PLANNING STATEMENT

Site Address: 60 East Avenue, Hayes, UB3 2HP

Proposal: Construction of two storey side, single-storey rear, part first-floor rear, two storey front extension along with loft conversion featuring a rear dormer and front rooflights.

1. Executive Summary & Site Context

1.1 This Planning Statement is submitted in support of a full planning application for the proposed extensions of the existing detached residential dwelling at 60 East Avenue, Hayes, UB3 2HP. The proposal seeks to deliver enhanced modern family living accommodation through a well-proportioned, architecturally sympathetic design that responds directly to the local built context.

1.2 The application site comprises a two-storey detached house located on the Eastern side of East Avenue. The surrounding urban grain is characteristically suburban, defined predominantly by mix of commercial and residential properties. The immediate streetscape displays a clear pattern of physical evolution, with numerous nearby properties having undergone substantial front, side, rear, and roof modifications. The property is neither statutory nor locally listed, nor does it sit within a designated Conservation Area.

2. Planning History & Architectural Precedent

2.1 Analysis of the immediate urban fabric demonstrates that multi-element extensions represent an established development typology along East Avenue.

2.2 Crucially, the immediate adjoining property at 58 East Avenue has previously benefited from a substantial two-storey rear extension. This established addition at No. 58 sets a direct and highly relevant visual precedent for two-storey massing along the road. The current proposal takes strategic guidance from this precedent, ensuring that the proposed built form mediates appropriately between the physical profiles of No. 58 and No. 62, maintaining visual equilibrium across the street front.

2.3 Site benefit from planning consent for:

a) 2773/APP/2023/2559: Erection of a two storey front extension and raising of ridgeline (**Approved in Appeal)**

b) 2773/APP/2026/1283: Erection of a two storey extension to the side and part single storey and part two storey extension to the rear. **(Approved)**

c) 2773/App/2023/64: Erection of single storey extension to rear (Application for a Certificate of Lawful Development for a Proposed Development) **(Approved)**

3. Detailed Proposal & Spatial Analysis

The proposed development reflects a holistic architectural approach, reconfiguring internal circulation while adding crucial, floor-area-efficient living spaces:

- **Double-Storey Side & Front Extension:** Integrates a expanded entrance hallway and creates a fluid, open-plan kitchen/dining zone on the ground floor. At first-floor level, it introduces a third bedroom with en-suite facilities, set subordinate to the primary elevation to maintain scale and rhythm.

- **Single-Storey Rear Extension:** Projects 3.0m beyond the rear wall across the ground floor to form a expansive family living space. Incorporates flat-roof sky lights to optimize natural light penetration deep into the internal plan.
- **Part First-Floor Rear Extension:** Extends 3.0m deep by 4.0m wide above a section of the ground floor. The massing is carefully sculpted to avoid visual bulk when viewed from neighbouring garden boundaries.
- **Roof Conversion & Rear Dormer:** Inset by 1.2m from both sides, set below ridge line and above eaves to make it subservient addition to main roof. Proposed rear dormer optimizes head-height for a fourth bedroom and dedicated study area, balanced visually by front-facing rooflights.

4. Assessment of Impact on Residential Amenity

4.1 **Daylight, Sunlight & Visual Impact:** The scheme has been crafted in strict compliance with standard local authority design criteria. As demonstrated on drawing ART/2026/DS60EA/PL01, the first-floor rear extension strictly respects the 45-degree sightline projected from the nearest habitable room windows of both No. 62 and No. 58 East Avenue. This ensures no significant overshadowing, reduction in outlook, or overbearing impact upon adjacent residents.

4.2 **Privacy & Overlooking:** All proposed fenestration at upper levels are positioned to mirror standard residential relationships, avoiding direct line-of-sight overlooking into adjoining private amenity zones.

4.3 **Materiality & Vernacular Integration:** External materials—including facing brickwork (BW) and painted render (PR)—have been specified to match the existing host dwelling's material palette. Roof tiles and window joinery styles will identically mirror existing details, preserving overall streetscape harmony.

5. London Plan Policy D12A (Fire Safety Strategy)

5.1 In accordance with Policy D12A of the London Plan, the proposal incorporates a robust internal fire safety layout tailored to multi-storey domestic dwellings:

- **Protected Escape Route:** A continuous, Part B-compliant protected enclosure leads directly from all upper-floor habitable rooms to the primary exit door facing East Avenue.
- **Detection Systems:** Interlinked optical smoke detectors (SD) are specified on each landing and hallway, complemented by a heat detector (HD) within the kitchen area.
- **Passive Protection:** All walls bounding the escape route provide 30-minute fire resistance, complemented by self-closing FD30 fire door sets across all protected corridor openings.

6. Strategic Conclusion

The proposed development represents a sensitive, high-quality residential addition that optimizes the site's potential without compromising neighbouring amenity or local character. By following the architectural precedent set at 58 East Avenue and observing established design guidelines, the proposal achieves full alignment with local planning policies and London Plan requirements. Planning permission is therefore respectfully requested.