

Addressing the issue raised from the initial planning application

- i) side extensions should not exceed half the width of the original property;

The new application has considered the above and the drawings are amended to show half the width of the existing dwelling.

- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;

The openness of the area has been maintained in the proposed application.

- iii) garages should reflect the size guidelines set out in Appendix C Parking standards;

There is ample parking to serve the dwelling and no garage is proposed.

- iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;

The above has been reviewed and the proposed two-storey side extension is 3.35m away from the side boundary.

- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;

The two-storey extension has been set back 1m from the front elevation of the existing dwelling in line with the recommendation above.

- vi) where hip to gable roof extensions exist, a two storey side extension will not be supported;

The current dwelling is not a hip to gable extension.

- vii) In Conservation Areas single storey side extensions may be required to be set back.

The two-storey extension has been set back 1m from the front elevation of the existing dwelling in line with the recommendation above. This application does not fall in a conservation area.

Example of houses with double storey extension in the vicinity of 43 Minet Drive

We believe our revised proposal has taken into account the architectural composition of the original dwelling. Furthermore, through the reduced massing and bulking from the previous planning application the current scheme is an agreeable addition to the area. The following houses are examples of properties within the neighbouring area with similar or larger approved schemes.

Houses on Minet Drive with double storey extensions:

7 Minet Drive, Hayes



79 Minet Drive, Hayes



Houses within 5 minute walk with double storey extensions:

61 Hunters Grove, Hayes (adjacent to East and West Walk CA)



76 Hunters Grove, Hayes (directly opposite to East and West Walk CA)



55 Hunters Grove, Hayes (adjacent to East and West Walk CA)



68 Hunters Grove, Hayes



71 Hunters Grove, Hayes (adjacent to East and West Walk CA)



59 Birchway, Hayes



3 Minet Gardens, Hayes



Houses within 5-minute walk and **within** East and West Walk CA with double storey extension:

67 Hunters Grove, Hayes



1 Crossway, Hayes



2 Crossway, Hayes

