



## **Planning & Fire Safety Statement**

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**Planning Application for the erection of single storey rear extensions to be built concurrently at dwellinghouses**

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**10 & 12 Halsway  
Hayes  
UB3 3JS**

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## **Introduction**

This Planning Statement has been prepared on behalf of the applicants / owners of the properties known as 10 and 12 Halsway, Hayes, UB3 3JS. The applications seeks planning permission for a full width single storey rear extension with a depth of 6 metres and 3 metres in height.

## **Site and Locality**

The application properties comprises a two storey semi-detached house located on the North Western side of Halsway which lies within the Developed Area as defined within the Hillingdon Local Plan - Saved UDP Policies (November 2012). The application site has no heritage, flood, or tree constraints.

The red brick buildings with pitched roof design is set approximately 12 metres back from the highway by an area of hard landscaping providing off-street parking. The boundary to the east and west elevation is approximately 1.8m.

## **Character and Appearance:**

Policies D3 and D4 of the London Plan (2021) require development proposals to be high quality and enhance the local context, delivering buildings and spaces that positively respond to local distinctiveness.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should consider aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the streetscene and should appear subordinate to the main dwelling.

With regard to rear extensions, Policy DMHD 1 requires:

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height, and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level.

The proposed single storey rear extensions at Nos. 10 and 12 Halsway would each extend into the rear garden by 6 metres, with a mono-pitched roof having a maximum ridge height of 3 metres. It is acknowledged that the proposed extensions would not be fully policy compliant in terms of depth. However, there are mitigating circumstances in this instance.

Importantly, the two adjoining semi-detached properties will have their respective rear extensions constructed concurrently as part of a single coordinated programme of works. The extensions have therefore been designed to be implemented together, creating a consistent and balanced relationship between the two properties rather than resulting in one extension projecting significantly beyond the other.

The concurrent construction of both extensions also ensures that neither extension would be experienced as an overbearing addition to the other property. The proposals would not result in an unacceptable loss of light or privacy between Nos. 10 and 12 Halsway and would maintain an appropriate relationship between the two adjoining dwellings. The extensions would therefore not constitute an un-neighbourly form of development and would be consistent with Policies DMHB 11 and DMHD 1 of the Development Management Policies (2020).

Given the degree of separation between the adjacent properties at Nos. 8 and 14 Halsway, officers consider that the 6m deep rear extensions would not result in sufficient harm to the light and outlook of these properties to justify a refusal of planning permission. No. 8 Halsway benefits from a part single, part two storey and single storey side extension, whilst No. 14 Halsway has a 3.6 metre rear extension. The proposed development would not result in unacceptable harm to the residential amenity, daylight or sunlight of the adjacent properties.

The parking provision would remain unaffected by the proposal.

### **Fire Safety**

Following the publication of the London Plan in March 2021, all applications are required to meet the highest standards of fire safety. As part of this application, fire safety information has been submitted to accord with Policy D12a of the London Plan. The two rear extensions are proposed to be constructed concurrently and will therefore form part of the same coordinated programme of works. The proposal is acceptable in fire safety terms, subject to compliance with the relevant Building Regulations and applicable fire safety requirements during construction and upon completion.

### **Equalities Duties Implications**

The Council has to give due regard to its Equalities Duties, in particular with respect to general duties arising from section 149 of the Equality Act 2010. Having due regard to the need to advance equality involves the need to remove or minimize disadvantages suffered by equalities groups.

The Council has considered the relevance of the proposal to the provisions of the Equality Act 2010, for those with the following protected characteristics: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation and the Human Rights Act 1998. The assessment concluded that Equalities Duties are not

engaged by this proposal. The proposal is also compatible with Human Rights Articles and as the report does not have any significant bearing on the substantive equality duty it is not considered necessary to undertake an Equality Analysis.

## **Conclusion**

Decision to grant planning permission should be given having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).