



4<sup>th</sup> September 2023

**London Borough of Hillingdon**

**Residents Services**

3N Civic Centre

High Street

Uxbridge

Middlesex

UB8 1UW

Dear Planning Department

**Ref: 7 Filey Way, Ruislip, Middlesex, HA4 9AY**

**Proposal: Demolition of existing second conservatory extension and construction of a single storey rear extension**

This application seeks to gain planning permission to demolish a second conservatory extension and replace this with a new single storey rear extension.

No. 7 Filey Way is positioned to the north west side of Filey Way close to the junction with Dulverton Road. The site is not within a conservation area or area of special local character and the property is not within the curtilage of a listed building.

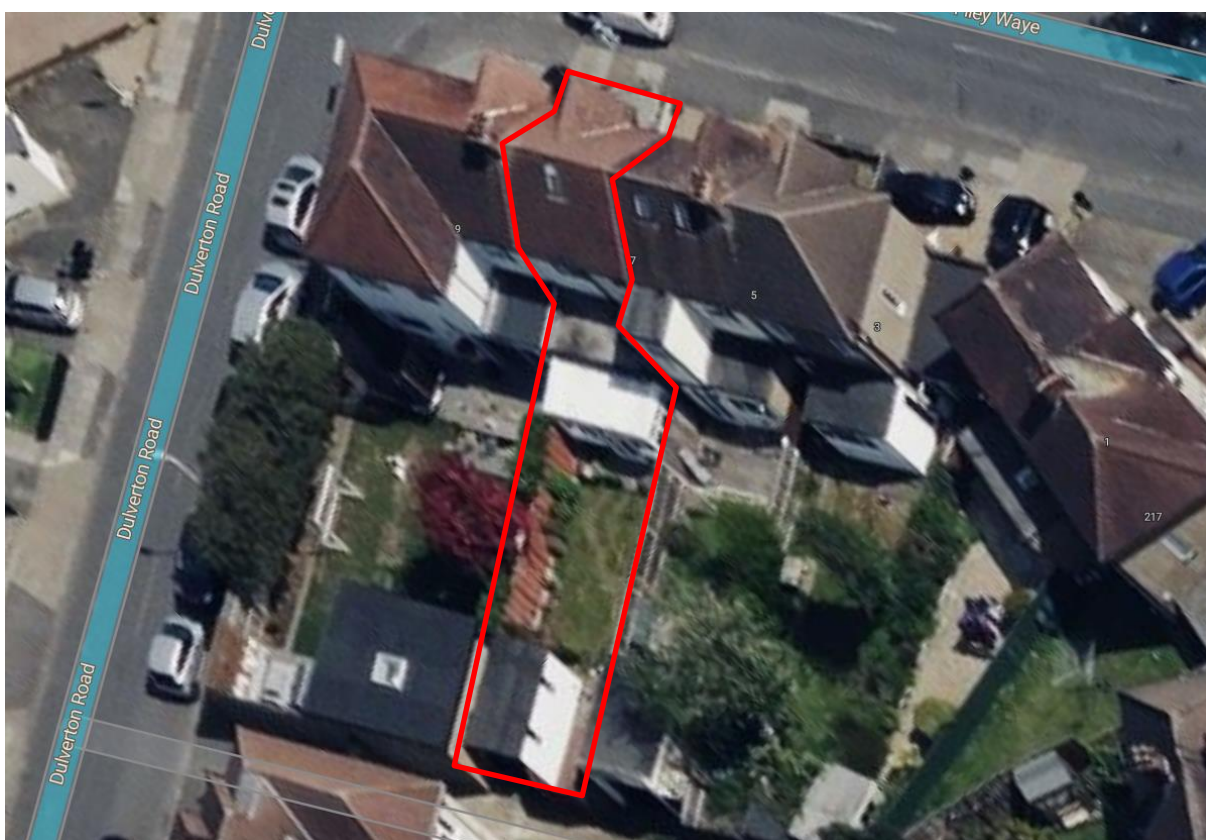
The property has an existing single storey rear extension measuring 2.7m deep x 5.1m wide x 3m high and a second conservatory extension (added in 2006) approximately measuring 2.7m deep x 4.9m wide x 2.7m high. The existing extensions have an overall projection of 5.4m.

The scheme would demolish the conservatory extension and replace this with a single storey rear extension measuring 3.3m deep x 4.9m wide x 3m high. This would result in an overall projection of 6m with a height of 3m.

The extension would be constructed in materials which match the host property comprising painted render finish with UPVC fenestration and a flat roof.



**Existing extensions**



**Aerial Image of existing extensions at no. 7 Filey Way**

The following photo shows a clear image of the existing conservatory in place in July 2013 which indicates that due to the passage of time it is too late to take enforcement action. As such this is a material consideration in favour of the proposed development.



**Extensions at no. 7 Filey Way in 2013**

Paragraph 126 of the NPPF sets out that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*.

Local Plan policy DMHB11 (Design of New Development) requires all development including extension to be designed to the highest standards and incorporate principles of good design including harmonising with local context, ensuring the use of high quality building materials and finishes.

Policy DMHD1 (Alterations and Extensions to Residential Dwellings) states 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; and flat roofed single storey extensions should not exceed 3.0 metres in height.

To recap the property has an existing single storey rear extension measuring 2.7m deep x 5.1m wide x 3m high and a second conservatory extension which measures 2.7m deep x 4.9m wide x 2.7m high. The existing extensions have an overall projection of 5.4m.

The scheme would demolish the conservatory and replace this with a single storey rear extension measuring 3.3m deep x 4.9m wide x 3m high. This would result in an overall projection of 6m with a height of 3m.

Whilst it is acknowledged that the scheme would conflict with the depth of single storey extensions set out under policy DMHD1 the applicant considers that there are reasons why any conflict would not result in harm in this instance. In this case the existing extension and conservatory which project to an overall depth of 5.4m should weigh in favour of the development as it would only project a further 0.6m into the rear garden.

The removal of the conservatory and its replacement with a new extension which complements the form and height of the original extension would be a positive improvement to the site and would still appear as a subordinate addition.

The development would also retain a suitable level of garden space for the host property and would not affect current parking arrangements.

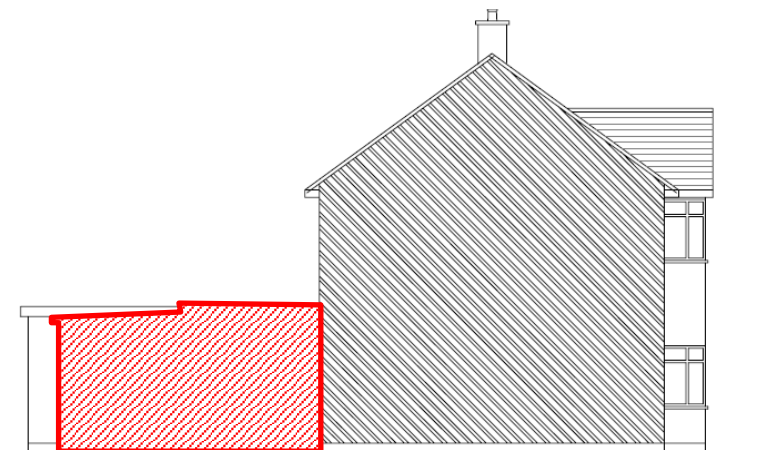
Therefore, through the use of high quality matching materials the proposed development would comply with the overall aims of Local Plan part two policies DMHB11 and DMHD1.

Regarding impacts on neighbouring amenity the NPPF states at paragraph 130 f) that planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Local Plan policy DMHB11 requires development proposals to not adversely impact on the amenity, daylight and sunlight of adjacent properties.

The property is a mid-terrace dwelling and shares a common boundary with no. 5 to the south west and no. 9 to the north east. Both of these neighbouring properties have part single/part two storey rear extensions with a maximum projection of 2.7m.

As stated, the existing extension and conservatory project to an overall depth of 5.4m the proposed scheme would increase the projection to 6m and result in a minor increase in height of the end proportion of the extension from 2.7m to 3m.



The above plan excerpt illustrates the very minor difference between the as-built

development (hatched area) and that currently proposed. We consider this illustrates that the proposed extension would not be harmful to the amenities of neighbouring occupiers.



**Existing extensions and tall boundary treatments**



**Adjacent dwelling no. 5 Filey Way**

Therefore, although the enlarged projection would extend adjacent to the shared boundaries and may be partially visible above the established boundary treatments, the height and additional depth would not be so much taller that it would have a harmfully overbearing effect or cause a sense of enclosure.

The size of the neighbouring gardens ensures that their habitable rooms retain a suitable outlook and therefore, the extension would not have an overpowering effect.

Moreover, the light received within the habitable rooms and the gardens areas adjacent to the dwellings would not be unacceptably affected due to the relatively minor increase in built form in comparison to the existing projection and the boundary fences.

Taking the above points into account, the development would not have an unacceptable effect on the living conditions of the occupiers of nos. 5 and 9 Filey Way and therefore, would comply with the aims of the NPPF and with Local Plan: Part two policies DMHB11 and DMHD1.

Considering the above details the applicant respectfully requests that planning permission is granted with any conditions deemed reasonable in the circumstances of the case.

If you require any further information, please do not hesitate to contact me.

Yours faithfully

**Mrs Joanne Brough**

Encs.

Location plan: drawing no. BJ/2023/041/1

Existing block plan: drawing no. BJ/2023/041/02

Proposed block plan: drawing no. BJ/2023/041/03

Existing and proposed ground floor plan: drawing no. BJ/2023/041/04

Existing and proposed front elevations: drawing no. BJ/2023/041/05

Existing and proposed rear elevations: drawing no. BJ/2023/041/06

Existing and proposed side elevations (RHS): drawing no. BJ/2023/041/07

Existing and proposed side elevations (LHS): drawing no. BJ/2023/041/08