposed on semi-detached houses with a plot measuring 5m wide or more should be no more than 3.6m deep. Likewise paragraph 3.7 states that such extensions should be no more than 3.4m in height. This is to ensure that the extension appears subordinate to the main house.

Both in terms of its height and depth, the proposal would accord with the above criteria and therefore would appear subordinate to the main property. Moreover, the extension would not be visible from the street scene and would be constructed using matching materials. As a result it is considered that it would not have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Compliance with the height and depth restrictions as recommended above means that the extension would not harm the amenity of nearby residents through loss of daylight. No. 7 and 13 to either side have existing rear extensions slightly less deep than what is proposed in this application. The proposed development would not have any windows on the side elevations which would prevent overlooking and loss of privacy to adjoining occupiers. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

In terms of the garden area at least 60 sq m of rear private garden should be retained to provide adequate amenity space for a three bedroom dwelling. The resultant amenity space would be well over 60 sq m which would be in excess of the paragraph 3.13 HDAS requirement. The proposal would be in accordance with Policy BE23 of the Hillingdon Local Plan Part 2.

The parking provision would remain unaffected by the proposal.

## **Conclusion**

Decision to grant planning permission should be given having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).