

Impact on residential amenities

- 1 The proposed two-story side extension would not appear over dominant when viewed from the street, by virtue of its siting and distance from the side boundary. Proposal for a double side story extension, under HDAS guidance, notes 5.7 for detached houses dictates that the double story extension should be integrated with the existing house. The two-story side extensions do not have a specific requirement for a setback, but the design should merge with the existing.
- 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 first floor of the two storeys side extension. Furthermore, the proposed two-storey side extension would not breach a 45° line taken from the edge of the main dwelling.

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

Extensions Design Guide.

- 1 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 6, currently the house has 2 bedrooms and a box room used as an office. 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.

Lastly, the current build is staggered and does not conform to a good design. The proposed development would provide a better 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.

But also keep the existing offsets from the front elevation, in a softer approach.

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 where the same principles are applied to detached houses in line with the main dwelling house

8 Roker park avenue, Ickenham

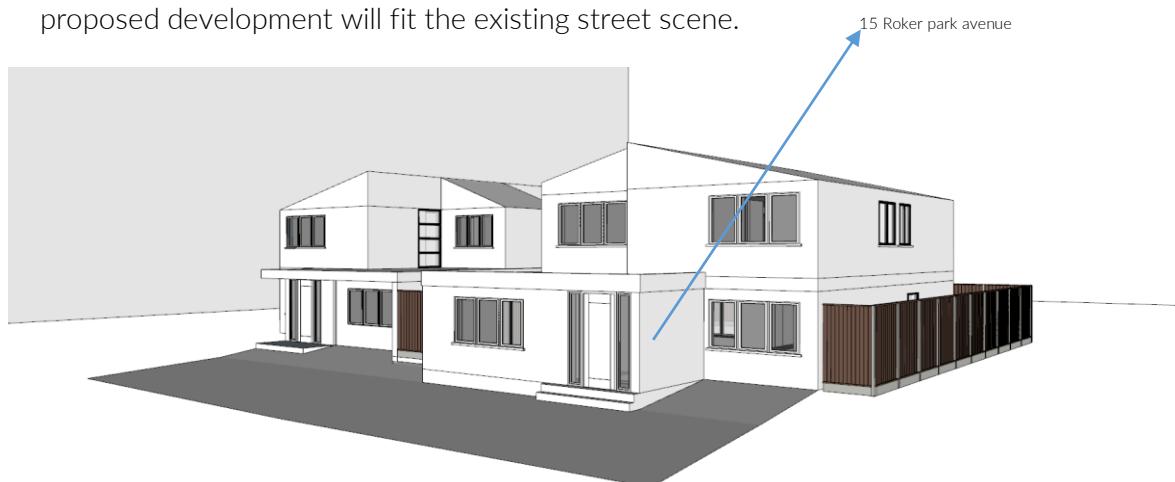
The first precedent is 8 Roker park avenue, with a similar development to our proposal. The same design principles have been applied to 15 Roker park avenue. But in better



Conditions when compared with 15 Roker park avenue, 15 Roker park avenue has a larger gap to the side boundary. The larger distance to our neighbouring properties, because the access for both are parallel to each other preventing any overshadowing, privacy problems and the terracing effect.

Terracing effect & Street scene

The 3D below shows the proposed development and the street scene. As displayed the proposed development will fit the existing street scene.

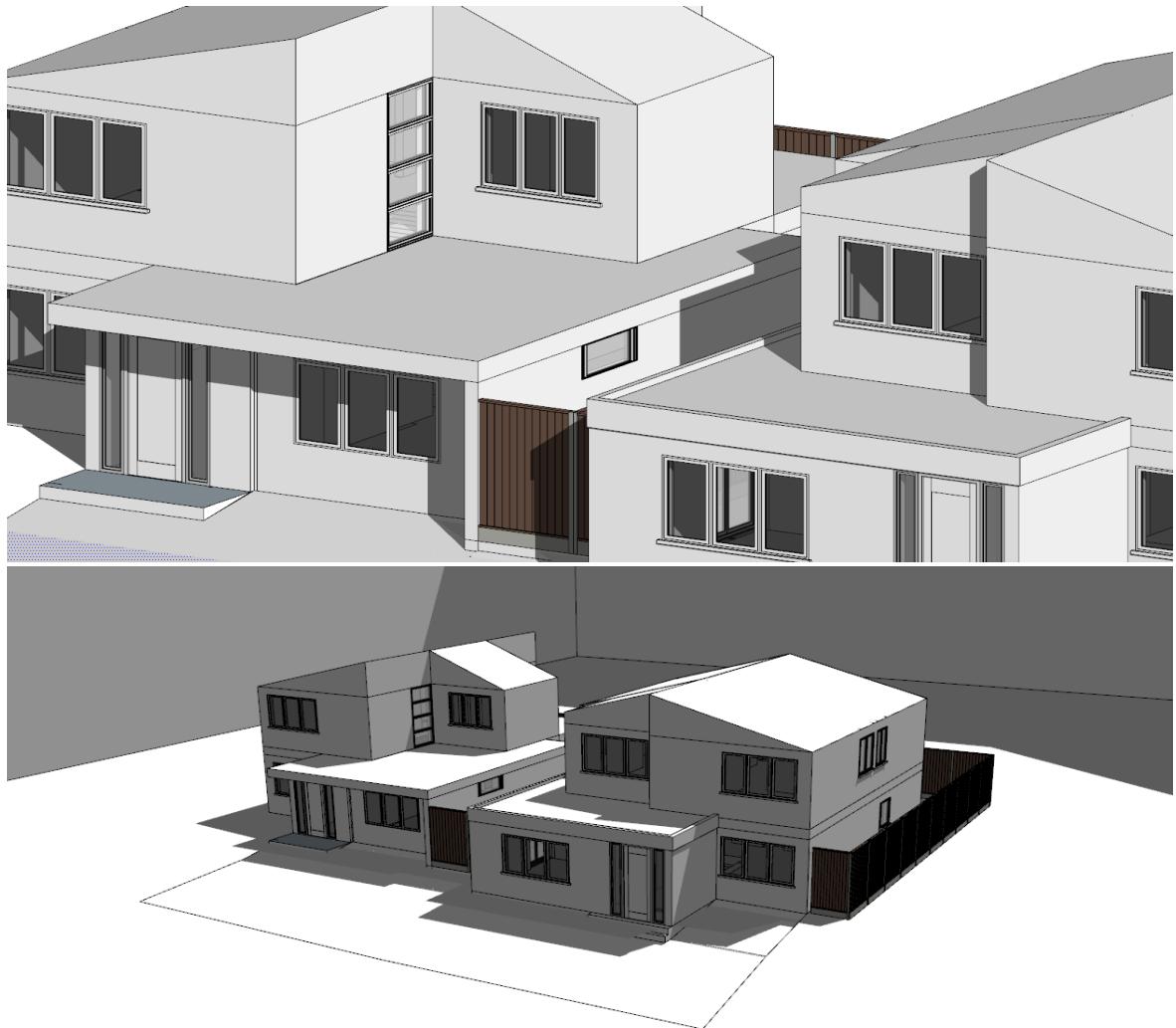


Distance to neighbouring property. Due to the large gap of 3.3m between the properties, there is no terracing effect and ideal conditions for the proposed development.



Shadow cast

The shadow cast by the side extension would not affect the neighbouring properties by virtue of its siting and distance from the side boundary. You can see the Sunrise and sunset:



We have kept the existing Architectural features, softened them and created a proposal that can support a larger family and give support to working from home.



13 Roker Park Ave, Ickenham,
Uxbridge UB10 8ED

Has done, a garage conversion and a rear extension,
Our garage conversion proposal mirrors that of no. 13
and is a continuation of the current trend on roker park
avenue.

15 Roker Park Ave, Ickenham,
Uxbridge UB10 8ED

Has done, a garage conversion.
Our conversion proposal matches the design and
form of the design.

Other development approved by the local council, regarding full side extensions merging with the existing building whereas maintaining the ridgeline and architectural features are listed here:

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.



alignment as the main dwelling with matching materials.



119 Long Lane, Hillingdon

A two-storey side extension on a corner plot, with an integral garage. It follows the same



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

