



WRITTEN STATEMENT OF CASE

AGENT

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LPA

LONDON BOROUGH OF HILLINGDON

APPLICATION No.

70030/APP/2014/3367

REGISTRATION DATE

22/09/2014

DECISION DATE

17/11/2014

SITE LOCATION

**46 WHITETHORN AVENUE
YIEWSLEY
MIDDLESEX
UB7 8JZ**

APPELLANT

MRS NICOLA SCALES

Background

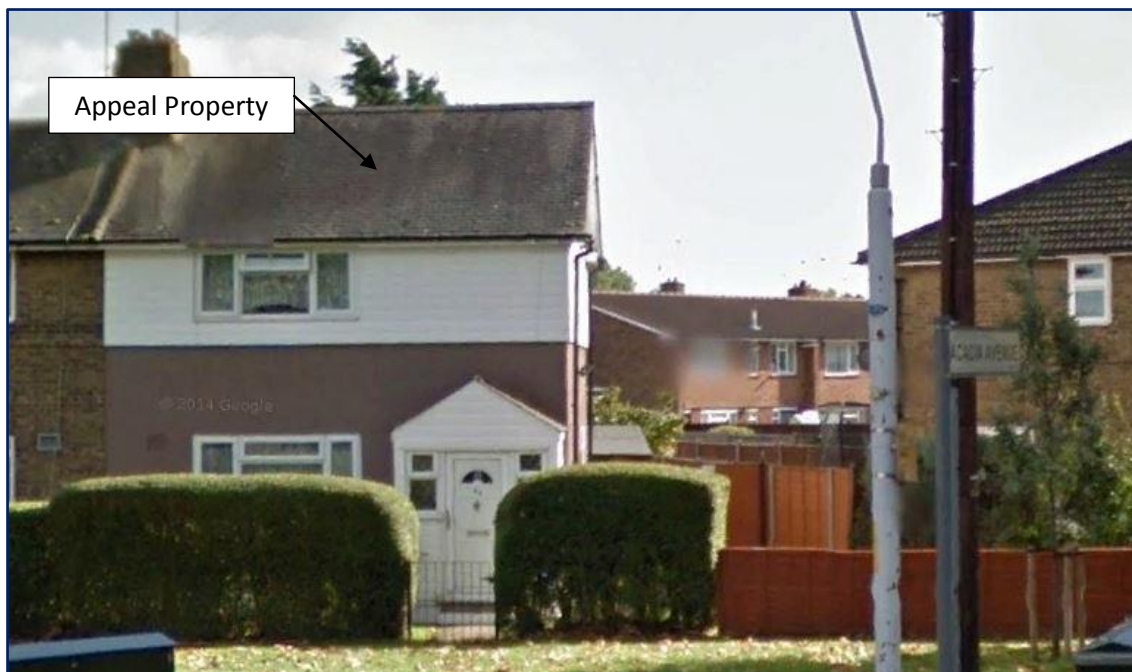
This appeal relates to the refusal of planning permission for the erection of a two storey side extension to the house at No. 46 Whitethorn Avenue, Yiewsley located in the London Borough of Hillingdon.

The Planning Application was validated on 22nd September 2014 and subsequently refused on 17th November 2014 by the London Borough of Hillingdon, with the Decision Notice stating just one reason for refusal as noted below:

- The proposed two storey side extension, by reason of its size, scale, bulk and width and design, including the roof design, would be detrimental to the appearance and character of the existing property and the visual amenities of the street scene and the wider area. As such, the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

Having taken into account the reason given for refusal and the individual circumstances of this case, the appellant concluded that the most productive course of action would be to appeal to The Planning Inspectorate, in the hope that approval may be granted.

Appeal Site



Front Elevation of Appeal Dwelling

The appeal property is a semi-detached two bedroom dwelling situated within a wedge shaped plot on Whitethorn Avenue at its junction with Acacia Avenue.

The site is separated from the highway by a large grassed verge to the front of the dwelling.

Location



Aerial View of Appeal Site and Surrounding Location

The appeal property is situated on the southern side of Whitethorn Avenue and to the east of Acacia Avenue. The pair of semi-detached properties are built at a 45° angle from other properties on Whitethorn Avenue, this is mirrored by another pair of properties to the west side of Acacia Avenue.

The appeal site is located in Yiewsley, a mainly residential suburb within the Borough of Hillingdon approximately 15 miles west from central London.

Relevant Site History

Application No. 70030/APP/2014/1865 – Two storey side extension – Refused 28/08/2014

The application which forms the basis for this appeal was submitted to overcome the reasons within the officers' report for the original refusal noted above and after the appellant had discussions with the case officer, Liz Arnold.

Proposal

The proposed scheme is for the addition of a two storey side extension, which will provide much needed supplementary living accommodation to this small residential property.

The existing combined kitchen and dining room will be relocated from the rear of the property into the proposed ground floor extension, allowing the lounge area to extend into the former kitchen space.

The first floor extension will provide a much needed third bedroom and study for their growing family. The appellant is married with two children, a girl and boy; therefore the proposed extension will allow their young 10 year old son to move out of his parents' room and have a bedroom of his own for the first time.

The decision notice raised just one reason for refusal in regard to this development for which there are a number of considerations that can be taken into account.

Design

- The two storey extension has been redesigned in accordance with the guidelines contained within the SPD HDAS : Residential Extensions.
- The proposed extension will still provide adequate separation distances from common boundaries, leaving over 2m from the side boundary to the front of the property and 0.9m to the side/rear. Flexibility is allowed on the set-in for corner plots where the openness of the plot would be maintained, although this development leaves sufficient private amenity space.
- The gap to the side boundary allows pedestrian external access to be retained to the rear of the property for maintenance to the side elevations, roof and gutters without the need to gain access to adjoining land.
- The side access also allows for storage of waste bins to the rear of the property thereby protecting residential amenity within the vicinity.
- The front elevation of the proposed extension is set back to ensure a subordinate appearance to the existing house and the extension roof ridge line has been lowered from the main roof height.
- The existing property has three windows to its side elevation, belonging to the ground floor hallway, downstairs cloakroom and stairwell to the first floor. The proposed new extension has no windows to the side elevation overlooking No. 54 Acacia Avenue therefore improving the residential amenity at this property.
- The design of the roof will follow that of the existing roof with a matching pitch up to the proposed gable end and therefore will not be detrimental to the character and appearance of these properties and the visual amenity of the street scene and wider area.
- Due to the restrictions of the corner plot, the wedge shaped footprint of the proposed extension and the retention of access to the rear of dwelling, the roof has been designed accordingly to allow for narrowing of the proposed extension from front to rear.
- The extension will be constructed from materials which match the host dwelling, with white uPVC fenestration, painted brick to the ground floor and white uPVC cladding to the first floor ensuring the proposal complements the original dwelling and harmonises old with new.

Surrounding Developments

- The image below illustrates No. 44 Whitethorn Avenue (shown to the left of the photograph), a property to the opposite side of the Whitethorn Avenue junction with Acacia Avenue which is positioned at the same 45° angle to the appeal property.



No. 44 & No. 42 Whitethorn Avenue

- No. 44 Whitethorn Avenue, a council owned property, was permitted the erection of a two storey side extension against application 58002/APP/2002/3009 on 12th May 2003. This is almost identical extension to the proposal for the appeal site. The roof line is subservient, the front elevation is stepped back from the original host dwelling and due to the wedge shaped plot, the extension narrows to the rear.
- We consider that the appeal site is in no more of a visually prominent position than No. 44 (shown above) and therefore this proposed development would help to balance and bring back symmetry to the entrance into Acacia Avenue when viewed from Whitethorn Avenue.
- The image below also illustrates that the appeal property No. 46 and dwelling No. 44 are not viewable when approaching Whitethorn Avenue from Acacia Avenue, and consequently this proposal is not in a visually prominent position where the extension will be viewed from many angles, as suggested within the Planning Officers report.



View from Acacia Avenue towards Whitethorn Avenue

Residential and Visual Amenity

- No objections were received in relation to this extension, confirming that the proposal is not an unacceptable form of development for its current neighbours.
- There will be no windows to the south westerly side elevation ergo protecting the privacy and amenity of the neighbours at No. 54 Acacia Avenue and other properties within the vicinity.



1st Application Design



2nd Application Design

- As illustrated in the plan excerpts above, the design for the second application was altered to a more simple shape to ensure that the proposal will not be at odds with the existing property and therefore cause no detriment to the character and setting of the surrounding area.
- The front elevation although stepped back from the host dwelling has now been designed to be built flush from ground to eaves height, giving a more acceptable form of development for the wider area, whilst not compromising on the first floor living accommodation at the property as the first design did.



Surrounding Properties

- As can be seen from the adjacent aerial image there are significant distances between the appeal plot and other dwellings within Whitethorn Avenue and Acacia Avenue.
- Due to the orientation of the appeal dwelling the proposed extension will sit comfortably to the side of No. 46, with the side elevation being hidden from view by No. 54 Acacia Avenue.

We consider that this proposed two storey extension complies with local policy and the adopted Supplementary Planning Document HDAS: Residential Extensions as confirmed below.

Hillingdon Local Plan – Part 1 – Strategic Policies (Adopted November 2012)

Policy BE1 – Built Environment

- The proposed extension will improve and maintain the quality of the built environment in line with Policy BE1.
- The design is of a high quality and contributes positively to the local area in terms of layout, form, scale and materials and therefore protecting the amenity of surrounding residential properties.
- The area of Yiewsley is mentioned in paragraph 5 as being an area of Hillingdon which requires regeneration and therefore this form of development should be positively accepted in this locality.

Hillingdon Local Plan – Part 2 – Development Management Policies

Policy BE13 - Design of New Development

- The development by attention to its layout and appearance will harmonise and complement the existing street scene and would not cause harm to the visual amenity of the site and the wider area. Consideration should be given to the neighbouring extension at No. 44, a very similar construction to that proposed for the appeal site which the LPA considered acceptable.

Policy BE15 - Design of New Development

- The proposed two storey side extension also harmonises with the scale, form and architectural composition and proportions of the original building.

Policy BE19 - Design of New Development

- The development complements and improves the residential amenity for both the current occupiers and future occupiers of the dwelling, by increasing the existing very limited internal living space to a more acceptable and modernised level of accommodation.

Supplementary Planning Document HDAS: Residential Extensions

- The appellants architect has redesigned the property in accordance with guidance contained within the SPD, whilst still retaining sufficient private garden space and an off road parking area. The extension has also been stepped back from the host property and the proposed roof lowered from the original dwellings ridge line.

Grounds of Appeal (continued)

Appellants Requirements

- The option to move to a larger dwelling is not a consideration for the appellant and her family, house prices in the area are exceptionally high and therefore it makes both practical and financial sense to extend their property to gain the additional space they require. This also allows the children to continue with their education uninterrupted without the need to move to other educational facilities.
- The current dwellings layout and internal space is not sufficient enough to accommodate the family's current needs and what will in time be necessary to meet the requirements of two adults and two grown up children. The proposed development will ensure that the property becomes a "Lifetime Home" for this family.
- The appeal property will alter from a 2 to a 3 bedroom dwelling, with the internal alterations and extension giving the appellant and her family a much needed boost to their living and sleeping accommodation.
- The appellant and her husband currently have 2 young children, a boy and girl, and it is imperative that due to the ages of their children, they have their own private space.
- The creation of a more flexible family environment and extra bedroom space is therefore vital to improving the residential amenity of both current and future occupiers of the property.

Conclusions

Every development proposal is unique and therefore we consider that all appeals should be considered on their own respective merits, having regard to the particular characteristics of each site.

The appellant and her architect have taken time to design a two storey side extension that fits with the criteria included within the SDP HDAS: Residential Extensions and the comments given by the planning officer which led to the previous application being refused.

The proposed scheme has been re-designed to respect the character of the local area and this has been achieved through careful attention to the depth, position, height and design of the extension, with the front elevation set back and the roof subordinate to the host dwelling.

The additional space provided by the proposal would allow this small semi-detached dwelling to be improved, whilst recognising the need to prevent harm to the amenity of adjoining residents and protect the character of the existing house and wider area.

Conclusions (continued)

The development proposal is not contrary to the guidelines contained within Local Plan in particular policies B1, B13, B15 and B19 and has been thoughtfully designed and created to ensure it will sit comfortably within its surroundings and contribute to the overall quality of the environment.

The sentiments of the National Planning Policy Framework; in particular Paragraph 56 that good design is key by contributing positively to making this dwelling a better place for its current and future occupiers have been adopted with this scheme.

We therefore respectfully request that this appeal proposal be allowed with any reasonable and appropriate planning conditions deemed necessary in the circumstances of this case.

BB PLANNING
December 2014

