

Planning Appeal - Grounds for Appeal

88 Vine Lane, Uxbridge

1 Introduction

- 1.1 This written representation appeal is submitted following the London Borough of Hillingdon's decision to refuse planning permission [39894/APP/2020/346] for the proposal of a rear extension and replacement dormer on the existing dwelling at 88 Vine Lane.
- 1.2 This Grounds for Appeal document has been prepared by Lewis Mallon Architects on behalf of the residents, Mr & Mrs Sahota, to address the reasons for refusal provided on the decision notice.
- 1.3 The planning application was validated on 3rd February 2020 and the description of development was: Two storey rear extension, refurbishment works, installation of dormer to front and alterations to elevations
- 1.4 The decision notice was issued on 2nd April 2020.

2 Site and Surroundings

- 2.1 The application site is located on east side of Vine Lane, approximately 2km south-east of Uxbridge town centre. It is situated approximately half way down Vine Lane in a part of the road where properties are located to the eastern side of the street only.



Figure 01 – Site Location Plan

- 2.2 The existing site comprises a detached dwelling which has previously been extended and reconfigured. The front elevation is single storey; the roof was extended to the side of the property and an additional third dormer was added. The rear of the property has been extended and is now two storey in nature with a hybrid pitched and flat roof extension. A detached garage is located at the front of the property with a hard-standing forecourt and soft landscaping. The rear garden features a mixture of hard-standing and soft landscaping.
- 2.3 Vehicular access to the site is at the front of the property via a gateway directly off Vine Lane. There is also a separate pedestrian access also from Vine Lane.
- 2.4 The site is characterised by a large brick wall that forms the boundary enclosure of the site to Vine Lane. The wall is locally listed with parts of the wall dating to the 18th century. The wall stretches from 86 to 96 Vine Lane and its construction relates to the historic Estate of Hillingdon Court. It is an attractive feature and contributes to the local character. The wall is the predominant feature within the street, the dwellings are secondary and are only visible through occasional views via openings in the wall. The view of the application property within the street scene is limited to the glimpsed view via the arched gateway that forms the vehicular access. The rear of the site is dominated by the back-drop of the ACS Hillingdon International School and boundary formed by mature trees.



Figure 02 – Extent of locally listed wall and views of street-scene

- 2.5 This application dwelling is located within the Hillingdon Court Park Area of Special Character (ASLC). It is not documented in the Local Plan or in associated documents what the certain elements of character and identity which the Local Planning Authority wishes to preserve are – only the area to which the designation applies. A request for information relating to the characteristics of this area was made by the applicant in July 2019 and an extract from the Hillingdon Local Plan 1990 provided. This identifies that it is the townscape characteristics that are unique, with key elements being an air of spaciousness and tranquillity along with the high brick walls and buildings which abut Vine Lane – it does not reference a particular architectural style or housing typology.



Figure 03 – Extract from the 1990 version of the local plan setting out the character and identity

- 2.6 The surrounding residential area is characterised by substantial detached houses and the high brick walls and buildings which abut Vine Lane between No.s 86 and 96. This section of Vine Lane features predominantly two-storey houses and the application site comprises only one of two which are single storey on the street elevation. The Area of Special Local Character has no overriding architectural style or materials palette with houses appearing to date from the early 19th century through to modern day.

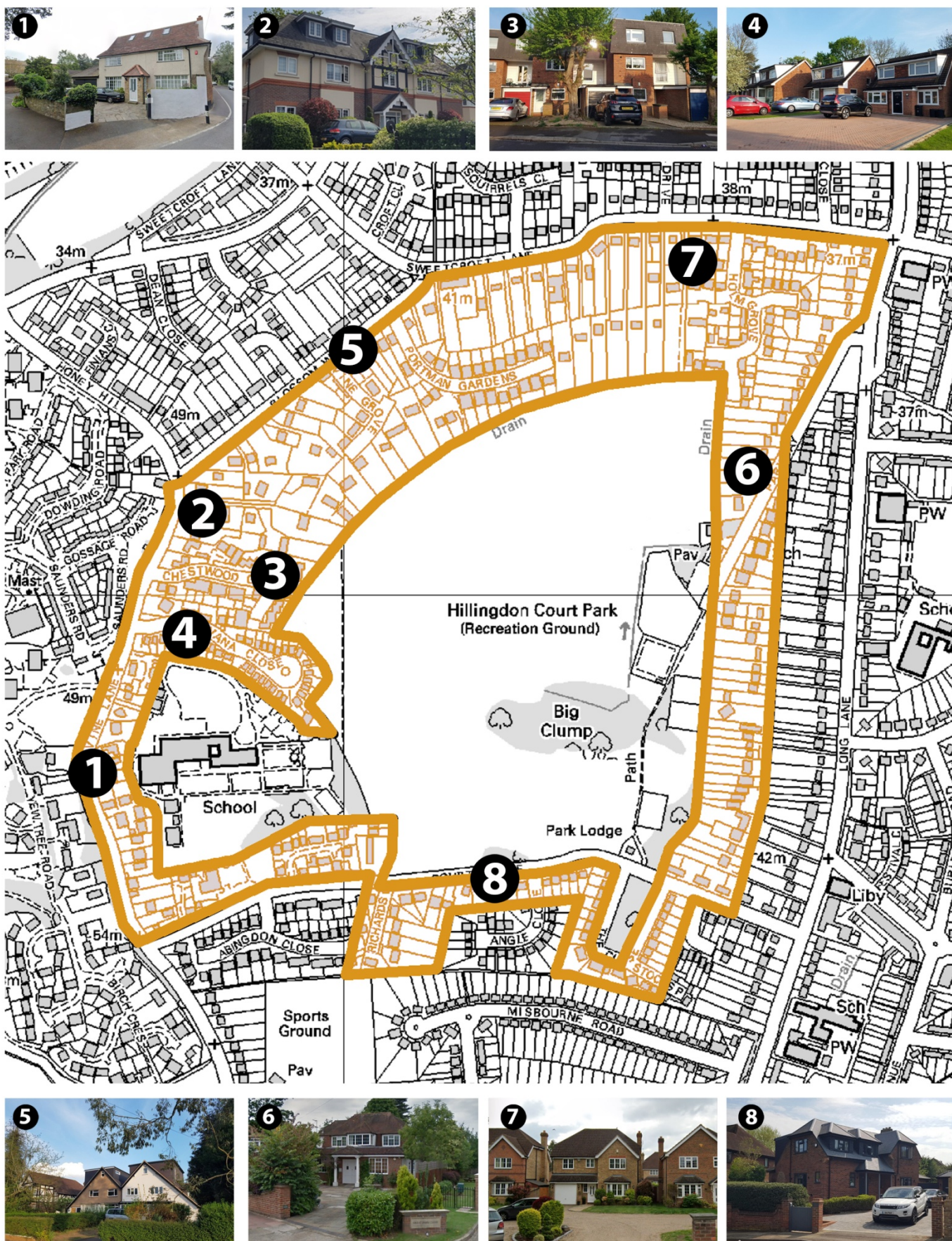


Figure 04 – Dwelling styles within the Area of Special Local Character

3 Planning History

The Site

- 3.1 The history of the application property is outlined below:

1924 – The house was constructed on a plot that was originally part of the Hillingdon Court Estate. Prior to the residential developments on this part of Vine Lane, the land accommodated the kitchen gardens for Hillingdon Court. The application site and neighbouring No. 86 were constructed by the same proprietor.

1949 – The initial rear extension was constructed

1990 – Dwelling enlarged through a first floor extension above the single storey element at the rear

2000 – Integral garage converted into habitable room and roof extended above to form new master suite. Third dormer added.

- 3.2 The extensions added throughout the years have been poorly planned and executed, with the original building being illegible.

- 3.3 The front door is unusually located on the side of the property. This was the intention of the original owner, who wanted to create a relationship with No. 90 Vine Lane, at the time occupied by his daughter. Today the properties have no association and are owned by different households. The placement of the entrance is disorientating, creating a disconnection with the site entrance and historic wall.

The Surrounding Area

- 3.4 Several applications in the surrounding vicinity are also of relevance to this appeal, comprising:

- 96 Vine Lane - 21358/APP/2016/61
- 138A Vine Lane - 6949/APP/2016/1676
- 2 Blossom Way – 23844/APP/2010/866
- 3 Blossom Way -8887/APP/2011/241
- 8 Parkway - 46536/APP/2018/419
- 26 Parkway - 43202/APP/2017/1415
- 43 Sweetcroft Lane – 17412/APP/2018/736
- 20 Northampton Park - PO62460

Further details relating to these are set out in Section 6 where they are drawn upon as precedents

Permission granted to demolish existing property and replace with contemporary building



Demolition of existing bungalow and replacement with 2.5 storey dwelling



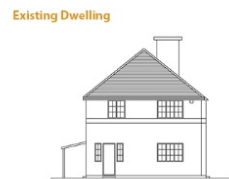
Permission granted to demolish existing arts & crafts style building and replace with a larger modern property



Permission granted to demolish existing arts & crafts style building and replace with a larger modern property



Permission granted to demolish existing property and replace with larger dwelling



Certificate of Lawful Development granted for creation of large dormer and conversion of roof from hip to gable at either end

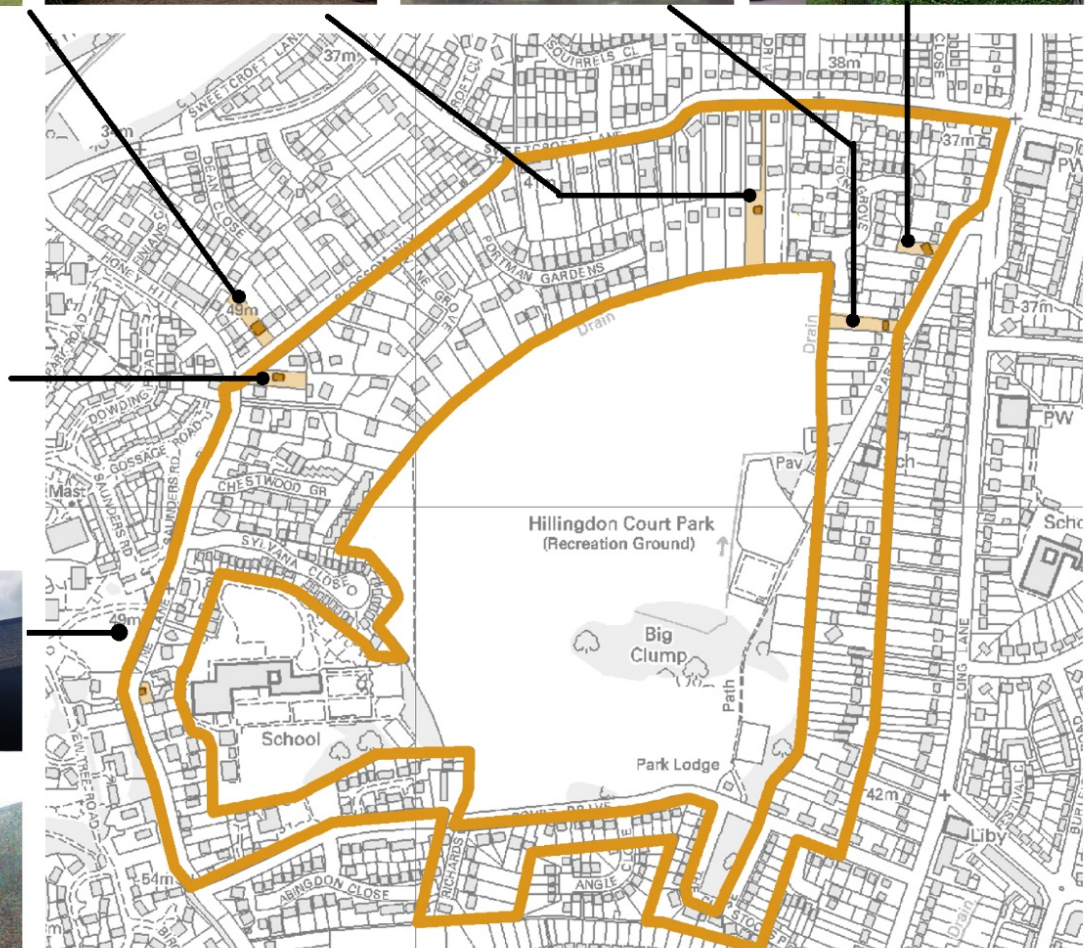


Figure 05 – Relevant Planning Applications

4 The Appeal Proposal

- 4.1 The appeal proposal combines the combining of three existing first floor dormers, a double-height rear extension and some re-modelling / upgrading of the existing structure, including a reinstated front entrance and upgrading of the thermal performance of the building fabric.
- 4.2 The proposed rear extension will be double-height with the first floor set-back internally to enable a double-height void to allow light to penetrate deep into the plan of the existing part of the house. The extension has been designed not to mimic the design of the existing house but to complement it. This does not mean that proposal is not in keeping with the character of the house or local area. Whilst the design itself is modern, the scale, footprint and height of the building are similar to surrounding proposals.
- 4.3 The proposed alterations to the front elevation include the amalgamation of three existing dormer windows into one linear window. The extent of the outer-most edges of the proposed dormer remains as per existing. The current dormers have been poorly designed and do not allow for an efficient use of floor space. Their reconfiguration provides the opportunity to make better use of pre-existing wasted space within the existing roof-space. This was considered more sustainable and sympathetic then seeking to raise the roof with the addition of a more conventional first floor addition.
- 4.4 The existing building fabric including windows, doors and external walls are proposed to be upgraded to produce a more thermally efficient building. Due to the embodied energy within the existing structure this was deemed a more sustainable and environmentally conscious decision compared to proposing demolition and reconstruction of the dwelling to achieve a more efficient layout.

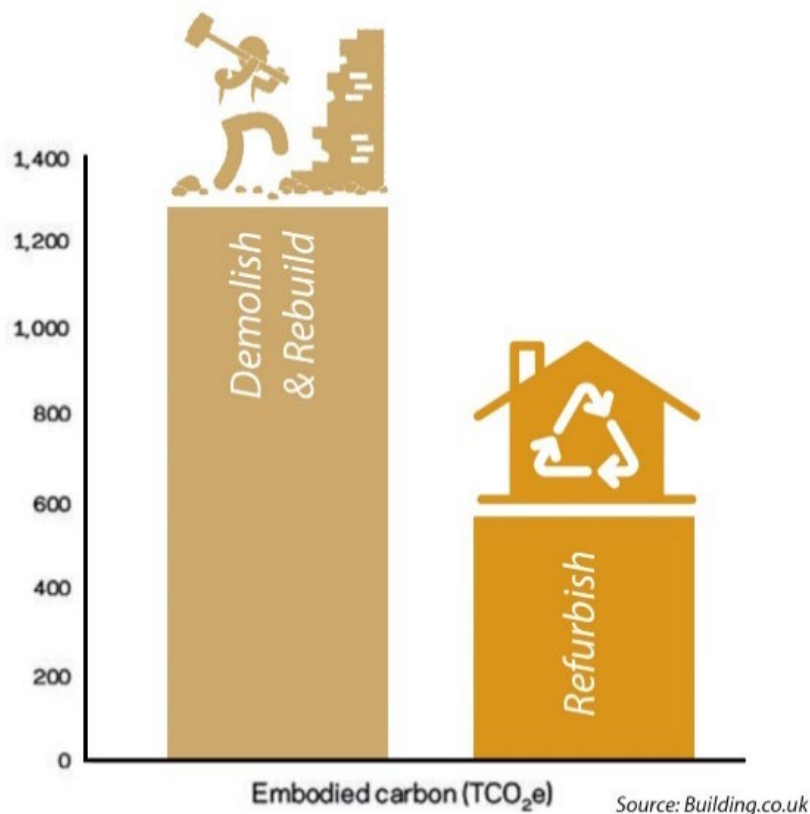


Figure 06 – Graph showing embodied carbon of study undertaken by Building.co.uk

- 4.5 The wall that forms the front boundary is locally listed and forms a key feature of the property. No changes are proposed as part of the application. The applicant is keen to preserve this key asset and is leading discussions with neighbouring residents to jointly bring the wall back to life. This will be achieved through removing vegetation and repairing and repointing the mortar to conserve the character of the street-scene.
- 4.6 No change is proposed to either the vehicular or pedestrian access.

5 Planning Policy Framework

National Planning Policy Framework

- 5.1 The NPPF states that the purpose of the planning system is to contribute to sustainable development (*Paragraph 7*).
- 5.2 The appeal proposal comprises sustainable development in the following ways:
- Improves capacity and efficiency of the existing floor plan
 - Adapts existing building stock to modern family-living and avoids the need for demolition and replacement of the existing dwelling
 - Upgrades energy performance of the existing 1920s building
 - Improves internal conditions through increased levels of natural day-lighting
 - Raises local standards of design through quality detailing and materials
- 5.3 The NPPF states that 'plans and decisions should apply a presumption in favour of sustainable development' (*Paragraph 11*) and where this is the case should be approved 'without delay', providing the proposal accords with the development plan. The following paragraphs assess the appeal proposal in the context of the development plan.

The Development Plan

- 5.4 The following section sets out the policies of the development plan cited in the case officer's report. Each policy has been examined against the case officer's report and the relevant paragraphs of each have been identified.

The London Plan

Policy	Relevant Section
7.8	Heritage Assets and Archaeology: Strategic • Paragraph A (Heritage Assets and Historic Environment) Planning Decisions • Paragraph C (Identify, value, conserve restore heritage assets) • Paragraph D (Conserve significance of heritage assets)

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

Policy	Relevant Section
BE1	Built Environment: • Paragraph 1 (high quality of design, local distinctiveness) • Paragraph 2 (development is appropriate to identity and context of Hillingdon)
HE1	Heritage: • Paragraph 1; Bullet Point 4 (ASLC and Locally Listed Buildings)

Hillingdon Local Plan: Part Two - Development Management Policies (2020)

Policy	Relevant Section
DMHB 1	Heritage Asset: • Paragraph A (avoiding harm to the historic environment)
DMHB 5	Areas of Special Local Character: • Paragraph B (extensions to dwellings)
DMHB 11	Design of New Development: • Paragraph A; Section i (harmonising with local context) • Paragraph A; Section ii (high quality materials) • Paragraph A; Section iii (sustainable internal design) • Paragraph A; Section iv (protecting features of positive value)
DMHD 1	Alterations and Extensions to Residential Dwellings: • Paragraph A; All Sections (general principles) • Paragraph B; Section vii (flat roof two-storey extensions) • Paragraph E; Section v (roof extensions in ASLC)

The Area of Special Local Character

- 5.5 The Hillingdon Local Plan (Part Two) identifies Areas of Special Local Character that are chosen on the basis of local architecture, townscape of historic merit (Paragraph 5.17). ASLCs recognise *particularly good examples* of more familiar types of development. This differs from Conservation Areas which designates areas of 'more outstanding quality'.
- 5.6 The following section investigates the above policies in more detail to demonstrate the compliance of the appeal proposal with local and national development plans.

6 Planning Issues

- 6.1 Following an examination of the officer's report and the policies listed in Section 5, the reasons for refusal can be characterised by the following concerns:
- Harmful impact on the character and appearance of the original dwelling
 - Harmful impact on the visual amenities of the Area of Special Local Character
- 6.2 The officer's report identifies the above concerns in relation to two aspects of the proposals: the replacement of the front dormer window and the two-storey rear extension.

Proposed Replacement Dormer Window

- 6.3 The case officer's report objects to the proposed front dormer by virtue of its siting, scale, width and design, which it states would fail to appear as a subordinate addition. The report argues this would fail to harmonise with the original dwelling and would be detrimental to the Area of Special Local Character.
- 6.4 The replacement of the three existing dormers with one single dormer will improve the design and efficiency of the first floor plan, which at present is considerably compromised by the intrusion of the pitched roof profile. While the footprint of the original dwelling is

generous, the design of the house as single-storey at the front of the property limits the building's capacity with a restricted amount of head-height in the first floor bedrooms. The proposal aims to rebalance the ratio between footprint and usable space, resulting in sustainable design.

- 6.5 The proposed dormer is sited on the front of the property, rather than the rear, as it forms a replacement of three existing dormers on the front of the property. The proposal therefore extends the roof area by a much lesser volume than if the dormer were proposed on the rear of the property. Alternative ways to increase the capacity with a rear extension were explored through the design process and are included in the Design and Access Statement in the original application. These options were rejected by the applicant in favour of the current proposal, which is smaller in volume.
- 6.6 As shown on the application drawings (*Drawing No: L006_A*), the single dormer's width has been designed to sit comfortably within the extents of the existing three dormer structures. In plan, the area of the proposed dormer comprises 35% of the area of roof visible from the front of the house and 14% of the overall existing roof area. The proposed dormer roof lies approximately 2 metres below the ridge of the existing roof, ensuring the large area of existing roof remains the dominant feature at the front of the property. In light of this, the proposed dormer comprises a subordinate addition to the house.

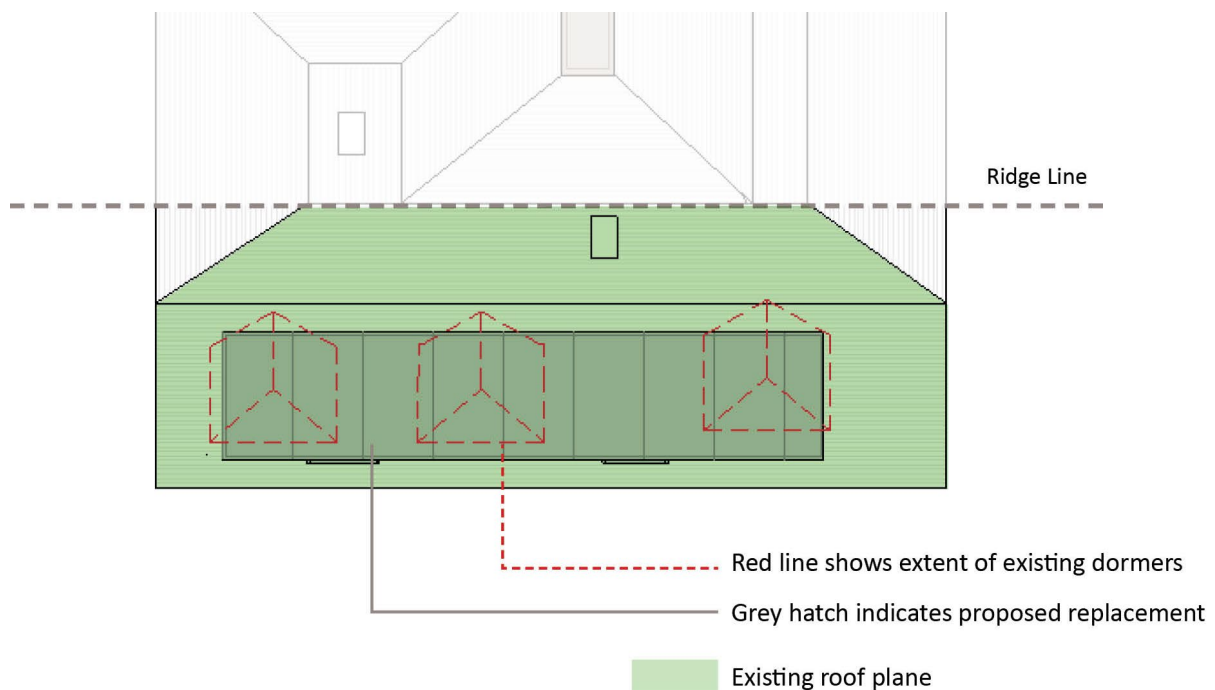


Figure 07: Width of proposal sits within extents of existing dormers

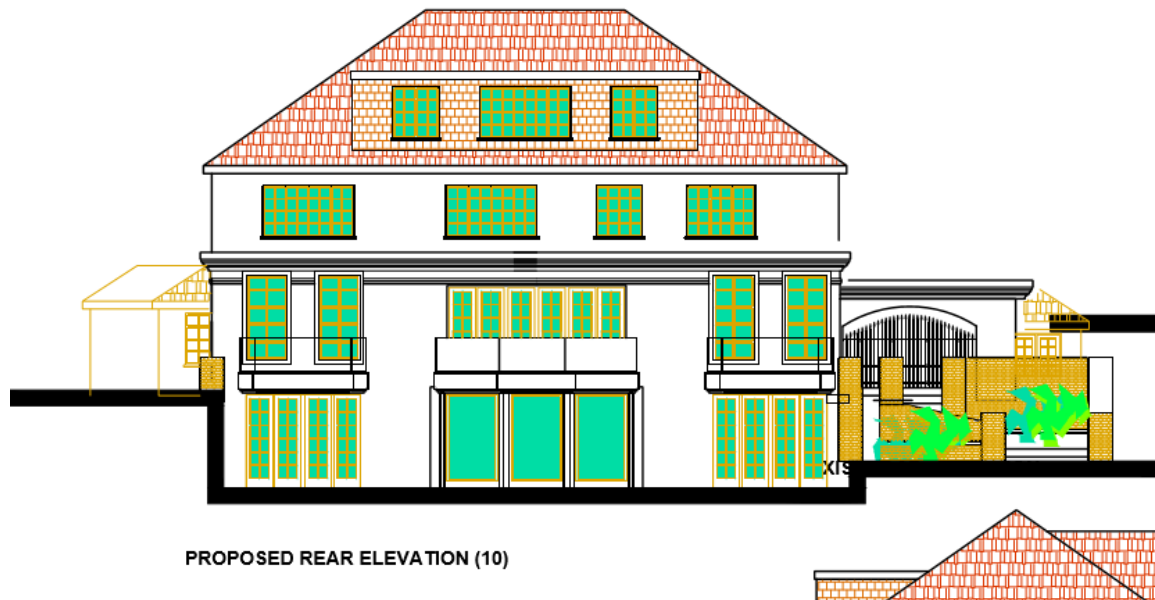


Figure 08: Planning granted for similar linear dormer at 138A Vine Lane in 2016 (Ref: 6949/APP/2016/1676)

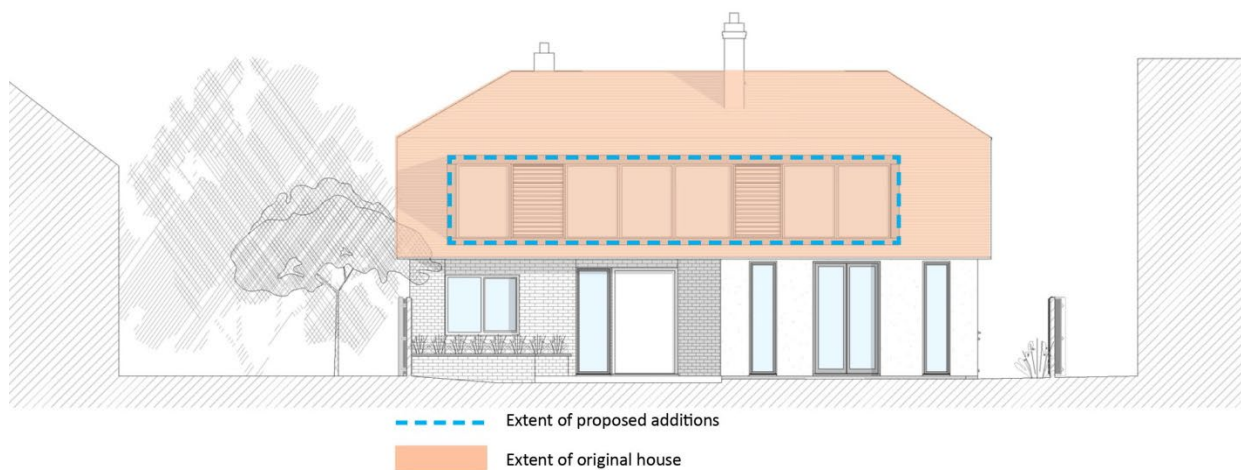


Figure 9: Subordinate dormer addition in large roof plane

- 6.7 While the design of the dormer does not form a 'traditional' style, the single dormer improves upon the symmetry of the existing dormers, which are not evenly spaced due to the later addition of a third window in 2000. Precedents within the Hillingdon Court Area show there is a place for flat-roofed and non-traditional dormers within the Area of Special Local Character. This typology is commonplace within parts of the ASLC, particularly in Sylvana Close and Chestwood. Examples of these can also be seen at properties No.s 142, 136 and 96 Vine Lane (see Figures 12-14). Approval for installation of a comparable single linear dormer was granted at No. 138A Vine Lane in 2016 (Ref: 6949/APP/2016/1676, see Figure 09). The officer's report stated that the proposal complied with Development Plan policies as it was 'not overly visible from the street scene' and that 'it is important to create a roof extension that will appear secondary to the size of the roof face in which it is set'. Both of these comments are applicable to the appeal proposal as described in Paragraph 6.6 and 6.11 (and shown in Figure 9).

- 6.8 Examples of particularly poor flat-roof dormers can be seen on Blossom Way (Figure 11). All of the dormers shown are within the Hillingdon Court Area of Special Local Character. The appeal proposal aims to raise the standard of dormer design within the area through modern quality detailing, sustainable materials, as well as improved internal day-lighting and layout efficiency. Precedent images included in the Design and Access Statement show the design-quality intent of the proposals.

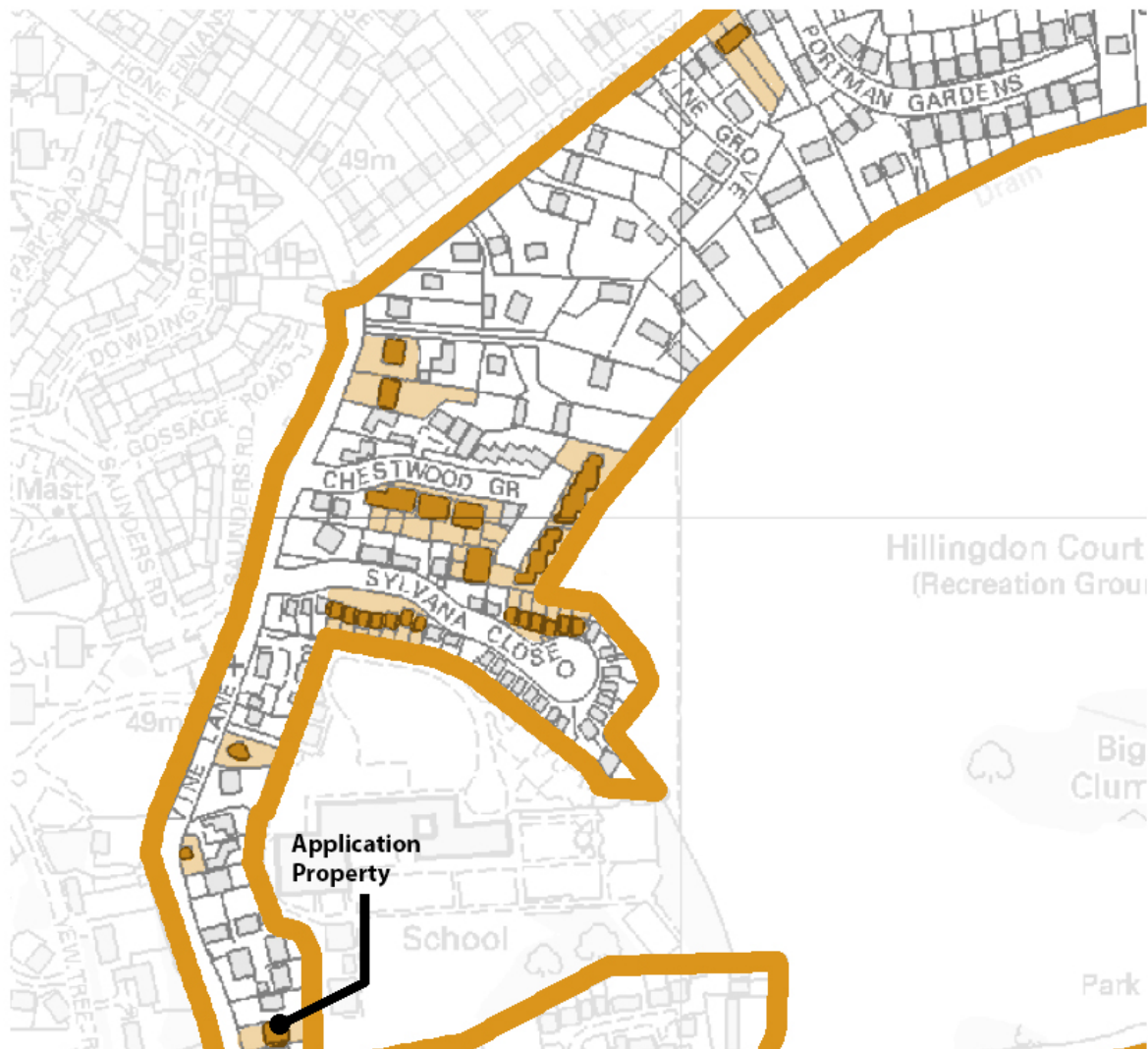


Figure 10: Properties where dormers are a key feature of the architecture



Figure 11: Blossom Way - Examples of poor quality flat-roof dormers



Figure 12: 136 Vine Lane - Flat-roof dormers



Figure 13: Sylvana Close - Flat-roof dormers



Figure 14: 96 Vine Lane - Flat-roof dormers

- 6.9 Hillingdon Court Park Area is characterised by large detached dwellings within ample gardens. Many of the houses comprise two-storey dwellings, which the site of 88 Vine Lane could comfortably accommodate. The replacement of the existing dormer is considered to be a modest addition in the comparison to raising the roof to convert the dwelling into a two-storey house to match the majority of other properties on Vine Lane. Recently approved applications for the demolition of single storey dwellings and replacement with much larger two-storey dwellings are listed in the table below. The proposed dormer is therefore not considered to comprise over-development in the context of the generous plot size and the wider context of Vine Lane.

Reference	Address	Proposal	Received
17412/APP/2018/736	43 SWEETCROFT LANE	Two storey, 5-bed detached dwelling with habitable roofspace, parking and amenity space and demolition of existing dwelling	26/02/18
16755/APP/2012/813	31 SWEETCROFT LANE	2 x detached dwellings with allocated parking, involving demolition of the existing dwelling (Outline planning application with all matters reserved)	07/04/12
23844/APP/2010/866	2 BLOSSOM WAY	1 four-bedroom two storey detached dwelling with habitable roofspace, involving demolition of existing dwelling.	16/04/10

- 6.10 The case officer's report for 138A Vine Lane states that proposals within the Area of Special Local Character should ensure a high-level of sensitive design. It is the view of the applicant that adapting and reconfiguring the roof space and existing dormers is a sensitive design response when compared to the above applications. A single storey dwelling with an elegant and well-designed linear dormer window is a more sensitive proposal than a two storey dwelling – the appearance of the house as a bungalow will remain and the massing is much reduced.
- 6.11 As discussed in Section 2, the importance of Hillingdon Court Park Area has been identified by the LPA as an air of spaciousness, tranquillity and high brick walls. The proposed dormer has no detrimental effect on the spaciousness or high brick walls of the ASLC. The heritage asset of the locally listed front boundary wall is not affected by the proposals. In fact, the placement of the original dwelling, set back by approximately 17 metres from the front boundary and concealed by the locally listed high brick wall, ensures visibility from the highway is extremely restricted. Figure 15 shows the proposed additions are screened from view along all boundaries. In light of this, the proposed dormer has no impact on the heritage assets of Hillingdon Court Park and the proposals cannot be deemed to cause harm to the ASLC.

Figure 15: Diagram showing proposed additions are screened public from view

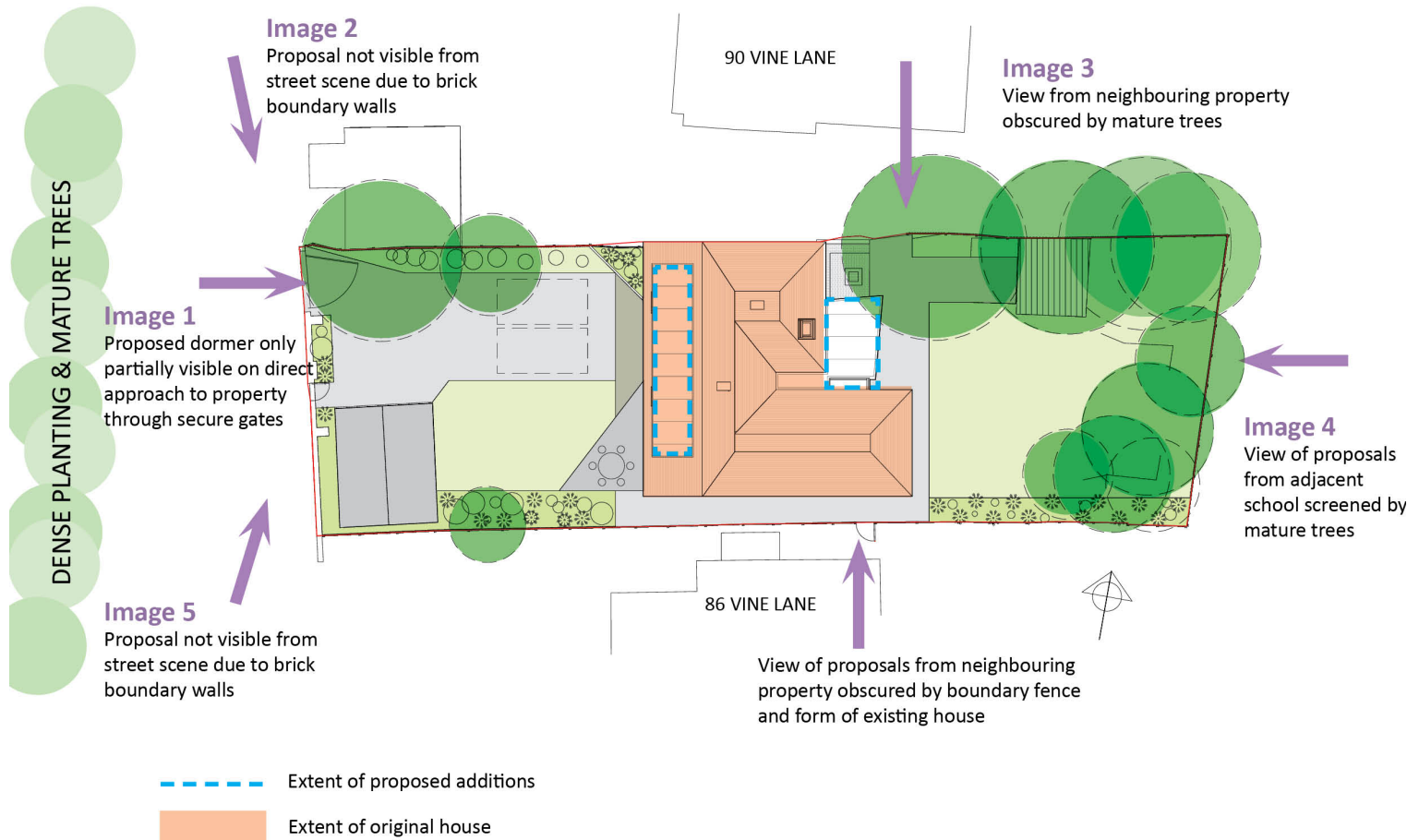


Image 1
Proposals only partly visible on direct approach to property



Image 2
Proposals not visible along highway

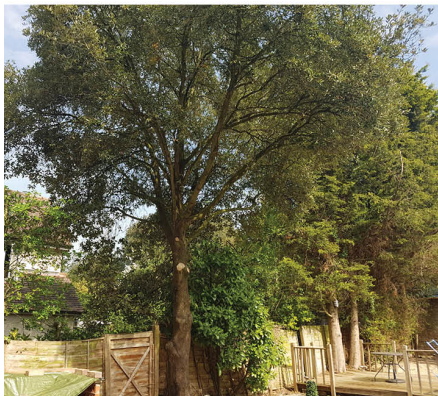


Image 3
Mature trees on northern boundary



Image 4
High brick wall and mature trees along rear boundary



Image 5
Proposals not visible along highway
No neighbours on opposite side of the street

- 6.12 If the residents were to install close-boarded gates (as installed on the neighbouring property), the house would be completely concealed from public view. The applicants would be willing to accept a condition to install close-boarded gates if this would alleviate concerns from the local authority. Although the reasons stated above demonstrate the dormer has been designed to cause no harm to either the character of the original house nor the surrounding area, the applicant would have been willing to make changes to the proposals if they had been made aware of the case officer's concerns during the determination period. The Procedural Guide to Planning Appeals (Version 9, March 2020) states that:

"The local planning authority should have constructive discussions with the applicant and, if it has any concerns, give the applicant the opportunity to amend the application before it is decided." Paragraph 1.3.1

In this case, the applicant was not made aware of any concerns by the local authority nor given the opportunity to amend or withdraw the application, despite numerous attempts by the agent to contact the case officer. Email communications seeking a discussion of this nature are included in Appendix 2. In light of this, the applicant welcomes appropriate planning conditions that would help ensure the quality of the proposals and allay concerns from the LPA.

Two-storey Rear Extension

- 6.13 The case officer's report objects to the two storey rear extension, which it argues would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the surrounding ASLC.
- 6.14 The proposed two-storey rear extension has been designed to simplify the aesthetically-crowded rear elevation of the house. The original house, as built in the 1920s in an Arts & Crafts style, embodied the principles of the Arts & Crafts movement in having clarity of 'form and structure'¹, while incorporating a 'variety of materials'². Since then, the house has been extended multiple times, resulting in a complex rear elevation of no particular architectural merit. The design of the proposed extension harmonises the rear elevation by:
- Removing the undulating eaves lines, connecting two currently disparate sides of the building
 - Reducing the variety of mismatched fenestration, replacing numerous smaller openings with larger areas of glazing to benefit the internal conditions
 - Creating a centre-piece of high-quality materials and detailing, flanked by large areas of renewed white render
- 6.15 The scale of the proposed extension has been designed to be subservient to the existing house. The existing roof incorporates areas of flat roof at its apex but does not celebrate these elements, ensuring areas of the hipped roof remain the dominant feature. This is also the case for the proposed extension, which employs an area of flat roof to ensure the original pitched roof is not overly obscured. A pitched roof to the extension would not be appropriate as this would result in an overly bulky design. As it stands, the proposed extension does not rise above the existing eaves level, resulting in a subordinate addition.

¹ www.architecture.com/knowledge-and-resources/knowledge-landing-page/arts-and-crafts

² www.architecture.com/knowledge-and-resources/knowledge-landing-page/arts-and-crafts

- 6.16 The footprint of the proposed extension is very modest, measuring 13m². The proposed addition does not extend beyond the outermost wall of the original house, again ensuring the extension is subordinate to the original house. This small addition allows improvements to the internal configuration, which relocate the entrance to the front of the house, creating a more efficient layout and open-plan living area suitable for modern family life.
- 6.17 Policy DMBH 5 requires that new development respects existing architectural style. The design and materiality of the proposed extension respects the design of original house through a number of ways. Sensitive contextual design should not require that all materials must be the same, but that the overall aesthetic creates a balance and respects the original house. The proposed extension achieves this by ensuring the majority of the rear elevation remains visible and is not obscured by an overly wide addition. Instead, the extension has been located to replace unappealing areas of the existing house, such as a variety of smaller misaligned windows and external downpipes. In doing so, it creates an overall positive contribution to the existing house, while retaining approximately 70% of the existing rear elevation.
- 6.18 The materials of the existing house are a mixture of brick, rough white render, black-painted timber features, brick infills and clay roof tiles. The number of different materials derives from the Arts & Crafts style of the original house, which celebrated a variety of materials. The proposed extension incorporates the existing materials with a contemporary composition of brick and glass on the ground floor. The first floor introduces a sustainable modern material with the design of a metal-clad picture-frame window. It is the intention that the picture-frame will be zinc, which is a non-toxic, durable material that has been chosen for its sustainable properties. The introduction of modern materials will result in high-quality contemporary detailing, which aims to raise the standard of design within the area. Precedents for metal -clad picture-frame windows within Hillingdon include the nearby residential development of St Andrew's Park. In-keeping with the Arts & Crafts style of the original house, a variety of materials should be celebrated as long as they do not detract from the character of the original house. The proposed metal picture-frame design would comprise 13% of the external wall area of the rear elevation and therefore will not detract from the overall character and materiality of the existing house.
- 6.19 The applicant believes the proposed extension should not be rejected due to its contemporary design, but that it should be recognised for its sensitive composition, which is in-keeping with proportions and building lines of the original house. The modest scale of the composition not only preserves the overall character of the dwelling's familiar style (as required in an Area of Special Local Character), but also aims to form an addition of exemplary quality design that would normally only be expected in a Conservation Area. Paragraph 131 of the NPPF states that:

'In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in the area, so long as they fit in with the overall form and layout of their surroundings'

The appeal proposal will not only raise the level of sustainability of the existing house through the installation of insulated render and modern sustainable materials, but will also raise the general standard of extension design within the area through quality detailing and sensitive composition.

- 6.20 Appendix 1 shows examples of the high-standard of contemporary design that has inspired the appeal proposal. The scheme has drawn strong influence from Alison Brooks Architect's zinc-clad residential extension named Lens House (*Figure 16*). Islington Borough Council granted planning approval for this contemporary rear extension to a locally listed house in the Canonbury Conservation Area. The proposal is a precedent for a contemporary zinc-clad design in an area with similar (and arguably more sensitive) conservation restrictions.



Figure 16: Contemporary zinc extension to a locally listed house in Canonbury Conservation Area

- 6.21 Within Hillingdon Court Park ASLC, planning approval for the demolition of a house of similar design, materials and architectural merit was granted at 3 Blossom Way in 2011 (Ref: 8887/APP/2011/241). The proposals included the replacement of the original dwelling with a house of contemporary design and materials. The case officer's report acknowledged:

"The proposal would not seek to mimic the design of surrounding buildings or area, however this does not necessarily mean that the building would not be in-keeping with the area or that the design proposed is inappropriate. Indeed, while the design itself is modern the plot coverage, footprint and height of the building are similar to surrounding proposals."

Such comments are also applicable to the appeal proposal and therefore are not considered to contravene the Development Plan.

- 6.22 The considerable level of permanent boundary screening ensures the proposals will have a negligible impact on the wider context. The proposed rear extension is not visible from the streetscape nor from any other public buildings or parks. Additionally, being located on the rear of the property, it does not overlook, nor can be viewed adjacent, the locally listed heritage asset of the Vine Lane brick boundary wall. Its subservient scale, in both height and footprint, ensures the proposed addition does not infringe upon the openness of the garden nor detrimentally impact its boundaries. As such the extension has no impact on the high brick walls or feeling of spaciousness or tranquillity that the ASLC designation seeks to protect and conserve.

Impact of Proposals

- 6.23 The local authority raised concerns that the proposals would be detrimental to the character of the original house and the surrounding Hillingdon Court Park Area of Special Local Character. It is considered that these concerns have been dealt with through the assessment above. However, a short summary table responding to each is set out below for completeness.

LPA Concern	Response
Dormer window would fail to appear as subordinate addition to original dwelling	• Proposal contained within width of existing dormers (to be replaced) • Dormer comprises minimal proportion of roof plane in which it sits • Scale comfortably supported in context of plot and house size • Sustainable design achieved through releasing capacity of existing floor plan
Dormer window would be detrimental to character, appearance and visual amenities of the street scene and Hillingdon Court Park Area	• Design improves upon quality of other 'non-traditional' dormers in the ASLC • Proposal demonstrates sensitive and sustainable design in comparison to the local trend of rebuilding as two-storey dwelling • Addition is screened from street-scene and can only be viewed on direct approach to the property • Proposal does not impact upon valued characteristics of the ASLC as described by the LPA
Rear extension would fail to harmonise with original dwelling	• Design of extension simplifies chaotic elevation • Scale is subordinate to original dwelling in footprint, width and height • Areas of flat roof exist on the original dwelling. Proposed flat-roof ensures character of main hipped roof remains prominent and visible and eaves line is maintained • Design reinforces Arts & Crafts style through variety of materials and focus on quality detailing. • Overall quality of materials is improved through use of modern sustainable materials and renewed insulated render on existing house • Area of modern materials is minimal, ensuring overall character of original house is maintained
Rear extension would be detrimental to character, appearance and visual amenities of the Hillingdon Court Park Area	• Proposal entirely screened from the street-scene and public view, and wholly screened from any heritage assets • The existing house is not considered to represent a 'particularly good example' of development in the ASLC • Proposal does not impact on the openness, landscaping, street pattern, building lines or heritage features of the area • Extension raises overall quality of extension design and positively contributes to the area

7 Conclusion

- 7.1 The appeal proposal has been informed by a careful process of sustainable and sensitive design. It would comprise additions of subordinate scale that would improve the efficiency and capacity of the existing house. The contemporary detailing would improve the sustainability and overall quality of the existing house.
- 7.2 The positioning of the existing house and proposed additions on a generous plot, screened by a locally-listed high brick wall, ensures the proposals will not have a detrimental impact on the surrounding area. The proposal does not impinge on the valued characteristics of the Area of Special Local Character and therefore will not cause harm to the character, appearance or visual amenities of Hillingdon Court Park.
- 7.3 The grounds in favour of granting an appeal are summarised as follows:
- The proposed development meets the criteria for sustainable development in the NPPF.
 - Sustainable development benefits from the presumption in favour of approval (NPPF Paragraph 11).
 - The appeal accords with the statutory development plan and hence planning permission should be granted unless material considerations indicate otherwise.
 - The local authority's reasons for refusal have been carefully assessed. It is concluded that no harm would be incurred, and no other material considerations are applicable in this instance.
- 7.4 For these reasons, the applicant considers that the appeal should be permitted.

Appendix 1 - Design Precedents

The following images show contemporary rear extensions in conservation areas. These projects demonstrate a high-level of design quality and have been a basis for the design of the appeal proposal.



Figure A01: Boscastle Rd, London. Zinc and glass rear extension. The original house was built in a different era for a different type of living. The extension creates a connection to the garden and improves internal flow.



Figure A02: Dalston House by Neil Dusheiko. Modern rear extension in a conservation area. The council approved the cladding on the basis the timber defined the newest part of the building and evolution of the house.



Figure A03: Lens House by Alison Brooks. Contemporary rear extension short-listed for the 2014 Manser Medal. The project involved the conversion of a locally listed 19th Century house in the Canonbury Conservation Area, London.



Figure A04: Fold House by Alison Brooks. Metal and glass extension of existing Victorian terraced family home in Wandsworth Common Conservation Area, London.



Figure A05: Peterson House by Neil Dusheiko. Modern rear extension of end-of-terrace house in a conservation area.



Figure A06: Wedderburn Cottage by Finkernagel Ross. Sensitive, contemporary glass rear extension of Grade II listed Arts & Crafts style house. Hampstead, London.

Appendix 2 - Correspondence with Case Officer

The following correspondence demonstrates the agent's attempts to discuss any concerns regarding the application. Attempts for a dialogue with the case officer were made as follows:

- Phone Call Mid-January - Left message with planning officer for a call-back no reply
- Phone Call End of February - Left message with planning officer for a call-back no reply
- Email 30/03/20 - Email to case officer requesting a call to discuss the application

The only response received by the case officer was on the date of the decision, stating that the application would be refused. The case officer did not reach out to the agent or applicant to discuss either an amendment or offer the applicant the opportunity to withdraw the application.

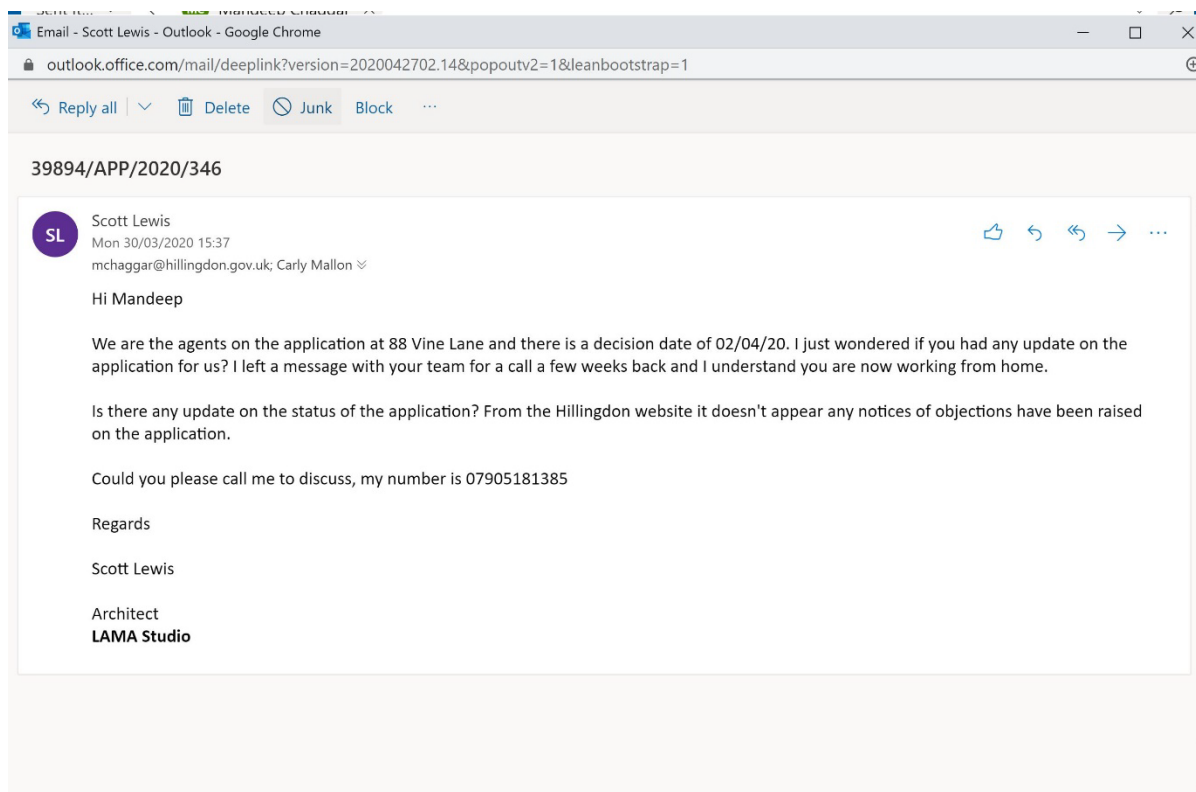


Figure A06 – E-mail to Case Officer

When a response from the case officer was not forthcoming the agents emailed the Planning Information Officer to request a phonecall to discuss the application. A telephone call was received from Richard Buxton at Hillingdon on 02/04/20 who confirmed he had requested that either the Case Officer or the Line Manager contact the agent by phone to discuss the application. The requested call was not received by the agents. The following sets out the correspondence between the agent and the Planning Information Officer at Hillingdon.

Re: 39894/APP/2020/346 - Duty Officer Attention

Scott Lewis <scott@lamastudio.co.uk>

Thu 02/04/2020 17:30

To: Planning . <planning@hillingdon.gov.uk>

Cc: Carly Mallon <carly@lamastudio.co.uk>

Richard,

We note that the application has now been refused however no reason outlining the decision has been given and nothing is showing on the online portal. Unfortunately we have not had a response from either the case officer or the line manager that you forwarded our inquiry to earlier.

Planning and building control

Application Forms
[APPLICATION FORM](#) 03-02-20 Application Form - Without Personal Data

Plans

LOCATION PLAN	03-02-20	L001 A Location Plan
SITE LAYOUT - EXISTING	03-02-20	L002 The location plan
SITE LAYOUT - PROPOSED	03-02-20	L003 A Proposed Site Plan
EXISTING FLOOR PLANS	03-02-20	L101 B Existing Floor Plans
EXISTING ELEVATIONS	03-02-20	L103 B Existing Elevations
EXISTING ROOF PLANS	03-02-20	L102 B Existing Roof
PROPOSED AND EXISTING SECTIONS	03-02-20	L010 Section
PROPOSED FLOOR PLANS	03-02-20	L004 A Proposed Ground
PROPOSED FLOOR PLANS	03-02-20	L005 A Proposed First Floor
PROPOSED FRONT ELEVATIONS	03-02-20	L007 Proposed Front Elevations
PROPOSED SIDE ELEVATIONS	03-02-20	L009 Proposed Side Elevations
PROPOSED REAR ELEVATIONS	03-02-20	L008 Proposed Rear
PROPOSED ROOF PLANS	03-02-20	L006 A Proposed Roof

Supporting Documentation

DESIGN AND ACCESS STATEMENT	07-02-20
SUPPORTING INFORMATION	03-02-20 A summary of the attachments in the proposal

Decision Documentation
There are no documents for this section

Website information | Cookies | Copyright and liability | Join us online | Contact us | A-Z

Mobile

Tablet

Desktop

Size

Colour

I understand the Borough of Hillingdon outsource the applications to a third party, however we would like to discuss the process with someone at the local authority, could we please get the contact details for the head of planning as I would like to discuss the service we have received.

Regards

Scott Lewis

Architect
LAMA Studio

From: rbuxton@hillingdon.gov.uk <rbuxton@hillingdon.gov.uk> on behalf of Planning . <planning@hillingdon.gov.uk>**Sent:** 02 April 2020 12:35**To:** Scott Lewis <scott@lamastudio.co.uk>**Subject:** Re: 39894/APP/2020/346 - Duty Officer Attention

Scott,

Thank you for your e-mail..

We don't get involved in planning applications so I have forwarded your e-mail to the Case Officer, her Manager and the Senior Team Manager at Hillingdon who signs cases off.

Regards
Richard Buxton
Planning Information Officer

On Thu, 2 Apr 2020 at 12:19, Scott Lewis <scott@lamastudio.co.uk> wrote:

Dear Richard & John,

I appreciate its a difficult time at present and that you are working from home however would if please be possible for one of you to contact us today regarding the application 39894/APP/2020/346 at 88 Vine Lane.

The application is due to be determined today and we have made numerous attempts to contact the case officer via phone calls and emails as outlined here:

- Phone Call Mid-January - Left message with planning officer for a call-back no reply
- Phone Call End of February - Left message with planning officer for a call-back no reply
- Email 30/03/20 - Email to case officer requesting a call to discuss the application

We have today received an email stating the application will be refused and no reasons have yet been given, whilst we appreciate this will be contained in the officers report we would normally of expected to have been given the opportunity to either amend the application in response to an officers comments or look to withdraw the application if that was not possible.

Could you please get in contact with myself to discuss, my contact number is 07905181385.

Regards

Scott Lewis
Architect
LAMA Studio

--

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

Hillingdon Council routinely monitors the content of emails sent and received via its network for the purposes of ensuring compliance with its policies and procedures. The contents of this message are for the attention and use of the intended addressee only. If you are not the intended recipient or addressee, or the person responsible for sending the message you may not copy, forward, disclose or otherwise use it or any part of it in any way. To do so may be unlawful. If you receive this email by mistake please advise the sender immediately. Where opinions are expressed they are not necessarily those of the London Borough of Hillingdon. Service by email is not accepted unless by prior agreement.