



Planning Statement

Planning Application for erection of single storey rear extension, following the demolition of conservatory to dwelling house

**73 Mulberry Crescent
West Drayton
UB7 9AQ**



Introduction

This Planning Statement has been prepared on behalf of the applicant / owner of the property known as 73 Mulberry Crescent, West Drayton, UB7 9AQ. The application seeks planning permission for the erection of single storey rear extension, following the demolition of existing conservatory. The application seeks planning permission for a full width single storey rear extension with a depth of 6 metres.

Site and Locality

73 Mulberry Crescent (the application site) comprises a two-storey end terrace property on the north side of Mulberry Crescent, West Drayton. The house has a single-storey rear conservatory extension. The existing extension measures four metres deep and 4.9 metres wide and has a floor area of approximately 19.6 sq. m. The conservatory has an eaves height of 2.4 metres. The lean-to roof has a maximum height of 3.4 metres. There's an outbuilding to the back of the rear garden used as ancillary storage and a playroom (approved under planning application reference 29405/APP/2023/856) within a large 365 sq. m. rear garden.

The site does not have car parking, though there are parking bays along Mulberry Crescent, 25 metres to the front (south) of the house.

The application site has no heritage, flood, or tree constraints.

The surrounding area is residential, mainly comprised of two-storey terrace dwellings.

Local Plan 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:

- NPPF12 -23 LPP D4 LPP D6 LPP D3 DMHB 11 DMHB 12 DMHB 18 DMHD 1
- NPPF12 23 - Achieving well-designed and beautiful places
- (2021) Delivering good design
- (2021) Housing quality and standards
- (2021) Optimising site capacity through the design-led approach
- Design of New Development
- Streets and Public Realm
- Private Outdoor Amenity Space
- Alterations and Extensions to Residential Dwellings

MAIN PLANNING ISSUES

The main considerations are the proposal's design and impact on the character of the existing property, the impact on the streetscene and locality, the impact upon the amenities of neighbouring properties, the reduction in the size of the rear garden, highways impact, and car parking provision.

Character and Appearance:

Policies D3 and D4 of the London Plan (2021) require development proposals to be high quality and enhance the local context, delivering buildings and spaces that positively respond to local distinctiveness.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) 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.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - 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.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the streetscene, and should appear subordinate to the main dwelling.

With regard to rear extensions, Policy DMHD 1 requires:

i) 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; ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;

iii) 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 2.85m with 2.575m 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).

The adjacent property at 75 Mulberry Crescent is broadly in line with the front of 73 Mulberry Crescent. Given the degree of separation, officers consider that the 6m deep rear extension would not result in sufficient harm to the light and outlook of this property to justify a refusal of planning permission.

71 Mulberry Crescent has a rear conservatory that aligns with the application site's existing rear conservatory. Increasing the rear extension depth to six metres and increasing the eaves height from 2.4 metres to 2.6m would not harm to the residential amenity, daylight, and sunlight of the adjacent 71 Mulberry Crescent. The owner's of 71 Mulberry Crescent have given written consent that they would no objection for the proposed extension (see attached).

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).