

**TOWN AND COUNTRY PLANNING ACT 1990
SECTION 78: PLANNING APPEAL**

On behalf of Mr J Jackman against the decision of

THE LONDON BOROUGH OF HILLINGDON

For the refusal of Planning Permission for;

“Single storey rear extension and alteration to side elevation”

at

**25 NORTON ROAD, UXBRIDGE,
MIDDLESEX, UB8 2PT.**



**FASTRACK
HOUSEHOLDER APPEALS SERVICE (HAS):
WRITTEN REPRESENTATIONS APPEAL.**

1.0 BACKGROUND

- 1.1 This planning appeal is made within the terms of Section 78 of the Town and Country Planning Act 1990, by way of the Written Representations, and the appeal will be lodged on – line, via the Planning Portal, along with the relevant Decision Notice, application forms, plans and other supporting reports and documentation, and we will then be provided with an acknowledgement letter from the Planning Inspectorate.
- 1.2 So, the original planning application relating to this appeal was submitted to the London Borough of Hillingdon on 24th September 2019 and was allocated Planning Application file reference: 19982/APP/2019/3137.
- 1.3 Unfortunately, and despite further lengthy discussions with the Council – Planning Case Officer, the application was subsequently refused by the London Borough of Hillingdon, on 25th November 2019, for the reason shown on the Decision Notice, which will be uploaded to the Planning Portal website, as part of the submission of this appeal on – line.
- 1.4 However, for the purposes of this appeal, we have also provided the reason in full for the Inspector below, taken directly from the Decision Notice:



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

Application Ref: 19982/APP/2019/3137

SCHEDULE OF REASONS

- 1 - The proposed rear extension by virtue of its size, scale, bulk, depth and width would fail to harmonise with and would detract from the appearance of the original form of the building and would fail to either preserve or enhance the character or appearance of the surrounding The Greenway Conservation Area. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies DMHB 1, DMHB 4, DMHB 11 and DMHD 1 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019), Policy 7.8 of the London Plan (2016), the adopted Supplementary Planning Document HDAS: Residential Extensions and the NPPF.

1.5 An Informative was added to the Decision Notice referring to the National Planning Policy framework, the relevant policies of the Adopted Unitary Development Plan, which is the Hillingdon Local Plan (November 2012), and in addition, we may also refer to Hillingdon's Supplementary Planning Documents (SPD) entitled **Hillingdon Design and Accessibility Statement (HDAS)**, entitled *Residential Extensions*.

1.6 Also in making this case, we note No25 Norton Road is an attractive but unlisted Victorian property, and also located in this part of The Greenway Conservation Area, and consideration should perhaps be given to this "designated Heritage Asset", as referred to in the National Planning Policy Framework (NPPF) guidance, as amended July 2018.

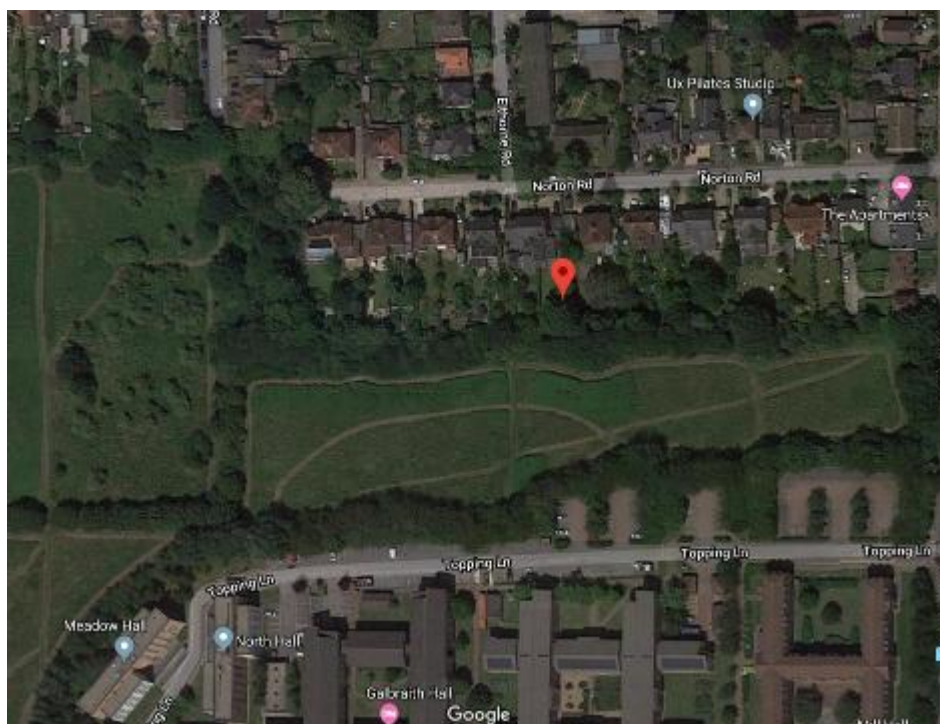
- 1.7 The NPPF recognises that; although not all buildings are ‘Listed’ for their historic interest or fall within a designated Conservation Area, there are ‘non designated’ historic buildings still worthy of retention, because of their architectural or historical interest. No25 Norton Road is one such non – designated heritage asset, but located within a designated heritage asset – a Conservation Area.
- 1.8 We would contend that No25 is one such building – property, which clearly is an attractive typical Victorian yellow stock home within Norton Road, which itself consists of numerous attractive properties. Therefore, we will be contending that, one of the main purposes of this application and subsequent appeal was to replace an unsightly mono – pitched conservatory to the rear which has been added to this property.
- 1.9 Copies of the relevant policies and SPD will be provided by the London Borough of Hillingdon, as part of their questionnaire. So, this appeal is made on the grounds that the development could take place in accordance with:
1. The Adopted 2012 Unitary Development Plan, (Saved Policies) BE13, BE15 and BE19 and;
 2. The Hillingdon Supplementary Planning Document (SPD), Design and Accessibility Statement (HDAS), entitled ***Residential Extensions***, in particular ***Section 3*** which relates to ***“Single storey rear extensions & conservatories”***, and as such would not adversely affect the character and appearance of the area OR neighbours, particularly as we understand no objections have been received from neighbours to this modest development.

1.10 So, we will may also refer to the amended ***National Planning Policy Framework (NPPF), July 2018***, which continues to provide guidance to Local Planning Authorities (LPA's) such as Hillingdon on dealing with applications that affect both "***designated and non-designated Heritage Assets***", which includes, areas which are generally of an historic nature, including Conservation Areas and Listed Buildings.

1.11 As discussed, this particular property is located within The Greenway Conservation Area.

2.0 THE APPEAL PROPERTY:

- 2.1 So, No25 Norton Road is located within this “suburban” area of Uxbridge, just south of the main commercial centre of Uxbridge and all its retail, leisure, educational, religious and other uses. Uxbridge is also located towards the north western edge of the London Borough of Hillingdon, in West – North-west London. Norton Road runs east – west, extending off of Cleveland Road which runs north – south through the area, with the Brunel University complex located on the western side of Cleveland Road.
- 2.2 This property and its neighbours all back onto a large open park to the south, with a further part of the Brunel University complex south of this park . The area generally is an attractive “inter – war” suburban style area, and No25 is the left hand half of a pair of attractive semi – detached house, which is situated in this attractive section of Norton Road:



2.3 So properties on this southern side of Norton Road tend to have long – deep rear gardens, backing onto this parkland, with mature trees too along the southern boundary, but with shorter front gardens, which sadly many have turned into hard-standing for parking cars, as shown below. The property is almost directly opposite the junction with Elthorne Road:



2.4 This house is of an attractive traditional yellow ‘London stock’ brick with a slate roof, and an attractive double storey bay window to the front. So, the area is a quiet “sub-urban” residential area of particularly character and quality, hence the need for the Agent who drew up the plans to have a good understanding of designing an extension which reflects this attractive setting.

- 2.5 As a Chartered Planning Consultant tasked with submitting a small number of appeals on behalf of this Agent, then it is considered the elevations prepared and submitted in this case are a well thought comprehensive, yet simple design solution, which also responds to the fact No25 has an unsightly conservatory extension to the rear, which they are seeking to replace with something much more attractive.
- 2.6 Indeed, this replacement modest ‘wrap – around’ side and rear extension, as presented to Hillingdon planners, would provide a much improved ground floor, offering almost double the sized kitchen dining area for this family home. At the same time, we felt it would be sympathetic to the character and appearance of this lovely Victorian cottage.
- 2.7 We will therefore respond to the single reason for refusal, as raised by the Local Planning Authority (LPA) in respect of the unwarranted concern regarding the fact this extension would; *“detract from the appearance of the original dwelling....and...fail to either preserve or enhance the character of surrounding Greenway Conservation Area.”*
- 2.8 In particular, we will refer to **Section 3** of the *“Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document Residential Extensions”* specifically states that single storey side and rear extensions *“...should always be designed to appear subordinate to the original house...”* which is precisely how our scheme appears.

- 2.9 So, we will also refer to the more specific requirements of the *“Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document Residential Extensions”* December 2008 (SPD), Section 3 which specifically pertains to single storey extensions.
- 2.10 Importantly, as eluded to earlier then when viewed from the front (north), this property clearly occupies a large – deep plot, with space around both No25 and its adjoining neighbour, No27, whilst the proposed extensions would replace an unsightly conservatory, with a matching brick and shallow pitched parapet roof detail. This is precisely what is advocated in Section 3 of the SPD, as referred to in greater detail shortly.
- 2.11 So, surely the extensions would have an extremely limited impact upon the street-scene, and in particular the wider Greenway Conservation Area, and in our view would actually improve its appearance, by the replacement of the Conservatory.
- 2.12 In addition, in terms of National policy guidance, the **National Planning Policy Framework, (amended July 2018)**, is quite implicit in its guidance to Local Planning Authorities in that they should not get involved in detailed design issues, but should “enable” or “*guide*” new development. In addition, we will also refer to the relevant paragraphs of the NPPF, which refers to “***Designated Heritage Assets***”, which includes Conservation Areas, within which this property and its neighbours lie.

3.0 RELEVANT PLANNING POLICY:

3.1 The current Development Plan of the London Borough of Hillingdon comprises the **London Borough of Hillingdon Local Plan, Part one – Strategic Policies** and **Part two, Saved UDP Policies, (November 2012)**. The relevant policies referred to in the single reason for refusal include policies from Part 1 and Part 2:

- ❖ *Policy BE1: General Principles;*
- ❖ *Policy BE13: New development to harmonise with street scene;*
- ❖ *Policy BE15: New development to harmonise with scale, form, architectural composition and proportions of building, and;*
- ❖ *Policy BE19: New Development compliments or improves amenity and character of area.*

3.2 We remain of the view the proposed extension subject to this appeal would be compliant with BE1 of Part 1 of the adopted plan, and saved policies BE13, BE15 and BE19 of part 2 of the Adopted Plan. These state respectively:

“...All new development 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....(BE1)

...be designed to be appropriate to the identity and context of Hillingdon’s buildings.....and make a positive contribution to the local area in terms of layout, form, scale and materials...”

“Development will not be permitted if the layout and appearance fail to harmonise with the existing street scene....” (BE13)

“Proposals for alterations to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original dwelling.” (BE15)

“...new development within residential areas compliments or improves the amenity and character of the area.” (BE19)

3.3 In addition, the recently updated Built Environment policies from the emerging Revised Proposed Submission: October 2015, main Modifications March 2019:

London Borough of Hillingdon	
Local Plan Part 2 - Development Management Policies: October 2015	55
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.	
⁵ Major Development: Residential development of 10 dwellings or more; any building with a floor space of 1000 square metres or more; development on a site of 1 hectare or more. Revised Proposed Submission Version: October 2015 with Main Modifications (March 2019)	

POLICIES:

Policy BE4

NEW DEVELOPMENT WITHIN OR ON THE FRINGES OF CONSERVATION AREAS WILL BE EXPECTED TO PRESERVE OR ENHANCE THOSE FEATURES WHICH CONTRIBUTE TO THEIR SPECIAL ARCHITECTURAL AND VISUAL QUALITIES; DEVELOPMENT SHOULD AVOID THE DEMOLITION OR LOSS OF SUCH FEATURES. THERE WILL BE A PRESUMPTION IN FAVOUR OF RETAINING BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF A CONSERVATION AREA. APPLICATIONS FOR PLANNING PERMISSION SHOULD CONTAIN FULL DETAILS, INCLUDING SITING AND DESIGN, OR REPLACEMENT BUILDINGS. APPLICATIONS FOR CONSENT FOR DEMOLITION WILL DEPEND UPON THE SUBMISSION AND APPROVAL OF SUCH DETAILS.

Policy BE13

DEVELOPMENT WILL NOT BE PERMITTED IF THE LAYOUT AND APPEARANCE FAIL TO HARMONISE WITH THE EXISTING STREET SCENE OR OTHER FEATURES OF THE AREA WHICH THE LOCAL PLANNING AUTHORITY CONSIDERS IT DESIRABLE TO RETAIN OR ENHANCE.

Policy BE15

PROPOSALS FOR ALTERATIONS AND EXTENSIONS TO EXISTING BUILDINGS WILL BE PERMITTED WHERE THEY HARMONISE WITH THE SCALE, FORM, ARCHITECTURAL COMPOSITION AND PROPORTIONS OF THE ORIGINAL BUILDING.

Policy BE19

THE LOCAL PLANNING AUTHORITY WILL SEEK TO ENSURE THAT NEW DEVELOPMENT WITHIN RESIDENTIAL AREAS COMPLEMENTS OR IMPROVES THE AMENITY AND CHARACTER OF THE AREA.

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.

END OF POLICIES_____

- 3.4 So, in this case, then as the property is within the Greenway Conservation Area, then we note that the National Planning Policy Framework (NPPF) guidance to Local Councils is also relevant in relation to “**designated Heritage Assets**”, as mentioned earlier.

- 3.5 So, designated Heritage Assets includes buildings or locations/areas which do indeed have some intrinsic historic value, and in this case we acknowledge No25 Norton Road lies within The Greenway Conservation Area, and is an attractive Victorian property, and is of a typical “sub-urban” nature, with further attractive post war traditional properties, set along this linear or ‘ribbon development’.
- 3.6 As of 28th September 2007 it should be noted that the Local policies were saved as being in conformity with national or regional policy. Copies of these policies will be provided by Hillingdon Council, and as of September 2007, these policies in the Adopted Unitary Development Plan, were ‘saved’ and were brought forward in to the 2012 Local Plan.
- 3.7 As set out earlier, there is also a more recent Local Plan: *The Revised Proposed Submission Version: October 2015, with Main Modifications (March 2019)*. This DP includes emerging policy, Policy DMHB 11: Design of New Development, which we will also refer to shortly.
- 3.8 Perhaps more importantly, the more relevant detailed local planning - design guidance in relation to this appeal, which in this particular case is **Section 3** of the **Hillingdon Supplementary Planning Document (HDAS)**, entitled **‘Residential Extensions’**, which refers to single storey rear extensions.

4.0 PLANNING CONSIDERATIONS:

4.1 The single reason for refusal essentially refers to design matters, and so firstly, we wish to start by referring to the relatively new, and therefore relevant Government Guidance, in the form of the **National Planning Policy Framework (NPPF)** (as amended), regarding ‘design’, at Paragraphs 127 and 130 stating respectively:

“.. Planning policies and decisions should ensure that developments:

- ❖ 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;*
- ❖ are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- ❖ 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);*
- ❖ 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;*
- ❖ 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 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...”*

4.2 In addition, Paragraph 130 also states:

“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... taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, 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.”

- 4.3 Surely in this case, the Appeal scheme would represent good design, in terms of the visual – impact (design) of the extension, as it would replace an existing unsightly aluminium frame Conservatory, as shown below. This conservatory really looks out of character and is itself already detracting from the wider Greenway Conservation Area:



- 4.4 At the same time, the proposed shallow pitched roof extension with parapet detail and yellow ‘London stock’ brick would replicate the design of the existing house, whilst being set in from the side boundary by an adequate distance to enable maintenance, and retaining the existing fence.

4.5 So, how quite it would fail to harmonise with the existing dwelling is extremely difficult to understand; So, the main Development Plan Document, against which this application was assessed is the supporting ***Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document (SPD) “Residential Extensions”***.

4.6 Section 3 of this SPD specifically refers to single storey rear extensions:

“Paragraph 3.1 – Depth”

4.7 The single reason for refusal specifically only highlights some perceived concern regarding the impact upon *“the appearance of the original form of the building...”* So, the SPD commences with regards to depth of single storey extensions, requiring that extensions to semi – detached houses should be no more than 3.6m deep, and indeed we note that the proposed extension would just exceed 3.6m deep, being 3.7m deep.

4.8 However, this extremely marginal increase over and above the SPD is so that the proposed extension corresponds precisely to the extension which has been added to No27 Norton Road, the adjoining neighbour. Clearly this will not overshadow or indeed overdominate No27 or No25 Norton Road, as its overall scale, depth and height are all acceptable, and this is reflected in the lack of ANY objections from neighbours, as set out in the Case Officers Delegated report:

*“2 neighbouring properties and the residents association were consulted by letter dated 2/10/2019. A site notice was displayed and a press notice published which expired on 1/11/2019 and 6/11/2019 respectively. **No local response.**”*

4.9 So, also considering the orientation matter, then the Inspector will note that the proposed extension is on the southern side of No25, and clearly No27 has extended to an identical depth. In terms of No23 that neighbour has also had a series of single storey extensions, which extend beyond the rear of No25 AND the proposed extension, so this extension must surely be seen in the context of these neighbouring extensions.

4.10 In our view, given these neighbouring extensions then (A) it will not overshadow or overdominate neighbours and (B) nor will it adversely affect the character and appearance of the Greenway Conservation Area either.

4.11 This brings us back to the SPD and paragraphs 3.6 – 3.9 in particular; The SPD accepts a rear roof height of up to 3.4m and the Case Officers report acknowledges the roof height would be just 3m, so well below the SPD advocated maximum. The plans indicate a ‘wrap around’ section, which extends down the side of the main 2 storey “outrigger”, and it appears this seems to be the only reason this application; we note the Case Officers report states on this aspect:

“Section 3.0 Single Storey Rear Extensions states semi-detached houses with a plot more than 5 m wide, an extension up to 3.6 m deep is acceptable. Flat roofs are acceptable and must not exceed 3.0 m in height. That said, Paragraph 3.15 states that if adjoining houses already have very deep rear extensions then in such instances, permission may be given for a new extension of similar depth, if it does not result in a loss of daylight, sunlight or outlook to neighbouring properties and where the extension does not extend beyond the 45 degree line of sight when taken from the middle of the nearest window of a kitchen or habitable room.

The conservation officer requested that the extension be stepped in the side to line up with the existing two storey rear wing on the rear elevation which would better respect the form of the building, and adding a window or two would also improve this aspect. The proposed single storey rear extension would be set under a flat parapet form roof with a maximum height of 3m, measure 3.7 m in depth and consequently would fail to comply with the HDAS guidance.

In addition, the extension has a greater width than that of the existing two storey rear wing therefore it is considered that the design would not respect the form of the host dwelling within the conservation area.”

4.12 The Case Officers report specifically expresses concern about the extension extending rearwards over the 3.6m deep guideline, being 3.7m deep, but as stated earlier, this is such a marginal (100mm) increase above the SPD recommended standard (guideline), AND no objections were received from neighbours, as stated in the Case Officers report.

4.13 So the Case Officers report then refers to the width of extension being *“greater...than that of the existing two storey rear wing...”* however, as discussed, this style of wrap around single storey extension is a common design solution, particular to this style of traditional Victorian property, where they have traditional two storey ‘outriggers’.

4.14 So, with regards Paragraph 3.9 of the SPD, which states:

“It is essential that any proposed extension (including the guttering and foundations) must not encroach upon any adjoining boundary lines. Parapet walls should not take the overall height of the extension over 3.1m.”

4.15 In our case, the Case Officers report agrees it will not exceed 3m, whilst the rear elevation clearly indicates the guttering (and foundations), will not encroach upon the neighbouring property, No23 Norton Road, or indeed the other neighbour No27.

4.16 As discussed, then the lack of any formal representations from neighbours reflects the lack of concerns from local residents or neighbours to this scheme.

- 4.17 Clearly, any guttering and downpipes will be contained within the boundary (ownership) of No23 Norton Road, in accordance with paragraph 3.9.
- 4.18 Paragraphs 3.10 to 3.11 then refer to canopies and windows, doors and materials, and clearly the Applicant (and their appointed builder) would want to ensure this work would be undertaken entirely in keeping with the rest of their home.
- 4.19 In our view as Chartered Planning Consultants, the proposed drawings are sympathetically designed and therefore would be entirely in keeping with the host property, and also we would also respectfully ask that the Inspector notes that the proposed extension, with its attractive parapet detail, would not adversely affect The Greenway Conservation Area.
- 4.20 Ultimately, we would still contend that these rear extensions will have absolutely no impact upon the wider street-scene, or the host dwelling, which would be extended – the extensions match entirely in all way; materials, roof styles and pitches, windows, etc. This view is reflected in the lack of objections from any such Residents Association, and/or neighbours who were clearly not concerned either.
- 4.21 Paragraph 3.13 of the SPD then refers to “garden Space” and we note that the Case Officers report acknowledged:

“Over 100 square metres of private amenity space would be retained, in accordance with paragraph 3.13 of the HDAS: Residential Extensions and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE23.”

4.22 The SPD then refers to “adjoining extensions” at paragraph 3.15, and in particular where neighbouring properties have deeper rear extensions, then extensions to their neighbours properties can indeed be deeper; As discussed, both neighbours have deep single storey rear extensions, such that this scheme will not adversely affect neighbours.

4.23 We note that Section 4 of the SPD refers to side extensions, however, all the requirements of Section 4 are identical to the requirements – guidelines set out in Section 3, discussed above. Essentially this modest single storey infill extension alongside the boundary with No23 Norton Road would not overdominate this neighbour, would have an attractive shallow pitched roof, with parapet detail, which would not exceed 3.1m and would not be seen from, or have an adverse impact upon the wider Greenway Conservation Area.

4.24 Clearly the overall size, scale, bulk, and design (as referred to by Hillingdon in the refusal), would create a comprehensive, yet cohesive design solution, which would be entirely in accordance with Section 3 of the **Hillingdon Supplementary Planning Document (HDAS), ‘Residential Extensions’ SPD**, without detriment to the wider street-scene, which is within The Greenway Conservation Area, and this designated Heritage Asset. We must therefore reiterate that it would accord with the NPPF, which states:

“Conversely, 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.”

- 4.25 So, now, as a Planning Consultant, having viewed the appeal property from all angles we feel that Hillingdon are indeed being over prescriptive, and are not “*guiding*” the overall “size, scale, bulk and design” of the extension, as recommended by the National Planning Policy Framework, as amended and as referred to earlier.
- 4.26 Finally, without prejudice to the outcome of this appeal, the LPA could impose necessary and relevant condition(s) requiring the “submission of and approval of materials”, in order to ensure the extensions would match. So, bearing in mind the advice contained in **Circular 11/95 ‘Use of Planning Conditions’** we can confirm that the appellant would adhere to such condition(s).
- 4.27 So ultimately, therefore it is considered that this application will indeed meet the objectives of the Adopted **London Borough of Hillingdon Local Plan, Part one – Strategic Policies** and **Part two, Saved UDP Policies, (November 2012)**, in particular Policies BE13, BE15 and BE19, and we therefore conclude the scheme would indeed meet these 3 policies, which state respectively:

‘Development will not be permitted if the layout and appearance fail to harmonise with the existing street scene...’;

‘Proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original dwelling.’ and;

‘...new developments within residential areas compliments or improves the amenity and character of the area.’

4.28 Therefore, in our view, for the above reasons, the proposed extensions accord with National Policy Guidance, in the form of the National Planning Policy Framework (as amended) and in particular would not conflict with the more specific local **Hillingdon Supplementary Planning Document (HDAS), ‘Residential Extensions’**, and in particular Section 3 relating to single storey rear/side extensions.

4.29 Consequently, in consideration of this submission and having regard to these reasons it is respectfully requested that the Inspector upholds this appeal, and grants Planning Permission for this single storey rear extension, as submitted to the London Borough of Hillingdon.

5.0 CONDITIONS:

5.1 Without prejudice to the Inspectors decision, the following conditions are recommended, should the appeal be upheld:

- 3 year time limit;
- materials to match.

6.0 DOCUMENTS:

(1) As stated earlier, copies of the forms and Decision Notice were lodged electronically to the on – line forms, along with this statement, using the Planning Portal website, and the usual Planning Appeals forms.