



Design Sight Architecture

Date: 2nd June 2023

Dear Sirs,

Reference: 23 Westfield Way, London. HA4 6HW

Application is hereby made for a householder planning application to 23 Westfield Way, namely for the addition of a proposed single-storey rear extension.

Existing building and site

23 Westfield Way is a semi-detached residential property built in the late 1970s.

The property is not listed or within a conservation area. The buildings within the local area are all residential properties, many of which have been extended, particularly rear single storey extensions. These include (but are not limited to) numbers 25, 21, 19, 17, 15.



Image 1: Number 23 highlighted above with a red outline

Planning History

Certificate of lawful development for the loft conversion was granted earlier this year. Planning Reference 69199/APP/2023/639. This approval is reflected on the proposed drawings

Policy Context

As per Policy DMHD 1 (Alterations and Extensions to Residential Dwellings).

This says: A) *Planning applications relating to alterations and extensions of dwellings will be required to ensure that:*

B) Rear Extensions

- 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;*
- i) 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;*
- v) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;*
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted; London Borough of Hillingdon Local Plan Part 2 - Development Management Policies 131*
- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;*
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;*
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and*
- ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.*

Proposals

The proposed depth of the rear extension is 4.0m which aligns with the existing extension to the adjoining property, number 21. As can be seen from the bird's eye view the depth and height of the proposed extension is consistent with the established character of the area.

The proposed height of 3.2m is lower than the pitched ridge height of number 21 Westfield Way extension. The extension does not intercept the 45-degree line drawn from the centre point of No. 25's rear ground floor window. This is shown on the proposed plan.

No changes are proposed to the upper levels.

The materials proposed are fair-faced brickwork in stretcher bond to match the existing and metal external sliding door. The warm deck flat roof is proposed to be grey fully adhered single-ply membrane. No external balconies or terraces are proposed.

Parking

No changes are proposed to the existing parking arrangement.

Access

No changes are proposed to the existing access arrangement.

Conclusion

The proposed single storey rear extension is in keeping with the surrounding character and respects the residential amenity of its neighbours. The council is requested to permit this application.

Regards

Shaun Bangard