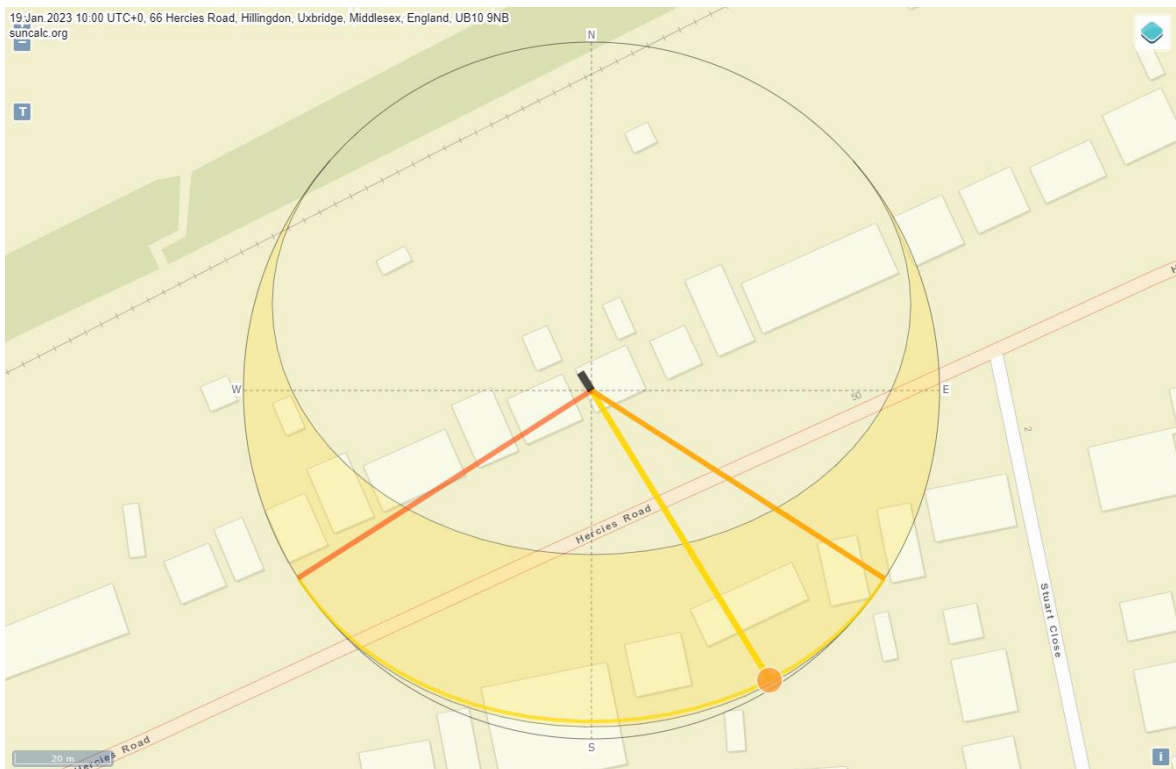


Impact on residential amenities

1 The proposed two-story side extension for 66 Hercies Road does not appear over dominant when viewed from the street, by virtue of its siting and proportionate design, the footprint in relation to the original house was subject to HDAS 5.10 "the proposed extension in relation to the original house is less than half the width of the dwelling." Furthermore, the proposal is designed, under HDAS guidance, notes 5.7 "Two storey side extensions should be integrated with the existing house, there is no specific requirement for a set-back" The roof is designed under HDAS guidance, notes 5.8 & 5.9 in mind i.e The proposed roof for semi-detached properties is not allowed to exceed the height of the existing roof and the proposed roof design should follow that of the existing roof,i.e to be extended in the same way. We have kept the hipped roof and designed the proposal in such a way to maintain symmetry and proportion with 64 Hercies Road.

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 two storeys side extension. Any proposed bathroom windows are 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 in relation to 68. Hercies road.

3 Since the Sun is rising on the East side and setting on the West side, property no. 68 Hercies Road will have optimal sun throughout the day, the distance of no. 68 to their side boundary acts as a buffer zone, ensuring that our proposal, will have very minimal to no affect on their property. Furthermore, no 68 Hercies Road has no habitable room windows on the side elevation towards no 66 Hercies Road. The sun path calculation below in support of our statement.



Location: 66 Hercies Road, Hillingdon, Uxbridge, Middlesex, England, UB10 9NB
Time: 19.Jan.2023, 10:00 UTC+0

Solar data for the Location

Dawn: 07:19:26
Sunrise: 07:57:02
Sun peak level: 12:12:27
Sunset: 16:28:21
Dusk: 17:05:58
Duration: 8h31m19s
Altitude: 12.55°
Azimut: 148.36°
Shadow length: 4.49

Geo data for the Location

Height: 44m
Latitude: N 51°33'5.91" 51.55164°
Longitude: W 0°27'17.26" -0.45480°
Timezone: Europe/London GMT

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 guidance notes.

3 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.

The development will provide housing to a family of 5, currently, the house has 2 bedrooms. The local development guidance and management policies show that the council has a preference for housing families. The proposed development would adhere to said policies.

Said 2 bedrooms, both with sloped area's with only 8m² usable surface area's, the boxroom has 3m² of usable surface area. This house can support a 2/3-person family at most. Our proposal would significantly increase the family size to 4-5 family home which also conforms to a good design. The proposed development would provide a symmetrical 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 two-story side extensions to semi-detached houses in line with the main dwelling house

51-53 Swakeleys Drive, Ickenham

A two-storey side extension has been constructed to both semi-detached 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.



