



Planning, Design & Access Statement

Two-Storey Side Extension &
Single-Storey Rear Extension
AT
105 Church Road,
Hayes UB3 2LE

Reference:
105CR-1929

Date:
20 April 2022

1. Introduction

- a. This Planning Statement has been prepared by Just Planning on behalf of Mr R Singh to support a householder planning application for the erection of a new two-storey side and single storey rear extension at 105 Church Road, in Hayes.
- b. Following a description of the site and surrounding area, the report will consider the planning history, provide an overview of relevant planning policy and outline the case for the applicant.

2. Site Description

- a. The application property is a two-storey, semi-detached house on the corner of Church Road and Compton Road. It has been extended by way of a hip-to-gable roof extension and rear dormer window. It has front, side and rear gardens and off-street parking. Figure 1, below, provides an image of the property, viewed from the junction.



Figure 1: Image of the front and side elevations of the application property

- b. The surrounding area is residential in character, made up of similar, mid-twentieth-century houses. Many have been extended and altered in a variety of different ways, contributing to a diverse streetscene.
- c. The property is not listed and not located in a designated conservation area.

3. Relevant Planning History & Application Proposal

- a. In July 2019, the council issued a certificate of lawfulness for hip-to-gable roof extension, rear dormer and front rooflights (reference: 34823/APP/2019/1826). This has been implemented.
- b. In July 2021, the council refused an application for part two-storey, part single-storey side and rear extensions (reference: 34823/APP/2021/1504).
- c. The application resubmitted the application, reducing the width of the side extension by 200mm. This revised application (reference: 34823/APP/2021/2979) was refused permission on 23 September 2021 for the following reason:

The proposed part two storey, part single storey side/rear extension, in combination with the existing roof extensions, by reason of its siting in this open prominent position, size, scale, bulk and design, including its roof design, would fail to appear as a subordinate addition, which would be detrimental to the appearance of the original house, would exacerbate the asymmetry of the pair of semi-detached houses of which it forms a part and would be detrimental to the visual amenities of the street scene and the character and appearance of the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and policy D4 of the London Plan (2021).

- d. The current proposal is a further resubmission, reducing the size of the extensions in response to the council's concerns about their impact on visual amenities.
- e. The side extension is 3m wide and set back from the front elevation. It projects 4m into the rear garden at ground floor level. At first floor level it does not project any deeper than the rear elevation of the main part of the house. It has a hipped roof form. Matching materials are proposed.

4. Planning Policy

- a. Planning law states that decisions on planning applications must be taken in accordance with the statutory development plan unless material considerations indicate otherwise. The relevant parts of the development plan for the area are the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and the London Plan (2021).
- b. In refusing the previous applications for similar extensions to the house, the council argued that the proposals failed to comply with policy BE1 of the Strategic Policies, policies DMHB 11, DMHB 12 and DMHD 1 of the Development Management Policies) and policy D4 of the London Plan.
- c. Policy BE1 (Built Environment) requires all new development to improve the quality of the built environment in order to create successful and sustainable neighbourhoods. Among other things, the policy states that development proposals should be sensitive to local identity, landscapes, townscapes and views, improve areas of poor environmental quality, improve the quality of the public realm, and not result in the inappropriate development of gardens and green spaces that erode the character of suburban areas.
- d. Policy DMHB 11 (Design of New Development) of the Development Management Policies requires that all new development exhibit a high quality of design. Development should harmonise with its surroundings in terms of its scale, size and detailed design. It should use high quality materials. It should not unacceptably harm the residential amenity of close neighbours.
- e. Policy DMHB 12 (Streets and Public Realm) relates to the public realm design and improvements and does not appear to be relevant to the appeal proposal, which is confined to the curtilage of the dwelling only.
- f. Policy DMHD 1 (Alterations and Extensions to Residential Dwellings) sets out criteria for extensions. It seeks to ensure that there is:

"no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area"

- g. It requires that extensions are subordinate to the host dwelling "*in their floor area, width, depth and height*". It recommends the use of matching materials. It requires that adequate garden space and parking is retained.
- h. For side extensions, it recommends that they do not exceed half the width of the original property and should be set back 1m from the front elevation. Two-storey side extensions should not be built to houses that have already carried out a hip-to-gable roof extension.
- i. The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how they should be applied. It identifies a presumption in favour of sustainable development. Development is sustainable when it meets the economic, social and environmental needs of a community.
- j. Paragraph 11(c) requires that decision-makers approve "*development proposals that accord with an up-to-date development plan without delay*". Where policies are absent or out of date, permission should be granted unless:

"any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

- k. According to paragraph 38:

"Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available ... and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible."

- l. Paragraph 126 states that:

"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

5. Assessment

- a. In the previous applications for similar proposals, the council did not object in principle to the extension of this house and did not consider that the development would cause any harm to neighbours, nor would cause harm in terms of a loss of garden area or parking. It was concerned, however, that it would harm the character and appearance of the property and the wider area.
- b. The current proposal reduces the size of the extensions substantially. In particular, the rear first-floor element is removed entirely, as shown in the comparison in figure 2, below.

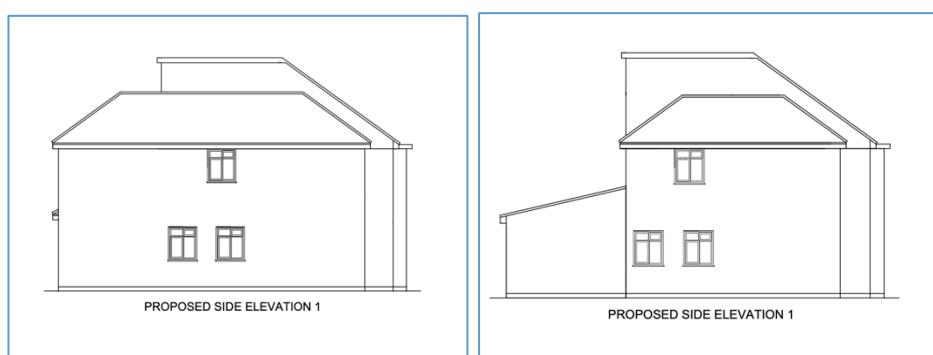


Figure 2: Comparison of the earlier application (34823/APP/2021/2979) and the revised scheme

- c. Policy DMHD1 discourages two-storey side extensions where the house has already carried out a hip-to-gable roof extension, as in this case. However, it seems unfair that a homeowner should be penalised in this way for previously exercising their permitted development rights to extend at roof level.
- d. The intention of this requirement of DMHD1 is that the cumulative extensions do not overwhelm the original house, thereby representing poor design and harming the streetscene. In this case, however, the side extension will improve the appearance of the house when viewed from the side. The combination of the hip-to-gable and rear dormer at the property is stark when viewed from the street, as shown in the image in figure 3, below. The new side extension, which has a lowered, hipped roof and does not project beyond the rear elevation of the house, will soften the appearance of the house when viewed from the side by occupying some of the large area of render to the side of the dormer. It will also make the house less top-heavy and unbalanced, reducing the excessive vertical emphasis brought about by the box dormer.



Figure 3: The existing 'stark' side elevation of the application property

- e. The council was also concerned that the extensions would occupy too much of the space to the side of the house, unacceptably reducing openness. The house has a large side garden and the extension, now reduced in depth at first floor level, will sit comfortably on the site without appearing cramped or the site over developed. The removal of the first-floor rear part of the proposed extension will make the development appear much less bulky and overbearing when viewed from Compton Road.
- f. In an appeal at 73 Long Lane, in Hillingdon, in April 2021, an inspector granted permission for a similar two-storey side extension (reference: APP/R5510/D/20/3265171) to a house with a hip-to-gable extension, as shown in the excerpt from the approved plans in figure 4, below.



Figure 4: Approved plans at 73 Long Lane

g. In the appeal decision, attached as Appendix A, the inspector opined that the:

"width and bulk of the two-storey side extension does not appear excessive and has not adversely altered the appearance of the building as a whole. It is set-back from the main front elevation, and down from the ridge, and so appears subservient to the host dwelling"

h. The inspector also considered the fact that the extension was next to a hip-to-gable extension. He considered that the hipped roof of the side extension improved the appearance of the gable end, returning some symmetry with the semi-detached house next door by reintroduced a hipped roof element:

"The resultant roof profile, despite being a gable end design, adequately harmonises with the host dwelling given the two-storey side extension has a pitched roof which mirrors the neighbouring property. I therefore find that the alteration of the original roof profile is mitigated by the double-storey side extension which preserves a pitched roof element thus maintaining a degree of symmetry and balance across the pair of semi-detached houses of which the appeal property forms part."

i. The applicant considers that similar reasoning applies to his proposal.

6. Conclusions

- a. The council's main objection to the earlier applications at this site was that the side extension was to a house that had already been extended by way of a hip-to-gable conversion, contrary to policy DMHD1.
- b. However, in this particular case, the new extension will improve the appearance of the property when viewed from the street. The existing roof level extensions are stark in appearance, giving the house an excessively vertical emphasis and making it appear unbalanced. The new extension, which is no deeper than the existing building at first-floor level and has a sympathetic hipped roof, will soften the appearance of the existing building.
- c. For this reason, the applicant contends that the proposal represents sustainable development and respectfully requests that planning permission be granted.



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