

PLANNING STATEMENT

18 Goshawk Gardens, Hayes, UB4 8LA

Proposed Development

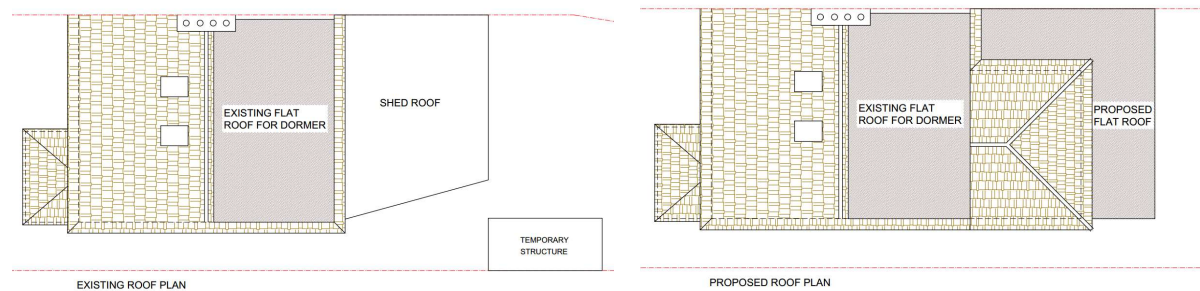
Demolition of existing timber-framed rear canopy and erection of ground floor rear and part first floor rear extension

1. Introduction

This Planning Statement has been prepared in support of a householder planning application at 18 Goshawk Gardens, Hayes, UB4 8LA.



The application seeks permission for the:
Demolition of existing timber-framed rear canopy and erection of ground floor rear and part first floor rear extension.



The proposal has been designed to provide improved family accommodation while remaining appropriate to the scale and character of the existing dwelling and safeguarding the residential amenities of neighbouring occupiers.

2. Site and Existing Dwelling

The application property is a residential dwelling situated on the eastern side of Goshawk Gardens within an established residential area characterised predominantly by family houses of similar scale and appearance.

The existing property has an established rear roof alteration and currently includes a lightweight timber-framed structure/canopy to the rear. The proposal would remove this existing rear structure and replace it with a properly designed extension integrated with the dwelling.

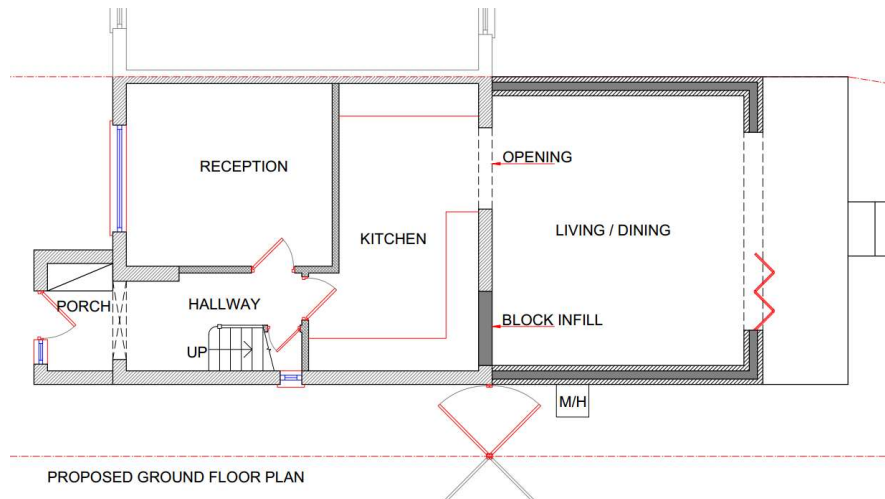
The existing and proposed plans demonstrate that the works are contained wholly within the residential curtilage and that a substantial rear garden would remain following the development.

3. Proposed Development

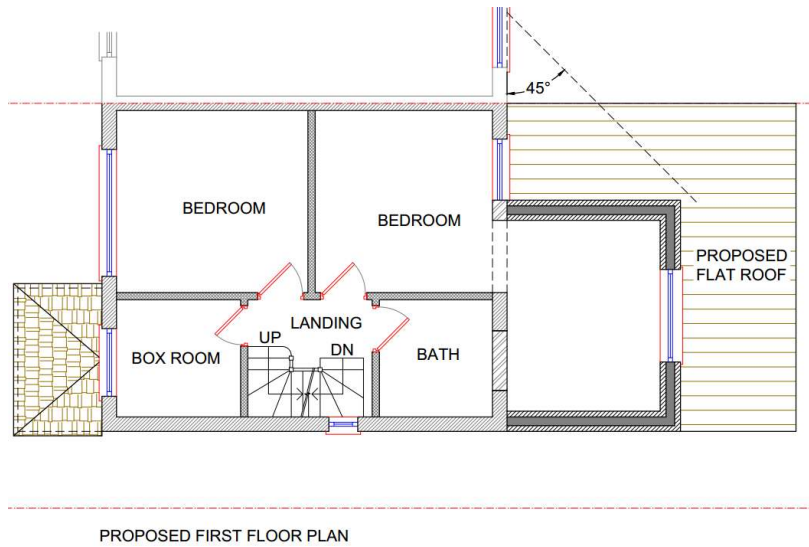
The development comprises:

- demolition of the existing timber-framed rear canopy;
- erection of a **5.0 metre deep ground-floor rear extension;**
- erection of a **part first-floor rear extension approximately 3.0 metres in depth;**
- a hipped roof treatment to the first-floor extension;
- a flat roof to the ground-floor extension; and
- external materials to match the existing dwelling.

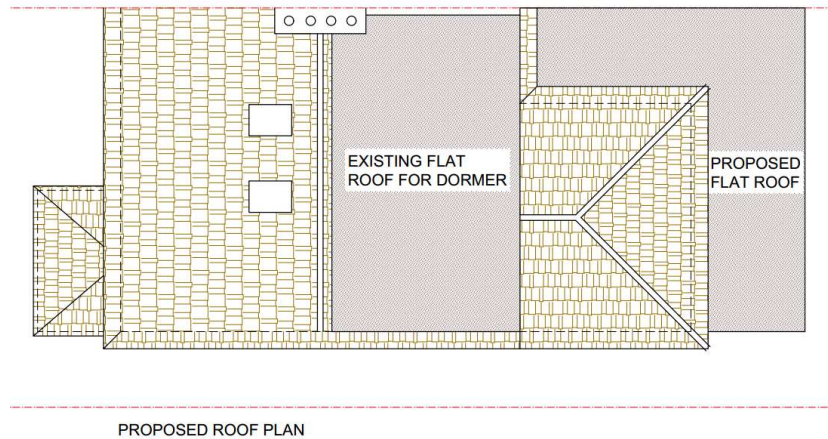
At ground-floor level, the extension would provide an enlarged **living/dining area connected with the existing kitchen**, creating more functional family accommodation.



At first-floor level, the extension is intentionally smaller than the ground-floor addition and provides additional bedroom accommodation while limiting its projection and overall bulk.



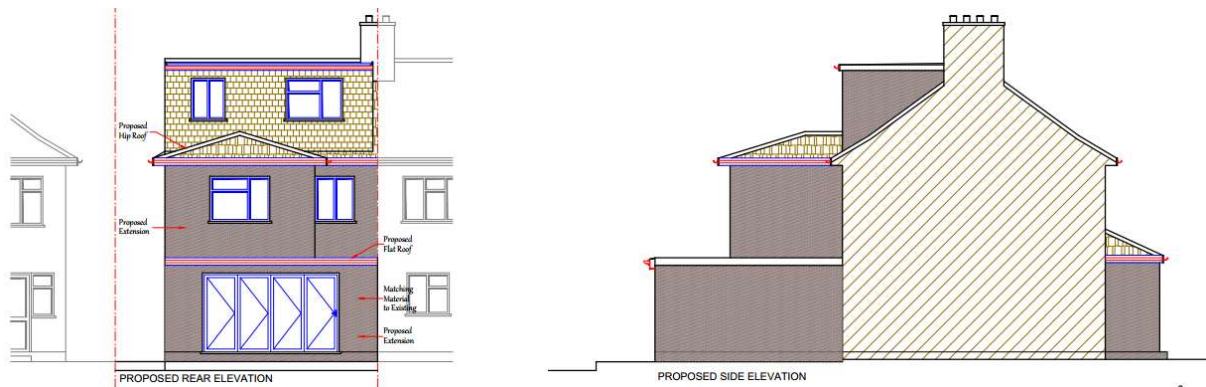
The works are located entirely to the rear and therefore the established appearance of the dwelling from Goshawk Gardens would remain substantially unchanged.



4. Design, Scale and Appearance

The proposal has been designed to remain visually subordinate to the original dwelling.

Although the ground-floor extension projects approximately **5.0 metres**, this greater projection is confined to single-storey level. Its low-profile flat roof substantially reduces its visual impact and prevents the addition from appearing excessively bulky.



The first-floor extension has deliberately been restricted to approximately **3.0 metres in depth** and occupies only part of the width of the proposed rear addition. This creates a clear reduction in scale between the ground and first floors and prevents the development from appearing as an unduly large two-storey rear projection.

The proposed hipped roof to the first-floor extension further reduces its visual mass and provides an appropriate transition between the existing dwelling and the new addition.

The elevations confirm that the proposed materials are to **match the existing property**, allowing the extension to integrate successfully with the host building.

Overall, the scale, massing, roof form and materials ensure that the proposal remains compatible with the architectural character of the existing dwelling.

5. Impact on Neighbouring Amenity

Careful consideration has been given to the effect of the development upon adjoining occupiers.

First-Floor Extension

The first-floor extension is limited to approximately **3.0 metres in depth**, considerably less than the ground-floor projection.

Importantly, the submitted proposed first-floor plan demonstrates the relationship of the extension to the adjoining dwelling by reference to a **45-degree line**. The extension has been designed so that its position and limited projection respect this relationship.

This is an important design consideration and helps demonstrate that the proposed first-floor element would not result in an unacceptable loss of:

- daylight or sunlight;
- outlook;
- privacy; or
- an overbearing sense of enclosure.

The hipped roof form also reduces the mass of the extension closest to neighbouring properties when compared with a full-height flat or gabled form.

Ground-Floor Extension

The greater **5.0 metre projection occurs solely at ground-floor level**.

Its single-storey form and comparatively limited height significantly reduce its potential effect upon neighbouring occupiers. It therefore needs to be considered differently from a two-storey projection of equivalent depth.

The arrangement retains an open rear garden beyond the extension and does not introduce any elevated terrace, balcony or similar feature capable of creating unacceptable overlooking.

The proposal is therefore considered to maintain an appropriate relationship with adjoining properties and would not cause material harm to neighbouring residential amenity.

6. Character of the Area and Planning History of Goshawk Gardens

Rear extensions are already an established form of residential development within Goshawk Gardens.

Of particular relevance are the following approvals:

23 Goshawk Gardens, Hayes, UB4 8LA

Reference: 77782/APP/2023/860

Proposal: Part two-storey, part single-storey rear extension

Decision: Approved, 2 June 2023



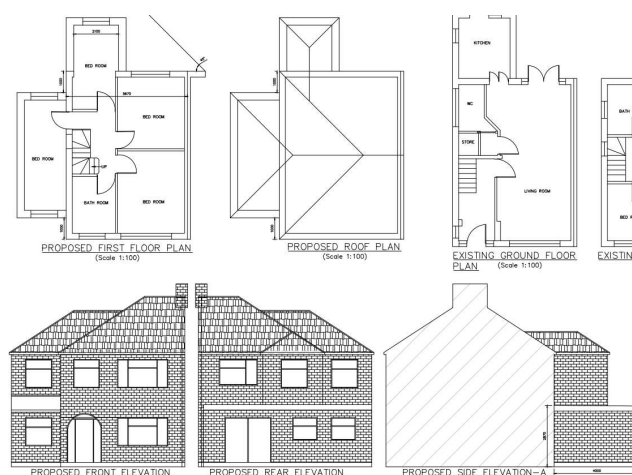
This permission is particularly relevant because it demonstrates that the principle of a combination of **single-storey and two-storey rear development** has previously been found acceptable within the same street.

114 Goshawk Gardens, Hayes, UB4 8LD

Reference: 65168/APP/2024/3049

Proposal: Construction of a part single-storey, part two-storey side and rear wraparound extension

Decision: Approved, 13 January 2025



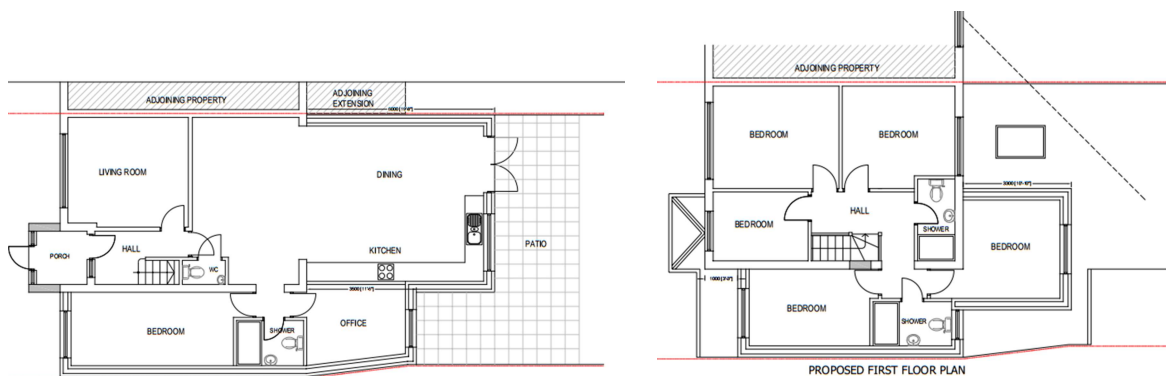
This recent approval provides further evidence of the established acceptability of appropriately designed single and two-storey extensions within Goshawk Gardens.

83 Goshawk Gardens, Hayes

Reference: 29256/APP/2023/217

Proposal: Erection of single-storey rear and side extensions and erection of a porch

Decision: Approved, 19 June 2023



88 Goshawk Gardens, Hayes

Reference: 9152/APP/2004/1437

Proposal: Erection of single-storey rear extension involving demolition of existing rear conservatory

Decision: Approved, 22 July 2004

It is acknowledged that every planning application must be determined on its individual merits. Nevertheless, these permissions demonstrate an established pattern of rear extensions within Goshawk Gardens, including developments involving both single and first-floor/two-storey rear additions.

The current proposal is therefore not an alien form of development within the street.

7. Residential Amenity Space

Despite the proposed extension, the development would retain a substantial private rear garden for the occupiers of the property.

The proposal therefore would not result in an overdevelopment of the plot or leave the dwelling with an inadequate level of private outdoor amenity space. The relationship between the proposed building footprint and the remaining garden is shown clearly on the submitted block plan.

8. Conclusion

The proposed development represents a proportionate and well-designed improvement to the existing dwelling. The greater 5.0 metre projection is confined to ground-floor level, while the first-floor extension is limited to approximately 3.0 metres and has been designed to respect the 45-degree relationship with the adjoining property.

The proposal uses materials to match the existing dwelling, retains adequate rear amenity space and would not result in unacceptable harm to neighbouring privacy, outlook or daylight. Having regard to the established pattern of rear extensions within Goshawk Gardens, the proposal is considered appropriate in scale, design and character.

Planning permission is therefore respectfully requested.