

## Impact on residential amenities

1 The proposed first-floor **side** extension would not appear overdominant when viewed from the street, by virtue of its sitting and **offset** from the front elevation. The Proposal for a **side** first-floor extension, under HDAS guidance, notes for detached houses dictates that the front extensions should be sub-dominant to the existing house. The proposed front extension therefore has a setback.

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 furthermore, the proposed extension would not breach a 45° line taken from the edge of the main dwelling as shown in our application drawing ref: " 45 Degree view lines."

## 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.

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 proposed extension has been designed to have the same ridgeline as the main dwelling house and to set back from the front of the main wall. It is considered that this design would reflect the symmetry between the adjoining properties and maintain a similar architectural approach as the existing one.

Similar extensions in the street 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

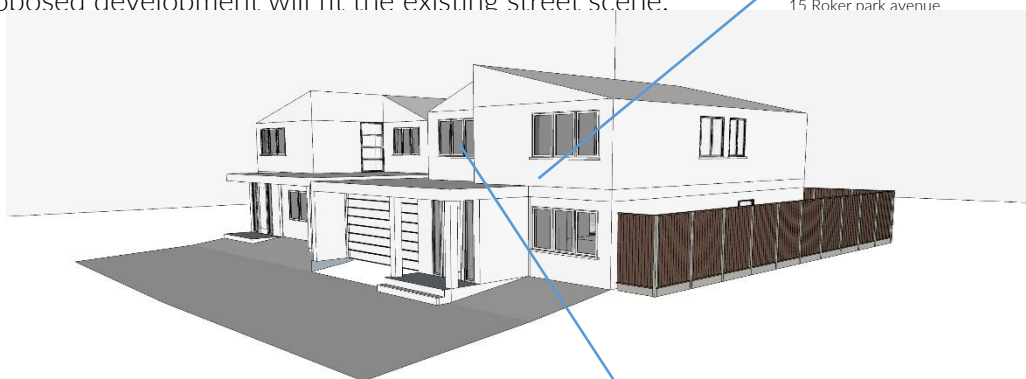


Conditions when compared to 8 Roker park avenue, 1. 15 Roker park avenue has a larger gap to the side boundary. The larger distance to our neighbouring properties gives us enough distance to prevent any terracing effect. 2. We have a smaller **first floor side** extension, to maintain the proportions and symmetry of neighbouring properties. 3. The larger distance to the neighbouring properties also prevents any overshadowing and privacy concerns.

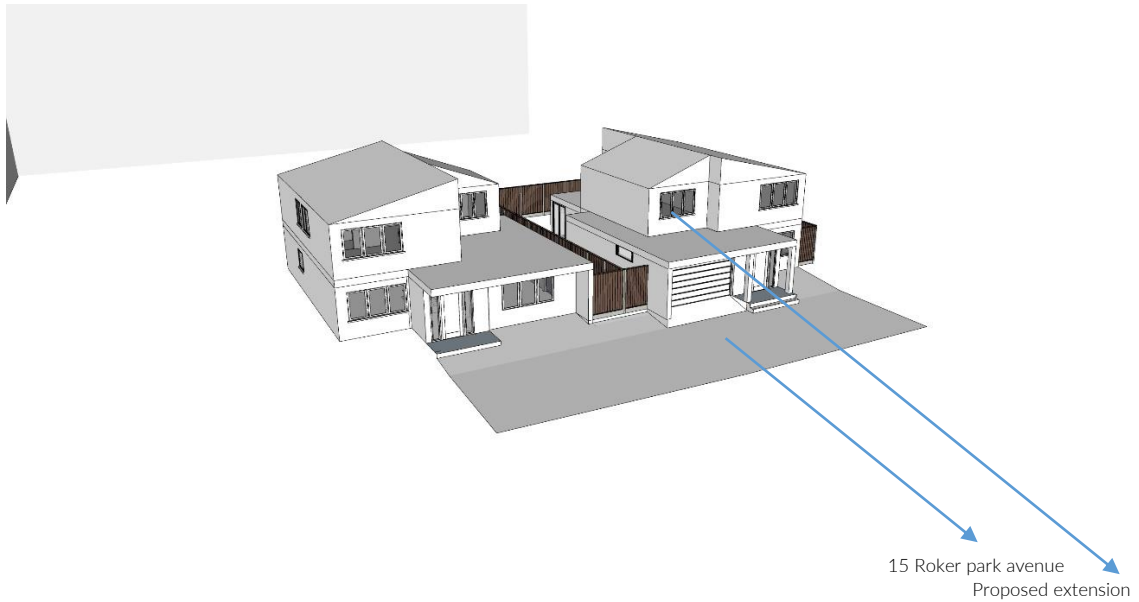
All in all, we have used the existing Architectural elements and emphasized them but also maintained the original architecture by developing a proportioned **first floor side** extension.

### 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:



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.



### 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.

