



Planning & Fire Safety Statement

Planning Application for erection of single storey rear extension to dwellinghouse

**14 Strathearn Avenue
Heathrow
UB3 5HJ**



Introduction

This Planning Statement has been prepared on behalf of the applicant / owner of the property known as 14 Strathearn Avenue, Heathrow, UB3 5HJ. The application seeks planning permission for the erection of single storey rear extension. The application 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 property is located on the South-Eastern side of Strathearn Avenue and consists of a two storey semi-detached dwelling which has a main hipped roof with a white render external facing. The frontage is covered mainly in hardstanding which provides space to park approximately 2 vehicles. There is an existing outbuilding which is to be removed to facilitate this proposal.

14 Strathearn Avenue, comprises a two-storey semi-detached dwelling. The red brick building with pitched roof design is set approximately 9 metres back from the highway by an area of hard landscaping providing off-street parking. The boundary to the southern elevation is approximately 2.5m.

The application site lies within a 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

The application site has no heritage, flood, or tree constraints.

Local Plan Designation and London Plan

The following UDP Policies are considered relevant to the application: -

Part 1 Policies:

- PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

LPP 3.5 (2016) Quality and design of housing developments

MAIN PLANNING ISSUES

The main considerations are the proposal's design and impact on the character of the existing property, the impact on the streetscene and locality, the impact upon the amenities of neighbouring properties, the reduction in the size of the rear garden, highways impact, and car parking provision.

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 single storey rear extension would extend into the rear garden by 6m with a mono pitched roof with a maximum ridge height of 3 metres. It is noted that proposed extension would not be policy compliant. However, there are mitigating circumstances in this instance. Accordingly, it is considered that the proposed extension would not impact upon the visual amenity of the street scene and therefore a reason for refusal would be difficult to justify on design grounds alone.

Taking into consideration the boundary treatment and the adjoining neighbour's rear extensions, the proposed extensions would not be overbearing and would not result in a

loss of light or loss of privacy for adjoining residential properties. Therefore, the application proposal would not constitute an un-neighbourly form of development and would be in compliance with Policies DMHB 11 and DMHD 1 of the Development Management Policies (2020).

The adjacent property at 12 Strathearn Avenue, is slightly set-back with the front of 114 Strathearn Avenue. Given the degree of separation, officers consider that the 6m deep rear extension would not result in sufficient harm to the light and outlook of this property to justify a refusal of planning permission.

16 Strathearn Avenue, has a 4.0 metres rear extension that extends beyond the application site's existing rear extension. Increasing the rear extension depth to six metres and increasing the eaves height to 3.0 metres would not harm to the residential amenity, daylight, and sunlight of the adjacent 17 Hudson Road.

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 and as such the proposal is acceptable in these terms.

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).