



WRITTEN STATEMENT OF CASE

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LPA	LONDON BOROUGH OF HILLINGDON
APPLICATION No.	21435/APP/2023/3152
APPLICATION DATE	10/11/2023
DECISION DATE	27/12/2023
SITE LOCATION	42 Halford Road Ickenham UB10 8PZ
APPELLANT	Mr Chiraag

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1.0 BACKGROUND

- 1.1 This appeal relates to the refusal of planning permission for the 'Erection of a single storey front/side extension and rear extension amendments to fenestrations including new side door (revised plans)', at No. 42 Halford Road, in Ickenham.
- 1.2 The appeal application, reference 21435/APP/2023/3152 was received by the Council on 10th November 2023 and subsequently refused on 27th December 2023, with the decision notice stating the following reasons for refusal:
- 1. The proposed front, side and rear extension by reason of its size, scale, siting and design would represent an incongruous and insubordinate addition, failing to harmonise with the architectural composition of the strong presence of the gables to the front elevation of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area (where the gables are a consistent feature). The proposal is therefore contrary to Policies BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan Part Two – Development Management Policies (January 2020), Policy D3 of the London Plan (2021) and Chapter 12 of the National Planning Policy Framework (2021).*
 - 2. The proposed front, side and rear extension by reason of its size, scale and siting, including the overall length of the rear projection, would be detrimental to the residential amenities of the adjoining occupiers at number 40 and 44 Halford Road, in terms of loss of daylight/sunlight, outlook and overbearing effect. The proposal is therefore contrary to Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and the National Planning Policy Framework (2021).*
- 1.3 Having taken into account the reasons given for refusal and the individual circumstances of this case, the appellant has concluded that the most appropriate course of action would be to appeal to the Planning Inspectorate, in the hope that approval may be granted for the proposed development, which is required to provide additional and improved living space on the ground floor, together with enhanced bedroom and bathroom facilities.

2.0 CONSULTATIONS

- 2.1 The occupants of the 5 nearest properties were consulted in regard to the scheme and just one response was received relating to the initial flat roof design, that has been amended, and a request for obscure glazing to the proposed side window and door.

3.0 RELEVANT PLANNING HISTORY

3.1 The following planning history relates to the appeal property:

- **Planning Application Reference: 21435/75/1761**
Residential extension
Approved 26/01/1976
- **Planning Application Reference: 21435/B/81/0486**
Residential extension
Approved 06/05/1981
- **Planning Application Reference: 21435/C/88/0604**
Demolition of existing garage and erection of a single storey side extension and car park
Approved 04/05/1988
- **Planning Application Reference: 21435/APP/2015/752**
Extension to roof to rear to allow additional habitable roofspace
Approved 27/04/2015
- **Planning Application Reference: 21435/APP/2023/2767**
Erection of a front infill extension and changes to fenestrations
Refused 15/11/2023
- **Planning Application Reference: 21435/APP/2023/3358**
Erection of front and side extension, with amendments to fenestrations including new side door
Refused 27/12/2023
- **Planning Application Reference: 21435/APP/2023/3152**
Erection of a single storey front/side extension and rear extension amendments to fenestrations including new side door (revised plans)
Refused 27/12/2023
- **Planning Application Reference: 21435/APP/2024/43**
Erection of a single storey side extension and rear extension amendments to fenestrations including new side door & front porch
Pending Decision

3.2 The above application 21435/APP/2024/43 was received by the Council on 8th January 2024 and is a resubmission following the refusal of the appeal application reference 21435/APP/2023/3152, with revisions made to the scheme in order to overcome the previous Planning Officer's concerns.

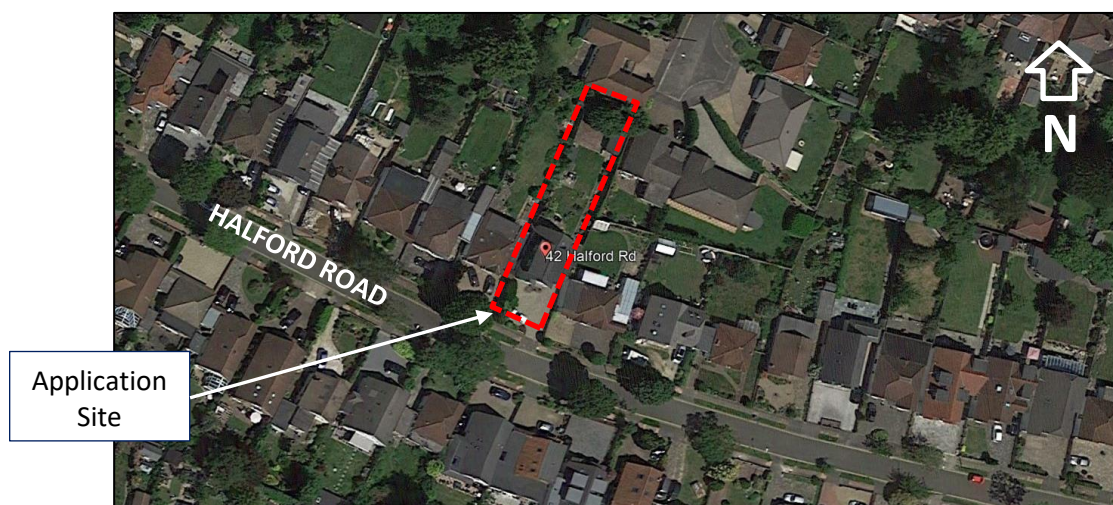
4.0 THE SITE

- 4.1 The appeal site contains a detached bungalow located on the northern side of Halford Road and set within a row of bungalows which vary in their original design, and have been further changed over the years with various extensions.



Appeal Property - No. 42 Halford Road

- 4.2 The property already benefits from extensions, including dormers to both sides of the roof, which serve a habitable loftspace, a single storey extension to its eastern side with a pitched roof at the front and flat roof beyond, and a full height rear extension.
- 4.3 The house has a paved front curtilage that provides off-street parking and a 33m long lawned garden to the rear. There are detached bungalows to each side, with No. 40 to the east and No. 44 to the west; and to the rear there is No. 5 Albany Close.

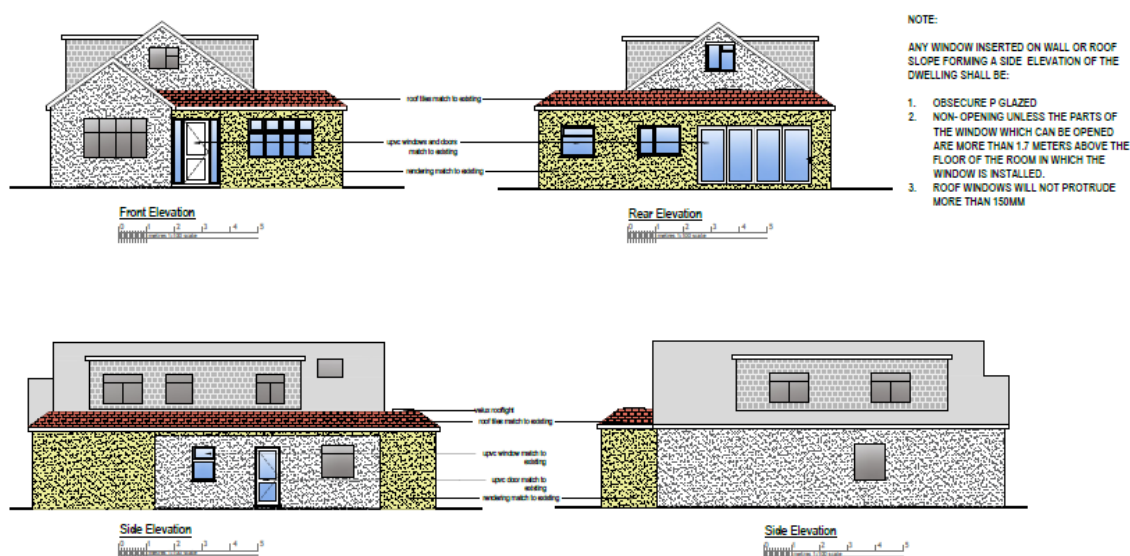


Appeal Site and Surrounding Area

- 4.4 The Ickenham Village Conservation Area is located to the north of the site, which is not close to any Listed Buildings.
- 4.5 The site lies within Flood Zone 1 where land has a low probability of flooding from rivers and the sea; however, the site is designated within a Critical Drainage Area.
- 4.6 There are no TPO trees within the site or on adjoining land.

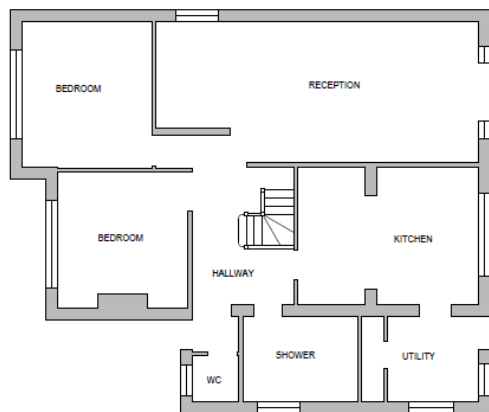
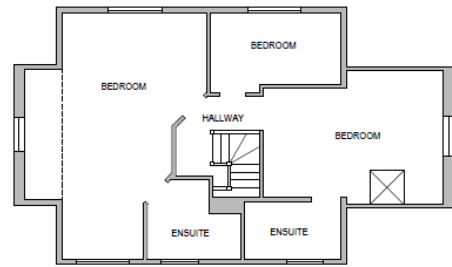
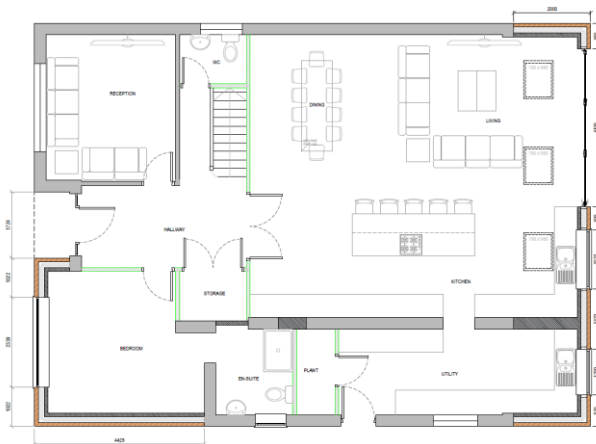
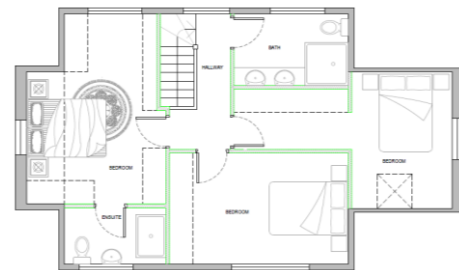
5.0 APPEAL PROPOSAL

- 5.1 The appeal application sought planning permission for the erection of a single storey front/side extension and rear extension, together with amendments to fenestration, and a new side door, with revised plans submitted on Planning Officer advice during the planning process, which altered the initially proposed flat roof of the extensions to a crown roof design.
- 5.2 The proposed side/front extension will infill the area to the front of the existing side addition, finishing flush with its flank elevation, it will have a depth of 4.425m and will extend across the front of the property with a width of 6.107m, to adjoin the side of the single storey protruding front gable. This extension will have a hipped crown roof with an eaves height of 2.9m to match that of the host dwelling and a maximum height of 3.45m, with this roof design continuing to the side and rear of the property, where a 2.0m deep extension is proposed; with this being attached to the existing 2.875m deep full-height rear addition.



Proposed Elevations

- 5.3 The alterations include the relocation of the front door so that this is more centrally located and a new window will be positioned to the side of this to provide a well-balance design across the front façade. To the side of the property, a replacement window and new side door are proposed, both of which will be obscurely glazed, and the window will be non-opening below 1.8m above the internal floor area. To the rear, the extension will have two windows and a set of bi-folding doors to provide easier access to the garden.

**Existing Ground Floor Plan****Existing First Floor Plan****Proposed Ground Floor Plan****Proposed First Floor Plan**

- 5.4 The proposed front, side and rear extensions will allow the internal room layout of the property to be reconfigured, with a central door and hallway, together with the relocation of the staircase, providing a more practical family living space.
- 5.5 The ground floor will have a reception room and a double bedroom, with an en-suite, at the front of the property, a wc below the staircase, and an open plan kitchen/dining/living area to the rear, with a separate utility area.
- 5.6 The first floor of the property will not be enlarged, however, the changes to the access staircase will allow the bedrooms to be rearranged to provide two double bedrooms, one of which will have an en-suite, a single bedroom and a family bathroom.
- 5.7 The extensions will all be finished in painted render and roof tiles to match the existing property, and will also have window units and doors that will match the existing fenestration.

6.0 RELEVANT PLANNING POLICY

6.1 The reasons for refusal state that the appeal proposal is considered contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan Part Two – Development Management Policies (January 2020), Policy D3 of the London Plan (2021) and Chapter 12 of the National Planning Policy Framework (2021).

6.2 The following paragraphs provide a brief summary of the relevant policies. The paragraphs are in a hierarchical order relative to the importance of national and local planning policy.

NATIONAL PLANNING POLICY FRAMEWORK FEBRUARY 2023 (NPPF)

6.3 The NPPF (September 2023) sets out the Government's planning policies for England and how these are expected to be applied, this document replaces the revised NPPF published in July 2021. The following sections and paragraphs make reference to the parts of the NPPF which are directly relevant to this appeal.

Achieving sustainable development

6.4 The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

6.5 These address social progress, economic well-being and environmental protection. Achieving sustainable development means 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): economic, social and environmental.

Decision-making

6.6 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Achieving well-designed places

- 6.7 Section 12 of the NPPF describes how the creation of high quality buildings and places is fundamental to what the planning and development process should achieve, stating that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*.
- 6.8 Paragraph 130 states that planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*
- 6.9 Whilst Paragraph 134 highlights that development that is not well designed should be refused, it also states that conversely, significant weight should be given to:
- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*
 - b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

THE LONDON PLAN (2021)

- 6.10 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor’s vision for Good Growth.

Policy D3: Optimising site capacity through the design-led approach

- 6.11 Part D states that development proposals should 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. Developments should also deliver appropriate outlook, privacy and amenity.

Policy D4: Delivering good design

- 6.12 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.

Policy D12: Fire Safety

- 6.13 Section A states that in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they meet the required criteria.

HILLINGDON LOCAL PLAN: PART ONE – STRATEGIC POLICIES (NOVEMBER 2012)

- 6.14 The Hillingdon Local Plan is the key strategic planning document for Hillingdon and has an ambition for Hillingdon to be an attractive and sustainable borough.

Policy BE1 – Built Environment

- 6.15 Policy BE1 is a general policy that states that 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.
- 6.16 Criterion 1 of the policy states that new developments should achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area and which contributes to community cohesion and a sense of place. Criterion 2 of the policy states that proposals should 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.

LOCAL PLAN PART 2 - DEVELOPMENT MANAGEMENT POLICIES (ADOPTED JAN 2020)

- 6.17 This Development Management Policies document forms part of Hillingdon's Local Plan Part 2. Its purpose is to provide detailed policies that will form the basis of the Council's decisions on individual planning applications. Policies DMHB11, DMHB12, DMHB18 and DMHD1 are relevant to this appeal.

Policy DMHB 11 - Design of New Development

6.18 Section A) states that 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; harmonising with the local context by taking into account the surrounding 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.

6.19 Section B) states development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space; Section C) states development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential; and Section D) explains that development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste.

Policy DMHB 12 - Streets and Public Realm

6.20 Section A) states that development should be well integrated with the surrounding area and accessible, and amongst other criteria, it should ensure public realm design takes account of the established townscape character and quality of the surrounding area.

Policy DMHB 18 - Private Outdoor Amenity Space

- 6.21 Section A states all new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3.

Policy DMHD 1 - Alterations and Extensions to Residential Dwellings

- 6.22 In relation to the appeal proposal Section A) states 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.*

- 6.23 Section B) relates to rear extensions and states:

- 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;*

- 6.24 Section C) states “side extensions should not exceed half the width of the original property.”

- 6.25 Section D), relates to rear extensions and states:

- i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;*
- ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and*
- iii) notwithstanding the above, at least 25% of the front garden must be retained.*

7.0 GROUNDS OF APPEAL

Introduction

7.1 The appellant's case will focus on the central concerns of the decision notice, notably:

- Whether the proposed front, side and rear extension by reason of its size, scale, siting and design would represent an incongruous and insubordinate addition, failing to harmonise with the architectural composition of the strong presence of the gables to the front elevation of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area (where the gables are a consistent feature); and
- Whether the proposed front, side and rear extension by reason of its size, scale and siting, including the overall length of the rear projection, would be detrimental to the residential amenities of the adjoining occupiers at number 40 and 44 Halford Road, in terms of loss of daylight/sunlight, outlook and overbearing effect.

7.2 Having taken into consideration the aims and objectives of planning policy, national and regional planning guidance, and all other material planning considerations, including the relevant planning history of the site, the main points in the determination of this appeal are:

- Principle of Development
- Background to the Case
- Design and Impact on the Host Dwelling and Setting
- Impact on Neighbouring Amenity
- External Amenity Space
- Car Parking Provision

7.3 There are a number of considerations that can be taken into account in response to the Council's concerns and these will be discussed in more detail as follows.

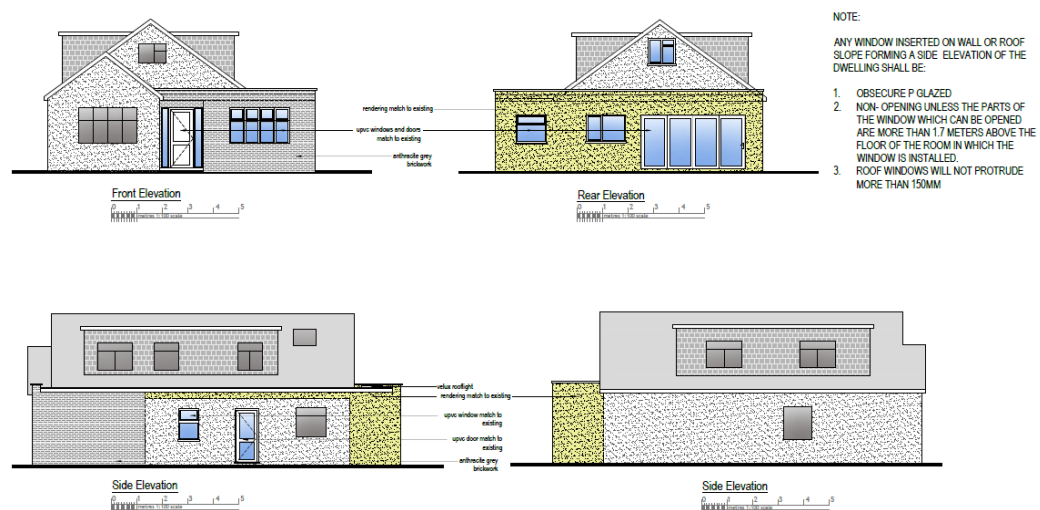
Principle of Development

7.4 The national and local planning policies encourage the maintenance and enhancement of existing housing stock, with the overriding objective of the local policies being to deliver high quality development that improves the quality and distinctive identity of places and meets the housing needs of existing and future residents. As such, it is widely acknowledged that extensions to existing family dwelling houses can facilitate additional and enhanced living space and therefore improve amenity for occupants.

- 7.5 If allowed, the high quality extensions will cause no harm to the appearance and character of No. 42 Halford Road or the wider area, with the proposed front, side and rear extensions providing the internal space required without impacting negatively upon the amenities of the neighbouring residents. As such, the development ought to be deemed acceptable in principle, subject to meeting planning policy requirements.

Background to the Case

- 7.6 The appeal application was first submitted with a flat roof design, as illustrated below, with this amended on the advice of the Planning Officer. The revised plans have a crown roof design which now reflects other extensions within Halford Road and it was thought that this alteration had overcome the Officer's concerns. However, as detailed in the Delegated Report, the crown roof design has also been considered unacceptable.



Initial Design with Flat Roofed Extensions

- 7.7 This statement will therefore demonstrate that the revised design is in keeping with the general character of the area, and as such, ought to be deemed acceptable. This statement will also explain why the proposed rear extension will not have a negative impact on neighbouring amenity, as claimed by the Council.

Design and Impact on Host Dwelling and Setting

- 7.8 The NPPF (2023) states *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*; and also notes within paragraph 130 that planning policies and decisions should ensure that developments will function well, are visually attractive as a result of good architecture and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

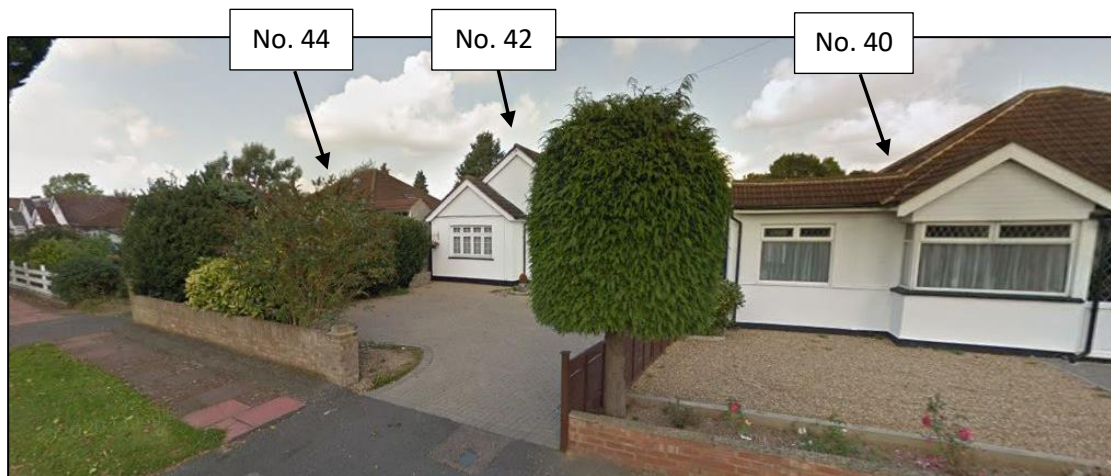
- 7.9 These aims are reflected in Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) which states that all new developments should achieve a high quality of design in all new buildings and the public realm, contributing to community cohesion and a sense of place, and Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) which advise that all development will be required to be designed to the highest standards and incorporate principles of good design, taking into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping, to ensure that developments integrate well with the surrounding area.
- 7.10 In this regard, the proposed extensions have been designed to respect the original style of the property and to reflect the appearance of neighbouring extensions.
- 7.11 The appellant's architect has therefore designed high quality residential extensions to the dwellinghouse that will be sympathetic to the character of the existing property, whilst causing no detriment to the street scene or the wider area. The sympathetic alterations will maintain harmony with the existing architectural style of the property through their proportionate design and detailing, in accordance with the above policies and guidance.
- 7.12 The appeal property currently has a set back extension to its eastern side elevation, which has the main entrance within its front elevation, and a dummy pitched roof with a flat roof beyond. The property also benefits from two side roof dormers which have provided habitable roof space, and a full height rear extension with a modest 2.875m depth.



Existing Front Elevation

- 7.13 No. 42 Halford Road is a property set within a row of similar scale detached bungalows, although it is important to note that the original style of the bungalows in the locality is not the same, with the majority having a 4-sided hipped roof, whereas No. 42 is a dual-pitched roof design with front gables.

- 7.14 The general street scene has been further altered by extensions over the years, with some properties significantly changed from their original designs, the bungalows to each side have extensions with dummy pitched roofs above side additions.



Appeal Property and Neighbouring Dwellings

- 7.15 As illustrated below, the proposed development was revised during the planning process to include a crown roof design to the front, side and rear extensions, which provides a unified finished design that incorporates roof pitches to match those of the host property.
- 7.16 As the front/side extension will be visible within Halford Road, the proposed design and appearance have been carefully considered to ensure that the development will be subservient in scale and harmonious in design.

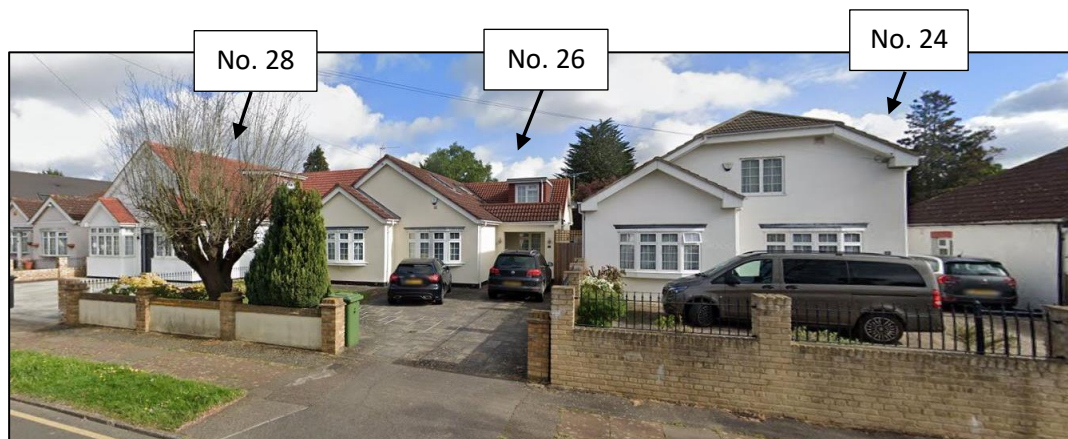


Existing Front Elevation

Proposed Front Elevation

- 7.17 The proposed single storey extension will infill the area to the front of the existing side addition, with the crown roof reflecting the existing dummy pitch roof design. It will extend just 0.9m forward of the main gable and across the front of the dwelling to align with the protruding front gable, which will allow the front door to be repositioned more centrally and a new window to be placed to its side, to provide a well-balanced front façade that will assimilate well with the original dwelling and the neighbouring bungalows to each side. The new window and door will match the design, size and materials of the existing fenestration, and the external finishing materials will also match those of the host dwelling.

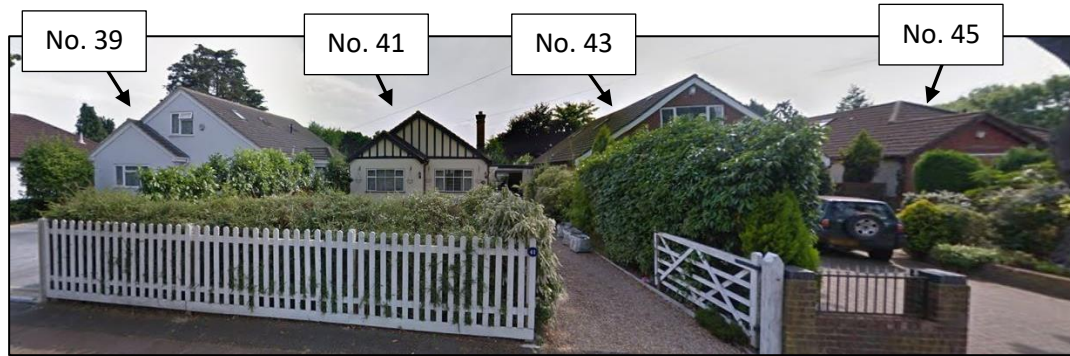
- 7.18 Having assessed the proposed front/side extension, the Planning Officer has concluded that *“The proposed front infill would result in the loss of the existing stepped building line and prominence of the front gable, and would have an adverse impact on the relationship of the existing front gables. Moreover, the crown roof design would fail to respect the architectural composition of the host dwelling and not appear as a visually subordinate and complementary addition.”*
- 7.19 Whilst the Planning Officer’s opinion is respected, it is argued that the main stepped feature of the front gables is still maintained and highly visible within the street scene. The original design of the property will be easily identifiable and the bungalow will still relate well to the other bungalows within the locality which share the original dual-pitched and gable fronted design. The vast majority of the bungalows in Halford Road have been extended and some have had quite significant changes to their overall front elevations, with the proposal at No. 42 being much more modest in comparison.
- 7.20 The following images therefore show some of the neighbouring properties to demonstrate that the development now proposed will assimilate well with the mix of property styles and extensions within Halford Road.



Properties to the East of the Appeal Site

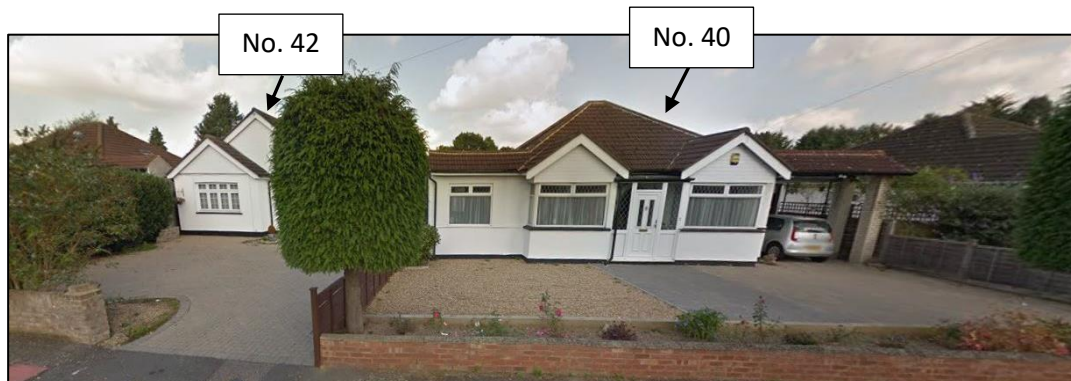


Properties opposite the Appeal Site



Properties to the Southwest of the Appeal Site

- 7.21 In this case, the extension proposed at No. 42 is proportionate to the host property and will reflect its existing design. The proposed extension could not be considered to overwhelm or eradicate the original architectural style of the dwelling and as such, ought to be deemed an acceptable and visually appropriate addition to the dwelling.
- 7.22 Furthermore, the adjacent property No. 40 to the east has been extended to each side, with a dummy pitched roof alongside No. 42 and a pitched roof canopy over the carport to its other side. Both of these side additions have a dummy pitched roof, which when viewed in the street scene, reflect the proposed crown roof addition to the front of the appeal dwelling.



Side Extensions at No. 40 Halford Road

- 7.23 The property at No. 40 is also set much further forward in its plot, therefore the crown roof design will not be apparent when the property is viewed from the highway, and will be indistinguishable from the neighbouring dummy pitched roofs. As such, the proposed crown roof design would not *“fail to respect the architectural composition of the host dwelling”* as suggested by the Planning Officer.



Position of the Proposed Extension

- 7.24 The position of the infill extension will not result in a terracing effect with this neighbouring dwelling, as pictured below.

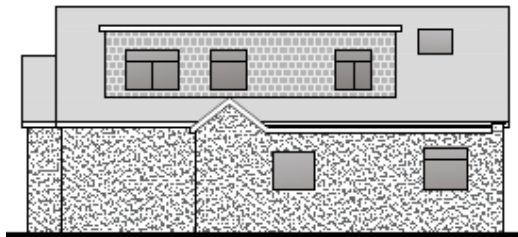


- 7.25 No. 44 also has a dummy pitched roof above its garage, and overall the proposed design of the new extension will complement the style of the properties to each side.

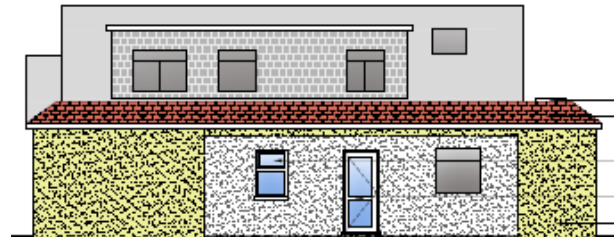


- 7.26 The proposal by virtue of its size, scale and design will not significantly alter the overall appearance of the property, and its original architectural style within the street scene will remain recognisable alongside other dwellings of the same original gable fronted design, as the main and forward gables will remain clearly defined.
- 7.27 Given the above points, the proposed size, scale and design of the proposed extension to the front/side of the dwelling, ought to be considered to complement the appearance of the property and the character of Halford Road, and therefore to comply with the aims of Policies BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan Part Two – Development Management Policies (January 2020), Policy D3 of the London Plan (2021) and Chapter 12 of the National Planning Policy Framework (2021).

- 7.28 To the side of the property, the existing dummy pitched roof and flat roof design will be improved with the addition of a higher quality crown roof, which will sit neatly below the existing side dormer.



Existing Eastern Side Elevation



Proposed Eastern Side Elevation

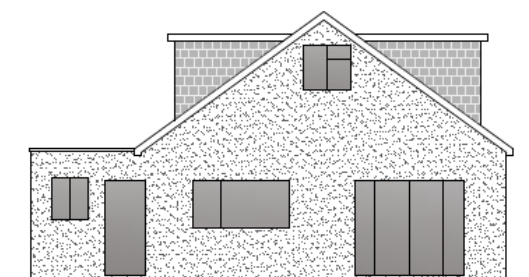
- 7.29 The property will also have a new side door and a window, with no objections having been raised to these elements of the proposal, with the new units to be obscurely glazed to protect neighbouring amenities.

- 7.30 To the rear, the appeal property currently has a full height rear extension which adds seamlessly to the rear elevation of the original dwelling, with a depth of 2.875m. The proposal is to add a 2.0m deep single storey extension across the rear of the property and the side addition, which will create a combined projection of 4.875m in depth from the original rear elevation.



Existing Rear Elevation

- 7.31 The rear extension will have an eaves height of 2.9m to match the host dwelling and the crown roof design will be 3.45m in height, with the roof pitches once again aligning with those of the main roofslope.



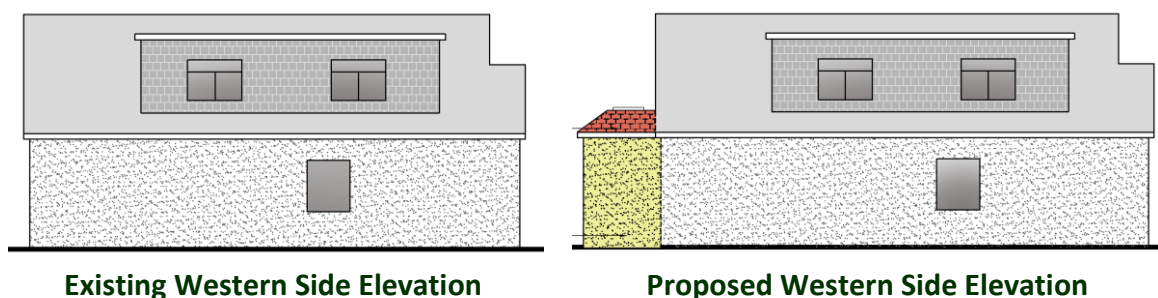
Existing Rear Elevation



Proposed Rear Elevation

- 7.32 The proposed windows and doors are also in keeping with the scale and style of the existing house, and the walls are to be rendered to create a harmonious finished design.

- 7.33 As Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (2020) states that single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth, the Planning Officer has stated that the proposed extension, combined with the existing rear addition exceed this requirement. However, the existing extension is a perfect match for the original rear elevation of the house and not an obvious addition. The only part of the property that will appear as an extension is therefore the proposed addition, with a depth of 2.0m.
- 7.34 It has also been noted that the proposed extension with a maximum height of 3.45m will exceed the 3.0m height recommended in Policy DMHD 1 for a flat roof rear extension and the 3.4m height guideline for a pitched roof design. It should be noted that no criteria is provided for crown roof extensions.
- 7.35 Whilst it is acknowledged that the combined depth of the extensions will be 4.875m, the projection of the finished design will not appear excessive or out of scale with the dwelling. Moreover, the height of the proposed extension is only fractionally above the recommendation and this will be only a 1.2m deep section of roof, set in 0.63m from the side elevations of the dwelling, with the 2.9m eaves also set in from the shared boundaries, due to the side pathways around the bungalow.

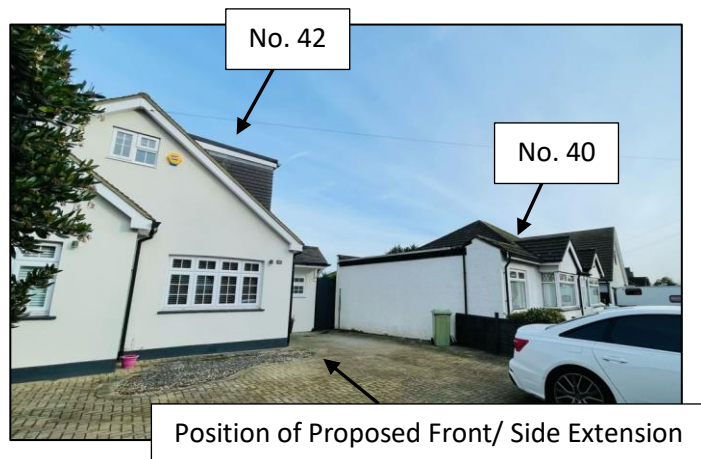


- 7.36 Furthermore, the proposed rear extension will not be seen within the public realm, and given the above points, it is argued that the rear extension would not be a visually obtrusive or overly dominant addition to the appeal property when viewed from the gardens of neighbouring dwellings Nos. 40 and 44 Halford Road.
- 7.37 The proposed rear elevation will have two windows and a set of bi-folding doors to link the new open-plan kitchen/dining/living space at the rear of the property to the garden. The window units and all other external finishes will match the host property to provide a unified and harmonious finished design.
- 7.38 Overall the extensions will therefore achieve the aims of Policy DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) as they have been designed to the highest standards, and will integrate with the surrounding area, by respecting the design of the original house and its neighbours.

Impact on Neighbouring Amenity

- 7.39 The NPPF (2023) states in paragraph 130 that planning policies and decisions should ensure that developments create a high standard of amenity for existing and future users, which is supported at a local level by Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) which states that planning applications relating to alterations and extensions of dwellings will be required to ensure, amongst other matters, that a satisfactory relationship with adjacent dwellings is achieved; and there is no unacceptable loss of outlook to neighbouring occupiers. Policy DMHB 11 also seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.
- 7.40 No. 40 and No. 44 Halford Road are the nearest properties and therefore need to be considered in terms of residential amenities.

- 7.41 No. 40 is located to the east of the appeal site and is a detached bungalow which has a staggered building line with No. 42, being set forward of the appeal property so that No. 40's side extension is adjacent to the area to be infilled by the new front/side extension.



- 7.42 As there are no windows within the flank elevation of the side extension at No. 40, the proposed infill front/side extension will have no impact in regard to overshadowing or a loss of light to this neighbouring property. The proposed replacement window on the side elevation of No. 42 will serve an en-suite, and will also be non-opening below 1800mm; both the new window and side door will also be obscurely glazed which can be secured via condition, as suggested by the Planning Officer.

- 7.43 This image shows the relationship between No. 40 and No. 42 at the side and rear, with the proposed side and rear extension to be built no closer to this neighbouring property's rear garden, conservatory or windows, with the existing pathway retained.



- 7.44 Given the relationship between dwellings, the proposed single storey rear extension will add 2.0m to the depth of the appeal property, however, as No. 42 already projects approximately 7.0m beyond the rear elevation of No. 40, the modest addition with an eaves height of 2.9m adjacent to the shared side boundary is highly unlikely to have any discernible impact on neighbouring amenities in regard to the rear windows or garden of No. 40.

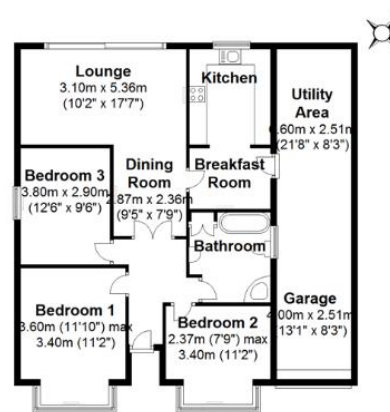


Location Plan

- 7.45 No. 44 is located to the west of the appeal site and is also a detached bungalow, with the position of the proposed front/side infill extension having no negative impact on amenities at this neighbouring property.



Rear Elevation of No. 44



Floor Plan at No. 44

- 7.46 The proposed rear extension will project just 4.5m past the rear extension of the neighbouring property, with the closest window of No. 44 serving a utility area, and the other kitchen and living room windows being set away from the shared boundary, as shown on the above plan. Having regard to the above points, it is considered that although the proposed extension, when combined with the existing rear extension will exceed the recommended depth by 0.5m beyond No. 44, and will be fractionally above the recommended height of 3.4m, the development will not have a negative impact on the living conditions of the neighbouring occupiers at No. 40 or No. 44, in terms of daylight/sunlight, outlook and overbearing effect.

External Amenity Space

- 7.47 The proposed development would retain sufficient rear garden space.

Car Parking Provision

- 7.48 The existing 2 parking spaces will be retained at the front of the dwelling.

8.0 CONCLUSION

- 8.1 The proposed extensions to the appeal property have been designed to respect the character of the local area and this has been achieved through careful attention being paid to their depth, position, height and design, to create a form of development that will assimilate well with the appeal property and the surrounding residential setting.
- 8.2 This statement has demonstrated that the proposed development accords with the aims of the National Planning Policy Framework (2023), the London Plan (2021), Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), including Supplementary Planning Guidance, by achieving a high standard of design that will contribute to the distinctive character the local area, whilst preserving neighbouring residential amenities; with the proposed front/side extension relating positively to its locality, having regard to the form, scale, position and design of the neighbouring properties, together with the prevailing architectural styles, detailing and materials.
- 8.3 The development will optimise the potential of the site, adding much needed floorspace within the property, without overwhelming the original front gabled design of the bungalow and retaining this as the main feature of the dwelling.
- 8.4 Furthermore, this statement has demonstrated that, due to the design, modest scale and position of the proposed extensions, they can be added to the host dwelling without harming the residential amenities of the nearest neighbouring occupiers.
- 8.5 The extensions will allow the ground floor of the property to be effectively reconfigured to vastly improve the way it functions as a family home, and the bedroom space on the first floor will also be rearranged, to provide an overall scheme that presents a high standard of development that will increase amenity for existing and future occupants.
- 8.6 As the NPPF (2023) states that decision-takers at every level should seek to approve applications for sustainable development where possible and that applications should be considered in the context of the presumption in favour of sustainable development, it is therefore politely requested that this appeal is allowed, with the inclusion of any conditions thought necessary in this case.

EJB PLANNING – January 2024

