



J & L PLANNING SERVICES

Town & Country Planning Acts

Appeal by Mrs Anumole Sebastian against the decision by the London Borough of Hillingdon to refuse planning permission for a two storey rear extension and a single storey side extension with balcony at 1 Barrington Drive, Harefield, UB9 6RJ

Local Planning Authority Reference: 62825/APP/2023/2919

Appellants Reference: JL27723

J & L Planning Services
First Floor
1 Hythe Street
Dartford
Kent
DA1 1BE

Tel: 01322 281444
Email: jandlplanningservices@gmail.com

CONTENTS

1. INTRODUCTION
2. THE APPEAL
3. SITE AND SURROUNDINGS
4. PLANNING CONSIDERATIONS
5. CONCLUSIONS

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 rear extension and a single storey side extension. The Council's reason for refusal is as follows:

1. The proposal extensions by reason of their combined and excessive footprint, scale, bulk, width and overall size, and inconsistent design (including roof pitch and form), would result in an over development of the site which would fail to read as a subordinate to the host property, harming the original design and appearance of the host property and detrimental to the character and visual amenity of the area including the adjacent Coppermill Lock Conservation Area and Listed building. Therefore, the proposal fails to comply with Paragraphs 130b) and 134 of the National Planning Policy Framework (2021), Policies D3 and D4 of the London Plan (2021), Policies HE1 and BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) and Policies DMHB 1, DMHB 2, DMHB 4, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020).

3. **SITE AND SURROUNDINGS**



- 3.1 The appeal site comprises a detached dwelling located on the west side of Barrington Drive, immediately north of the junction with Park Lane. The surrounding area, the local surrounds, are predominantly residential in terms of both land use and built form, with the wider area comprising a mix of open countryside, woodland areas, and lakes.

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 Current Conservation area advice is concerned with the quality and interests of areas, rather than that of individual buildings, which should be the prime considerations identifying Conservation areas. There has been increasing recognition in recent years that your experience of a historic area depends on much more than the quality of individual buildings, boundaries and thoroughfares; on particular “mix” of uses; on characteristic materials; on appropriate scaling and detailing of contemporary buildings, the quality of advertisements, shop fronts, street furniture and hard and soft surfaces; on vistas along streets and between buildings, and on the extent to which traffic introduces and omits pedestrian use of spaces between buildings. Conservation area designation should be seen as the means of recognising the importance of all these factors and of ensuring that conservation policy addressed with quality of townscape in its broadest sense as well as the protection of individual buildings.

- 4.9 It is considered that the quality and interest of this Conservation area would remain preserved as the appeal proposal would not:

- (i) Detract from the overall appearance, character and openness of the existing built form within the Conservation area; and

- (ii) The scale, mass and proportions of the appeal proposal would remain subordinate to the overall scale, mass and proportions of built forms within the locality.

4.10 Furthermore, current policy and advice places emphasis on the definition of an area's interest should derive from an assessment of the elements that contribute to (and detract from) it. Conservation areas vary greatly, but certain aspects will almost always form the basis for a coherent assessment of the topography – for example, thoroughfares and property boundaries and its historical development; the archaeological significance and potential; the relevant building materials; the character and hierarchy of spaces; the quality and relationship of buildings in the area and also of trees and other green features. The assessment should always include those unlisted buildings which make a positive contribution to the special interest of the area.

4.11 It is considered that the key elements of this Conservation area are:

- (i) Highway alignments which would not be the subject of change; and
- (ii) The imposing built forms and thoroughfares would remain preserved.

4.12 The Borough Council have provided one reason for refusal which, in turn, has raised one primary issue, that is the character and visual amenity of the Coppermill Lock Conservation Area and the Listed Building. In support of this concern, the Council have referred to provisions within the London Plan (2021), the Local Plan: Part One Strategic Policies (2012), and the Local Plan: Part Two – Development Management Policies (2020). Within this context, the merits of the appeal will be assessed.

D3

Policy D3 Optimising site capacity through the design-led approach

The design-led approach

A All development must make the best use of land by following a designed approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth, and existing and planned supporting infrastructure capacity (as set out in Policy D2 Infrastructure requirements for sustainable densities), and that best delivers the requirements set out in Part D.

B Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling, in accordance with Policy D2 Infrastructure requirements for sustainable densities. Where these locations have existing areas of high density buildings, expansion of the areas should be positively considered by Boroughs where appropriate. This could also include expanding Opportunity Area boundaries where appropriate.

C In other areas, incremental densification should be actively encouraged by Boroughs to achieve a change in densities in the most appropriate way. This should be interpreted in the context of Policy H2.

D Development proposals should:

Form and layout

- 1) enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions*
- 2) encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area*
- 3) be street-based with clearly defined public and private environments*
- 4) facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users*

Experience

- 5) achieve safe, secure and inclusive environments*
- 6) provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest*
- 7) deliver appropriate outlook, privacy and amenity*
- 8) provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity*
- 9) help prevent or mitigate the impacts of noise and poor air quality*
- 10) achieve indoor and outdoor environments that are comfortable and inviting for people to use*

Quality and character

- 11) respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character*
- 12) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well*
- 13) aim for high sustainability standards (with reference to the policies within London Plan Chapters 8 and 9) and take into account the principles of the circular economy*

14) provide spaces and buildings that maximise opportunities for urban greening to create attractive resilient places that can also help the management of surface water.

E Where development parameters for allocated sites have been set out in a Development Plan, development proposals that do not accord with the site capacity in a site allocation can be refused for this reason.

- 4.13 The appeal proposal concerns an extension to an existing established dwelling. As such, the principle of the proposal is an appropriate form and land use for the site. The local context, its distinctiveness, can be divided into three physically and visually noticeable elements.
- 4.14 These are the residential environment of Barrington Drive and the southern end of Park Lane, together with Shelly Lane and Belfry Avenue to the east of the appeal site. The other two elements are the business developments, for the most part office accommodation, at the Park Lane frontage to the north of the appeal site, and the wider area consisting of lakes, woodland and open countryside. The integrity of this area would remain preserved as it is far-removed from the appeal site.
- 4.15 The residential area of Barrington Drive distinctly contrasts with the business built forms, due to the topography of the land, separating distances and the throughfare of Park Lane. These physical features ensure that the setting of the character context of the residential and business townscapes would remain physically and visually autonomous, thereby preserving the distinctiveness of each area.
- 4.16 Furthermore, the physical composition of built forms differs between the residential and business built environments. Once more, the topography of the land, together with the alignment of public throughfares, collectively contribute to creating two separate and distinct urban grains.

D4

Policy D4 Delivering good design

Design analysis and development certainty

A Masterplans and design codes should be used to help bring forward development and ensure it delivers high quality design and place-making based on the requirements set out in Part D of Policy D3 Optimising site capacity through the design-led approach.

B Where appropriate, visual, environmental and movement modelling/assessments should be undertaken to analyse potential design options for an area, site or development proposal. These models, particularly 3D virtual reality and other interactive digital models, should, where possible, be used to inform plan-making and decision-taking, and to engage Londoners in the planning process.

Design scrutiny

C Design and access statements submitted with development proposals should demonstrate that the proposal meets the design requirements of the London Plan.

D The design of development proposals should be thoroughly scrutinised by borough planning, urban design, and conservation officers, utilising the analytical tools set out in Part B, local evidence, and expert advice where appropriate. In addition, boroughs and applicants should make use of the design review process to assess and inform design options early in the planning process. Development proposals referable to the Mayor must have undergone at least one design review early on in their preparation before a planning application is made, or demonstrate that they have undergone a local borough process of design scrutiny, based on the principles set out in Part E if they:

- 1) include a residential component that exceeds 350 units per hectare; or*
- 2) propose a building defined as a tall building by the borough (see Policy D9 Tall buildings), or that is more than 30m in height where there is no local definition of a tall building.*

E The format of design reviews for any development should be agreed with the borough and comply with the Mayor's guidance on review principles, process and management, ensuring that:

- 1) design reviews are carried out transparently by independent experts in relevant disciplines*
- 2) design review comments are mindful of the wider policy context and focus on interpreting policy for the specific scheme*
- 3) where a scheme is reviewed more than once, subsequent design reviews reference and build on the recommendations of previous design reviews*
- 4) design review recommendations are appropriately recorded and communicated to officers and decision makers*
- 5) schemes show how they have considered and addressed the design review recommendations*
- 6) planning decisions demonstrate how design review has been addressed.*

Maintaining design quality

F The design quality of development should be retained through to completion by:

- 1) ensuring maximum detail appropriate for the design stage is provided to avoid the need for later design amendments and to ensure scheme quality is not adversely affected by later decisions on construction, materials, landscaping details or minor alterations to layout or form of the development*
 - 2) ensuring the wording of the planning permission, and associated conditions and legal agreement, provide clarity regarding the quality of design*
 - 3) avoiding deferring the assessment of the design quality of large elements of a development to the consideration of a planning condition or referred matter*
 - 4) local planning authorities considering conditioning the ongoing involvement of the original design team to monitor the design quality of a development through to completion*
-

- 4.17 The policy does make a reference to delivering good design and place making. The siting and position of the appeal proposal firmly associated with the host dwelling and its residential setting would, in principle, accord with the aims and objectives of place making.

HE1

Policy HE1: Heritage

The Council will:

1. Conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape, which includes:

Historic village cores, Metro-land suburbs, planned residential estates and 19th and 20th century industrial areas, including the Grand Union Canal and its features;

Designated heritage assets such as statutorily Listed Buildings, Conservation Areas and Scheduled Ancient Monuments;

Registered Parks and Gardens and historic landscapes, both natural and designed;

Locally recognised historic features, such as Areas of Special Local Character and Locally Listed Buildings; and

Archaeologically significant areas, including Archaeological Priority Zones and Areas.

2. Actively encourage the regeneration of heritage assets, particularly those which have been included in English Heritage's 'Heritage at Risk' register or are currently vacant.

3. Promote increased public awareness, understanding of and access to the borough's heritage assets and wider historic environment, through Section 106 agreements and via community engagement and outreach activities.

4. Encourage the reuse and modification of heritage assets, where appropriate, when considering proposals to mitigate or adapt to the effects of climate change. Where negative impact on a heritage asset is identified, seek alternative approaches to achieve similar climate change mitigation outcomes without damage to the asset.

- 4.18 The appeal site is not located within the Conservation Area, notwithstanding, the appeal site occupies a fringe location. The linear nature of the appeal site, its riverside setting and associated landscape features, would remain undisturbed. Moreover, the competitively modest scale of proposed built development would not represent a physical or visual dominance, at this fringe location.

- 4.19 In comparison and contrast, the proportions of the built environment associated with the business uses within the Conservation Area, would continue to remain predominant, and continue to command and contribute to views and vistas within the Conservation Area.

BE1

Policy BE1: Built Environment

The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should:

- 1. Achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place;*
- 2. Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties;*
- 3. Be designed to include "Lifetime Homes" principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly, 10% of these should be wheelchair accessible or easily adaptable to wheelchair accessibility encouraging places of work and leisure, streets, neighbourhoods, parks and open spaces to be designed to meet the needs of the community at all stages of people's lives;*
- 4. In the case of 10 dwellings or over, achieve a satisfactory assessment rating in terms of the latest Building for Life standards (as amended or replaced from time to time);*
- 5. Improve areas of poorer environmental quality, including within the areas of relative disadvantage of Hayes, Yiewsley and West Drayton. All regeneration schemes should ensure that they are appropriate to their historic context, make use of heritage assets and reinforce their significance;*
- 6. Incorporate a clear network of routes that are easy to understand, inclusive, safe, secure and connect positively with interchanges, public transport, community facilities and services;*
- 7. Improve the quality of the public realm and provide for public and private spaces that are attractive, safe, functional, diverse, sustainable, accessible to all, respect the local character and landscape, integrate with the development, enhance and protect biodiversity through the inclusion of living walls, roofs and areas for wildlife, encourage physical activity and where appropriate introduce public art;*
- 8. Create safe and secure environments that reduce crime and fear of crime, anti-social*

behaviour and risks from fire and arson having regard to Secure by Design standards and address resilience to terrorism in major development proposals;

9. Not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable areas;

10. Maximise the opportunities for all new homes to contribute to tackling and adapting to climate change and reducing emissions of local air quality pollutants. The Council will require all new development to achieve reductions in carbon dioxide emission in line with the London Plan targets through energy efficient design and effective use of low and zero carbon technologies. Where the required reduction from on-site renewable energy is not feasible within major developments, contributions off-site will be sought. The Council will seek to merge a suite of sustainable design goals, such as the use of SUDS, water efficiency, lifetime homes, and energy efficiency into a requirement measured against the Code for Sustainable Homes and BREEAM. These will be set out within the Hillingdon Local Plan: Part 2- Development Management Policies Local Development Document (LDD). All developments should be designed to make the most efficient use of natural resources whilst safeguarding historic assets, their settings and local amenity and include sustainable design and construction techniques to increase the re-use and recycling of construction, demolition and excavation waste and reduce the amount disposed to landfill;

11. In the case of tall buildings, not adversely affect their surroundings including the local character, cause harm to the significance of heritage assets or impact on important views. Appropriate locations for tall buildings will be defined on a Character Study and may include parts of Uxbridge and Hayes subject to considering the Obstacle Limitation Surfaces for Heathrow Airport. Outside of Uxbridge and Hayes town centres, tall buildings will not be supported. The height of all buildings should be based upon an understanding of the local character and be appropriate to the positive qualities of the surrounding townscape.

Support will be given for proposals that are consistent with local strategies, guidelines, supplementary planning documents and Hillingdon Local Plan: Part 2- Development Management Policies.

- 4.20 The local distinctiveness of the area, together with the sense of place are matters addressed with the context of policies D3, D4 and HE1. Therefore, reference is made to preceding submissions. Notwithstanding the proposed layout or siting of the proposed extensions are relevant and material. Due to the configuration and site area of the appeal site, the siting of the appeal proposal has been the subject of great care and attention. The siting of the appeal proposal retains space and

considerable separating distances between respective boundaries. These siting characteristics avoids a cramped physical and visual appearance.

- 4.21 The design of the appeal proposal, in terms of scale, mass, bulk and proportions, would not exceed the height of the existing roof. The overall, built form and profile of the appeal proposal, would be consistent with the detached form and profile of the host dwelling. The external appearance of the appeal proposal would employ external materials and joinery details which would match the host dwelling.

DMHB 1

Policy DMHB 1: Heritage Assets

A) The Council will expect development proposals to avoid harm to the historic environment. Development that has an effect on heritage assets will only be supported where:

- i) it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation;*
- ii) it will not lead to a loss of significance or harm to an asset, unless it can be demonstrated that it will provide public benefit that would outweigh the harm or loss, in accordance with the NPPF;*
- iii) it makes a positive contribution to the local character and distinctiveness of the area;*
- iv) any extensions or alterations are designed in sympathy, without detracting from or competing with the heritage asset*
- v) the proposal would relate appropriately in terms of siting, style, scale, massing, height, design and materials;*
- vi) buildings and structures within the curtilage of a heritage asset, or in close proximity to it, do not compromise its setting; and*
- vii) opportunities are taken to conserve or enhance the setting, so that the significance of the asset can be appreciated more readily.*

B) Development proposals affecting designated heritage assets need to take account of the effects of climate change and renewable energy without impacting negatively on the heritage asset. The Council may require an alternative solution which will protect the asset yet meet the sustainability objectives of the Local Plan.

C) The Council will seek to secure the repair and reuse of Listed Buildings and monuments and improvements to Conservation Areas on the Heritage at Risk Register, through negotiations with owners, the provision of advice and guidance, the use of appropriate legal action, and through bids for external funding for improvement works.

- 4.22 The sustainability of the Conservation Area and Listed Building would remain preserved, due to the locational characteristics of the appeal site, when compared to the Conservation Area. In essence, the presence of the appeal proposal would not compromise the ability of future generations to enjoy the heritage value and quality of the Conservation Area.
- 4.23 Once more, the overall siting, design and external appearance of the appeal proposal would have a physical and visual infusion with the host dwelling and neighbouring dwellings. The location, position and topography of the land, together with the highway alignments, en masse, would ensure that the appeal proposal does not complete or threaten the heritage assets of the wider area.

DMHB 4

Policy DMHB 4: Conservation Areas

New development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will:

- A) Require proposals for new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area.*
 - B) Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification.*
 - C) Proposals will be required to support the implementation of improvement actions set out in relevant Conservation Area Appraisals and Management Plans.*
-

- 4.24 This policy is concerned with Conservation Areas reflecting the policy provisions of the London Plan and the Local Plan- Part One Strategic Policies. Therefore, reference is made to preceding submissions.

DMHB 11

Policy DMHB 11: Design of New Development

A) All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:

i) harmonising with the local context by taking into account the surrounding:

- *scale of development, considering the height, mass and bulk of adjacent structures;*
- *building plot sizes and widths, plot coverage and established street patterns;*
- *building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;*

☐ *architectural composition and quality of detailing;*

☐ *local topography, views both from and to the site; and*

- *impact on neighbouring open spaces and their environment.*

ii) ensuring the use of high quality building materials and finishes;

iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;

iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and

v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

C) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. In the case of proposals for major development⁵ sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs.

D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

- 4.25 Setting aside the character context of the Conservation Area, the local context of the appeal site and the immediate locality is the uniqueness of the appeal site and the host dwelling. When compared to the locality, the appeal site exhibits features which are singular to its own character.
- 4.26 These singular features do not conform to the prevailing pattern of development, instead, the site occupies what would be described as an island location at the apex of the junction between Park Lane and Barrington Drive. Moreover, the physical form and siting of the host dwelling contrasts with the prevailing pattern of development.
- 4.27 The appeal proposal, in terms, of siting and design, has taken into account these exclusive characteristics, ensuring that the overall distinctiveness, its local context, is preserved. In essence, the spatial characteristics of the appeal site, the splayed siting characteristics of the host dwelling, together with the overall height of the host dwelling and the architectural composition of the host dwelling, would remain preserved. In turn, the value and quality of the local townscape would also remain preserved.

DMHB 12

Policy DMHB 12: Streets and Public Realm

A) Development should be well integrated with the surrounding area and accessible. It should:

- i) improve legibility and promote routes and wayfinding between the development and local amenities;*
- ii) ensure public realm design takes account of the established townscape character and quality of the surrounding area;*
- iii) include landscaping treatment that is suitable for the location, serves a purpose, contributes to local green infrastructure, the appearance of the area and ease of movement through the space;*
- iv) provide safe and direct pedestrian and cycle movement through the space;*
- v) incorporate appropriate and robust hard landscaping, using good*

quality materials, undertaken to a high standard;
vi) where appropriate, include the installation of public art; and
vii) deliver proposals which incorporate the principles of inclusive design. Proposals for gated developments will be resisted.
B) Public realm improvements will be sought from developments located close to transport interchanges and community facilities to ensure easy access between different transport modes and into local community facilities.

- 4.28 This policy is concerned with ‘Streets and Public Realm’. These matters have been addressed within the context of policy DMHB11, within preceding submissions. Notwithstanding the precise siting details of the appeal, together with its overall profile, are important factors in assessing the implications upon the street scene and wider public realm.
- 4.29 The siting of the appeal proposal maintains the physical and visual prominence of the host dwelling’s front elevation. The recessed nature of the proposed elevations, together with the staggered nature of the proposed site elevation, collectively maintains the architectural integrity of the host dwelling. The fact that the appeal proposal would not exceed the height of the host dwelling is an important element, which maintains the character of the street scene and wider public realm.

DMHD 1

Policy DMHD 1: Alterations and Extensions to Residential Dwellings

A) Planning applications relating to alterations and extensions of dwellings will be required to ensure that:

- i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;*
- ii) a satisfactory relationship with adjacent dwellings is achieved;*
- iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;*
- iv) new extensions respect the design of the original house and be of*

matching materials;

v) there is no unacceptable loss of outlook to neighbouring occupiers;

vi) adequate garden space is retained;

vii) adequate off-street parking is retained, as set out in Table 1:

Parking Standards in Appendix C;

viii) trees, hedges and other landscaping features are retained; and

ix) all extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials.

B) Rear Extensions

i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;

ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;

iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;

iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;

v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;

4.30 The subordination of the appeal proposal, should be viewed within the context of the unique characteristics of the appeal site, in terms of its site area and configuration. The primary aim of subordination is to avoid a cramped overdevelopment of any given site. In essence, the final decision does not solely rest on a mathematical calculation.

4.31 Consequently, the physical form of the appeal site has a significant influence in reaching a balanced decision. The appeal proposal has demonstrated that the extensions would not result in a cramped and an overdevelopment of the appeal. These indicators include spatial separation from the respective boundaries, overall

height, the proposed roof profile and the use of matching materials. Furthermore, architectural details, such as alignment with existing eaves and site levels, the provision of hipped roof profiles and matching joinery details, collectively ensure physical and visual cohesion.

5. **CONCLUSIONS**

- 5.1 In summary, the locational characteristics of the appeal site and the Conservation Area, including the listed building, would preserve the value and quality of the heritage assets.
- 5.2 The appeal proposal would be an example of an aesthetically reasonable, of favourable design, and a tolerable development to bring about the productive creation of additional residential accommodation, whilst having regard to the attributes of local character and appearance.
- 5.3 In conclusion, the appellant respectfully requests that the Inspector upholds the appeal.