

Supporting Statement

Site Address: 52 Micawber Avenue Hillingdon

Proposed Development: Single Storey Rear Extension

Recent Planning history:

Planning Ref: 7925/APP/2000/2243

Proposal: Erection of a Single Storey Rear extension

Decision: Approved on 05/01/2001

Planning Ref: 7925/APP/2002/2580

Proposal: LOFT CONVERSION, NEW DORMER WINDOW AND ERECTION OF A NEW GABLE END

Decision: REFUSED 02/01/2003

Planning ref: 7925/APP/2003/576

Proposal: ERECTION OF A FIRST FLOOR SIDE EXTENSION AND INSTALLATION OF FRONT AND REAR DORMER WINDOWS

Decision: GRANTED 05/05/2003

Planning ref: 7925/APP/2020/3561

Proposal: Single storey rear extension and enlargement of habitable roof space to include enlargement of front and rear dormers and addition of 2 side dormers

Decision: Refused on 04/01/2021

Main Reasons

- For refusal:
1. "The proposed and enlarged dormer windows, by reason of their siting in this visually prominent position, size, scale, bulk and design would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area"
 2. "The proposal, by reason of the siting of the ground floor flank window, given its proximity to the side boundary and flank wall of the adjoining property, would result in the provision of a habitable room (kitchen/diner) with very limited levels of natural lighting and outlook that would result in a substandard form of living accommodation and reliance upon artificial means of lighting which would fail to satisfy sustainability and energy efficiency objectives and would be to the detriment of the amenity of current and future occupiers, contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policies 3.5 and 5.3 of the London Plan (March 2016)."

Supporting Statement:

This document is prepared to establish that how the new proposal overcome the previous refusal issues.

The site is located on North-Eastern side of Micawber Avenue. Street scene is set by mixture of Detached Bungalows and Semi-detach houses. Many properties on either side of

Micawber avenue Road has been extended and benefit extension of varied sizes. These extensions make an integral part of street scene.

Subject site occupies a large corner plot and benefit from a large enclosed rear garden. The proposal is to construct a single storey rear extension.

A planning application has been submitted for single storey rear extension along with the enlargement of the existing dormers and addition of 2 side dormers. Planning application was subsequently refused.

Offier report established that the rear extension element of the previous proposal was acceptable as it matches the depth of existing side extension and it will not have impact on any neighbour's private amenity. Further the proposed single storey rear extension would not be visible from the street so would not have any bearing on street visual amenity.

"The proposed development will result in a significant alterations to the property, materially changing its appearance. The proposal will see the erection of a large single storey rear extension to be attached to the existing side extension on the south side of the application site. The ground floor extension will span across the entire width with a flat roof design. The proposed extension would appear subservient to the host dwelling and not clearly visible from the street scene. Whilst the proposed single storey rear extension would protrude beyond the prescribed depth, it is not considered to be overly prominent or appear alien within the local area, as there are similar large extensions in the immediate environment."

Planning officer raised concern about the loss of kitchen window due to introduction of the rear extension. Officer indicated that this would lead to substandard living condition and reliance of altifical means of lighting.

"Furthermore, the proposed rear extension would result in the loss of the main window serving the kitchen/diner, leaving only the secondary window in the side elevation. This window is sited a very short distance from the flank wall of the adjoining property. The proposal would, thus result in the provision of a habitable room (kitchen/diner) with very limited levels of natural lighting and outlook that would result in a substandard form of living accommodation and reliance upon artificial means of lighting which would fail to satisfy sustainability and energy efficiency objectives and would be to the detriment of the amenity of current and future occupiers, contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policies 3.5 and 5.3 of the London Plan (March 2016)."

The new proposal of single storey rear extension would follow the same external footprints of the previous submitted scheme but also addresses planning officer's concern of reduction of natural light within kitchen.

Following amendments have been made to the proposed layout, which addresses the issue of limited natural light/ventilation from habitable room:

- a) The rear wall of the existing kitchen will be removed to create open plan kitchen
- b) Bi-fold door has been shifted in order to allow a large window for the open plan kitchen
- c) Sky lantern has been shifted to allow a skylight specifically for kitchen area

So the new proposal will allow the kitchen to have:

- a) One large rear window
- b) One skylight
- c) One existing side window

In fact the new arrangement will allow cross-ventilation for the kitchen and will improve the living standard of the occupiers.

So considering, the proposal follows the same footprint of the previously accepted single storey rear extension and now addresses officer's concern of limited natural available in the kitchen, Client seek planning consent for the proposed development.