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Date: 1st June 2022
Our Ref: 77167/PRC/2022/68

Dear Mr Prashant Patel

RE: Proposed first floor/roof extension to create habitable rooms, rear/front dormer
SITE: 48 Myrtle Avenue Ruislip

I refer to your request for pre-application planning advice dated 21/03/22 and our subsequent meeting on 15/05/22 relating to the above development. The advice provided is based on the following drawings and documents issued to the Local Planning Authority for consideration:

Plan Numbers: PA 21118 00 - received 31 Mar 2022
PA 21118 01 - received 31 Mar 2022
PA 21118 02 - received 31 Mar 2022
PA 21118 03 - received 31 Mar 2022
PA 21118 04 - received 31 Mar 2022
PA 21118 05 - received 31 Mar 2022
PA 21118 07 - received 31 Mar 2022
Design & Access Statement - 48 Myrtle Avenue - 31/03/22 - received 31 Mar 2022
PA 21118 08 - received 05 May 2022

Outlined below is a preliminary assessment of the proposal, including an indication of the main issues that should be addressed should you choose to submit a formal planning application. Please note that the views expressed in this letter represent officer opinion only and cannot be taken to prejudice the formal decision of the Council in respect of any subsequent planning application, on which consultation would be carried out which may raise additional issues. In addition, the depth of analysis provided corresponds with the scope of information made available to Council officers.

The Site and Surrounds

The site is located on the north side of Myrtle Avenue. It is occupied by a detached, one storey house built in brick with a tiled, pitched roof. The house has not been extended in any way previously.

The area is residential in character comprising detached one storey dwellings as its immediate neighbouring properties and detached and semi-detached two storey houses in its surroundings. The site is not the subject of heritage policies and has a Public Transport Accessibility Level

(PTAL) of 2.

The Proposal

It is proposed to erect a first floor to the existing dwelling to create a two storey dwelling with a roof extension and 1 dormer at the front and 2 dormers to the rear. The resultant dwelling would have 4 bedrooms from an existing two bedrooms.

Planning Policy

Development Plan

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)
The Local Plan: Part 2 - Development Management Policies (2020)
The Local Plan: Part 2 - Site Allocations and Designations (2020)
The London Plan (2021)
The West London Waste Plan (2015)

Material Considerations

The National Planning Policy Framework (NPPF) (2021) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

The proposed development has been assessed against the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan (2021) and national guidance:

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Other Policies:

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D5	(2021) Inclusive design
LPP D7	(2021) Accessible housing
LPP D6	(2021) Housing quality and standards
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF12	NPPF 2021 - Achieving well-designed places

Main Planning Issues

1. Principle of development

The site is located in a developed area of the Borough, where the extension and alteration of an existing residential dwelling is acceptable in principle subject to compliance with other relevant policies as set out in this report.

The creation of a new storey to a single storey dwelling has been assessed in this plot, taking into consideration the neighbouring buildings. The proposal seems to mimic the design of No. 45 Myrtle Avenue, but there is a stark difference between the two sites where No. 45 is much larger in its plot size and set away from the neighbouring buildings, and, for this reason, it is not considered to justify the proposed development. The front dormer would not be in accordance Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) guidance, which requires that roof extensions should be located on the rear elevation only, and could not be supported by the Council. The rear dormers appear to generally comply with Policy DMHD 1 guidance.

2. Design

Policy D3 of the London Plan (2021) states, inter alia, 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."

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) 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:

- 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.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires that alterations and extensions of dwellings should not have an adverse cumulative impact on the character and appearance or quality of the street scene, and should appear subordinate to the original house. It advises about various design criteria relating to extensions and alterations.

With regard to roof extensions Policy DMHD 1 states:

- i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;
- ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;
- iii) raising of a main roof above the existing ridgeline of a house will generally not be

supported;

iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling.

The proposed roof extension would create a new storey to the main dwelling to create two new bedrooms on a new first floor. The new roof form would be a mansard style with gable ends. The roof increase in height from the eaves would be approximately 1.3m. A front dormer window is proposed along with two dormer windows to the rear.

The design of the proposal aims to mimic what is existing across the road at No. 45 Myrtle Avenue. However, it should be noted that the two properties are markedly different and the development at No. 45 is not considered to justify the proposed development. The site at No. 45 is set back approximately 9m from the highway as well as being set well in from both its neighbouring properties (12m from the western boundary). The application property is sited close to the site boundaries and would have a more prominent impact on the street scene and the neighbouring buildings.

The front dormer would not be considered acceptable given Policy DMHD 1 guidance on roof extensions. The rear dormers are considered to be acceptable in principle, given they do not exceed more than two thirds the average width of the original roof. Whilst there are existing dormers to the front of dwellings in the immediate site context, there does not appear to be any planning consent relating to them and as such they are not considered to justify the proposed front dormer. In any event, any future application would be considered on its own merits and the current proposal is considered unacceptable.

Furthermore, the gable ends to the proposed new roof are not considered to accord with the local context and the change from the existing pitched roof to a mansard style roof with gable ends would not be supported by the Council.

Overall, the proposed first floor extension may be acceptable in principle but it would need to be carefully re-designed so it remains appropriate to the local context. Revisions would need to be made in terms of the first floor mansard style roof design involving a pitched roof to respect the local context and reduce the mass, scale and bulk. The front dormer is not considered acceptable and would be detrimental to the character and appearance of the host dwelling and the street scene despite the varying typology of the design of dwellings on the street. The proposed development would be contrary to the requirements of Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and could not be supported by the Council.

3. Amenity

Policy DMHB 11 B) of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

There is no additional ground floor footprint to the existing dwelling, the proposal only involves building upwards to create a new first floor to the dwelling. The roof increase in height from the eaves would be approximately 1.3m and should not unacceptably impact on the amenity, daylight and sunlight of adjacent properties.

The submission of a daylight/sunlight report (prepared by a suitably qualified professional) could be an option to support a future planning application in terms of demonstrating the impact of the proposed development on the daylight and sunlight of adjacent properties.

Private Outdoor Amenity Space

The dwelling would continue to benefit from a large and generous garden space of approximately 230 sqm, where the requirements are 100 sqm minimum for a 4 bedroom

dwelling in Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and set out in Table 5.3.

4. Highways

The site has a PTAL rating of 2 and is located between Eastcote and Ruislip Manor Underground Stations.

The maximum off street car parking requirement for a house with its own curtilage is 2 spaces. The proposed development does not change this requirement. The application site does not currently benefit from existing off street parking spaces and there are no new parking spaces proposed. Some properties on Myrtle Avenue benefit from off street parking spaces whilst others rely on the on street parking available. There are no restrictions, bays or permits required to park on this street. The occupiers of the existing dwelling are still able to park freely on the street.

5. Other

Flood Risk

In built up areas there is the risk of flooding from surface water, due to rainwater falling onto impermeable surfaces which is the key flood risk identified in Hillingdon. In Critical Drainage Areas a sustainable drainage system (SuDS) should be included with any future application to manage surface water on site.

Energy

Policies EM 5 and DMEI 2 of the Local Plan seek a contribution from all development to a reduction in carbon emissions and encourage the use of renewable energy. The potential for renewable energy technologies such as PV's and heat pumps as part of any future development should be explored.

Access

Any future planning application would need to provide plans detailing compliance with the prescribed standards set out in Approved Document M to the Building Regulations 2010 (2015 edition), clearly detailing the required dimensions and clear access zones within entrance lobbies, passageways living areas, bathrooms and bedrooms.

Crime Prevention

The design and layout should also have regard to secure by design principals. You may wish to contact the Metropolitan Police's Secure by Design Officer, PC Robert Palin who can be contacted on 020 8733 5245 or by e-mail on Robert.Palin@met.pnn.police.uk.

6. Planning Obligation and CIL (Mayor and LBH)

S106 PLANNING OBLIGATIONS

It is not considered that any planning obligations will be required.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014. The Hillingdon CIL charge for residential developments of 100sqm or more is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £60 per square metre of additional floorspace.

7. Application Submission

The Council has an adopted Local Planning Validation Checklist (June 2020) that sets out in

full the drawings and documents required to support applications for planning permission.

Should you require further information, please refer to the Council's website:
<https://www.hillingdon.gov.uk/apply-planning-permission>.

8. Conclusion

Overall, the proposed first floor extension may acceptable in principle but it would need to be carefully re-designed so it remains appropriate to the local context. Revisions would need to be made in terms of the first floor mansard style roof design involving a pitched roof to respect the local context and reduce the mass, scale and bulk. The front dormer is not considered acceptable and would be detrimental to the character and appearance of the host dwelling and the street scene despite the varying typology of the design of dwellings on the street. The proposed development would be contrary to the requirements of Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and could not be supported by the Council.

Please be advised that the Council require confirmation that you wish to enter into a PPA as soon as possible, in order to ensure the necessary resource are in place to meet the terms of the PPA.

Thank you for entering into the Councils pre-application advice service and I trust you have found this service of assistance.

**Zara Raza
Planning Officer
Major Applications Team
London Borough of Hillingdon**

Planning Guarantee

For complex applications which are likely to exceed the statutory timeframes, the applicant is encouraged to enter into a Planning Performance Agreement (PPA) to allow for the negotiation of complex cases. Central Government encourages the use of PPAs for larger and more complex planning proposals to bring together the developer, the Local Planning Authority and key stakeholders to work in partnership throughout the planning process.

Providing a PPA helps ensure that major proposals progress through the application process in a timely fashion and result in high quality development but the service is both time consuming and costly. The charge for all Planning Performance Agreements will ensure that adequate resources and expertise can be provided to advise on major development proposals, the charges are determined in a site by site basis.

Hillingdon are committed to ensure the best possible service provision to all of our applicants. In order to ensure this, we will not be able to facilitate negotiation which would result in an application being determined outside of statutory timeframes, unless the applicant has entered into a Planning Performance Agreement.