

Impact on residential amenities

1 The proposed two-story side extension would not appear overdominant when viewed from the street, by virtue of its siting and distance from the side boundary. Proposal for a double side story extension, under HDAS guidance, notes 5,7 to extend detached house. Two-story side extensions should be integrated with the existing house. There is no specific requirement for a setback from the front of the house.

2 There would be a minimal loss of privacy to the neighbouring properties, there are no habitable room windows proposed in the side flank elevation of the first floor of the two storeys side extension. The proposed bathroom window is proposed to be obscurely glazed. Furthermore, the proposed two-storey side extension would not breach a 45° line taken from the edge of the main dwelling.

Trees, Amenity Space and Parking

1 There are no trees on the site subject to a Tree Preservation Order and the proposal would not impact any trees of any significant merit.

2 A rear amenity space would be retained. Therefore, the proposal would comply with design principle 5.13 of the Council's Residential

Extensions Design Guide.

1 In terms of parking provision, there would be adequate provision for parking spaces in the front driveway. It is considered that this level of parking would be sufficient to comply with the Council's parking standards, which require a maximum of two spaces.

Conclusion

As such, it is considered that the proposed scheme would comply with the Council's objectives and planning policies and planning permission should be granted for the proposal.

Lastly, the current build is staggered and does not conform to a good design. The proposed development would provide a better street view, a more conform to design, and improve the local character. The proposed two-storey side extension has been designed to have the same ridgeline as the main dwelling house and to be in line with the front of the main wall. It is considered that this design would reflect the symmetry between the adjoining properties.

Other examples of similar two-storey side extensions in Hayes and Hillingdon have been attached as Appendix A. Although, these exemplars are just a small quantity of many, any further information can be submitted if it is required.

Appendix A

Examples of flush side extensions to houses in line with the main dwelling house

51-53 Swakeleys Drive, Ickenham

A two-storey side extension has been constructed to houses in line with the front wall of the dwelling and with a pitched roof to the same height as the main dwelling. No. 51



No.51

No. 53



165-167 Long Lane, Hillingdon

A two-storey side extension has been implemented to both properties. 165 Long Lane has extended abutting the side boundary.



59 North Hyde Road, Hayes

A two-storey side extension with a parapet roof, in line with the front of the dwelling.



67-69 Swakeleys Drive, Ickenham



Both properties have extended with a two-storey side extension and have retained the focus on the two central gable features. It is a good example of the symmetry being maintained of the semi-detached house

119 Long Lane, Hillingdon

A two-storey side extension on a corner plot, with an integral garage. It follows the same alignment as the main dwelling with matching materials.



