

Executive summary

Address: 60 Belmore Avenue, Hayes UB4 0RD

Proposal: 6m Single-Storey Rear Extension + First-Floor Rear Extension

This submission seeks planning permission from the London Borough of Hillingdon for a 6m single-storey rear extension together with a first-floor rear extension at 60 Belmore Avenue, Hayes UB4 0RD. The site is located within an area affected by a confirmed Article 4 Direction, which removes permitted development rights for single-storey rear extensions projecting more than 4m beyond the original rear wall. As confirmed in Hillingdon's official Article 4 Direction Notice (page 1 of the 2014 confirmation document), planning permission is therefore required. The Direction does not prohibit such extensions; it simply requires them to be assessed on their merits through the planning process.

This statement demonstrates that the proposed extensions constitute high-quality, policy-compliant development that respects residential amenity, maintains the character of Belmore Avenue, and provides significant internal improvements for the occupants. A detailed Daylight & Sunlight review confirms that the development does not give rise to any unacceptable overshadowing or loss of light to either adjoining property.

The design follows the principles set out within the National Planning Policy Framework (2023), the Hillingdon Local Plan, and the Hillingdon Design and Accessibility Statement (HDAS) Residential Extensions SPD. The architectural detailing and materials are fully sympathetic to the original dwelling, ensuring the appearance remains cohesive and subordinate.

In light of the compliance demonstrated throughout this document, the proposal represents an acceptable form of sustainable residential improvement, and planning permission is respectfully sought.

1. Introduction

This Planning Statement has been prepared to support a householder application for the construction of a 6m single-storey rear extension and a first-floor rear extension at 60 Belmore Avenue. The aim of the proposal is to provide a high-quality, modernised living environment, better suited to contemporary family needs, while carefully safeguarding neighbouring amenity and local character.

The accompanying architectural drawings (including plans, elevations and roof layouts) are provided in the submitted document set . These demonstrate that the proposed development is modest, proportionate, and sensitively integrated into the existing dwelling.

The property is subject to an Article 4 Direction that removes permitted development rights for rear extensions exceeding 4 metres. As confirmed by the notice sealed by Hillingdon Council (pages 1–3), any such development must be assessed through a full planning application. This document provides the planning justification required for approval.

2. Site and Context

60 Belmore Avenue is a traditional 1930s semi-detached dwelling, typical of the Hayes area. The property benefits from a long rear garden and sits within a well-established residential street composed predominantly of similar houses, many of which have been extended over time at both ground and upper floors.

The dwelling is not located within a Conservation Area, nor is it statutorily or locally listed. The immediate surroundings are characterised by:

A strong precedent of deep rear extensions along both sides of Belmore Avenue;

A consistent suburban streetscape where rear extensions form an integral part of the architectural rhythm;

Properties with comparable or greater depth projections than the proposal.

Given this context, the extension does not introduce a new or disruptive form of development.

3. The Proposal

3.1 Single-Storey Rear Extension (6m)

The proposal comprises a 6m rear projection designed as a flat-roofed, subordinate addition. This creates a consolidated and spacious open-plan kitchen, dining and family area. The design maintains a restrained height to minimise any potential impact on neighbouring boundaries.

High-quality matching brickwork and modern yet sympathetic glazing ensure the extension integrates seamlessly with the host dwelling. The rear-facing glazing has been positioned to maximise natural daylight within the habitable areas while protecting privacy.

3.2 First-Floor Rear Extension

Above the ground-floor extension, a modest first-floor addition is proposed. Its depth has been carefully limited to respect neighbouring amenity, particularly in terms of light and outlook. The use of matching brickwork, tiles and window proportions ensures architectural continuity with the original house.

The extension provides improved bedroom accommodation, supporting functional family living without altering the property's height or dominant massing.

4. Relevant Planning Policy

4.1 National Planning Policy Framework (2023)

The NPPF encourages effective use of residential land, high-quality design and protection of neighbouring amenity. The proposal supports these objectives by:

- Enhancing living conditions through sensitive expansion;
- Complementing local character;
- Demonstrating respect for neighbours through careful massing and daylight considerations.

4.2 Hillingdon Local Plan – Part 1 (2012)

Policy BE1 – Built Environment sets out the overarching expectation for development to improve the quality of the built environment. The proposed extensions respect the established form, scale and appearance of the dwelling and its surroundings.

4.3 Hillingdon Local Plan Part 2 – Development Management Policies (2020)

Key policies include:

DMHB 11 (Design): Requires extensions to be subordinate and sympathetic. This proposal uses matching materials, consistent proportions and appropriate massing.

DMHB 15 (Residential Amenity): Requires protection of daylight, sunlight, outlook and privacy. The accompanying daylight and sunlight assessment confirms compliance.

4.4 HDAS SPD – Residential Extensions (2006)

HDAS provides practical design criteria for residential extensions. Although advisory, the proposal adheres closely to its principles, including:

Use of matching materials;

Subordinate rear massing;

Consideration of overshadowing and the 45-degree rule;

Respectful treatment of boundary relationships.

5. Article 4 Direction

The property lies within an area where Hillingdon Council's Article 4 Direction (2013, confirmed 2014) removes permitted development rights for single-storey rear extensions projecting more than 4m. As extracted from the Direction's Schedule (page 1):

“The enlargement... of a dwelling house... would extend beyond the rear wall ... by more than 4 metres.”

The Direction requires planning permission but does not prohibit such extensions. The Council must instead determine acceptability based on the development plan. This statement demonstrates full compliance with the relevant policies.

6. Design and Amenity Assessment

6.1 Daylight, Sunlight and Overshadowing

A detailed assessment indicates the following:

No materially harmful loss of daylight to windows serving habitable rooms at either No. 62 or No. 58.

The 45-degree and 60-degree guidelines are respected owing to the modest height of the single-storey extension and the set-back nature of the first-floor addition.

Overshadowing profiles remain well within acceptable limits for a suburban location.

Internal spaces within the proposal benefit from significantly improved daylight provision due to large-format rear glazing.

The proposal therefore satisfies DMHB 15 and the design guidance within HDAS.

6.2 Outlook and Sense of Enclosure

The design ensures that:

The single-storey extension remains low and unobtrusive when viewed from adjoining gardens;

The first-floor extension does not project to an extent that would cause an oppressive or overbearing effect;

Garden depth and openness are preserved, maintaining the spacious suburban character of the area.

6.3 Privacy and Overlooking

There are no side-facing first-floor windows. Rear-facing openings replicate typical suburban relationships and do not increase overlooking beyond existing patterns.

7. Character and Appearance

The proposal retains the dwelling's original proportions and architectural coherence. Matching brickwork, tile type, sill details and fenestration ensure the visual integrity of the host property is preserved.

In the wider context of Belmore Avenue, where numerous properties have undergone similar rear alterations, the proposed development is entirely consistent with the established residential character.

8. Design & Access Statement

8.1 Design Principles

The extension has been designed with clarity and proportion in mind. Massing has been controlled to remain visually subordinate, and materials have been carefully selected to ensure the new extension reads as a natural continuation of the dwelling.

8.2 Access

The proposal does not alter front access arrangements. Level access is maintained at ground floor. The internal layout provides improved circulation and functional family accommodation.

8.3 Use

The extended areas will remain in residential (C3) use. The proposal simply improves the existing domestic accommodation.

8.4 Scale and Appearance

The extension is proportionate and respects the established height and massing of the dwelling. The architectural language is intentionally understated to ensure the host dwelling remains the visually dominant element.

9. Daylight & Sunlight Summary (Technical Overview)

A review of neighbouring windows demonstrates that:

Vertical sky component (VSC) reductions remain well within accepted BRE guidance thresholds;

No adjoining habitable rooms will experience noticeable losses of daylight or sunlight;

Overshadowing of rear gardens remains negligible, with BRE "sun hours" compliance maintained;

The first-floor extension does not obstruct key sight lines due to its modest depth and position relative to neighbouring windows.

Overall, the daylight/sunlight performance confirms compliance with BRE standards, DMHB 15, and HDAS guidance.

10. Conclusion

The proposed extensions at 60 Belmore Avenue represent a carefully considered and well-designed form of residential development. The scheme:

- Complies with the NPPF, Hillingdon Local Plan and HDAS SPD;
- Avoids adverse impacts on neighbouring daylight, sunlight, privacy or outlook;
- Enhances the character of the property through high-quality matching materials;
- Aligns with the established pattern of rear extensions in the area;
- Is fully acceptable notwithstanding the Article 4 Direction, which only removes PD rights but does not prevent planning approval.

The proposals constitute sustainable, high-quality development, and planning permission is respectfully requested.