



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Planning, Design and Access Statement

Erection of Conservatory

at

10 Airdrie Close, Hayes UB4 9SR

**Prepared by Planning By Design on behalf of
Lawrence Wolfenden**

Introduction

On behalf of our client Lawrence Wolfenden (“Applicant”), we enclose a planning application for the erection of a conservatory at 10 Airdrie Close, Hayes UB4 9SR.

The application documentation, which has been submitted to Hillingdon Borough Council as the Local Planning Authority comprises the following:

- Completed Application Form and Certificate Notice;
- Supporting Statement (prepared by Planning by Design); and
- Planning Drawings (prepared by Planning by Design).

Site and Surroundings

The site comprises a terraced property in Hayes. The site forms part of a large area of residential development that comprises a mixture of traditional two-storey semi-detached dwellings and few detached bungalows. Several neighbouring dwellings have been extended with single storey rear extensions and/or conservatories.

The subject property is situated to the north of Airdrie Close and is faced in brown brick with brown UPVC windows and doors, the property has a small rear garden and an adjoining garage to the side. The dwelling has a small porch area to the front but otherwise has not been extended.

The site is not located within a conservation area and no listed buildings are within close proximity.

Planning History

Planning permission was recently refused for the same scheme on 02/02/2024, due to the design and finish of the proposed conservatory (ref. 55639/APP/2023/2899). As such, this application responds to the Officer’s Report and proposes brick construction, with double glazed windows and aluminum door and window frames. These proposals follows the pattern of similar extensions/conservatories in the area, integrating well with the host dwelling.

After a review of the planning history of the surrounding area, there have been many applications within Airdrie Close for extensions that offer precedent that this development type is acceptable in principle by the Council.

- 50222/APP/2020/4105 – Single storey rear extension and installation of solar panels on side or roof – **1 Airdrie Close**
- 70406/APP/2020/1228 – Single storey rear extension – **14 Airdrie Close**
- 65637/APP/2019/3860 – Single storey rear extension – **20 Airdrie Close**
- 52136/APP/2011/2134 – Two storey side extension and single storey rear extension involving demolition of existing conservatory to rear and attached garage to side – **9 Airdrie Close**
- 67095/APP/2010/1452 – Erection of a rear conservatory and kitchen extension and new veluxes to existing roofspace – **23 Airdrie Close**

Proposal

Planning permission is sought for the erection of a conservatory to the rear of the property. The proposed conservatory will be built to the below specifications:

Base

- The base is constructed out of 127mm galvanised steel C section bolted together to form a solid grid. It is sat on concrete pads that are built to virgin soil depth and bolted to the house wall.
- The base is insulated with 70mm jablite insulation and a damp proof membrane. It then has 22mm Cabor floor fastened to the steel and has a upvc plastic skirt fitted to ground level.

Frames

- All frames and doors are 70mm eurocell profiled frames with toughened planitherm total plus double-glazed units with warm edge spacer bar and are argon filled to achieve A rating and a U value of 1.4.
- Solid walls are constructed of 47mm x 100mm treated C24 timber spaced to 450mm centres. They are insulated with 70mm kingspan insulation and have a breathable membrane fitted then composite cladding which is class 1 fire rated.

Roof

- The roof is constructed of 47mm x 200mm. Treated C24 timbers spaced to 450mm centres and has 100mm kingspan insulation and 18mm osb boards on top. It's is finished with a firestone rubber membrane and has a 6ft x 3ft flat glass lantern on a 75mm x 100mm treated timber curb. The glass is toughened planitherm total plus double-glazed unit with warm edge spacer bar and are argon filled to achieve A rating and a U value of 1.4.
- All internal walls and ceiling are skimmed with multifinish plaster.

Materials

- Brick construction.
- Double glazed doors and windows with aluminum frames in powder coated brown.

Planning Policy

National Planning Policy Framework (2023)

National planning guidance, which is a material planning consideration, is largely detailed within the National Planning Policy Framework (NPPF). For decision making, the NPPF advises that local planning authorities should look to approve sustainable development proposals that accord with an up-to-date development plan without delay.

Hillingdon Development Plan

The adopted development plan comprises:

- Local Plan Part 1 – Strategic Policies (2013)
- Local Plan Part 2 – Development Management Policies (2020)
- Policies Map (2020)

The site is not allocated for specific development.

Planning Considerations

Principle of Development

The site is not covered by any site-specific planning policies. It is therefore considered that the principle of development is acceptable subject to the proposed design and appearance.

Impact on the Character and Appearance of the area

The proposed conservatory is a single storey that is in-keeping with the character of the application property and neighbouring dwellings along this side of Airdrie Close. It will be contained to the rear of the dwelling and therefore have no impact on the street scene, and will be of a size that is not considered to be out of keeping with the character of the host dwelling. The materials to be used will be sympathetic to the appearance of the main dwelling.

The conservatory has been sited away from 9 Airdrie Close and adjacent to the neighbouring, single storey garage. The highest point of the conservatory will not be higher than the garages. There is a distance between the proposed conservatory and neighbouring fencing to ensure there is an appropriate separation to ensure there is sufficient light to the rear of the neighbouring property. The proposed location should not impact the enjoyment of the 11 Airdrie Close's rear garden.

Impact on Residential Amenity

The proposed extension will be a single storey and the land levels in the area are generally flat. It is therefore considered that the proposal should not result in any overlooking impact for the residents of neighbouring properties.

Conclusion

The proposed conservatory should be acceptable in principle; the standard of accommodation and quality of environment for occupiers will not result in harm to the area's visual or residential amenity. We respectfully request that the Council supports this application.