



Planning, Design & Access Statement

Single-Storey Rear Extension
AT

5 Blacklands Drive,
Hayes UB4 8EU

Reference:
5BD-2212

Date:
12 July 2023

1. Introduction

- a. This Planning Statement has been prepared by Just Planning on behalf of Mr Nawaraj Chaulagain to support a householder planning application for the erection of a new single-storey rear extension at 5 Blacklands Drive, in Hayes.
- b. Following a description of the site and surrounding area, the report will describe the proposal, 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 southern side of Blacklands Drive. It has a double-storey front bay window, pebble-dashed elevations, a recessed porch and a tiled, hipped roof. It also has a single-storey rear extension. Figure 1, below, provides an image of the property, viewed from the street.



Figure 1: Image of the front of the application property.

- b. The adjoining neighbour, number 7 Blacklands Drive, has a single-storey rear canopy extension projecting along the boundary with the application property. The boundary between the two houses is also marked by tall, mature planting.
- c. The non-adjoining neighbour, number 3, has been extended by way of a hip-to-gable roof extension and rear dormer, as well as a single-storey rear extension. It also has a canopy at the end of its rear extension.
- d. The rear of the application property and its neighbours to either side are shown in the photograph in figure 2, below.



Figure 2: Satellite image of the rear of the application site (red dot) and close neighbours.

- e. The surrounding area is residential in character, made up mostly of similar semi-detached houses. Many have been extended and altered in a variety of different ways, contributing to a diverse streetscene.
- f. The property is not listed and not located in a designated conservation area. It is subject to an Article 4 direction to limit the depth of larger home extensions under Class A, Part 1, Schedule 2 of the General Permitted Development Order 2015, as amended, to 4m.

3. Application Proposal

- a. The applicant seeks planning permission for the demolition of the existing rear addition and the construction of a new single-storey rear extension.
- b. The extension is full-width and projects to a depth of 4m along the boundary with number 7 and to a maximum of 6m closer to the other neighbour, number 3. The deeper part of the extension is set away 2m from the boundary with number 7. It has a gable end, with an eaves height of 3m and a maximum height of 4m. There are two sets of patio doors in the rear elevation. The extension will be constructed in materials to match the existing house.
- c. The extension will provide the appellant and his family with a new family reception room.

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 (2012), the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and the London Plan (2021).
- b. Policy BE1 (Built Environment) of the Strategic Policies requires that all new development 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.
- c. 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.
- d. 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"

- e. 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.
- f. For rear extensions, it recommends a maximum depth of 3.6m (where plots are at least 5m wide) on semi-detached houses.
- g. 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.

- h. 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."

- i. 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."

- j. 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."

- k. Paragraph 130 requires that development is visually attractive and sympathetic to its surroundings and local character. Development should provide *"a high standard of amenity for existing and future users"*.

5. Assessment

- a. The applicant seeks permission for a single-storey rear extension. It would replace an existing rear extension and project to a depth of 4m along the boundary with the adjoining neighbour before stepping in 2m to project to a maximum depth of 6m. It would be no more than 4m tall and would use matching materials.
- b. Policy BE1 of the Strategic Policies and policy DMHB 11 of the Development Management Policies require that all development exhibit a high quality of design and that it respect and reflect the character of the surrounding area. Policy DMHD 1 requires that extensions are subordinate additions to houses and that they do not cause any harm to visual amenities.
- c. In this case, the extension replaces an existing, dilapidated structure. It is entirely to the rear where it will not be visible from the street. It is low in height, with a maximum height of 4m. The house has a substantial garden, and a large external amenity space will therefore be retained.
- d. It will be a modest structure relative to the large host dwelling and substantial plot and will appear as a conventional extension when viewed from neighbours' gardens. It will not cause any harm to visual amenities.
- e. The council requires that residential extensions do not cause any harm to neighbours' living conditions in terms of a loss of light, outlook or privacy. In this case, the applicant has reduced the depth so that it projects only 4m from the original rear wall of the closest neighbour, number 7. Since this neighbour already has an extension of their own along the boundary, and there is tall boundary planting in place, there will be no harm to the neighbour in terms of a loss of light or outlook.
- f. The other neighbour (number 3) is set away from the application property on the other side of the shared alleyway between the two houses. In addition, number 3 already has an extension to a depth of approximately 3.6m, along with an additional canopy extension to a much greater depth, as shown in the photograph in figure 3, below.



Figure 3: Photograph of extensions to number 3.

- g. There are no side windows proposed for the side walls of the new extension and therefore no risk of overlooking or a loss of privacy.
- h. In 2017, the council granted a similar proposal at number 42 Blacklands Drive, not far from the application site (reference: 6098/APP/2017/1159). In that case, the extension was also stepped so that it projected to a depth of 4m along the boundary with the closest neighbour and would integrate with a detached garage to create a 9m-deep extension along the other side.
- i. In the officer's report, the case officer concluded that it was a proportionate and subordinate addition to the dwelling and would not unduly harm visual amenities. The case officer decided that there would be harm to either neighbour because both already have ground floor rear extensions to various depths (as in the current case).
- j. Similarly, in various appeal decisions, inspectors have been willing to grant permission for deeper extensions where justified by site-specific circumstances. In appeal APP/R5510/D/19/3219687, for example, an inspector

granted permission for an extension with a depth varying from 4m to 6m (as in the current case).

- k. In the decision, attached as Appendix A, the inspector put weight on a fallback position of a 4m-deep extension under prior approval. The inspector decided that the deeper extension would not look out of place, pointing out that it had a simple design and would not be 'visually overwhelming'. The inspector noted that, since the extension was to the rear, there would be no harm to the streetscene, and also that lots of the houses in the area had rear extensions, creating a varied rear streetscape.
- l. The inspector argues that the design of the extension, with a 'bite' taken out of one corner, is "*a reasonable design solution to keep excessive bulk away from neighbours*". The inspector concluded that the neighbour has a decent sized garden and would not suffer an adverse amenity impact. The applicant contends that a similar reasoning applies to his proposal.

6. Conclusions

- a. Policy DMHD 1 recommends a limit of 3.6m to the depth of single-storey rear extensions to semi-detached houses.
- b. However, in this case, both neighbours have extensions of their own and the proposal has been designed so that the deeper part of it steps away 2m from the common boundary with the closest neighbour.
- c. This helps ensure that the extension appears as a subordinate addition and that there is no harm to the neighbours' light or outlook. The other neighbour is set well away from the extension and has its own extension to a depth of around 3.6m, with a further canopy extension to a greater depth.
- d. For these reasons, the applicant contends that the proposal represents sustainable development and respectfully requests that planning permission be granted.



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