

PLANNING STATEMENT

For a

2 Storey Side Extension

To

1 Siskin Place Hayes UB4 9FD

This is a subsequent amended application with a proposal to add a 2 storey side extension to the host dwelling.

Planning history on this property shows that a 2 storey extension was previously proposed under reference number 75443/APP/2020/766 as part of a larger development.

Planning officer comments on that application noted that whilst the 2 storey side extension would comply with the design criteria set out in the Local Plan in terms of its width and roof design, it would fail in terms of it's position flush with the main front wall of the main house at ground floor level and as such would fail to appear subordinate to the main house and therefore would be harmful to the character and appearance of the main house and it's wider setting.

The 2 storey side extension within this application has been redesigned in response to those comments and is now set back 1m from the front elevation of the main house and thus maintains subordination.

It should also be noted that the previous side extension application included for the side extension to project to the rear alongside the ground floor extension, whereas in this application this rear projection has been omitted.