

**Amended Application with updated plan
covered all the points raised by planning officer**

Site Address:

123A Central Avenue

Hayes

Middlesex

UB3 2BS

**Conversion of roof space to habitable use to include a rear dormer
(Application for a Certificate of Lawful Development
for a Proposed Development)**

This statement is to support the conversion of roof space for habitable room and insertion of windows to rear side and rooflights to front at 123A Central Avenue, Hayes, UB3 2BS.



1. The proposed conversion has been designed to a high-quality and would fit well into the neighbourhood where there is a relatively mixed street scene, with a variation of dormers and extensions on other properties.
2. The surrounding properties are largely two-storey, detached or semi-detached, of different designs, on generous plots. There have been extensions on many of these dwellings. The proposed conversion would create habitable room for the property, allowing the family to expand and adapt their home to meet their needs, whilst remaining congruous with the surroundings.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture, those on the existing building; and, to protect the privacy of the adjoining property and to prevent overlooking, the windows on rear elevation of the roof extension shall be glazed with obscured glass.
4. It will be seen that the proposal is acceptable in terms of character, appearance, and impact on living conditions and should therefore be granted approval under permitted development.
5. The dwelling is set back from the street scene. This locality consists of primarily two storey and single storey large detached and semi-detached dwellings of varying house types and designs set within spacious plots. There have been extensions on numerous dwellings within the locality.
6. As detailed here, there is a relatively mixed street scene in this neighbourhood, with a variation of dormers and extensions on other properties, all set back from the road and mostly generously sized. The proposed development would therefore fit well into the street scene. The proposed extension to the roof of the dwelling would enable additional habitable space.
7. The proposed materials would match the existing dwelling. The application also seeks insertion of windows to rear side and rooflights to front.
8. Strongly object on the grounds that it is an overdevelopment in the proposed location and the loss of privacy on neighbouring properties. As obscure glazing will be used there will be no impact.
9. The proposed rear dormers, by virtue of its proximity and openings, would not be detrimental to the amenities of the adjoining occupiers at No.59 Orchard Road, in updated drawings we have shown obscure windows with non- openings and there will be no visual intrusion, overlooking and loss of privacy.
10. The proposed rear windows on the roof extension facing this property would be obscurely glazed and non – openings and a condition is recommended to ensure there is no overlooking or loss of privacy from the proposed rear windows to the neighbouring property, No.59 Orchard Road. These windows will help to provide enough light to the property.
11. At the front we proposed two Velux windows that could be opened will help to give more light to the property.

12. 123A Central Avenue is the corner property. On central Avenue there are many similar properties that got approval for loft conversion in recent years.
13. The drawings are designed by an experienced architect and this will enhance the beauty of house and surrounding area. There is no over-large roof conversion. The proposed rear dormer volume is 16.55 cube meters and less than 40 cube meters. (REAR DORMER VOLUME = $W \times H \times L / 2$ $6.748 \times 2.485 \times 1.974 / 2$ $33.10 / 2$ $V1 = 16.55 \text{ CU.MT.} < 40.00 \text{ CU.MT}$) There is no raising of a main roof above the existing ridgeline of a house.
14. The site is open to the front with a driveway. The site sits within a reasonably large plot surrounded by fencing to the side and rear boundaries to all neighbouring properties. It can easily accommodate this development without any harm to amenity of the street scene or to neighbours.
- 15. No objection is raised from surrounding neighbours in previous application –**
- No objection raised for overdevelopment
 - No Loss of privacy to No 59 Orchard Road
 - No objection raised on the loss of light to No 59 Orchard Road
 - No objection is raised for increase in noise
16. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- (i) A social 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; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being. The conversion provided here will meet the social needs that exist for the resident family. The proposal will not harm the amenity of the neighbouring properties.
 - (ii) An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure; This development would add another habitable room to the appeal property, increasing the value of the dwelling and potentially increasing the annual Council Tax payments. The scheme, as it is within the town boundary of Hayes, would strengthen the network of settlements within the

Borough. It will also create employment for local builders and trades people which in turn contributes to the local economy. The very fact of the development costs associated with housing development is sufficient to meet the economic objective test under the sustainability principle.

- (iii) An environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy. Any building works will be designed to conform in all respects with current building regulations. The proposal Makes effective use of air space and does not extending the built footprint of the dwelling, thereby causing no ecological harm.

17. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. The proposed redevelopment aligns with the above three policies by:

- Offering employment for local tradespeople.
- Increase the value of the property.
- Introducing another habitable room to the property.
- Making effective use of air space and not extending the built footprint, thereby causing no ecological harm.
- The scheme, as it is within the town boundary of Hayes, would strengthen the network of settlements within the borough.

18. Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

This development is making an effective use of space on a property that has ample room to accommodate it. The proposal has been designed sympathetically to protect the built environment and by utilising materials and design features that match in with the host dwelling. The appellant has created a wholly appropriate addition to their property which would be acceptable in terms of neighbouring amenity, character, appearance, and impact on living conditions.

- 19. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible
- 20. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. The appellant would accept the necessary conditions for the approval of this development.
- 21. Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 22. The planning officer already mentioned in previous application that the permitted development rights has not revoked. This large corner plot has

large potential of conversion. We look forward the approval of this conversion.

Planning Balance

The council can grant planning permission under permitted development with conditions and we will accept the conditions. It is confirmed that the proposal would be acceptable in terms of character, appearance, and impact on living conditions.

In Central Avenue, there are many loft conversion of similar case.

- a. There is loft conversion on corner property situated on junction Hesa Road & Central Avenue.



- b. 132 Central Avenue, Hayes. This dormer is on the side and impact the scene of street.



- c. 131 Central Avenue, Hayes. This dormer extension is recently built on the front and this don't create a good impact on the street scene. Our design is of high quality, the proposed dormer is at the rear and will not impact the beauty of the street.



d. 157 Central Avenue



e. 186 Central Avenue



f. 210 Central Avenue corner property with loft conversion.



g. 86 Central Avenue



- h. There are many more loft conversion in Central Avenue. These properties has small gardens than 123A Central Avenue.



- i. This development property don't have garden and totally different property in the street. This property is very close to the neighbourhood property.



- j. This is the similar case has been granted under permitted development right on Central Avenue.



- k. Recently loft conversion approved for this property and it impacts the neighbour property.



I. This conversion is similar case.



m. Recent application approved in Central Avenue



n. Similar case and the application granted. The property is on the corner of Central Avenue & Townfield.





