

PLANNING STATEMENT

6 Ninth Avenue, Hayes, UB3 2HH



Prepared by:

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Proposed Description:

Erection of a part single-storey and part two-storey rear extension, incorporating a gable-ended roof to the two-storey extension and a flat roof to the single-storey extension.

1.0 Introduction

This Planning Statement has been prepared in support of a householder planning application at 6 Ninth Avenue, Hayes, UB3 2HH. The application seeks permission for the erection of a part single-storey and part two-storey rear extension, along with associated alterations to the existing dwelling such as rear window amendment on first floor. The proposal has been carefully designed to improve the internal living accommodation while ensuring compliance with relevant planning policies and maintaining a high standard of design.

2.0 Site and Surroundings

The application site consists of a semi-detached residential property located within an established suburban area of Hayes. The surrounding context is characterised by similar residential dwellings, including semi-detached and terraced houses, many of which have been extended at the rear. The area exhibits a consistent residential character, and the site is not located within a conservation area nor is it subject to any known heritage designations. The pattern of development in the vicinity demonstrates that rear extensions of a similar nature are common and form part of the prevailing built environment.

3.0 Proposed Development

The proposed development comprises a part single-storey and part two-storey rear extension. The single-storey rear extension projects approximately 3.6 metres from the rear elevation, providing additional ground-floor kitchen/ living space and dining space.

The first-floor rear extension is limited to approximately half the width of the existing dwelling plot, measuring around 4.385 metres, ensuring that the addition remains proportionate and visually subservient. The proposal also includes extension to the roof form to a gable roof over the two storey rear extension part, where the extension gable roof is set lower than the existing main roof to maintain a subordinate appearance.

4.0 Design and Scale

The proposal site measures 8.770m in width, which comfortably exceeds the minimum 5m plot width requirement referenced for a 3.3m extension limit. In accordance with the relevant council guidance, the maximum allowable single-storey rear extension depth for this type of property is 3.6m.

The proposed single-storey rear extension projects 3.6m from the original rear elevation. As outlined in the Council's Planning Committee Report (Part 3), such a depth is considered modest in scale and is consistent with comparable developments within the surrounding area. The revised roof design further enhances the subordinate appearance of the extension, ensuring it reads as a lightweight addition that integrates sensitively with the existing dwelling. Overall, the proposal preserves the character and appearance of the host property and maintains a positive relationship with the wider street scene.

The two-storey rear extension has been carefully designed to be approximately half the width of the existing dwelling plot. This proportional reduction significantly minimises its visual bulk, preventing it from appearing dominant or overbearing. As a result, the extension remains well-balanced within the overall composition of the property and respects the scale and form of neighbouring development.

5.0 Impact on Neighbouring Amenity

The proposal has been designed with careful regard to the amenities of neighbouring occupiers, particularly in terms of daylight, sunlight, outlook, and sense of enclosure. A 45-degree assessment has been undertaken from the nearest habitable room window of the adjoining property, and the proposed first-floor extension remains fully within this guideline. As such, the development will not result in any unacceptable loss of light or outlook. Furthermore, the reduced width of the two-storey element ensures that the overall massing is limited, preventing any overbearing impact. The proposal, therefore, maintains an appropriate relationship with neighbouring properties and preserves residential amenity.

6.0 Planning Policy Considerations

The proposed development has been assessed against relevant national and local planning policies. The National Planning Policy Framework supports sustainable development and encourages high-quality design that responds to local character. At a local level, planning guidance emphasises the importance of ensuring that extensions are proportionate, respect the character of the area, and do not adversely affect neighbouring amenity. The proposal meets these objectives by providing a well-designed, subservient extension that integrates with its surroundings while safeguarding the living conditions of adjacent properties.

7.0 Internal Space Planning

The proposed internal layout has been carefully designed to provide high-quality residential accommodation with improved spatial efficiency and functionality. The combined kitchen, living, and dining area now measures approximately 56 sqm, which significantly exceeds the minimum internal space requirement of 31 sqm for a C3 dwelling accommodating up to six occupants. This generous open-plan arrangement enhances natural light penetration, circulation, and usability of the main family living space.

All bedrooms also exceed national minimum space standards, with Bedroom 1 measuring approximately 13.4 sqm, Bedroom 2 measuring 13 sqm, and Bedroom 3 measuring 11.8 sqm. Each bedroom benefits from a width ranging between 3.3 metres and 3.4 metres, ensuring comfortable proportions that meet and exceed the nationally described space standards. Overall, the internal layout provides a well-balanced and compliant living environment that delivers both functional efficiency and improved residential amenity.

8.0 Conclusion

The proposed development at 6 Ninth Avenue, Hayes, UB3 2HH represents a well-considered and proportionate residential extension that responds appropriately to both the host dwelling and the established character of the surrounding area. The scheme delivers a part single-storey and part two-storey rear extension that has been carefully designed in terms of scale, massing, and roof form to ensure it remains subordinate to the existing property and visually integrated within the wider street scene. The single-storey element complies fully with the relevant 3.6-metre depth guidance and is of a modest scale consistent with existing planning precedent within the area. The two-storey element has been deliberately reduced to half the width of the dwelling, significantly limiting its visual bulk and ensuring it does not appear dominant or overbearing. The revised gable roof design further reinforces the subservient nature of the addition and improves its architectural integration with the host dwelling.

Importantly, the proposal has been designed to safeguard neighbouring amenity, with careful consideration given to daylight, sunlight, and outlook. The development passes the 45-degree assessment and does not introduce any harmful overlooking or loss of privacy. As such, it maintains an appropriate and respectful relationship with adjoining properties. Internally, the scheme provides a significant improvement in residential quality, delivering a spacious and functional layout that exceeds nationally described space standards. The enlarged open-plan kitchen, living, and dining space, alongside well-proportioned bedrooms, ensures the property offers a high standard of accommodation suitable for modern family living. Overall, the proposal is fully compliant with relevant national and local planning policy and represents a sustainable form of residential enhancement. It improves the functionality and quality of the existing dwelling while preserving the character of the area and the amenity of neighbouring occupiers. The development is therefore considered to be acceptable in planning terms and is respectfully recommended for approval.