

## Architectural Statement

### Proposed 2 Storey Side, First Floor Rear & Single Storey Rear Extension

52 Dale Drive, Hayes, Middlesex UB4 8AU



#### Introduction

The proposed development and application relates the last house on the south end of Dale Drive. The house is a semi-detached two storey family dwelling. To the right of the property is a local school and to the left is No. 54 – a similar property which already benefits from a two storey side extension.

The proposed works are to construct a two storey side extension, a single storey rear extension as well as a first floor rear extension.

#### Planning History

The property has been previously extended by way of a loft conversion to include a hip to gable roof extension and rear dormer. A single storey extension has also been erected to the rear along with a detached outbuilding to the rear.

A more recent application was recently submitted and validated on 27<sup>th</sup> June 2022. The application Ref: 5856/APP/2022/1720. The application was the erection of a double storey side and rear extension and single storey rear extension following the demolition of detached garage. This application was refused on 22<sup>nd</sup> August 2022.

#### Proposed Design

Following on from the refusal, we sought Pre-App advice from and this application proposes to address the reasons for refusal.

- The two storey side extension is set back by 1M from the front façade.
- The two storey side extension is significantly reduced in width to 4M in accordance with the Householder Development Policies and also matching No. 54, and the proposed roof is subservient to the original main roof.

#### Conclusion

In conclusion we believe the amendments we have made address the reasons for the previous refusal.

The scale and bulk of the proposed extensions are proportionate and now no longer visually harmful to the semi's or the wider streetscene.