



Planning Statement

Site address: 48 Pole Hill Road, Hillingdon, UB10 0QB

Part Single Part Double Storey Rear Extension – adjusted in line with Feedback from Planning Officer and Planning Inspectors

Existing Site

The application site is located in a residential area, with a wide mix of properties and styles. The application site stretches 65m deep along the side road Harrow View, which is off Pole Hill Road. The site is by a relatively busy junction of Pole Hill Road, Harrow View, Mint Close and Mellow Lane.

Planning History:

There have been numerous planning applications at the site, with a mixture of decisions. The main focus of this application is the most recent application which has been refused planning. The plan with this application is to retain the elements which were considered acceptable and to alter the elements which were required to be altered both by the Planning Officer and the Appeal Inspector.

Ground Floor extension – considered Acceptable:

Planning Officer Comment: “The proposed development would involve a part single, part double storey rear extension. It is important to note that the single storey element has been approved under reference 33924/APP/2023/1218, therefore, it is considered acceptable on its own.”

Proposed Scheme's alteration – in line with Planning Officer and Inspector's comments

We have ensured to take note of planning officer and inspector's comments. The key issue found by the inspector was from their report, point no.7:

“The proposed dormer would be of a width that would allow part of each side dormer cheek to be seen, it would, nevertheless, exacerbate both the box-like appearance of the dwelling and its top-heavy appearance. It would also mask the rear gable which is a valuable remaining defining characteristic of the original bungalow. Overall, it would be a poor, overdeveloped and inharmonious design.”

The scheme takes account of these comments by:

- The boxlike dormer has been removed
- From the street, all that can be seen is an extension of the existing rear gable
- The rear gable (considered a key feature and defining characteristic) has been retained

Further to these points:

- The depth of the rear extension is reasonable and not imposing in scale
- The first floor extension is located above an already approved ground floor extension
- From the street, the building looks identical to how it currently is
- There is no negative impact on any neighbours

Scale of Proposal

The proposed first floor is extremely minimal in relation to neighbouring houses.

The proposed first floor extension stays well away from the boundaries. At the closest point, 4000mm from the boundary with the Harrow View side road and 2000mm from next door no.50 Pole Hill Road

The site is huge and the development is very small in relation to the site size

It gives a third bedroom to an otherwise un-proportioned 2 bedroom house. Further to this, the rear extension increases the length of the gable and therefore decreases the impact of the existing side dormers – by ensuring they sit within a larger roof setting.

Impact on Neighbours - zero

The first floor extension will have no impact on neighbouring houses. The only next door neighbours is number 50. The proposed first floor extension passes the 45 degree rule very comfortably.



Rear photo showing no.48 and no.50. Clearly the first floor extension will be set far enough away from no.50, to have no negative impact.



Approved rear development beyond. This application is much larger than the development we are proposing. This first floor extension is around 6000mm. It is absolutely huge in relation to our proposed extension.



Views from street. The first floor extension will not be visible





Variation in architecture in the local area

This photo shows the rear of no.48, taken from the side road Harrow View. This shows how the houses along the street stagger backwards. So the proposed extension will have even less impact on the rear of the houses along the street.

Photos of local houses with large developments

Local developments which are on corners and highly built up





A box like structure, common to the area



Next door oner plot with large double storey



Extensions demonstrating that large buildings on corners are acceptable in the area.



Local large box-like approved structure.

Conclusion

In conclusion the proposed 3.5m first floor extension is very well proportioned for the house and site, it has no negative impact on the neighbours and also takes account of the planning officer and inspectors comments in that it does not create a box-like structure and it retains the important rear gable feature. It gives a third bedroom to an otherwise un-proportioned 2 bedroom house. Further to this, the rear extension increases the length of the gable and therefore decreases the impact of the existing side dormers – by ensuring they sit within a larger roof setting.