

PLANNING STATEMENT

FOR

**PROPOSED PART SINGLE STOREY & PART DOUBLE
STOREY REAR EXTENSION**

AT

74 ADDISON WAY,
NORTHWOOD,
HA5 5JR

AUGUST 2020

1. The Application

The application is for a part single storey and part double storey rear extension and alterations to hardstanding to the front.

2. Application Site

The application site is located on the eastern side of Addison Way and consists of a two-storey semi-detached dwelling which has a main gabled roof with render external facing. The property benefits from a front dormer. It also benefits from a detached garage with a pitch roof at the southern side of the property. The rear garden is flat and enclosed by panel fencing and hedges.

The application site is not listed and does not sit in a Conservation Area. There are no TPO's present on the site.

It is important to note that the dwelling is part of 8 pairs of semi-detached dwellings which were built at the same time and to the exact same style and characteristic – all gabled end with steep roofs that benefit with a front dormer. A number of the neighbouring properties have been extended over the last 10 years.

Our client wishes to extend their property to accommodate their growing family whilst also allowing the opportunity to enhance the property in order for it to function more effectively for the modern family.

3. Planning History

A previous similar planning application was submitted for this application site in October 2019 (Ref: 75147/APP/2019/3304) and subsequently refused in December 2019 for the following reasons:

1. The proposed development by reason of its size, scale, bulk, excessive width, eave height/design and roof form would be an overly dominant and incongruous development which would be detrimental to the architectural composition of the original dwelling and to the character, appearance and visual amenities of the street scene and surrounding area.
2. The proposal, by virtue of its size, scale, bulk, height and proximity, would be detrimental to the amenities of the adjoining occupier at 76 Addison Way, by reason of over-dominance, overshadowing, visual intrusion, loss of light and loss of outlook.

Following the refusal of the application, we had correspondence with Hillingdon Council's Head of Planning, Mr James Rodger, who advised that although the neighbouring property had undertaken (and had approved) the exact same as our proposal, each set of the semi-detached dwellings were different and as such, we should be minded to reduce the width of our proposal by 550mm for it to be deemed acceptable.

However, unfortunately, the reduction of 550mm would not allow for our client to achieve the additional bedroom space required to meet the needs of their extending family. More importantly, we have assessed the neighbouring properties and indeed the neighbouring proposal which has now been built and can confirm that it is the exact same as our proposal – with all 8 houses being the exact same in terms of type, style, character, window positioning and size.

As such, as part of this proposal, we have retained the same scheme as previously proposed, however, we are providing this statement and have provided additional information on the drawings which will hopefully make it clear of our intentions and the fact that we are complying with the council's guidelines and policies. This has been outlined in more detail below.

4. Neighbouring Properties

As mentioned above, we were advised that the neighbouring properties all have subtle differences and therefore the impact on the neighbouring schemes to their neighbours would be different to our proposal in relation to our neighbours. However, having assessed this further, we can confirm that all 8 houses (4 pairs of semi-detached dwellings) are all exactly the same, with the only variance being to the front elevation – which is not impact by our proposal. This is highlighted in the image below:



The image above clearly indicates that all the other neighbouring properties (application site highlighted in yellow) are the same as our application site.

The red line highlights all the window arrangements for the rear at ground floor level for all the properties. As can be seen, all the window arrangements for the rear elevations are the same – central 800mm wide door for rear access with 1500mm wide windows on either side. We have shown an image of the rear of our property below, and can confirm that all the neighbouring properties have the same arrangement as shown in the image above.



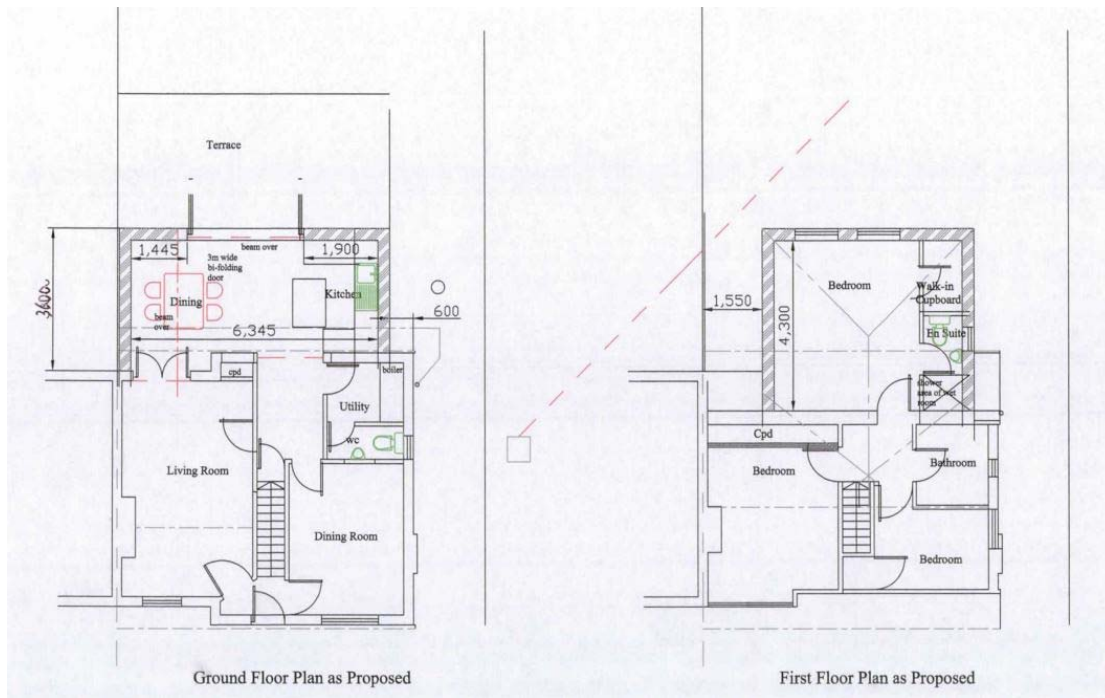
EXISTING REAR ELEVATION

In addition, the green line on the aerial image shows the position of the rooflights to each of the properties. It is obvious and clear that all rooflights are in the same position.

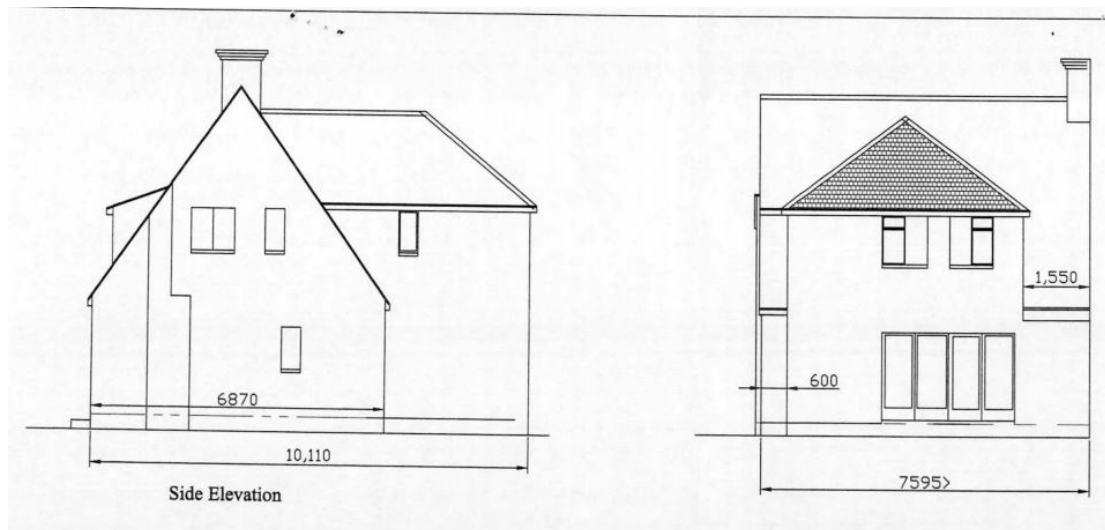
As such, any impact to any of the neighbouring properties as a result of our proposal would be the same as what would have been to the proposals already previously approved and implemented.

No. 62 Addison Way

A planning application for this site was approved in March 2016 (reference: 71251/APP/2016/49). The proposal was for a part single storey and part double storey rear extension – similar to our proposal. Please see drawings below:



No.62 – Approved Plans



No.62 – Approved Elevations

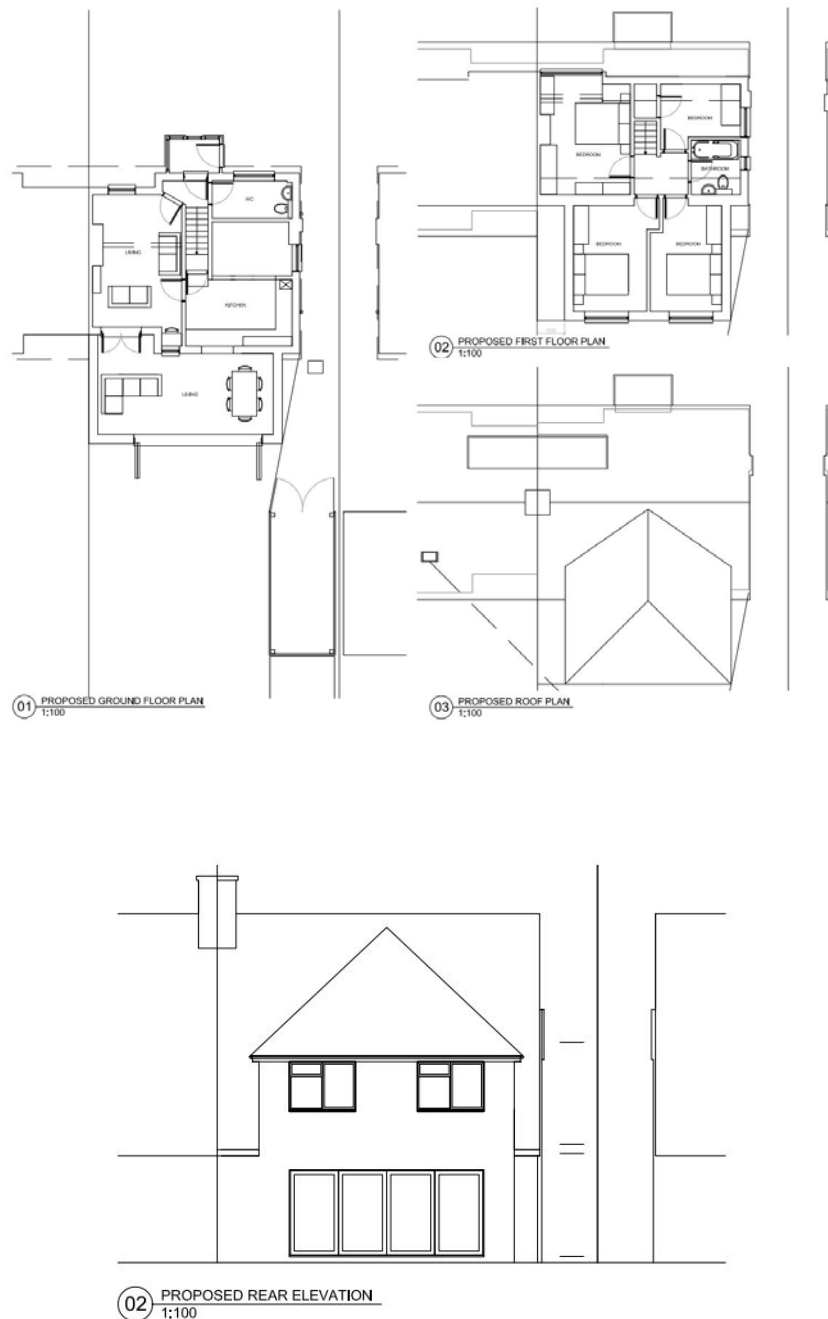
As can be seen in the drawings above, the scheme approved is very similar to ours with the only difference being that the distance to the neighbouring property is 550mm more. However, the style, character, roof form, design is all the same. As such, it does not make sense why our proposal was refused on this basis when a neighbouring application had the exact same style, character and roof form approved.

In addition, the 45 degree sight line is taken from the neighbouring rooflight – and clearly demonstrates that the proposal is clear of this. We have provided further

information on our drawing showing the neighbouring rooflight and the 45 degree sight line which also clearly indicates that our proposal is completely clear of this and therefore does not impact the neighbouring in terms of daylight, sunlight or outlook.

No. 72 Addison Way

A planning application for this site was approved in December 2014 (reference: 70241/APP/2014/3798). The proposal was for a part single storey and part double storey rear extension – same as our proposal. Please see drawings below:



It is important to note that this is the neighbouring property to the application site. The exact same proposal was approved and implemented – with the impact to the neighbouring and site conditions being the exact same as ours as the pair of semi detached properties are exactly the same.

As can be seen in the image above, the proposal for no.72 is 1 metre away from the boundary and this was approved – our scheme is proposing the same. The roof height, form, angle, character, massing, scale and bulk are all exactly the same.

The images below show this extension implemented.



The 45 degree line is taken from the neighbouring rooflight, which would be the exact same for our proposal.

It is clear and obvious that the neighbouring proposal is the exact same as our and as such our application should be deemed acceptable in its current format.

5. Current Proposal

As part of this resubmission, we have added more information and notes to the drawings to ensure that all the information can clearly be read and assessed.

The drawings clearly highlight that our proposal is the exact same as the neighbouring and would not have any impact to the neighbouring properties.

Drawing P104 & P105 show the existing and proposed block plans which show clearly that the 45 degree line of the neighbouring is left uninterrupted.

The floor plans show the full extent of the neighbouring property and clearly show the 45 degree sightline left uninterrupted.

The drawings show more information than the neighbouring applications which were approved.

6. Summary

As outlined above, our proposal is the exact same as that of the neighbouring which was approved – with all 4 pairs of semi detached being the exact same. Our drawings clearly indicate that the proposal does not impact the neighbouring 45 degree sight lines and we have ensured the all the councils guidelines and policies have been adhered to.

In addition, we have ensured that the extensions will not cause any overlooking or outlook issues to the neighbouring properties. The extensions do not impact or alter the street scene as they are in line with and sympathetic to the existing dwelling but also to the neighbouring properties and the properties within the vicinity. As such we believe that the proposals should be approved and we look forward to working with the council on this application to obtain a favourable outcome.