

55 WENTWORTH CRESCENT

DESIGN STATEMENT

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1.0

INTRODUCTION

1.1 INTRODUCTION

This design statement has been prepared on behalf of the applicant to support the planning application. It describes the context and proposal for development at 55 Wentworth Crescent, Hayes, UB3 1NN.

This document is divided into the following sections:

1. Introduction
2. Site & Context
3. Planning Considerations
4. Design Proposal
5. Conclusion

This design statement should be read in conjunction with the drawings and reports submitted alongside this application (list of documents mentioned in the application cover letter).

2.0

SITE & CONTEXT

2.1 SITE LOCATION

The property is situated within the Hillingdon Council, a quite residential road in Hayes. It is not a Grade Listed property nor does it sit within a Conservation Area.

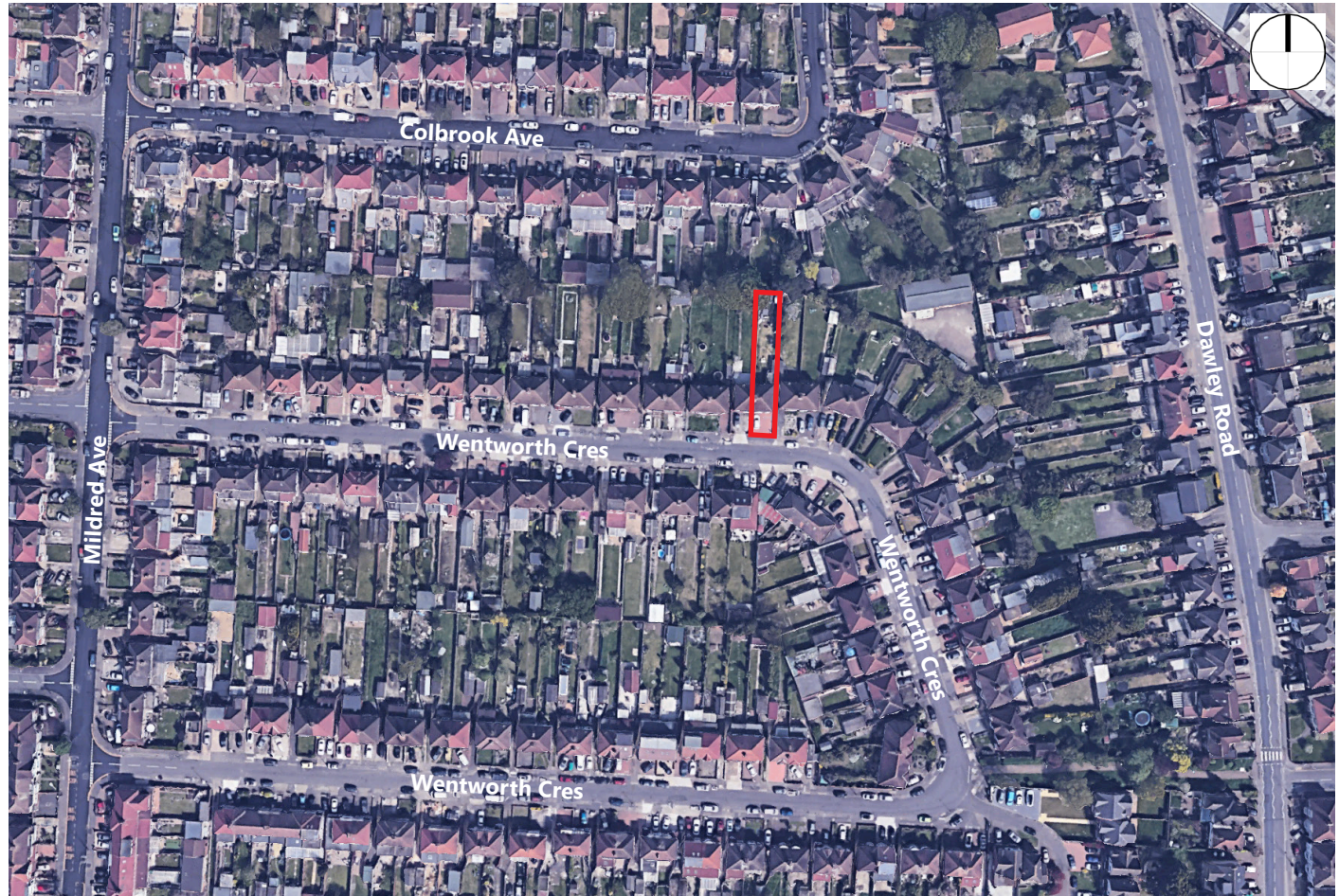
The overall neighbourhood consists mostly of residential properties, school, local shops and parks.

Towards the north of site, Lake Farm Country Park, Hayes & Harlington Station, Old Vinyl Factory and other commercial businesses are situated. To the east is Costco Hayes, River Crane, Asda, Costco and other superstores. Imperial College Sports Ground and Heathrow Airport, are towards the south, as well as, Bourne Farm Recreation Ground, Hotels like Crown Plaza and Holiday Inn and Harlington Sports Centre are to the west of site.

The site is conveniently situated between Hayes & Harlington Station and West Drayton Station, with multiple bus routes as well as the M4 providing connectivity to other parts of London.



Application site



Aerial view of 55 Wentworth Crescent showing indicative boundary (highlighted in red)

2.2 EXISTING PROPERTY

The existing property is a two storey semi-detached house. The site benefits from being situated in a spacious plot with front driveway and rear garden.



Front



Rear towards main house



Rear towards garden

3.0

PLANNING CONSIDERATIONS

3.1 PLANNING CONSIDERATIONS

Address :
55 Wentworth Crescent, Hayes, UB3 1NN

Local Authority :
London Borough of Hillingdon

Conservation Area :
No

Green Belt :
No

Flood Risk :
No

Agricultural Zone:
No

Listed Building :
No

TPO Protected Tree:
No



3.2 SITE PLANNING HISTORY

The property undergone a few recent planning applications in the as stated below, there are no further planning application or pre-applications found in relation to the property during our desktop research.

19892/APP/2023/1419

Erection of single storey extension to the rear. Amendments to fenestration.

Approved, October 2023

19892/APP/2023/116

Erection of a single storey and part double storey rear extension connecting to existing single storey rear structure.

Refused, March 2023

3.3 PLANNING PRECEDENTS

The proposal set out in this application is a common type of development across the local borough. The study represented in the diagram on the right here shows properties with similar scale rear extensions surrounding the application site.

There has been a good history of 4m rear extension approval within the vicinity of the application site, similar to the proposed development in this application, some of which have been listed on the next page.

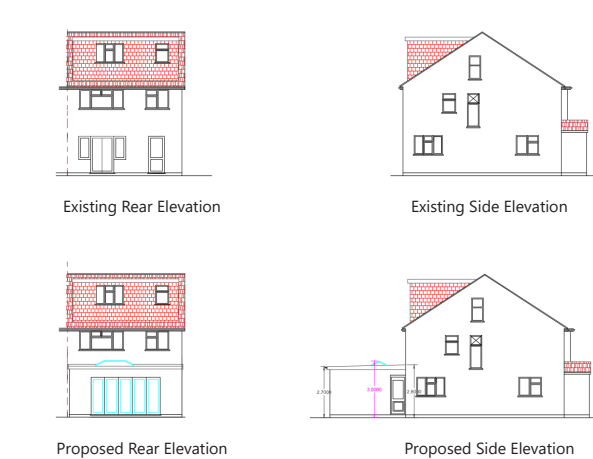
- Application site
- Properties with rear extensions
- Properties with 4m rear extensions shown on page 12 & 13



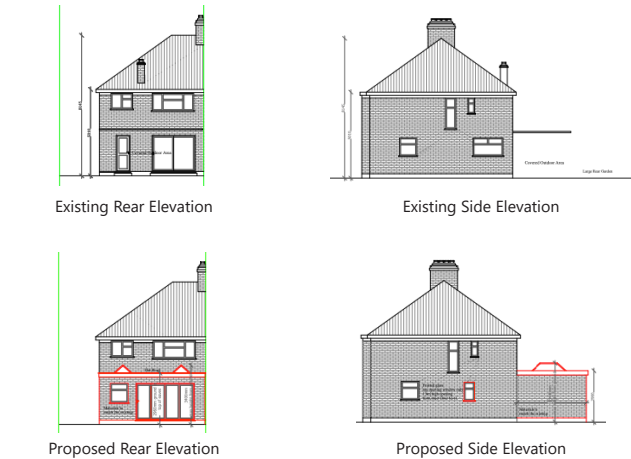
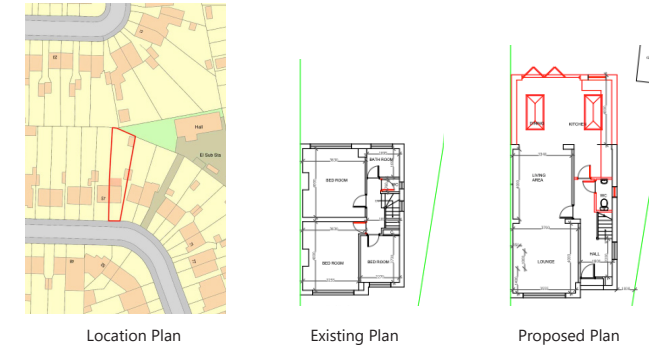
3.3 PLANNING PRECEDENTS

4m rear extensions under prior approval process precedents

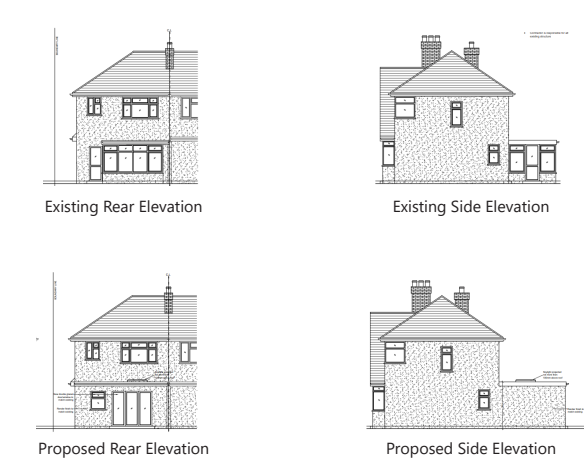
Application Ref. No: 40179/APP/2024/1890
Address: 37 Wentworth Crescent, Hayes
Proposal: Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.00 metres, for which the maximum height would be 3.00 metres (including the roof lantern), and for which the height of the eaves would be 2.70 metres
Decision: Prior Approval Not Required, September 2014



Application Ref. No: 77744/APP/2022/3856
Address: 59 Wentworth Crescent, Hayes
Proposal: Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres for which the maximum height would be 3.40 metres, and for which the height of the eaves would be 2.96 metres
Decision: Prior Approval Not Required, January 2023



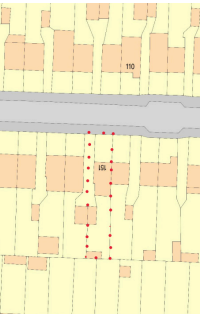
Application Ref. No: 70147/APP/2014/2505
Address: 15 Wentworth Crescent, Hayes
Proposal: Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.00 metres, for which the maximum height would be 2.95 metres, and for which the height of the eaves would be 2.95 metres
Decision: Prior Approval Not Required, December 2022



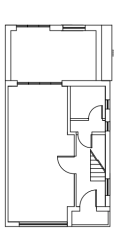
3.3 PLANNING PRECEDENTS

4m rear extensions under prior approval process precedents

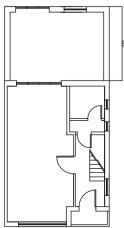
Application Ref. No: 13643/APP/2019/3475
Address: 151 Wentworth Crescent, Hayes
Proposal: Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 3 metres
Decision: Prior Approval Not Required, December 2019



Location Plan



Existing Plan



Proposed Plan



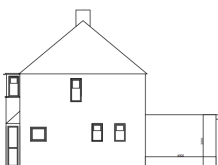
Existing Rear Elevation



Existing Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

Application Ref. No: 552/APP/2019/739
Address: 98 Wentworth Crescent, Hayes
Proposal: Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 3 metres
Decision: Prior Approval Not Required, April 2019



Location Plan



Existing Plan



Proposed Plan



Existing Rear Elevation



Existing Side Elevation

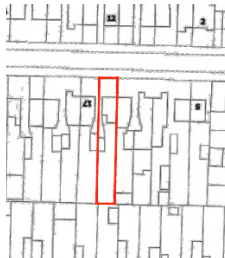


Proposed Rear Elevation

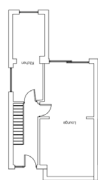


Proposed Side Elevation

Application Ref. No: 35622/APP/2016/2667
Address: 25 Wentworth Crescent, Hayes
Proposal: Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3.4 metres, and for which the height of the eaves would be 2.5 metres
Decision: Prior Approval Not Required, August 2016



Location Plan



Existing Plan



Proposed Plan

4.0

DESIGN PROPOSAL

4.1 DESIGN PROPOSAL

Proposal

The proposal is for erection of a 4m single storey rear extension under prior approval process. The proposals meets requirements of Class A - enlargement, improvement or alteration of the permitted development guidance.

The reasons for Lawful Development under Class A:

- The site is not listed, or located in conservation area, nor it is on a designated Article 2(3) land.
- The proposal does not change the use of the building and remains a single use dwelling; C3.
- The proposed rear extension sits within the curtilage area.
- As the property is a semi-detached, the proposal does not go beyond 4m of the original rear wall.
- The maximum height of the rear extension is proposed to be 3m.
- Proposed design does not include any raised platforms, verandah or balcony.
- The materials used in the extension will be of similar appearance to the existing house.

- The proposed development does not cover more than 50% of the ground area around the original dwelling. Please see below calculation which includes other proposed development under separate application.

Total Site Area = 332.54 sqm

Original House Area = 49.51 sqm

Usable Curtilage = $332.54 - 49.51 = 283.03$ sqm

50% of Curtilage = $283.03 \div 2 = 141.52$ sqm

Proposed Rear Extension = 24.10 sqm

$24.10 \text{ sqm} < 141.52 \text{ sqm}$ (permitted under the 50% rule)

5.0

CONCLUSION

5.1 CONCLUSION

Based on the information presented within this document, accompanying drawings and reports, we are confident that this proposal adheres to the relevant local and national planning policy. The proposal is respectful of the neighbouring properties and sensitive to the existing property and area. This careful and attentive design will provide a positive addition to the property and area. We trust that you will give favourable consideration to our application.

AMBA ARCHITECTURE

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