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8 Sovereign Close
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HA4 7EF

Verification of application Evidence

The work on the development has not yet started, so I cannot provide evidence of the development beyond the plans submitted.

The work is planned to take place this summer, depending on availability of suitable builders.

A building control inspection will be booked and will take place as required before the works are completed.

I am providing photos of the current conservatory which will be replaced. Note that the seals in the glazing have given way letting air in and the argon gas out, so these windows are no longer thermally efficient and need to be replaced in any case.



The other evidence I can provide that this development is lawful, is to refer to the London Borough of Hillingdon's planning requirements and Article 4 directions:
<https://www.hillingdon.gov.uk/article-4-directions>

Requirement:

The Direction relates to development comprising **the enlargement, improvement or other alteration of a dwelling house**, where the enlarged part would have a single storey and would extend beyond the rear wall of the original dwelling house by more than 4 metres. The Article 4(1) Direction removes permitted development rights for this type of development. Planning permission is required for such development from 22 September 2014.

Full Article 4 direction: https://www.hillingdon.gov.uk/media/3041/Article-41-Direction/pdf/Article_4_Direction_Confirmed.pdf?m=1597832995687

Comment:

The proposed extension will extend only 3.4m beyond the original rear wall.

I will refer to similar evidence from the Planning Portal's mini-guide on residential extensions:
<https://ecab.planningportal.co.uk/uploads/miniguides/extensions/Extensions.pdf>

Single-storey extension An extension or addition to your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.

Requirement	Comment
1. On designated land* - no cladding of the exterior. *Designated land (Article 2(3)) includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.	The site location is not designated land. There is no exterior cladding proposed in the plans.
2. On designated land* - no side extensions. Rear extension - No permitted development for rear extensions of more than one storey. The regime for larger single-storey rear extensions (see point 9) does NOT apply to houses on designated land.	The site location is not designated land. There is no side extension in the proposed plans. The rear extension is proposed to be a single storey extension.
3. No more than half the area of land around the "original house"** would be covered by additions or other buildings. Sheds and other outbuildings must be included when calculating the 50 per cent limit. The term 'original house' means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.	Less than 50% of the land around the original house will be covered by additional developments following the completion of the work.
4. No extension forward of the principal elevation or side elevation fronting a highway.	The [proposal is for a rear extension. Also no elevation on the property faces a highway.

Requirement	Comment
5. Materials to be similar in appearance to the existing house.	<p>The materials will be aesthetically different to the original red brick and white PVC windows. The plan is for a modern looking extension with white rendered walls and anthracite aluminium door frames. Although different, this is a popular style and will compliment the original red brick. Some example photos for illustration purposes are included in the attachment that has the 3D drawings</p> <p>The proposed aesthetics will match the rendered flower beds in the front garden/drive (see photo below), and so will still fit with the overall look of the property.</p>
6. Side extensions to be single storey. Width of side extension must not have a width greater than half the width of the original house.	The proposed plans are for a rear, garden extension only.
7. Side extensions to have a maximum height of four metres and width no more than half that of the original house.	The proposed plans are for a rear, garden extension only.
8. If the extension is within 2m of a boundary, maximum eaves height should be no higher than 3m to be permitted development.	The extension is not within 2m of a boundary.
9. Single-storey rear extensions must not extend beyond the rear wall of the original house* by more than 4m if a detached house; or more than 3m for any other house. Where not on designated land (Article 2(3)) or a Site of Special Scientific Interest, this limit is increased to 8m if a detached house; or 6m for any other house.	<p>The extension will extend 3.4m beyond the original rear wall of the house. This is approximately the same depth of extension as the existing conservatory.</p> <p>The original property is a detached house.</p>
10. Maximum height of a single-storey rear extension of 4m.	The extension roof at the highest point will be below 4m. Its proposed maximum height should not exceed 3.5m
11. Maximum eaves and ridge height of extension no higher than existing house.	The new extension roof will be well below the main property roof height.

Photo of rendered flower beds in front garden:



Further points detailed on the Planning Portal guidance are addressed below:

<https://www.planningportal.co.uk/permission/common-projects/extensions/planning-permission>

- The development will add less than 100 square metres of additional floorspace
- There is no change of use proposed as a result of this extension
- There are no Article 4 Directions from the London Borough of Hillingdon that prevent this development (<https://www.hillingdon.gov.uk/article-4-directions>)
- The work does not include:
 - verandas, balconies* or raised platforms.
 - a microwave antenna (e.g. TV aerial or satellite dish).
 - a chimney, flue or soil and vent pipe.
 - any alteration to the roof of the existing house.

On the basis of reviewing the above planning regulations against the proposed plans, I believe the proposed development is legally permitted without the need for formal planning permission.



Philip Healy