

PLANNING STATEMENT

Section 73 Application

Variation of Conditions 2 (Approved Plans), 9 (Windows and Doors) and 10 (Extensions, Roof Alterations and Outbuildings) of Planning Permission Ref. 78540/APP/2024/229

Site Address:

22 Park Road, Hayes UB4 8JN

Original Planning Permission:

78540/APP/2024/229

1. Introduction

This Planning Statement has been prepared in support of an application made under Section 73 of the Town and Country Planning Act 1990 to vary Conditions 2, 9 and 10 attached to planning permission ref. 78540/APP/2024/229.

Planning permission was granted for the demolition of the existing dwelling and garage and the erection of a replacement four-bedroom dwelling. The approved development has been lawfully commenced and is currently under construction.

This application seeks consent for amendments to the approved roof elevations comprising:

- installation of a front mansard window;
- installation of rooflights within the side and rear roof slopes;
- associated internal alterations enabling the approved roof space to function as habitable accommodation; and
- substitution of the approved drawings.

The proposal does not alter the approved footprint, ridge height, eaves height, roof profile or overall scale and massing of the approved dwelling.

2. Planning History

Planning permission ref. **78540/APP/2024/229** granted consent for:

Demolition of the existing dwelling and garage and erection of a replacement four-bedroom dwelling.

The permission has been implemented and therefore remains extant.

The principle of redevelopment of the site has therefore already been established.

This application seeks only to amend certain elements of the approved drawings whilst retaining the approved form and appearance of the replacement dwelling.

3. Description of the Proposed Development

The proposed amendments are limited to the roof elevations and comprise:

- one front mansard window;
- rooflights within the side roof slope;
- rooflights within the rear roof slope;
- internal reconfiguration of the approved roof space.

Importantly:

- the approved ridge height remains unchanged;
- the approved eaves height remains unchanged;
- the approved roof pitch remains unchanged;
- the approved footprint remains unchanged;
- no increase in building bulk or massing is proposed.

The amendments therefore retain the approved built form whilst improving the functionality of the dwelling.

4. Variation of Conditions

Condition 2

Condition 2 is proposed to be varied solely to substitute the approved drawings with the revised drawings accompanying this application.

No other aspect of the approved permission is affected.

Condition 9

Condition 9 is proposed to be varied to permit the installation of the proposed rooflights shown on the submitted drawings.

The side rooflights have been specifically designed with cill heights approximately 1.5 metres above finished floor level.

Consequently, they do not provide opportunities for direct overlooking towards Nos. 21 and 23 Park Road.

The objective of protecting neighbouring privacy is therefore fully maintained.

Condition 10

Condition 10 currently removes permitted development rights for future roof alterations.

This application constitutes the specific planning permission required by that condition and seeks approval only for the roof alterations illustrated on the submitted drawings.

No unrestricted future roof alterations are sought.

5. Design

The proposed amendments have been carefully designed to integrate with the approved architectural composition of the dwelling.

The proposed mansard window is proportionate to the front roof slope and remains subordinate to the overall roof design.

The proposed rooflights are flush-fitting conservation-style rooflights positioned to minimise their visual impact.

The proposal preserves the approved roof profile and does not alter the established scale, proportions or character of the approved dwelling.

The amendments therefore maintain a high standard of design consistent with the objectives of the National Planning Policy Framework, the London Plan (2021) and the Hillingdon Local Plan.

6. Residential Amenity

The proposal has been designed to safeguard neighbouring residential amenity.

The side rooflights are positioned with cill heights approximately 1.5 metres above finished floor level, preventing direct views towards neighbouring gardens and habitable room windows.

The rear rooflights principally provide daylight and ventilation to the roof accommodation and do not introduce unacceptable overlooking.

No terraces, balconies or external roof spaces are proposed.

The proposal therefore does not result in unacceptable loss of privacy, outlook or residential amenity.

7. Planning Policy Assessment

The proposal has been assessed against:

- National Planning Policy Framework (NPPF);
- London Plan (2021);
- Hillingdon Local Plan: Part One – Strategic Policies;
- Hillingdon Local Plan: Part Two – Development Management Policies.

The proposed amendments:

- preserve the approved scale and massing of the development;
- maintain the established building envelope;
- protect neighbouring residential amenity;
- provide additional natural daylight and ventilation to the upper floor accommodation;
- retain the character and appearance of the approved replacement dwelling.

The proposal therefore accords with the relevant policies relating to good design, residential quality and protection of neighbouring amenity.

8. Conclusion

The proposed amendments represent limited revisions to an implemented planning permission.

The application does not seek any increase in the approved footprint, ridge height, eaves height, roof profile or overall scale of the development.

The amendments are confined to alterations to the roof elevations and associated internal accommodation.

The proposed rooflights have been designed to avoid overlooking through their elevated cill heights, while the front mansard window has been carefully integrated into the approved roof design.

Overall, the proposal preserves the character of the approved development, safeguards neighbouring amenity and remains consistent with national, regional and local planning policy.

Accordingly, it is respectfully requested that the Local Planning Authority approves the variation of Conditions 2, 9 and 10 attached to planning permission ref. 78540/APP/2024/229.