



**TOWN AND COUNTRY PLANNING ACT
1990 (AS AMENDED)**

Planning Statement

**JOINT APPLICATION FOR THE ERECTION OF
A PART SINGLE PART TWO STOREY REAR
EXTENSION AT NOS. 1 and 2 MAYGOODS
VIEW, HIGH ROAD, COWLEY, UB8 2HG**

PREPARED BY

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1.0 INTRODUCTION

- 1.1 This statement has been prepared in support of a full joint planning application for the proposed extension comprising a two storey and single storey rear extension to nos.1 & 2 Maygoods View off High Road in Cowley.
- 1.2 The statement describes the site and proposal and sets out how the proposal complies with the policies and guidance as set out in the Council's Local Plan.
- 1.3 The joint application has enabled the impact of the extension on neighbours to be removed and the design has been amended to reflect the comments raised with the previously refused application. The proposed first floor extension is now considered to be an appropriate siting, height, scale, form, bulk, massing and design which would not be visually intrusive, overly dominant nor an unneighbourly form of development. We therefore request that planning permission is granted.

2.0 SITE AND SURROUNDINGS

- 2.1 The application property comprises of a pair of two storey semi-detached properties (nos. 1 and 2) located on the Western side of Maygoods View which fronts the Cowley Road. There is no vehicular access to the front of the houses so access is achieved to the front via a pedestrian footpath. To the rear of the properties are enclosed rear gardens and a parking area.
- 2.2 The site lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). The area is residential in nature.
- 2.3 Photographs of the site and the neighbouring residential properties are shown below:



Rear view of nos. 1 & 2 Maygoods View



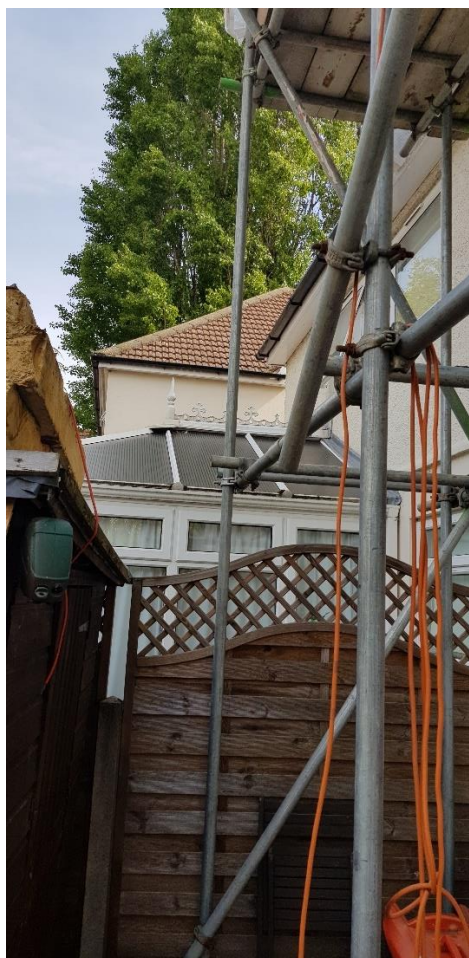
Rear view of nos. 1 & 2 Maygoods View



Looking towards the rear of no. 1A-C Maygoods View.



Looking towards the rear of no. 3 Maygoods View.



Side views of the neighbouring dwellings from the application site

3.0 PLANNING HISTORY

Reference	Location	Proposal	Decision	Status
51001/APP/2018/1728	1 MAYGOODS VIEW	Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for	11-06-18	Prior Approval not required

		which the maximum height would be 3 metres, and for which the height of the eaves would be 3 metres		
71057/APP/2018/1729	2 MAYGOODS VIEW	Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 3 metres	11-06-18	Prior Approval not required
51001/APP/2017/4256	1 MAYGOODS VIEW	Conversion of roof space to habitable use to include a rear dormer, 3 front rooflights and	07-02-18	Approval

		conversion of roof from hip to gable end		
71057/APP/2017/4255	2 MAYGOODS VIEW	Conversion of roof space to habitable use to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable end	07-02-18	Approval
71057/APP/2017/3340	2 MAYGOODS VIEW	Part two storey, part single storey rear extension, conversion of roofspace to habitable use to include a rear dormer, 3 x front rooflights and conversion of roof from hip to gable end and front porch and canopy.	20-11-17	Refusal
71057/APP/2015/2658	2 MAYGOODS VIEW	Detached garage to rear (Application	15-07-15	Approval

		for a Certificate of Lawful Development for a Proposed Development)		
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4.0 THE PROPOSAL



4.1 This proposal is considered to address the previous concerns with the refused scheme (ref. 71057/APP/2017/3340) by proposing a joint application for a part two storey, part single storey rear extension to both nos. 1 and 2 Maygoods Road. The ground floor extension would be 4m in depth whilst the first floor extension would be 3m in depth and extend across the width of the dwellinghouses. A Juliet balcony would be attached to the rear first floor bedrooms. The houses would remain as 4 bedroomed dwellings with the additional space providing 3 bathrooms at first floor level for each bedroom. Materials will match existing.

4.2 The internal floor space for each dwelling is as follows:

- Ground floor - 18.87
- First floor - 13.77
- Total = 32.64m²

5.0 PLANNING POLICY

5.1 The development plan comprises the Hillingdon Local Plan: Part 1- Strategic Policies and the extant 2007 Saved Unitary Development Plan policies adopted as the Hillingdon Local Plan: Part 2. The following Policies are considered relevant to the application:

- BE1 Built Environment
- BE13 Layout and appearance of new development - 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 External amenity space and new residential development - Requires the provision of adequate amenity space.
- BE24 Design of new buildings – protection of privacy - Requires new development to ensure adequate levels of privacy to neighbours.
- AM14 New development and car parking standards.
- SPD: Residential Extensions, Hillingdon Design & Access Statement Supplementary Planning Document, adopted December 2008 which states:

“Two storey rear or first floor rear extensions will only be allowed where there is no significant over-dominance, over-shadowing, loss of outlook and daylight. Any extensions at first floor level should not extend beyond a 45-degree line of sight taken from the nearest of the first floor window of any room of the neighbouring property. Full width extensions at first floor will only be considered on detached properties subject to meeting the 45-degree line of sight criteria outlined in the above paragraph”.

6.0 PLANNING CONSIDERATIONS

- 6.1 The main considerations to be considered are the impact of the proposal upon the host dwellings, the character and appearance of the streetscene and the amenities of the neighbouring residents.

Design implications

- 6.2 Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Further, policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.
- 6.3 The first floor extensions, by proposing a joint application with both dwellings, allows for a much more considered and sensitive scheme which allows for the bulk of the extensions to be located across both buildings. The proposal is considered to address all the concerns raised with the previous application which was refused because the first floor extension to no.2 was damaging to the pair of semi-detached dwellings.
- 6.4 The increased bulk of the extension would only be obvious when seen from the rear of the houses, but such viewpoints are very limited and only from the car park to the rear. The proposed two storey rear extension would not appear visually obtrusive or incongruous and the detailing will ensure the extensions blend in well with the original form of the houses.
- 6.5 The rear of No.1 A-C, adjacent to no.1 and granted planning permission in 2005, was constructed with a much bulkier and larger rear elevation which projects beyond the rear building line of No1 & 2 by 1.8m. Further, there are newer houses built behind

No.1 A-C. Therefore, the proposed extension would be in character with these newer developments.

Amenity

- 6.6 Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires new extensions by virtue of their siting, bulk and proximity to not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 protects the privacy of the occupiers and their neighbours.
- 6.7 The officer's report for the previously refused scheme accepted that *"given the separation between no. 2 and no. 3 Maygoods View, the 4 m deep rear extension would not result in an unacceptable loss of light, outlook or privacy to the occupants of this property"*. This same conclusion should be reached again and the 4m rear ground floor extensions should be accepted as protecting the neighbours from any harm.
- 6.8 As set out above, the SPD for house extensions states that *"any extensions at first floor level should not extend beyond a 45-degree line of sight taken from the nearest of the first floor window of any room of the neighbouring property. Full width extensions at first floor will only be considered on detached properties subject to meeting the 45-degree line of sight criteria outlined in the above paragraph"*. There is a gap of over 4m between the side of no. 2 and the side elevation of no.3 Maygoods View and a 2m gap between the side of no.1 and that of nos. 1A-C. Due to the orientation and siting of the buildings in this location, the proposal, as shown on plan no.DN6, demonstrates that there would be no breach of the 45-degree line. Overall, the proposal would not be overbearing, block out light or be unneighbourly in any way.
- 6.9 It is accepted that that if either of the rear extensions was implemented in isolation, then it would have a harmful, overbearing and visually intrusive impact on its immediate neighbour. The application has been submitted as a joint enterprise by the two applicants on the understanding that in order to be acceptable, a condition would

be required to ensure the rear extensions to both houses are implemented as a single building operation, to ensure that they are carried out at the same time.

Previous refusal

6.10 Below are the reasons for refusal for the application at no.2 Maygoods View in 2017 (ref. 2017/3340) and justification as to how this application has overcome those reasons and should now be granted planning permission.

- 1) *The proposed extensions and alterations to the roof, by reason of the excessive scale and bulk of the rear dormer and hip to gable end roof design to the original dwelling would fail to harmonise with the architectural composition of the original semi-detached dwelling, and would be detrimental to the character, appearance and symmetry of the pair of semi-detached houses of which it forms a part and to the visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two – Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.*

Justification: In February 2018, Certificate of Lawfulness were granted to both nos. 1 and 2 Maygoods View for the conversion of roof space to habitable use to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable end. The roof extension and rear dormer is close to completion at no.2 and will soon be constructed at no.1 Maygoods View. The fact that these have been built as permitted development has overcome the Council's concern about being detrimental to the character of the pair of semi-detached dwellings.

- 2) *The proposed two storey rear extension, by reason of its excessive scale and bulk and flat roofed design, would fail to harmonise with the architectural composition of the original semi-detached dwelling, and would be detrimental to the character,*

appearance and symmetry of the pair of semi-detached houses of which it forms a part and to the visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One – Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

Justification: The design has been amended to ensure that flat roof of the rear extension has been replaced with a hipped roof which is much more in keeping with the style of the main house and is a more sympathetic design. As the proposal is for a joint application then there is a much more coherent approach to the pair of semis to ensure there is no negative impact on the appearance or symmetry. Further, the visual impact from the streetscene is negligible as the bulk is wholly to the rear of the property. The only change which would be visible from the front 'streetscene' is the roof development which was constructed under permitted development rights.

- 3) *The proposed two storey rear extension, by reason of its size, design and proximity, would result in an overly dominant feature that overshadows the adjoining property at No.1 Maygoods View, and as such would result in a visually intrusive and an unneighbourly form of development, resulting in a loss of light and material loss of residential amenity. Therefore the proposal would be contrary to policies BE19, BE20 and BE22 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Documents HDAS Residential Extensions.*

Justification: The joint application has removed any harm to no.1 Maygoods View and as such there would be no overshadowing nor would the proposal be visually intrusive or an unneighbourly form of development. Due to the distance from the other neighbouring properties (nos. 1A-C and 3 Maygoods View), there would be no harmful impact upon the residential amenity of those residents.

- 4) *The proposed front porch and canopy would represent an excessively prominent feature, which would fail to harmonise with the character, proportions and architectural composition of the original semi-detached dwelling and would have a detrimental impact on the appearance, character and visual amenities of the street scene and the wider area. As such, the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.*

Justification: This proposal does not include a front porch or canopy to ensure this reason for refusal is overcome.

7.0 OVERALL CONCLUSION

- 7.1 The applicants have addressed the reasons for refusal of the previously refused planning application at no.2. By designing a joint rear extension for the pair of semi-detached it has resulted in a much better design as it can relate to the pair of houses as a whole, and therefore all aspects of the design are better related to the original building. This proposal is a high standard of design which complements the style of this and neighbouring buildings. The size, location and bulk of the first floor extension have been amended and the impact of the extension on neighbours and the buildings themselves has thus been reduced.
- 7.2 The National Planning Policy Framework (NPPF) states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. It is sustainable development of good design that will contribute positively to making the dwellings better for the families who live in these houses. For the reasons given above, the proposed extensions to the dwellinghouses at 1 and 2 Maygoods View would not have any adverse effect on the context or character of the immediate surroundings.

- 7.3 As a result, the proposed development respects and would not harm the appearance of the buildings or surroundings. There would be no harmful impact on neighbouring residents as the proposal would not be overbearing, block out light or be unneighbourly in any way. In this close-knit urban environment, it is not unusual for rear extensions to be visible from neighbouring properties. The owners of the site are happy to accept a condition requiring the works to be undertaken in one building operation. It is therefore compliant to the aims of Policy BE1 of the Hillingdon Local Plan: Part One – Strategic Policies (November 2012), Policies BE13, BE15, BE19, BE20 and BE22 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions, which are in general conformity with the NPPF.
- 7.4 Overall, it is considered to be fully policy compliant and permission should be duly granted.