



J & L PLANNING SERVICES

Town & Country Planning Acts

Appeal by H Gulati against the decision by the London Borough of Hillingdon to refuse planning permission for a two storey side and part single, part two storey rear extension at 23 The Rise, Hillingdon UB10 0JL

Local Planning Authority Reference: 77530/APP/2023/1323

Appellants Reference: JL18423

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1. **INTRODUCTION**

- 1.1 This statement has been prepared in support of an appeal against a refusal of planning permission.

2. **THE APPEAL**

- 2.1 The appeal concerns a refusal of planning permission for a two storey side extension and a part single, part two storey rear extension. The Council's reason for refusal is as follows:

The proposed two storey side/rear extension, by virtue of its size, scale, bulk and design, including the awkward juxtaposition of the proposed roof with the existing roof works, would fail to harmonise with the architectural composition of the host dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

3. **SITE AND SURROUNDINGS**

- 3.1 The appeal site comprises a semi-detached dwelling located on the south side of The Rise, immediately east of the junction with The Crossway. The surrounding area is predominantly residential in terms of both built form and land use, the exception being the open aspect of land associated with Hillingdon Golf Course to the west and north of the appeal, together with Coney Green and Hillingdon Cemetery, located to the south of the appeal site.

4. **PLANNING CONSIDERATIONS**

- 4.1 The National Planning Policy Framework (NPPF) which came into force in July 2021, outlines the Government's requirements for the planning system and established how these will be addressed. The most relevant paragraphs are stated below:

Paragraph 7 states that: "The purpose of the planning system is to contribute to the achievement of sustainable development." Paragraph 8 goes on to explain that "that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving

biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

4.2 These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher, social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.

4.3 Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as people’s quality of life, including (but not limited to):

1. Making it easier for jobs to be created in cities, towns and villages.
2. Moving from a net loss of biodiversity to achieving net gains for nature.
3. Replacing poor design with better design.
4. Improving the conditions in which people live, work, travel and take leisure; and
5. Widening the choice of high-quality homes.

- 4.4 The National Planning Policy Framework advocates that the statutory status of the development plan is the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts would be refused unless other material considerations indicate otherwise. It is highly desirable that local planning authorities should have an up-to-date plan in place.
- 4.5 At the heart of the planning system is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision making. Local planning authorities should approve development proposals that accord with statutory plans without delay, and grant permission where the plan is absent, silent, in determination or where relevant policies are out of date. All these policies should apply unless the adverse impact of allowing development would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework, taken as a whole.
- 4.6 The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Although visual appearance and the architecture of individual buildings are particularly important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural built and historic environment. Furthermore, permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

- 4.7 Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.
- 4.8 The Borough Council have provided one reason for refusal which, in turn, raises one primary issue, that is the character, appearance and visual amenities of the street scene, and the surrounding area. In support of this concern, the Council have referred to provisions within the Local Plan: Part One – Strategic Policies (November 2012), and Local Plan: Part Two – Development Management Policies (January 2020). Within this context, the merits of the appeal will be assessed.

BE1

- 4.9 The distinctiveness of the host dwelling and its relationship with the area is hugely influenced by its corner position at the junction between The Crossway and The Rise. The location of the appeal site exposes all elevations to the public realm. Consequently, the sense of place is an important factor when reaching a decision.
- 4.10 Within this context, the siting of the proposed side elevation would maintain a side space between it and the boundary of the appeal site. The proposed recessed nature of the first floor element of the side and rear extension would underline the subordinate nature of the appeal proposal. The proposed hipped roof profile would provide visual consistency with other built forms, whilst also visually drawing the overall scale, mass and bulk of the proposal away from the public highway.

- 4.11 The use of external materials and joinery details which match the host dwelling, would also provide visual consistency. Accordingly, the appeal proposal would reflect local distinctiveness and provide a positive sense of place.

DMHB 11

- 4.12 The local context of the area is determined by the overall height of built forms, the spatial arrangement, the alignment of front elevations, together with the materials and external finishes of built forms. The appeal proposal, by virtue of its siting design and external appearance, would not draw away from these intrinsic contextual elements.
- 4.13 The overall plot sizes, together with the proposed form and profile, would accord with the townscape of the locality. The established building lines, together with the proposed setbacks and gaps between buildings are elements which are reflected within the established built forms and prevailing pattern of development.
- 4.14 The proposed architectural composition of the proposal, with the retention of side space, the set back of the proposed first floor front elevation, together with the provision of a hipped roof profile, collectively demonstrates that the quality of composition and detailing would be akin with the urban grain of the locality.
- 4.15 The appeal proposal would not alter the topography of land. Neither would the appeal proposal obscure views and vistas. Furthermore, neither the host dwelling or neighbouring built forms, or the wider locality, are heritage assets.

DMHB 12

- 4.16 The townscape character of the area, its rhythm and grain is significantly influenced by spatial arrangement, height and profiles of built forms, alignment of front elevations, and the roofscape of the public realm. These decisive elements of townscape character have been the subject of alterations and extensions. These changes form part of the established character of the area. The appeal proposal would not detract from this established character.

DMHD 1

- 4.17 The physical form and visual presence of the appeal proposal would be subservient to the local built environment. The use of matching materials and joinery details would achieve visual consistent with the host dwelling and wider street scene.
- 4.18 The proposed side extension does not exceed half the width of the host dwelling. The siting of the proposed extension retains side space between it and the side boundary. The spatial separation is enhanced by the splayed alignment of the side boundary. The proposed first floor element of the side extension would accord with the setback requirements advocated by the policy. The incorporation of a hipped roof profile would provide visual continuity.

5. **CONCLUSIONS**

- 5.1 The appeal proposal, by virtue of the reasons stated above, would not harm the character, appearance and visual amenities of the street scene and surrounding area.

5.2 In conclusion, the appellant respectfully requests that the Inspector upholds the appeal.