

Design and Access Statement

Application for single storey rear extension that will extend 6m beyond the rear elevation of the original house with a maximum flat roof height of 3m

Introduction

1. The development includes the part demolition of the existing single storey rear extension, with part retention of the existing elevation that neighbours with number 22.
2. The proposed development is for the construction of a single storey rear extension with a maximum depth of 6m and a maximum flat roof height of 3m.
3. There will be an obscured window on the elevation which will face number 26, however this will not be visible with the introduction of 2.2m high fencing which will only span approximately 3m from the rear elevation of the original house. Furthermore, the side elevation of the extension which houses the window will be set back 65cm from the boundary line.
4. The daylight calculations which accompany this application clearly demonstrate that there will be **no adverse effect on light or shadowing** to either neighbour. Neighbouring properties on both sides will receive **exactly the same** amount of light as they do presently on both the longest and shortest day of the year. I refer you to the daylight calculations.
5. The development will not be visible from the street and the residents on Swanage Waye are too far for it to have an adverse effect on them.

Policy Consideration

6. When producing this statement, consideration has been given to National Planning Policy Framework, Daylight Calculations and Overshadowing, Hillingdon Design and Accessibility Statement (HDAS), The Town and Country

Planning (General Permitted Development) (England) Order 2015, Permitted development rights for householders and Adopted DMHD2.

The Development

7. The development includes the part demolition of the existing single storey rear extension, with part retention of the existing elevation that neighbours number 22.
8. The proposed development is for the construction of a single storey rear extension with a maximum depth of 6m and a maximum flat roof height of 3m.
9. In addition to this there will be an obscured window on the side elevation which will face number 26, however this will not be visible with the introduction of 2.2m high fencing which will span 3m from the rear elevation of the original house.
10. The property comprises of a typical family home located on the northern side of Minterne Waye. The property frontage is set directly facing the road.
11. The front garden benefits from a hard standing area with off street parking for two cars. The property is of standard solid brick construction with 100mm external wall insulation and is under a concrete tiled roof with side access to the rear garden by foot.
12. The proposed development allows for the retention of 57m² of rear garden space. The Local Authority's Garden Space Standard states that a minimum 60m² should be maintained for a 3-bedroom house.
13. The properties on Minterne Waye are all residential of a consistent nature in terms of building type, architecture and building materials.
14. The property does not fall under the auspices of:
 - a) Area of outstanding natural beauty
 - b) Green belt
 - c) Conservation area

SITE CONSTRAINTS

15. There are many local parks and open green spaces very close to the site, these are Brookside Park, Minet Country Park, Spikes Bridge Park and Carlyon Road Playground to name a few.
16. The lack of 3.2m² in the rear garden will not be noticeable and is considered insignificant which does not warrant withholding planning permission at a property that desperately requires more internal space.

National Planning Policy Framework

17. **Section 2** subsection B of the National Planning Policy Framework clearly states that planning policy should be socially objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and **range** of homes can be provided to meet the needs of present and future generations.
18. This addition falls directly under this remit – it is required to meet the owner's growing family needs.
19. **Section 11** further states that councils should assist homeowners in making “Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses,”
20. **Section 11(D)** further states councils should promote and support the development of “*under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained*” and available sites could be used more effectively.
21. The design proposed within this application is one that in no way affects the natural environment and given other similar style developments in the area, will maintain the immediate style of architecture in the locality. The proposed design will meet all current UK building standards and regulations ensuring energy conservation is maintained to the highest possible levels.

22. Brookside Estate is a prime example of the above, and an area where demand for housing is high and supply limited, therefore this extension will clearly be in line with national planning policy that is encouraging such developments.

23. The development is further supported by section 2 subsection B of the National Planning Policy Framework which clearly recognises the need for a **range of homes to meet the needs of present and future generations.**

24.22 Minterne Waye has been in the ownership of a company for many years. I have attached land registry records to confirm that the previous ownership was registered in November 2000, prior to this company there was another company and now the new and current owners and a different company.

25. Since my family have owned number 24 circa 1990, they have seen 3 different companies whos' sole interest is rental and no desire to develop the site in way of a single-story rear extension.

26. If wanted, number 22 could benefit from a single storey rear extension with a maximum dept of 4m under the prior approval scheme. In which case the proposed development at number 24 would only span 2.5m beyond what the prior approval scheme could allow at number 22, therefore number 24 would be more likely to secure planning permission for this proposed development.

27. Number 22 has been and is part of a large portfolio of properties (50+) for many years.
There is no prospect that current owners (like previous owners) will have the appetite or desire to extend the property as they are in the rental business and not development.
As a result of the type of ownership at number 22, 24 has to date lost the enjoyment and full potential of their home.

28. Due to the size of the garden and surrounding properties this development cannot be viewed as overly bulky or out of line with character. There are properties in the immediate area with similar sized rear extensions. This

moderate addition to an existing family home will further have no impact upon community infrastructure and all building control approvals will be sought and abided by.

29. The applicant also welcome that the planning department make recommendations to avoid rejection of this application.

30. In relation to the current rear extension, this development extends 91cm above the existing fence panels at the high point and 85cm at the low point (front elevation of development). Of the above measurements, 20cm will form part of the roof and therefore have different materials to the proposed brickwork. This is considered to be insignificant and the additional surface area can be mitigated by the use of 2.2m high fencing should the Local Authority deem it appropriate.

If required this will change the high point to 71cm and low point 65cm (including the roof materials). We welcome your thoughts on this.

Proposal

31. The proposal has been sympathetically designed to ensure it does not have an unacceptable impact on the character of the area. The footprint of the addition is similar to numerous immediate neighbours on Minterne Waye and Swanage Waye therefore its size is not unduly prominent or out of character with the immediate area.

32. The proposal by relation of its size, position and appearance in relation to neighbouring properties is not duly obtrusive and detrimental to the outlook and amenities of all adjoining properties / occupiers. The development is mid-terraced and not located on a corner plot property; therefore, it is not an obtrusive hazard to pedestrians or motorists.

33. The proposed development is located at the rear of a mid-terraced house and cannot be seen from the road therefore the street scene is not affected in anyway. There are similar developments in the area and also close to the site itself. As a result, it is considered that this proposed development is in line with

Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

34. The visual amenities of the area that incorporate this development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).
35. The daylight calculations that accompany this application clearly details that the loss of light is so minimal that it does not warrant withholding planning permission, therefore, it is considered that this development complies with Policies BE19 & 20 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).
36. The amenity space in the rear garden of the site is an unnoticeable 3.2m² less than what the Garden Space Standard specifies. This coupled with the abundance of open parks and green spaces located very close to the site does not warrant withholding planning permission, therefore it is considered that the development also complies with Policy BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Effective Use of Land

37. The property is occupied by the owner and his family. The additional area within the development would provide essential living space inline with current living standards. The remaining land will be 3.2M2 less than what the Garden Space Standard specifies. This is considered to be an insignificant loss with a significant gain within the property thus should be considered an effective and efficient use of the land.

Amount of Development

38. This application is solely regarding a small addition to an existing family house
39. The development is in line with The Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document section 3.1 & 3.5

a) Section 3.1 states ***The extension should always be designed so as to appear 'subordinate' to the original house. In particular, the extension should not protrude out too far from the rear wall of the original house. This is because the extension may block daylight and sunlight received by neighbouring properties. To help clarify this, the Council have set out depth guidelines depending on the type of the original house. The dimensions illustrated are external and include any overhanging roof and guttering added to the rear wall of the extension.***

The proposed development will appear to be subordinate to the original house and the depth of the development does not block the daylight and sunlight to neighbouring properties. This can be confirmed by reviewing the submitted daylight calculations.

Section 3.1 also uses words such as ***Should*** and ***May*** which clearly recognises that the planning officer should look and satisfy themselves whether this section actually applies at all. It is argued that the daylight calculations confirm that daylight and sunlight to neighbouring properties will remain the same and therefore this section does not apply.

That said, another point that is worth noting, if the applicant were to construct a loft conversion with a dormer under permitted development the shadowing to number 22 will be significant simply due to the orientation of the properties and the height of the development.

b) Section 3.5 states ***These dimensions are applicable to first time extensions and are taken from the rear wall of the original house. Second extensions, canopies or conservatories added to existing extensions may well result in the depth limits being exceeded. Extensions added onto extensions may not be in character with the original house, applicants should consider demolishing existing extensions as part of proposals to extend for the second time. Applicants are also advised to contact the planning department prior to application.***

This development is to be considered as a second extension which clearly recognises exceeded depth limits; therefore, it is pointed that a depth limited for this site of 3.6m does not apply and that Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document itself recognises that second extensions will result in the depth exceeding 3.6m.

Complete demolition will force the applicant to apply for planning permission to reinstate a 3.6m extension as this section will certainly apply.

Further to this HDAS is guidance and not legislation and should only be used as a guide only.

Construction and Scale

40. It is considered that the external appearance of the development is satisfactory as it complies with Policies set out in the Hillingdon Unitary Development Plan Saved Policies (September 2007).
41. The development harmonises with the existing street scene and all materials used in the construction of the external surfaces of the development hereby match those used in the existing building and those materials used by numerous neighbouring buildings.
42. The construction materials that are to be used are appropriate for this extension and also keep in line with materials used on the adjacent and neighbouring buildings.

Overlooking

43. No windows, doors or other openings will directly face into neighbouring properties/land. The window facing the direction of number 22 will be fully out of sight by use of fence panels and set back by 650mm from the site boundary. Therefore, there is no issue of overlooking. The owner of both properties will

still benefit from complete privacy and enjoyment of their respective properties and land.

44. This development has strictly been designed to ensure that it prevents overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007). There will be no openings that face directly into neighbouring properties.

Daylight / Sunlight

45. The Daylight calculation which accompanies this application clearly shows insignificant loss of light and or shadowing

Other

46. The proposed development would be carried out using materials of the same or similar appearance to that of the existing rear extension. The flat roof construction provides a low-profile roof reducing any chances of overshadowing or loss of light.

47. The roof windows will not be facing any neighbour and are solely to provide light to this low light north facing house. Therefore, there will not be any loss of privacy or concerns of overlooking into the neighbours' properties or land.

48. The development is not visible from the front street scene therefore there will be no loss of character to the road or neighbouring properties.

49. This development / proposal is being improved to allow for the changes in lifestyle demands for a young family. The homeowner further would like to highlight that the HDAS is a guidance document and that each application should be considered on its own merits.

END.