Planning Statement

Planning Application for the erection of a single storey rear extension to dwelling house

37 Hayes End Drive
Hayes
UB4 8HD

Introduction
This Planning Statement has been prepared on behalf of the applicant / owner of the property known as 37 Hayes End Drive, Hayes, UB4 8HD.

Site and Locality
The application relates to a two storey, semi-detached dwelling, located to the west of Hayes End Drive with the principle elevation facing east. The property benefits from a large rear garden which provides the private amenity space for the occupiers of the property and the front garden provides off street parking spaces.

The street scene is residential in character and appearance comprising predominantly of two storey semi-detached properties.

The site is situated within the 'developed area' as identified in the Hillingdon Local Plan - Part One - Strategic Policies.

Proposed Scheme
The application seeks planning permission for the erection of single storey rear extension to 37 Hayes End Drive.

UDP / LDF Designation and London Plan
The following UDP Policies are considered relevant to the application:-
Part 1 Policies:

- PT1.BE1 (2012) Built Environment

Part 2 Policies:

- DMHB11 Design of New Development
- DMHB 18 Private Outdoor Amenity Space
- DMHD 1 Alterations and Extensions to Residential Dwellings
- DMT 6 Vehicle Parking
- LPP D6 (2021) Housing quality and standards

MAIN PLANNING ISSUES
The Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character. Part Two - Saved Unitary Development Plan Policies of the Local Plan contains policies that seek to safeguard the appearance, character and amenities of the local street scene and surrounding area.

Policy DMHB 11 of the Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 of the Development Management Policies (2020) States that:

i) alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

ii) 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;

iii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;

iv) 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;

The single storey rear extension would extend into the rear garden by 6m with a pitched roof with a maximum ridge height of 4m with 3m eaves. It is noted that proposed extension would not be policy compliant. However, there are mitigating circumstances in this instance. Accordingly it is considered that the proposed extension would not impact upon the visual amenity of the street scene and therefore a reason for refusal would be difficult to justify on design grounds alone.

Taking into consideration the boundary treatment and the adjoining neighbour's rear extensions, the proposed extensions would not be overbearing and would not result in a loss of light or loss of privacy for adjoining residential properties. Therefore, the application proposal would not constitute an un-neighbourly form of development and would be in compliance with Policies DMHB 11 and DMHD 1 of the Development Management Policies (2020).

It is considered, that all the proposed habitable rooms, and those altered by the development would still maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2016).

Policy DMHB 18 of the Development Management Policies (2020) expects a minimum 60sq.m of private amenity space to be retained for a 2 and 3 bedroom property. The proposal would exceed this requirement, in compliance with the policy requirements.

The parking provision would remain unaffected by the proposal.

Conclusion

Decision to grant planning permission should be given having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).