



Supporting Statement

Single-Storey Side Extension
AT
8 Darris Close,
Hayes, UB4 9RX

Reference: 8DC-1871

Date: 2 February 2022

1. Introduction

- a. This Supporting Statement has been prepared by Just Planning on behalf of Mr D Farrell to support a planning application to London Borough of Hillingdon for a single-storey side extension at 8 Darris Close, in Hayes.
- b. Following a description of the site and surrounding area, this report will consider the planning history, provide an overview of relevant planning policies and outline the case for the applicant.

2. Site Description

- a. The appeal site comprises a two-storey, detached dwelling located on the western side of Darris Close, a cul-de-sac leading from Strone Way. The property is constructed from red brick under a plain tiled roof and has an enclosed rear garden backing onto Broadmead Road. There is off-street parking to the front. It has a ground floor rear extension and a southern side projection containing an integrated garage (now converted into habitable space) with a room above (served by a front dormer).
- b. The recent image in figure 1 below shows the property viewed from Darris Close. Figure 2 shows the rear of the property, viewed from Broadmead Road.



Figure 1: Image of the appeal site, viewed from Darris Close



Figure 2: Image of the appeal site, viewed from Broadmead Road

- c. The house is located in a residential area. The houses along Darris Close are broadly similar in size and scale and observe a roughly consistent building line. A number have been altered and extended in various ways.
- d. The building on the application site is not listed and it is not located in a designated conservation area.

3. Recent Planning History & Application Proposal

- a. The ground floor rear extension at the house was built following a grant of planning permission in January 2008 (application reference: 63394/APP/2007/2422).
- b. The garage was converted (including a small front extension to the garage) following a grant of planning permission in November 2018 (application reference: 63394/APP/2019/2985).
- c. There had been a single-storey side extension to the northern side of the house, between it and number 9, for many years. The applicant demolished it in order to build a replacement, believing that the development would be permitted development.
- d. However, permitted development rights have been removed from this property by way of a planning condition. The council therefore refused to issue a certificate of lawfulness for the development on 19 April 2021 (application reference: 63394/APP/2021/965).
- e. Following the service of an enforcement notice in January 2021, the applicant demolished the side extension that had been constructed.
- f. He then applied for planning permission for an alternative design for a side extension set back 0.5m from the front elevation (application reference: 63394/APP/2021/3700). The application was refused permission in November 2021 for the following reason:

The proposal, by reason of its overall siting, size, scale, bulk and proximity to the side boundary, would result in a closing of the visually open gap between it and the neighbouring property, 9 Darris Close, giving rise to a cramped form of development and eroding the characteristic gap between the properties, which would be detrimental to the visual amenities of the street scene and the surrounding area generally. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies DMHB11; DMHB12 and DMHD1 of the Hillingdon Local Plan - Part Two (2020) and policies D4 and D8 of the London Plan (2021).

- g. The current proposal is a resubmission of the earlier refused scheme, amended to respond to the council's concerns in respect of the earlier

application. In particular, the revised design increased the setback from the front elevation from 0.5m to 1m, increasing its subordination and making it less prominent in the streetscene.

4. Planning Policy

- a. Planning law states that decisions on planning applications must be taken in accordance with the statutory development plan unless material considerations indicate otherwise. The relevant parts of the development plan for the area are the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).
- b. The most recent application at the site was refused in line with policy BE1 of the Strategic Policies and policies DMHB 11, DMHB 12 and DMHD 1 of the Development Management Policies.
- c. Policy BE1 (Built Environment) of the Strategic Policies requires all new development to improve the quality of the built environment in order to create successful and sustainable neighbourhoods. Among other things, the policy states that development proposals should be sensitive to local identity, landscapes, townscapes and views, improve areas of poor environmental quality, improve the quality of the public realm, and not result in the inappropriate development of gardens and green spaces that erode the character of suburban areas.
- d. Policy DMHB 11 (Design of New Development) of the Development Management Policies requires that all new development exhibit a high quality of design. Development should harmonise with its surroundings in terms of its scale, size and detailed design. It should use high quality materials. It should not unacceptably harm the residential amenity of close neighbours.
- e. Policy DMHB 12 (Streets and Public Realm) relates to the public realm design and improvements and does not appear to be relevant to the appeal proposal, which is confined to the curtilage of the dwelling only.
- f. Policy DMHD 1 (Alterations and Extensions to Residential Dwellings) sets out criteria for extensions. It seeks to ensure that there is:

"no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area"

- g. It requires that extensions are subordinate to the host dwelling *"in their floor area, width, depth and height"*. It recommends the use of matching materials. It requires that adequate garden space and parking is retained.
- h. The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how they should be applied. It identifies a presumption in favour of sustainable development. Development is sustainable when it meets the economic, social and environmental needs of a community.
- i. Paragraph 11(c) requires that decision-makers approve *"development proposals that accord with an up-to-date development plan without delay"*. Where policies are absent or out of date, permission should be granted unless:

"any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

- j. According to paragraph 38:

"Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available ... and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible."

- k. Paragraph 126 states that:

"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

5. Case for the Applicant

- a. The proposed extension is similar to one that was recently refused planning permission under reference: 63394/APP/2021/3700. It was refused on the basis of poor design and harm to the streetscene. The current proposal seeks to overcome these concerns. In particular, it sets the extension back 1m the front elevation so that it is not easily discernible from the street and will have not a harmful impact on the streetscene.
- b. There is no suggestion of harm to neighbours' living conditions. Given its moderate width and low height, the extension is a clearly subordinate addition to the property, as required by DMHD1. In respect of side extensions, this policy also requires that they be no wider than 50% of the width of the main house. In this case, it is substantially less than 50% of the main house.
- c. DMHD1 also requires that a side extension does not lead to an unacceptable loss of openness, where such openness is an important part of the character of the street. The council's concern in respect of the previous application was that it would close a gap between the neighbouring properties and would therefore appear cramped and create a degree of visual coalescence between the two buildings.
- d. The additional setback mitigates this impact. By setting it back 1m, the extension will not be readily visible from the street. There will be a clear gap between the two houses, which will appear as visually distinct, and separate, structures. The extension will only be readily visible when viewing it from directly in front and, even then, it will be single-storey and set well back.
- e. The applicant notes that the streetscene is diverse in character and appearance in this location, and the houses are tightly spaced. The development will not appear out of place in the context of surrounding development.

6. Conclusions

- a. There was an extension in this location for many years before the applicant demolished it to make way for a replacement. That has since been demolished following the service of an enforcement notice.
- b. The current proposal is a resubmission of a previously refused scheme. It substantially improves upon the previous proposal by setting the extension back 1m from the front elevation so that the extension is not readily discernible from the street.
- c. For these reasons, the case officer is respectfully requested to recommend the application for approval.



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