



A progressive multi-disciplinary architectural practice

SUPPORTING PLANNING STATEMENT

Proposed Two-Storey Side and Part Rear Extension

44 Halsway, Hayes, UB3 3JT

Prepared in Support of a Householder Planning Application to the
London Borough of Hillingdon

1. Introduction

This Supporting Planning Statement has been prepared in support of a Householder Planning Application at **44 Halsway, Hayes, UB3 3JT** for the construction of a **two-storey side and part rear extension** to the existing dwelling.

The purpose of this statement is to provide an overview of the site and surrounding residential context, explain the design approach adopted for the proposed extension, and demonstrate how the development has been carefully considered in relation to the character and appearance of the existing dwelling, the established pattern of development within Halsway, and the residential amenity of neighbouring occupiers.

The property has previously benefited from approvals for a **single-storey rear and part side extension**, together with a **loft conversion undertaken under permitted development rights**. These previously approved works have now been implemented and therefore form part of the existing dwelling against which the current proposal should be considered.

The present application represents the next stage in the considered improvement of the property and seeks to provide additional accommodation through a sensitively designed two-storey extension which remains subordinate to the original dwelling.



A progressive multi-disciplinary architectural practice

2. Site and Surrounding Context

No. 44 Halsway is situated within an established residential street in Hayes, within the London Borough of Hillingdon.

Halsway is predominantly residential in character and comprises conventional suburban family housing. The architectural character of the street is principally defined by traditionally proportioned two-storey dwellings, with pitched and tiled roofs, brick elevations and regularly arranged window openings.

As is common within established residential areas of this nature, a number of properties along Halsway have been altered and extended over time in response to the changing requirements of their occupiers.

Consequently, the street does not comprise a completely uniform collection of unaltered properties. There is an established pattern of domestic extensions and alterations, including side, rear and roof-level additions, which now form part of the evolving architectural character of the street.

Of particular relevance to the present application is the presence of a number of properties within Halsway which have been extended in a manner similar in principle to the development now proposed at No. 44.

The proposal should therefore be viewed within the context of an established residential street where appropriately designed extensions to family dwellings are a recognised and characteristic form of development.

3. Existing Property and Previous Approvals

The application property has previously benefited from approval for a **single-storey rear and part side extension**, together with a **loft conversion under permitted development**.



A progressive multi-disciplinary architectural practice

Both schemes have been implemented and the works therefore form part of the existing property.

The current proposal has been designed having regard to this established position and seeks to provide a logical and architecturally coherent continuation of the dwelling.

Importantly, the proposal has not simply sought to maximise the available building envelope. Consideration has been given to the relationship between the proposed extension and the original dwelling, neighbouring properties, the roof form and the wider street scene.

4. Proposed Development

Planning permission is sought for the construction of a:

- **Two-storey side extension; and**
- **Part two-storey rear extension.**

The proposed extension has been designed to provide additional accommodation while maintaining an appropriate relationship with the scale, form and architectural character of the existing dwelling.

The design deliberately incorporates measures to ensure that the extension remains visually subordinate to the principal building and does not result in an unduly dominant addition.

5. Design of the Two-Storey Side Extension

A principal consideration in developing the scheme has been the visual relationship between the proposed two-storey side extension and the original house.

The side extension has therefore been designed as a **subordinate addition** rather than an extension which competes visually with the original dwelling.



A progressive multi-disciplinary architectural practice

To achieve this, the proposed first-floor side extension is **set back approximately 1.0 metre from the principal front elevation** of the existing property.

This setback provides a clear visual distinction between the original dwelling and the proposed extension and prevents the development from appearing as an overly dominant continuation of the principal frontage.

The roof of the side extension has similarly been designed to remain subordinate to the principal roof of the dwelling. Its form and proportions have been considered so that the original house continues to read as the principal architectural element.

The combination of the front setback and subordinate roof arrangement provides an appropriate hierarchy between the original dwelling and the proposed addition.

The proposed extension therefore respects the scale and proportions of the host building while allowing the property to be enlarged in a practical and coherent manner.

6. Part Rear Extension and the 45-Degree Principle

Particular consideration has been given to the relationship between the proposed rear extension and the windows serving the neighbouring property.

The proposed rear projection has been carefully designed with regard to the commonly applied **45-degree principle**, which provides a useful means of assessing whether an extension is likely to have an unacceptable effect upon daylight, outlook or the general amenity of adjoining residential accommodation.

The relationship between the proposed extension and the relevant neighbouring windows has been specifically assessed during the design process.



A progressive multi-disciplinary architectural practice

The **45-degree assessment is clearly illustrated on the submitted architectural drawings**, allowing the Local Planning Authority to readily consider the relationship between the proposed development and the neighbouring property.

The rear extension has been configured so that its scale and projection respond appropriately to this relationship.

This demonstrates that neighbouring amenity has been an integral consideration in developing the proposal rather than an issue addressed retrospectively.

The proposal is therefore considered to maintain an acceptable relationship with the neighbouring dwelling in terms of daylight, outlook and sense of enclosure.

7. Residential Amenity

The proposal has been designed with careful regard to the amenities of adjoining occupiers.

The scale and positioning of the proposed extensions have been considered in relation to neighbouring properties, particularly in respect of:

- Daylight and sunlight;
- Outlook;
- Overbearing impact;
- Privacy; and
- The general sense of enclosure.

As noted above, the relationship of the proposed rear extension to the neighbouring windows has been assessed against the 45-degree principle and is demonstrated on the accompanying drawings.

The side extension is also designed as a subordinate addition, with its first-floor element appropriately set back from the front elevation.



A progressive multi-disciplinary architectural practice

The proposal is therefore not considered to result in an unacceptable loss of daylight or outlook, nor would it create an unduly dominant or overbearing relationship with neighbouring properties.

The development represents a proportionate extension to an existing family dwelling within an established residential setting.

8. Character and Appearance

The proposed development has been designed to integrate appropriately with the existing dwelling.

The architectural approach is one of **subordination and compatibility**, rather than seeking to introduce a visually competing form of development.

The proposed extension maintains the established domestic scale of the property and follows the general architectural language of the existing house.

The 1.0 metre setback to the two-storey side extension is particularly important in maintaining the visual identity and proportions of the original dwelling when viewed from Halsway.

Similarly, the subordinate roof arrangement prevents the side extension from visually overwhelming the principal roof form.

The overall result is considered to be an appropriately scaled addition which respects the host dwelling and maintains the residential character of the surrounding area.

9. Established Pattern of Extensions within Halsway

In considering the application, regard should also be given to the existing character and pattern of development within Halsway.



A progressive multi-disciplinary architectural practice

There are a number of properties within the street which have been extended and altered over time, including examples of development broadly comparable in scale and form to that proposed at No. 44.

These properties demonstrate that domestic extensions are already an established component of the street scene.

While each planning application must necessarily be considered on its individual merits, the presence of comparable extensions within the immediate locality provides important contextual evidence that appropriately designed enlargement of properties can be successfully accommodated without undermining the overall character of Halsway.

The proposal at No. 44 has been deliberately designed to respond positively to this established context while incorporating appropriate measures of subordination, including the front setback and subordinate roof form.

It is therefore considered that the development would sit comfortably within the evolving architectural character of the street.

10. Planning Considerations

The principal planning considerations relevant to the proposal are considered to be:

The character and appearance of the host dwelling

The proposed extension has been designed as a subordinate addition, including a 1.0 metre setback from the principal front elevation and a roof form which remains secondary to the main roof.

The character and appearance of the surrounding street

Halsway contains an established variety of altered and extended residential properties. The proposed development is consistent with the general pattern of domestic enlargement evident within the street and would retain the overall suburban residential character of the area.



A progressive multi-disciplinary architectural practice

Neighbouring residential amenity

The proposed rear extension has been designed having regard to the 45-degree principle from the relevant neighbouring windows. This relationship is clearly demonstrated on the submitted drawings.

Scale and proportionality

The proposal represents a proportionate enlargement of an existing family dwelling and has been designed to avoid an excessive or visually dominant form of development.

Relationship with the existing property

The proposal responds to the dwelling as it currently exists, including the previously approved and now implemented single-storey rear/side extension and loft conversion.

Taken collectively, these considerations demonstrate that the proposed development represents an appropriate and considered extension to the property.

11. Conclusion

The proposed two-storey side and part rear extension at **44 Halsway, Hayes, UB3 3JT** represents a carefully considered and proportionate enlargement of an established residential dwelling.

The design has evolved with particular regard to the architectural character and proportions of the existing house, the established pattern of extensions within Halsway and, importantly, the residential amenity of neighbouring occupiers.

The two-storey side extension has been deliberately **set back by approximately 1.0 metre from the principal front elevation**, while its roof has been designed to remain **subordinate to the main roof of the dwelling**. These measures ensure that the extension remains visually



A progressive multi-disciplinary architectural practice

secondary to the original house and maintains an appropriate architectural hierarchy.

Similarly, the part rear extension has been carefully considered in relation to the adjoining property. The submitted drawings clearly demonstrate the **45-degree assessment from the relevant neighbouring windows**, evidencing that the relationship with neighbouring daylight and outlook has formed an integral part of the design process.

The proposal should also be considered within its immediate context. Halsway is an established residential street in which numerous properties have been extended and adapted over time, including examples of extensions of a broadly similar nature. The principle of sensitively enlarging residential properties is therefore already well established within the locality.

While the application must be considered on its own individual merits, the proposed development is considered to respond positively to this established character. It does not seek to introduce an incongruous form of development, but rather provides a carefully designed extension which respects the existing dwelling and sits comfortably within the evolving character of the street.

Furthermore, the previously approved single-storey rear and part side extension and permitted development loft conversion have now been implemented and form part of the existing property. The current proposal has been developed in response to that established built form and provides a coherent progression of the dwelling.

For the reasons set out within this Supporting Planning Statement and demonstrated by the accompanying architectural drawings, it is considered that the proposed development achieves an appropriate balance between providing additional family accommodation and safeguarding the character of the host dwelling, the appearance of the street scene and the residential amenity of adjoining occupiers.

Accordingly, it is respectfully requested that the London Borough of Hillingdon considers the proposal favourably and grants Householder Planning Permission for the development as submitted.



A progressive multi-disciplinary architectural practice