

Supporting Statement

Site Address: 2 Jonson Close Hayes UB4 0BS

Proposed Development: Double storey side, Single storey rear and Part first floor rear ext

Recent Planning history:

Planning Ref: 63519/APP/2020/1678

Proposal: Loft Extension

Decision: Approved on 02/07/20

Planning Ref: 63519/APP/2020/1715

Proposal: Single storey side extension and single storey rear extension

Decision: Approved on 21/07/2020

Planning ref: 63519/APP/2020/4219

Proposal: Part two storey, part single storey side extension and part two storey, part single storey rear extension

Decision: Refused on 05/03/2021

Main Reasons

For refusal: 1. Policy DMHD1 requires two storey side extensions to be set back by a minimum of 1m at both levels. **The current proposal fails to adhere to this requirement.** The cumulative scale and bulk of the proposed side extension would fail to appear as a subordinate addition to the property and would both unbalance this pair of semi's and represent an incongruous addition to the street scene.

Positive assessment of the planning application included following comments:

1. It is noted that both the proposed single storey side and single storey rear extensions are the subject of extant consents. The critical issue therefore is the cumulative effect of the single storey additions with the first floor additions.
2. The scale of the proposed first floor rear addition is considered to appear subordinate in scale and would not have a negative impact upon the visual amenity of the site or the surrounding area.
3. The proposed extensions are not considered to give rise to an undue loss of light or outlook. The submitted plans confirm the 45 degree line would not be breached. As such, the proposal is not considered to represent an un-neighbourly form of development in accordance with the requirements of Policy DMHB11 and DMHD1 of the Hillingdon Local plan - Part Two (2020).
4. It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).
5. Adequate garden space is retained.

Supporting Statement:

This document is prepared to establish that how the new proposal overcome the previous refusal issues.

The site is located on Eastern side of Jonson Close. Street scene is set by Semi-detach houses. Many properties on either side of Jonson Close has been extended and benefit from extensions of varied sizes. These extensions make an integral part of street scene.

Subject site occupies a large plot and benefit from a large enclosed rear garden. The roposal is to construct Double storey side, Single storey rear and Part first floor rear ext.

A planning application was submitted for ***Part two storey, part single storey side extension and part two storey, part single storey rear extension***. Planning application was subsequently refused.

Offier report established that the ground floor element of side extension, which has been proposed to be in line with the front elevation of house doesn't comply with Hillingdon's residential extension policy DMHD1. The policy require the double storey side extension to be set back 1M from the front elevation of the original house.

Single storey side and Single storey rear extension has already been approved under planning application **63519/APP/2020/1715**. Further report also mention that the outlook of the proposed first floor side and part first floor rear extension is acceptable. Private amenity which will be remaining after the proposed development also complies with Hillingdon Policy DMHD1.

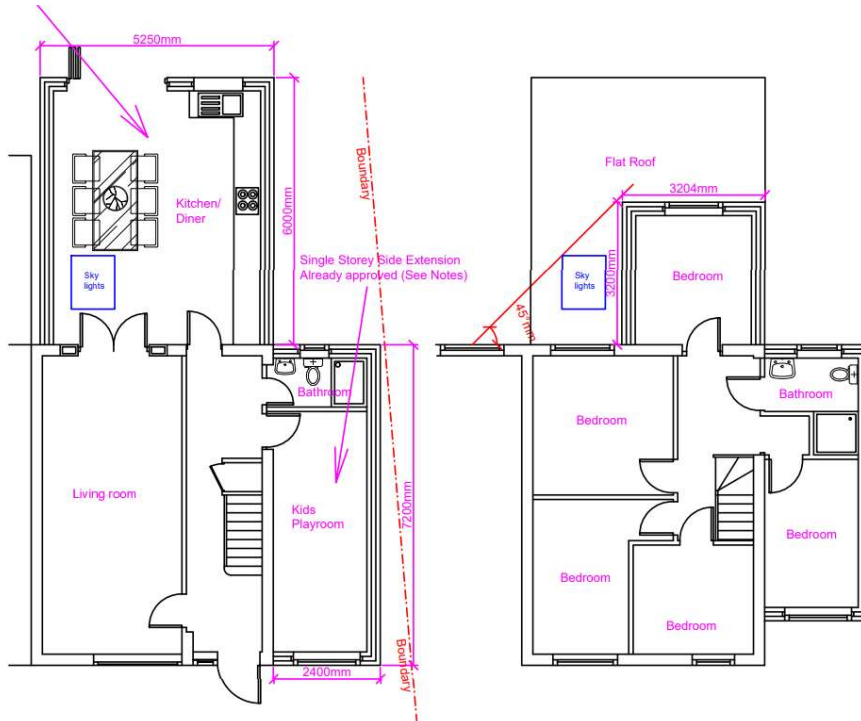
How new proposal overcome planning officer's concern:

The new proposal of double storey side, single storey rear and part first floor rear extension has been revised with the double storey side extension being set back by 1M from the front elevation wall, thereby overcoming the previous concern of planning officer.

So, considering, the proposal follows the similar scheme of the previously submitted application but overcome the planning officer's concern of not setting back the double storey side extension by 1M, client seek the planning consent for the proposed development of Double storey side extension, Single storey rear extension and part first floor rear extension.

Appendix

Proposed layout of Planning application 63519/APP/2020/4219 (Previously Refused)



Proposed Layout which overcomes the previous concern (Current Application)

