

August 2025

21-044 - 80 Fairway Avenue, West Drayton.

SCHEME 5: NEW PROPOSAL

Introduction

The application to which this is a supporting statement is the Fifth application for the extension and refurbishment of this property. Please read this document in association with the D & A Statements prepared in support of the previous applications. Thank you.

This Application

The proposed changes in this application directly address the reasons stated for the refusal of application 18998/APP/2024/3351, with reference to the London Borough of Hillingdon Local Plan.

Reason.1

The proposed extensions, by virtue of their excessive scale, cumulative bulk, and unsympathetic design details, would fail to respect the architectural integrity of the original semi-detached dwelling and would result in an incongruous addition within a prominent position in the Garden City, West Drayton Area of Special Local Character. The proposal would be contrary to Policies BE.1 and HE.1 of the Hillingdon Local Plan – Part 1: Strategic Policies (2012) and Policies DMHB.11, and DMHD.1 of Hillingdon Local Plan – Part 2: Development Management Policies (2020).

Design Changes Addressing Reason.1 for Refusal

The Front/Entrance elevation remains unchanged and fully respects the existing semi-detached relationship with its attached neighbour at 82 Fairway Avenue. The common separation distance between the pairs of semi-detached dwellings is in the range of 3.1.M to 3.3.M within the street scene. The gap between 80.FA and 78.FA is almost 4.6.M. The side extension, which is wholly subordinate to and set back from the front wall of the host dwelling, results in a separation gap of 3.3.M in line with the other adjacent gaps in Fairway Avenue. The plot width is over 8.0.M, allowing a rear ground-floor extension to project 3.6.M, and the existing Garage is utilised as the Kitchen/Breakfast Room. The depth of the first-floor extension is also kept to 3.6.M and is positioned almost centrally on the width of the plot. The geometry of the garage pitched roof remains as existing and is used to generate the roof to the first-floor extension, which is, again, wholly subordinate to the host dwelling, and which is distanced from the shared boundary with 82 FA by some 1.8.M. The separating flat-roofed part of the rear extension is kept within the 3.0.M height limit.

Reason.2

The proposed extensions, by reason of their excessive scale, bulk, rearwards projection, and proximity, would result in overdominance, overshadowing, visual intrusion, loss of light, loss of outlook to the neighbouring properties at 82, 78.A and 78.B Fairway Avenue. As such it would result in unacceptable harm to residential amenity. Therefore the proposal would be contrary to Policies D.3 and D.6 of the London Plan (2021) and Policies DMHB.11 and DMHD.1 of the Hillingdon Local plan – Part.2: Development Management Policies (2020).

Design Changes Addressing Reason.2 for Refusal

The Proposed design as described above fully respects the host property and each of the proposed extensions conform with the guidance contained in the London Borough of Hillingdon Local Plan Part.2 – Development Management Policies, and by so doing the impact on the amenities of adjoining and neighbouring is safeguarded, and as is shown on the rear elevation the size of the first-floor extension falls well within the horizontal and vertical 45-degree of line of sight drawn from the centre of the nearest ground-floor habitable room window in 82 Fairway Avenue.

Reason.3

The proposed extension would result in a habitable room (TV/meeting room) with inadequate outlook and daylight/sunlight. It would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policies D.3 and D.6 of the London Plan 92021) and Policy DMHB.11 of the Hillingdon Local Plan – Part.2 D: Development Management Policies (2020).

Design Changes Addressing Reason.3 for Refusal

The reduction in the depth of the rear extension in accordance with the guidance previously noted is presumed to provide an acceptable outlook to the original rooms within the host dwelling and this may be improved by the widening of existing openings onto a fully glazed new rear wall. The distancing of the first-floor extension from the shared boundary with 82 FA and the use of a partial flat roof allows for the introduction of a large format flat-glass rooflight abutting the rear wall of the original dwelling to provide natural light to the rear extension, and to the original rear room – the proposed TV/Meeting Room. In addition the TV/Meeting Room is opened-up internally to the Hall and Stairwell, both of which are extensively glazed at both ground and first-floor levels, the natural light from which will penetrate across the stair floor void deep across the ground-floor plan.

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80 Fairway Avenue – Revised Full Application – Scheme 5.

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