



Planning Statement

Planning Application for the proposed demolition of existing single storey rear extension replaced by a new single storey rear extension to dwelling house

**54 Gledwood Avenue
Hayes
UB4 0AW**



Introduction

This Planning Statement has been prepared on behalf of the applicant / owner of the property known as 54 Gledwood Avenue, Hayes, UB4 0AW.

Site and Locality

The application relates to a two storey, end of terrace dwelling, located in the south of Gledwood Avenue with the principle elevation facing north. The property benefits from a large rear garden which provides the private amenity space for the occupiers of the property as with the front garden used for off street parking.

The street scene is residential in character and appearance comprising predominantly of two storey semi-detached residential properties.

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

It is not located within a Conservation Area, and not within the curtilage of a Listed Building. Part of the site is in Flood Zone 2.

Proposed Scheme

The application seeks planning permission for the demolition and replacement of a full width single storey rear extension with a depth of 6 metres.

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:

- DMHB 11 - Design of New Development
- DMHB 18 - Private Outdoor Amenity Space
- DMHD 1 - Alterations and Extensions to Residential Dwellings
- DMT 6 - Vehicle Parking
- LPP D6 (2021) Housing quality and standards

MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the street scene and locality the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision. A flood risk assessment has been undertaken in compliance with Policy DMEI 9 and no concerns are raised with regard to this, despite the Zone 2 designation.

The Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character. Part Two - Saved Unitary Development Plan Policies of the Local Plan contains policies that seek to safeguard the appearance, character and amenities of the local street scene and surrounding area.

Policy DMHB 11 of the Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 of the Development Management Policies (2020) States that:

- i) alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighboring occupiers.
- ii) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- iii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iv) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;

The single storey rear extension would extend into the rear garden by 6m with a mono pitched roof with a maximum ridge height of 3.3m with 3m eaves. It is noted that proposed extension would not be policy compliant. However, there are mitigating circumstances in this instance. Accordingly, it is considered that the proposed extension would not impact upon the visual amenity of the street scene and therefore a reason for refusal would be difficult to justify on design grounds alone.

Taking into consideration the boundary treatment and the adjoining neighbour's rear extensions, the proposed extensions would not be overbearing and would not result in a loss of light or loss of privacy for adjoining residential properties. Therefore, the application proposal would not constitute an un-neighbourly form of development and would be in compliance with Policies DMHB 11 and DMHD 1 of the Development Management Policies (2020).

It is considered that all the proposed habitable rooms, and those altered by the development would still maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2016).

Policy DMHB 18 of the Development Management Policies (2020) expects a minimum 60sq.m of private amenity space to be retained for a 2 and 3 bedroom property. The proposal would exceed this requirement, in compliance with the policy requirements.

The parking provision would remain unaffected by the proposal.

Fire safety

Following the publication of the London Plan in March 2021 all applications are required to meet the highest standards of fire safety. As part of this application fire safety information has been submitted to accord with policy D12a of the London Plan and as such the proposal is acceptable in these terms.

Equalities Duties Implications

The Council has to give due regard to its Equalities Duties, in particular with respect to general duties arising from section 149 of the Equality Act 2010. Having due regard to the need to advance equality involves the need to remove or minimize disadvantages suffered by equalities groups.

The Council has considered the relevance of the proposal to the provisions of the Equality Act 2010, for those with the following protected characteristics: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation and the Human Rights Act 1998. The assessment concluded that Equalities Duties are not engaged by this proposal. The proposal is also compatible with Human Rights Articles and as the report does not have any significant bearing on the substantive equality duty it is not considered necessary to undertake an Equality Analysis.

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).