



Planning & Heritage Statement

Householder Extensions & Alterations

AT

27 Eastbury Road,
Northwood HA6 3AJ

Reference:
27ER-1302

Date:
16 January 2020

1. Introduction

- a. This Supporting Statement has been prepared by Just Planning on behalf of Mr T Shah to support a full planning application for householder extensions to 27 Eastbury Road, in Northwood.
- b. The following sections describe the application site, provide an overview of the planning policies and outline the case for the proposal.
- c. The application is accompanied by the following plans:
 - *A874-1*

2. Site Description

- a. The application property is a detached house located on the western side of Eastbury Road. It has a tall, triangular roof form with front and rear gables. It has a recessed porch and a forward-projecting garage at ground floor level. There are three dormers on the side roofslopes and rooms in the roofspace. It has a rear ground floor extension with a roof terrace above. It has off-street parking to the front for three cars and a rear garden. The image in figure 1, below, shows the property viewed from the street.



Figure 1: Image of the front of the application property

- b. The surrounding area is predominantly residential in character, mostly made up of individually designed, detached houses on a roughly consistent building line. Immediately to the south of the site is number 25 Eastbury Road, a large, three-storey detached house in the Arts and Crafts style. It has windows in its side elevation overlooking the application site. Immediately to the north is an open area of land to the front of number 29 Eastbury Road, which is set well back from the street and behind the application property.
- c. The application building is not listed but it lies within the designated Northwood-Frithwood Conservation Area.

3. Application Proposal

a. The application proposes:

- The demolition of the existing ground floor rear extension and its replacement with a new single-storey rear extension with a depth of 4.5m. The extension is full-width and has a flat roof.
- The erection of a new upper floor rear extension. It is 3m deep and set away from the sides of the building. It continues the existing pitched roof form, creating a new rear gable.
- A loft conversion with three new dormer windows. The new dormers are designed to match the existing in terms of their size, materials and positioning.
- An extension to the front of the building so that the front elevation aligns with the existing garage. This will bring the building in line with the building line along Eastbury Road.

4. Planning Policy

- a. The development plan for the area comprises the Hillingdon Local Plan: Part 1 – Strategic Policies, the 2007 Saved Unitary Development Plan policies adopted as the Hillingdon Local Plan: Part Two, and the London Plan (2016).
- b. Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One – Strategic Policies requires all new development to improve the quality of the built environment in order to create successful and sustainable neighbourhoods. Among other things, the policy states that development proposals should be sensitive to local identity, landscapes, townscapes and views, improve areas of poor environmental quality, improve the quality of the public realm, and not result in the inappropriate development of gardens and green spaces that erode the character of suburban areas.
- c. Policy BE4 of the saved UDP Policies seeks to preserve or enhance the character and setting of the borough's designated conservation areas.
- d. Policy BE13 states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area that the Local Planning Authority considers it desirable to retain or enhance.
- e. Policy BE15 relates to alterations to existing buildings. It requires that they:

"harmonise with the scale, form, architectural composition and proportions of the existing building."

- f. Policy BE19 states that the Local Planning Authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area.
- g. According to saved policy BE20:

"Buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them and the amenities of existing houses are safeguarded."

- h. Policy BE21 states that planning permission will not be granted for new buildings or extensions that, by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.
- i. The Council's adopted Supplementary Planning Document HDAS: Residential Extensions is intended to supplement adopted development plan policies by providing more specific advice on the size, siting and design of extensions. It is not intended to be prescriptive – it provides guidance, rather than immutable

standards, and a site-specific assessment must always be undertaken.

- j. Section 3 of the HDAS relates to single-storey rear extensions. It states that extensions should appear as subordinate additions and recommends that, for detached houses, an extension should project no deeper than 4m from the rear wall of the house. It states that a flat roof is acceptable, but recommends a maximum height of 3m.
- k. Section 6 states that, for two-storey and first-floor rear extensions on detached houses, an extension up to 4m deep is acceptable. The new roof should appear subordinate to the original roof and have a ridge height at least 0.5 m lower than the original roof. Section 6.2 states that large two-storey extensions positioned close to a boundary may not be acceptable if they have a significant overshadowing or overbearing effect on the habitable rooms of adjoining dwellings. It recommends that the extension does not breach a 45-degree line drawn horizontally from the midpoint of the neighbours' closest habitable windows.
- l. Section 7 relates to loft conversions and roof extensions. It recommends that they are in proportion to the rest of the property. A dormer should be in the centre of the roof and should be set at least 0.3m below the ridge, 0.5m away from the sides and 0.5m back from the eaves. Proposals for hip-to-gable roof extensions will normally be refused. Flat roof dormers are acceptable.
- m. The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how they should be applied. It identifies a presumption in favour of sustainable development. Development is sustainable when it meets the economic, social and environmental needs of a community.
- n. Paragraph 11(c) requires that decision-makers approve "*development proposals that accord with an up-to-date development plan without delay*". Where policies are absent or out of date, permission should be granted unless:

"any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

- o. According to paragraph 38:

"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."

- p. Paragraph 124 states 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."

- q. According to paragraph 130:

"...where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development."

- r. Paragraph 184 describes heritage assets, including conservation areas, as *"an irreplaceable resource", which "should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations"*.

- s. According to paragraph 193:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)."

5. Assessment

- a. The site is located within the Developed Area of the borough and there is no objection in principle to householder extensions in this location. The main issues in this application are the impact of the development on the character and appearance of the host dwelling and surrounding conservation area and its impact on neighbouring residential amenities.
- b. The NPPF and saved local policies BE13, BE15 and BE19 generally require that new development exhibit a high quality of design. The NPPF cautions councils against taking an overly prescriptive approach to their assessments of the design of new developments.
- c. The HDAS SPD on residential extensions provides detailed guidance on the size, siting and design of householder extensions. It is guidance only, intended to supplement adopted policies, and it should always be applied flexibly, taking account of site-specific circumstances and other material considerations.
- d. In paragraph 3.4, the HDAS recommends that single-storey rear extensions project no more than 4m from the original rear wall of detached houses, in order to protect the amenity of close neighbours. It follows that deeper extensions are possible, where it can be demonstrated that there is no harm to neighbours.
- e. In this case, the ground floor extension is 4.5m deep. However, there is no neighbour directly to the northern side of the house (number 29 is set well back from the application property). The other neighbour, number 25, is set a few metres away from the location of the proposed extension and the area between the two houses is marked by tall, mature planting, including a hedge immediately outside its closest rear ground floor window, as shown in the satellite image in figure 2, below.



Figure 2: Mature planting between the application site and number 25 will obscure the ground floor extension from view from the neighbouring property

- f. The ground floor extension complies with the SPD guidance that it be no more than 3m tall and finished with a flat roof. Also, the removal of the roof terrace on top of the existing ground floor rear extension reduces overlooking from the appeal property towards neighbours and thereby materially improves neighbours living conditions. This improvement should be taken into account in weighing up the planning balance.
- g. The first-floor rear extension complies with the HDAS guidance that it be no deeper than 4m from the original rear wall – the extension projects only 3m. It is set in from the sides to mitigate any impact on neighbours. The extension will not breach a 45 degree line drawn from the nearest habitable windows in number 25. In any case, number 25 lies to the south of the application property and will not therefore suffer a loss of light.
- h. Though the HDAS recommends that the roof of rear extensions be set below the original roof, that requirement is intended to relate to more conventionally designed houses with front-to-rear pitched roofs. In this case, it is a superior design solution to continue the existing rear gable so that the extension integrates with the character and proportions of the existing building.
- i. The proposed dormers comply with the guidance in section 7 of the HDAS that they be modest in size and set away from the edges of the roof. The dormers have been designed to match existing dormers – they are the same size and scale and are positioned so that they align with them.
- j. One of the new dormers faces towards the side elevation of the neighbour at

number 25. The window in this dormer will be obscure-glazed so that there is no overlooking or loss of privacy affecting the neighbour. The room served by the new dormer has other windows and will not therefore suffer a loss of outlook.

- k. The main part of the existing building currently sits back from the building line. The ground and first floor front extensions will bring the building forward to the same line as the existing garage and to meet the building line along Eastbury Road. The new extension will replicate the design of the existing front elevation so that the property appears little different when viewed from the street.
- l. The property retains off-street parking for three cars and has a large rear garden. The extended property will offer residents a high quality of internal living accommodation.
- m. Saved local policy BE4 requires that development does not harm the character and appearance of the borough's conservation areas. The site is located within the Northwood-Frithwood Conservation Area, which was designated in 1989 and is primarily characterised by large, individually designed houses in the Arts and Crafts style.
- n. According to information produced by the council, the estate was originally developed by Frank Carew following the arrival of the Metropolitan Railway in 1887. Later houses were designed by architects CHB Quenell, Swanell and Sly and John Markham, a pupil of Lutyens.
- o. The conservation area mostly covers houses along Eastbury Road and Frithwood Avenue (to the northeast). The special character of the conservation area derives from its 19th century houses, most of which have retained their original features and fabric. In addition, the conservation area has a pleasant streetscape, mature trees and landscaped gardens.
- p. The application property dates from the twentieth century and is infill development. It is architecturally low-grade and has a steep pitched roof design that contrasts with the character and proportions of most of its neighbours. It makes a neutral contribution to the special character of the conservation area.
- q. The extensions are mostly to the rear, where they will not be visible from the street. The ground floor extension is low in height and modest in depth. The first-floor extension replicates and continues the existing roof form, integrating with the design of the existing house. The new dormers are modest in size and scale and set well back from the front of the building. The front extension brings the house forward to the established building line and faithfully

replicates the existing house. The extensions are subservient additions and will cause no harm to the conservation area.

6. Conclusions

- a. The application proposal is for a single-storey rear extension, an upper floor rear extension, new dormers at roof level and a two-storey front extension.
- b. The ground floor rear extension slightly exceeds the 4m limit set out in the HDAS SPD. However, this limit is intended to protect the amenity of neighbours. In this case, there is no neighbour immediately to the north and the neighbour to the south is separated from the application site by tall, dense planting.
- c. The first-floor extension is less deep than the HDAS guidance limit and is designed as a continuation of the existing gable roof form of the building. It does not breach 45 degree lines from neighbouring habitable windows.
- d. The dormers are modest in size and scale and set well away from the edges of the roof. They align with, and match, dormers below.
- e. The front extensions are modest in depth and bring the house in line with the main building line along the street. They mimic the design of the existing house.
- f. Sufficient parking and garden space is retained for use by the residents of the house.
- g. For these reasons, the applicant contends that the proposal represents sustainable development and respectfully requests that planning permission be granted.



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