

**TOWN AND COUNTRY PLANNING ACT 1990  
(AS AMENDED)**

**DESIGN AND ACCESS STATEMENT  
&  
FIRE STRATEGY**

Erection of two storey side extension

**79 FAIRHOLME CRESCENT, HAYES, UB4 8QU**



**RTPI**

mediation of space - making of place

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## **1 SITE AND SURROUNDINGS**

- 1.1 The land and property at 79 Fairholme Crescent (hereafter referred to as the site) comprise a two-storey semi-detached dwelling with a garden extending approximately 19 metres from the rear wall of the host property.
- 1.2 The site received consent in July 2021 for a part single-storey, part two-storey rear extension through planning approval (ref. 53556/APP/2021/2242).
- 1.3 The site adjoins 81 Fairholme Crescent (to the north), a two-storey dwelling. South of the site comprises 77 Fairholme Crescent, a two-storey semi-detached property with a single-storey side extension. There is a shared passageway in-between the site and No. 77.
- 1.4 North-east of the site (over Fairholme Crescent) comprises 110 / 112 Fairholme Crescent. 110 Fairholme benefits from a first-floor side and rear extension (ref. 61731/APP/2019/3819).
- 1.5 The site is not listed and is not within the vicinity of any Listed Buildings. The site is also not within a Conservation Area.
- 1.6 The site is in Flood Zone 1, meaning that the site has a low probability of flooding. The surrounding area is residential in character.

## **2 PROPOSAL**

- 2.1 The proposal seeks planning permission for:

*'Erection of two-storey side extension'*

The applicant seeks to maximise the site's potential whilst preserving the character and appearance of the host property, street scene and surrounding area.

### **3 RELEVANT PLANNING HISTORY**

3.1 An online review of the historic records relating to the site reveals the following relevant applications:

- An application for full planning permission (ref. 53556/APP/2021/393) was granted on 26.03.2021 for a '*Part two storey, part single storey rear extension*'
- An application for full planning permission (ref. 53556/APP/2021/2242) was granted on 28.07.2021 for a '*Part single storey, part two storey rear extension*'

3.2 The following planning applications on properties near to the site are considered relevant to the determination of this planning application:

- An application for full planning permission (ref. 466666/APP/2009/1339) was granted on 14.08.2009 for a '*Single storey side extension for use as granny annex, involving demolition of existing detached garage (Resubmission)*' | 23 Leamington Place, UB4 8QZ
- An application for full planning permission (ref. 7438/APP/2010/691) was granted on 06.07.2010 for a '*Single storey side extension, involving demolition of existing detached garage to side*' | 73 Fairholme Crescent, UB4 8QU
- An application for full planning permission (ref. 19174/APP/2010/1178) was granted on 15.07.2010 for '*First floor side extension, conversion of integral garage to habitable space to include ground floor front window and alterations to existing rear extension roof*' | 75 Fairholme Crescent, UB4 8QU
- An application for full planning permission (ref. 29243/APP/2011/492) was granted on 27.04.2011 for a '*Single storey side extension (involving demolition of existing detached garaged to side)*' | 1 Fairholme Crescent, UB4 8QS

- An application for full planning permission (ref. 21084/APP/2018/1973) was granted on 26.07.2018 for a '*Part two storey, part single storey side extension*' | 117 Fairholme Crescent, UB4 8QY
- An application for full planning permission (ref. 61731/APP/2019/3819) was granted on 12.02.2020 for a '*First floor side and rear extension*' | 110 Fairholme Crescent, UB4 8QU
- An application for full planning permission (ref. 64828/APP/2021/1568) was granted on 16.06.2021 for a '*Two storey side extension and part two storey, part single storey rear extension*' | 247 Lansbury Drive, UB4 8RT
- An application for full planning permission (ref. 63208/APP/2021/3427) was granted on 04.11.2021 for the '*Demolition of existing garage and timber shed to erect a single storey side and rear extension*' | 2 Leamington Place, UB4 8QZ
- An application for full planning permission (ref. 76556/APP/2021/2754) was granted on 26.02.2022 for '*Retrospective application for a single storey side and rear extension*' | 246 Lansbury Drive, UB4 8SJ

## 4 PLANNING POLICY

- 4.1 MHCLG's National Planning Policy Framework (2021)
- 4.2 MHCLG's National Planning Practice Guidance (2021)
- 4.3 The London Plan (2021)
- 4.4 Hillingdon Local Plan: Part 1 Strategic Policies (2012)
- 4.5 Hillingdon Local Plan: Part 2 Development Management Policies (2020)

## 5 COMMENTS

### LAYOUT & SCALE

- 5.1 The first-floor side extension is designed to be set back 1 metre (from the ground floor side extension) and 1.7 metres (from the front elevation). Therefore, complying with Policy DMHD 1 (C (V)) of the Local Plan.

5.2 The first-floor side extension is set in 1 metre from the side boundary (as illustrated in Drawing 398-PROP-04). Therefore, complying with Policy DMHD 1 (C (IV)) of the Hillingdon Local Plan. In terms of height, the proposed development will be set down 0.4 metres from the ridge of the host property to be subordinate (to the original dwelling house).

#### CHARACTER & APPEARANCE

5.3 Several properties on Fairholme Crescent and within the immediate vicinity benefit from side extensions. There are existing side extensions at 1, 75, 110 and 117 Fairholme Crescent. In addition to this, there are also approved side extensions at 2 and 23 Leamington Place and 246/247 Lansbury Drive. As such, the proposed development for a 2-storey side extension is complementary to the character of the immediate surrounding area. The proposal also makes efficient use of the land available on the site.

5.4 The external appearance of the proposal will match the materiality of the original house (render). The side extension maintains an appropriate distance between buildings (due to the shared passageway south-east of the site).

5.5 The 2-storey side extension will not disturb the street scene on this section on Fairholme Crescent and will complement the existing side extension opposite the site at 110 Fairholme Crescent.

#### NEIGHBOURING AMENITY

5.6 The proposed development does not include any windows on the side elevation. The rear windows will not result in any undue overlooking of 77 Fairholme (due to the shared passageway south-east of the site).

5.7 The rear garden is south facing. 77 Fairholme Crescent is east of the site, meaning that the 2-storey side extension (for the site) will not adversely affect the sunlight/daylight enjoyed at the neighbouring property.

## **FIRE SAFETY**

5.8 The proposed development will not affect the Fire Safety procedures on the site. The Fire Evacuation Area for the site is understood to be located at the front of the property on Fairholme Crescent. This application, therefore, is compliant with Policy D12A (Fire Safety) of the London Plan.

## **6 CONCLUSION**

6.1 This application seeks planning permission for the '*Erection of a two-storey side extension*'.

6.2 The development complies with Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part 1 Strategic Policies (2012). The development also complies with Policy DMHB (Design of New Development) of the Hillingdon Local Plan: Part 2 Development Management Policies (2020). The development is also supported by Paragraph 130 of the NPPF.

6.3 The proposal presents a sustainable form of development that will preserve the character and appearance of the host property and the street scene on Fairholme Crescent.

6.4 The Council is respectfully requested to grant planning permission for the proposed development on the site.