



APPEAL BY:
Mr & Mrs Kumar De Silva

AGAINST THE LONDON BOROUGH OF HILLINGDON COUNCIL'S REFUSAL
TO GRANT PLANNING PERMISSION FOR:

Two storey side extension, single storey rear extension, single storey front extension and
porch

AT

398 Field End Road, Ruislip, HA4 9PF

London Borough of Hillingdon Council's Reference: 42967/APP/2020/2182

WRITTEN REPRESENTATIONS: GROUNDS OF APPEAL

December 2020

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1.0 INTRODUCTION

- 1.1 This statement has been prepared by RJS Planning, on behalf of Mr and Mrs Kumar De Silva, in support of the appeal lodged against the refusal of planning application 42967/APP/2020/2182.
- 1.2 The application was received by the Council on 20th August 2020 and sought planning permission for a 'Two storey side extension, single storey rear extension, single storey front extension and porch' at No. 398 Field End Road, in Ruislip, within the London Borough of Hillingdon.
- 1.3 The application was refused under delegated authority on 7th October 2020 for the following reasons:
1. *The proposed two storey/single storey side/rear extension, by reason of its visually prominent position, size, scale, bulk and width would result in an incongruous addition which would fail to harmonise with the architectural composition of the original semi-detached dwelling, would be detrimental to the character, appearance and symmetry of the pair of semi-detached houses of which it forms a part and to the visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).*
 2. *The proposed front porch by reason of its visually prominent position, size, scale, bulk and design would result in an incongruous addition which would fail to harmonise with the architectural composition of the original semi-detached dwelling, would be detrimental to the character, appearance and symmetry of the pair of semidetached houses of which it forms a part and to the visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).*
- 1.4 This grounds of appeal will address the central concerns raised within the Council's reasons for refusal, notably:
- Whether the proposed two storey/single storey side/rear extension, by reason of its visually prominent position, size, scale, bulk and width would result in an incongruous addition which would fail to harmonise with the architectural composition of the original semi-detached dwelling, would be detrimental to the character, appearance and symmetry of the pair of semi-detached houses of which it forms a part and to the visual amenities of the street scene and the surrounding area; and

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- Whether the proposed front porch by reason of its visually prominent position, size, scale, bulk and design would result in an incongruous addition which would fail to harmonise with the architectural composition of the original semi-detached dwelling, would be detrimental to the character, appearance and symmetry of the pair of semidetached houses of which it forms a part and to the visual amenities of the street scene and the surrounding area.

1.5 To set some context, this statement will first provide a description of both the appeal property and the proposed development. The statement will then discuss the relevant national and local planning policies before responding to the Council's concerns and reasons for refusal.

2.0 CONSULTATIONS

2.1 The owner/occupiers of the nearest 2 properties were consulted by letter in regard to the proposed development and no objections were received by the Council, which suggests that the neighbouring residents do not share the Council's concerns in regard to the possible impact upon their visual or residential amenities.

3.0 RELEVANT SITE HISTORY

3.1 Planning Application Reference: 42967/89/0616

Erection of a two storey side extension and a single storey side and rear extension, to form granny annex - **Approved 29th September 1989**

4.0 THE SITE

4.1 The appeal property is a two storey semi-detached dwelling house located on the southern side of the Junction of Field End Road with Ferncroft Avenue. Although planning permission was previously granted as detailed above, the house has not been extended since its original construction.



Appeal Property – No. 398 Field End Road

4.2 The wedge-shaped corner plot measures 394m², with the property having gardens to three sides and being attached to No. 1 Ferncroft Avenue to its western side. The house has a vehicular access from Field End Road, with a short driveway leading to a detached garage. There is also a small open storage shed to the rear of the garage with these structures located along the boundary with semi-detached property No. 400 Field End Road to the southeast.

- 4.3 The access from Field End Road to Ferncroft Avenue has been blocked directly in front of the appeal dwelling which provides additional opportunities for on-street parking.



Appeal Property and Surrounding Area

- 4.4 The appeal property is located within a predominantly residential area; however, it is not within the boundary of a Conservation Area and the appeal property and the neighbouring buildings are not listed.

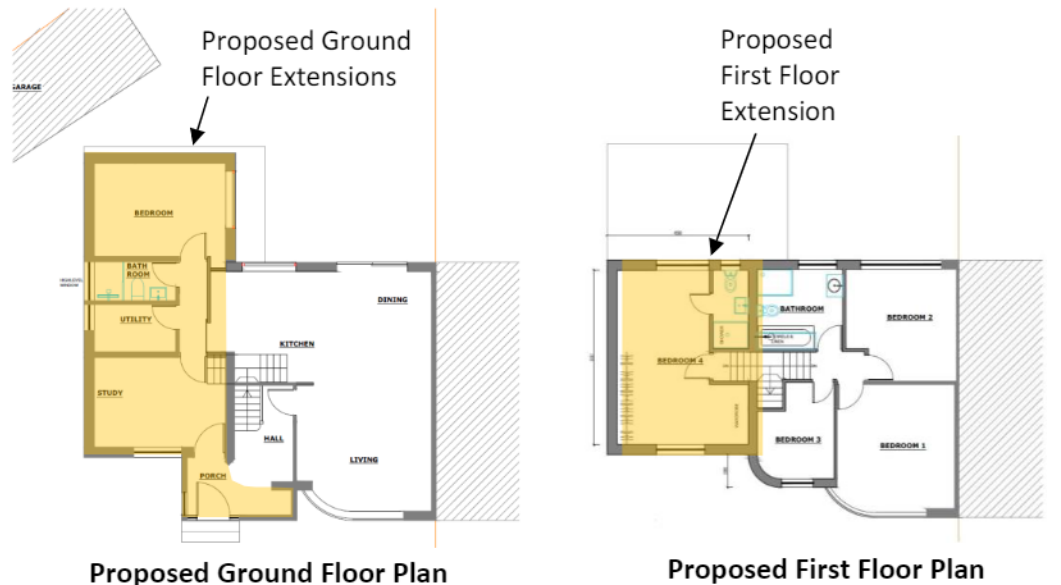
5.0 APPEAL PROPOSAL

- 5.1 The appeal application sought planning permission for a two storey side extension, single storey rear extension, single storey front extension and porch, at No. 398 Field End Road, in Ruislip.
- 5.2 The Council note that the house has previously gained permission for a similar extension in 1989, although this did not include the front extension and porch. The details of this approved extension are no longer available on the Council's website.
- 5.3 The property does not currently have a front porch and it is proposed to add a front extension/porch that will be separate from the front bay, and will match its 0.92m depth. This will wrap around the corner entrance and link to the proposed side extension with a depth of 1.9m to its eastern side. The front addition will have brickwork walls to match the host property and a flat roof design, with a maximum height of 3.0m.

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- 5.4 The proposed two storey side extension will have a width of 4.3m and a depth of 5.9m, set back 1.9m behind the existing front bay and finishing flush with the rear elevation of the house at first floor level. This element of the extension will match the eaves height of the host property, with a set down in height of 0.4m from the main ridgeline.



- 5.5 At ground floor level, the proposed side extension will extend further back to create a 3.3m deep single storey addition, with a width of 4.6m, set 6.0m away from attached property No. 1 Ferncroft Avenue. The rear extension will have a lean-to style roof that will have an eaves height of 3.0m and a maximum height of 4.0m.



- 5.6 All the proposed extensions will be finished in a mix of rendered and exposed brickwork, with plain tile roof tiles and single ply flat roof to the front, together with uPVC fenestration that will match the host property.

6.0 RELEVANT PLANNING POLICY

6.1 The reasons for refusal refer to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

6.2 Although not mentioned within the reasons for refusal, the London Plan (2016) and the NPPF (2019) are also relevant to this appeal. The following paragraphs provide a brief summary of the relevant policies and the applicable guidance within the National Planning Policy Framework. The paragraphs are in a hierarchical order relative to national and local planning policy.

National Planning Policy Framework – February 2019 (NPPF)

6.3 The NPPF (February 2019) sets out the Government's planning policies for England and how these are expected to be applied, this document replaces the National Planning Policy Framework published in July 2018. The following sections and paragraphs make reference to the parts of the NPPF which are directly relevant to this appeal.

Achieving sustainable development

6.4 The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): economic, social and environmental.

Presumption in Favour of Sustainable Development

6.5 Paragraph 11 of the NPPF advises that plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:

- a) *plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;*
- b) *strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:*
 - i. *the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or*
 - ii. *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.*

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6.6 For plan-making this means that:

- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. 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.**

Decision-making

6.7 Paragraph 38 states that 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.

Achieving well-designed places

6.8 Section 12 of the NPPF describes how the creation of high quality buildings and places is fundamental to what the planning and development process should achieve, stating 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”*.

6.9 Paragraph 126 states that to provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.

6.10 Paragraph 127 states that planning policies and decisions should ensure that developments:

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

- c) 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);*
- d) 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;*
- e) 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*
- f) 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; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

- 6.11 Paragraph 130 highlights that 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. It should also be noted that Paragraph 131 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 an area, so long as they fit in with the overall form and layout of their surroundings”*.

The London Plan

- 6.12 The London Plan is the overall strategic plan for London and sets out a framework for the development of London over the next 20-25 years. Policies 7.4 and 7.6 are relevant to this appeal.

Policy 7.4: Local Character

- 6.13 Policy 7.4 requires development to have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings and states that buildings should be of a high quality design which has regard to the existing street and which makes a positive contribution to the character of the place.

Policy 7.6: Architecture

- 6.14 Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context. Buildings and structures should be of the highest architectural quality, of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm, comprising of details and materials that complement, not necessarily replicate, the local architectural character and ensuring a development will not cause unacceptable harm to the amenity of surrounding land and buildings, in relation to privacy or overshadowing.

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

- 6.15 The Hillingdon Local Plan is the key strategic planning document for Hillingdon and has an ambition for Hillingdon to be an attractive and sustainable borough. Policies BE1 and HE1 are referred to within the reasons for refusal, Policy DMHB 12 is also relevant.

Policy BE1 – Built Environment

- 6.16 Policy BE1 is a general policy which states that the Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. Criterion 1 of the policy states that new developments 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 and which contributes to community cohesion and a sense of place. Criterion 2 of the policy states that proposals should be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties.

Local Plan Part 2 - Development Management Policies (adopted Jan 2020)

- 6.17 This Development Management Policies document forms part of Hillingdon's Local Plan Part 2. Its purpose is to provide detailed policies that will form the basis of the Council's decisions on individual planning applications. Policies DMHB 11, DMHB 12 and DMHD 1 are referred to within the reason for refusal.

Policy DMHB 11 - Design of New Development

- 6.18 Section A) states that all development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including; harmonising with the local context by taking into account the surrounding 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.*

- 6.19 Section B) states development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space; Section C) states development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential; and Section D) explains that development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste.

Policy DMHB 12 - Streets and Public Realm

- 6.20 Section A) states that development should be well integrated with the surrounding area and accessible, and amongst other criteria, it should ensure public realm design takes account of the established townscape character and quality of the surrounding area.

Policy DMHD 1 - Alterations and Extensions to Residential Dwellings

- 6.21 In relation to the appeal proposal Section A) states planning applications relating to alterations and extensions of dwellings will be required to ensure that:
- i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;*
 - ii) a satisfactory relationship with adjacent dwellings is achieved;*
 - iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;*
 - iv) new extensions respect the design of the original house and be of matching materials;*
 - v) there is no unacceptable loss of outlook to neighbouring occupiers;*
 - vi) adequate garden space is retained;*
 - vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C;*
 - viii) trees, hedges and other landscaping features are retained; and*
 - ix) all extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials.*

6.22 Section B) relates to rear extensions and in regard to single storey additions states:

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;*
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;*
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;*

6.23 Section C) relates to side extensions and states:

- i) side extensions should not exceed half the width of the original property;*
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;*
- iii) garages should reflect the size guidelines set out in Appendix C Parking standards;*
- iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;*
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;*

6.24 Section D) relates to front extensions and states:

- i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;*
- ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and*
- iii) notwithstanding the above, at least 25% of the front garden must be retained.*

7.0 THE APPELLANTS' CASE

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Introduction

- 7.1 The appellants' case will focus on the central concerns within the reasons for refusal; notably:
- Whether the proposed two storey/single storey side/rear extension, by reason of its visually prominent position, size, scale, bulk and width would result in an incongruous addition which would fail to harmonise with the architectural composition of the original semi-detached dwelling, would be detrimental to the character, appearance and symmetry of the pair of semi-detached houses of which it forms a part and to the visual amenities of the street scene and the surrounding area; and
 - Whether the proposed front porch by reason of its visually prominent position, size, scale, bulk and design would result in an incongruous addition which would fail to harmonise with the architectural composition of the original semi-detached dwelling, would be detrimental to the character, appearance and symmetry of the pair of semidetached houses of which it forms a part and to the visual amenities of the street scene and the surrounding area.
- 7.2 This statement will seek to clarify why the proposed development ought to be deemed acceptable in this residential setting.

The Council's Concerns

- 7.3 According to the Planning Officer's Report, the Council's main considerations in assessing this case were as follows:
- Principle of development
 - Background to the case
 - Design and impact on the existing dwelling and street scene
 - Impact upon the amenities of adjoining occupiers
 - The reduction in size of the rear garden
 - Car parking provision

Principle of Development

- 7.4 The proposal accords with the aims of local, regional and national planning policy, as the appellants' architect has designed proportionate and sympathetic extensions to the appeal property, that will harmonise with the appearance and character of the existing house and are similar in design to neighbouring additions. The proposal has also been carefully considered to ensure the development as a whole will not impact negatively upon the visual or residential amenities of the neighbouring residents.
- 7.5 The appeal site is situated within a predominantly residential area where there is a presumption in favour of sustainable development provided that proposals are in compliance with development plan policies and that no unacceptable harm to residential

amenity, the environment, highway safety or any other material planning considerations arise. The proposed development therefore ought to be considered an acceptable form of residential development in principle, subject to policy compliance.

Background to the case

- 7.6 The history of the site details a previously approved planning application for the 'Erection of a two storey side extension and a single storey side and rear extension, to form granny annex' under reference 42967/89/0616, which was granted on 29th September 1989, although not implemented.

- 7.7 It is also noted that the adjoining property, No. 1 Ferncroft Avenue has been extended in a similar manner to that proposed at the appeal property, with application reference 2601/APP/2013/2984 having granted a 'Part two storey, part single storey side extension and single storey rear extension involving alterations to rear elevation' on 9th December 2013 (see **Appendix A**).



No. 1 Ferncroft Avenue

- 7.8 An additional single storey side extension has also been allowed under appeal reference APP/R5510/D/17/3172412 on 18th May 2020, to be attached to the two storey extension at No. 1 Ferncroft Avenue. This has been designed to fit the wedge-shaped site, and as such, extends up to its western side boundary as pictured above (see **Appendix B**).

Design and impact on the existing dwelling and street scene

- 7.9 The NPPF 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"*, with the proposed development purposefully designed to meet the objectives of paragraph 127 which requires developments to function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; whilst being visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and being 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).
- 7.10 These objectives are supported by Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) which states that all new developments should

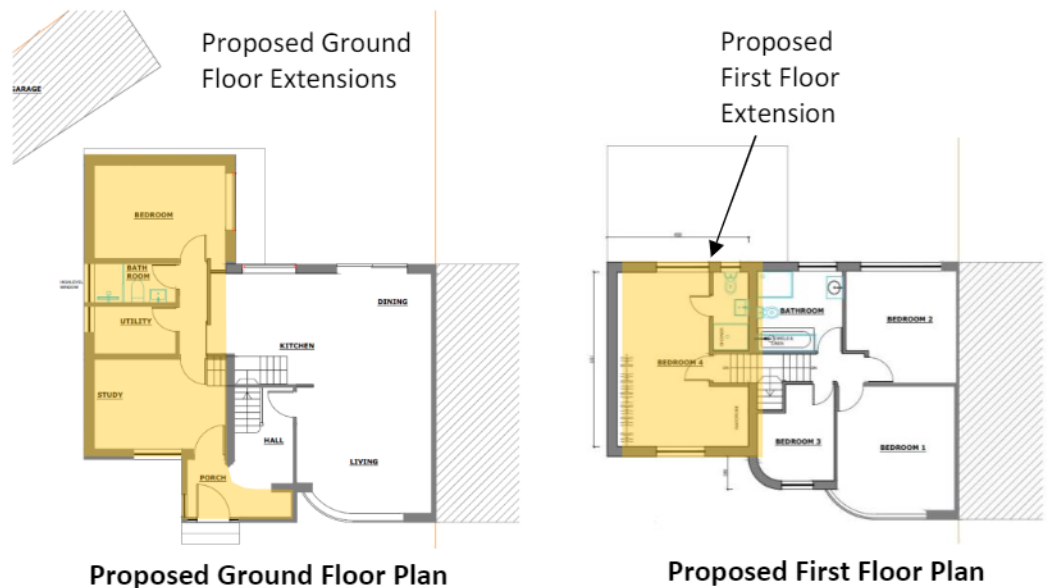
achieve a high quality of design in all new buildings and the public realm, contributing to community cohesion and a sense of place; and Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), which state that all development will be required to be designed to the highest standards and incorporate principles of good design, so that it will be well integrated with the surrounding area, be accessible, and amongst other criteria, take into account the established townscape character and quality of the surrounding area.

- 7.11 The Council has stated within the first reason for refusal that *“the proposed two storey/single storey side/rear extension, by reason of its visually prominent position, size, scale, bulk and width would result in an incongruous addition which would fail to harmonise with the architectural composition of the original semi-detached dwelling, would be detrimental to the character, appearance and symmetry of the pair of semi-detached houses of which it forms a part and to the visual amenities of the street scene and the surrounding area”*.
- 7.12 In response to this assessment, it is clear that although the appeal property and neighbouring dwellings have a distinctive architectural style, the character of the area has not been diminished by the existing extensions in the locality, which share a similar design and scale to that proposed.
- 7.13 As previously detailed, the adjoining property No. 1 Ferncroft Avenue has already benefited from a two storey side and single storey rear extension, together with an additional side extension; therefore, the proposed extension at No. 398 Field End Road will create an improved balance between the semi-detached houses rather than harming the symmetry of these paired dwellings.

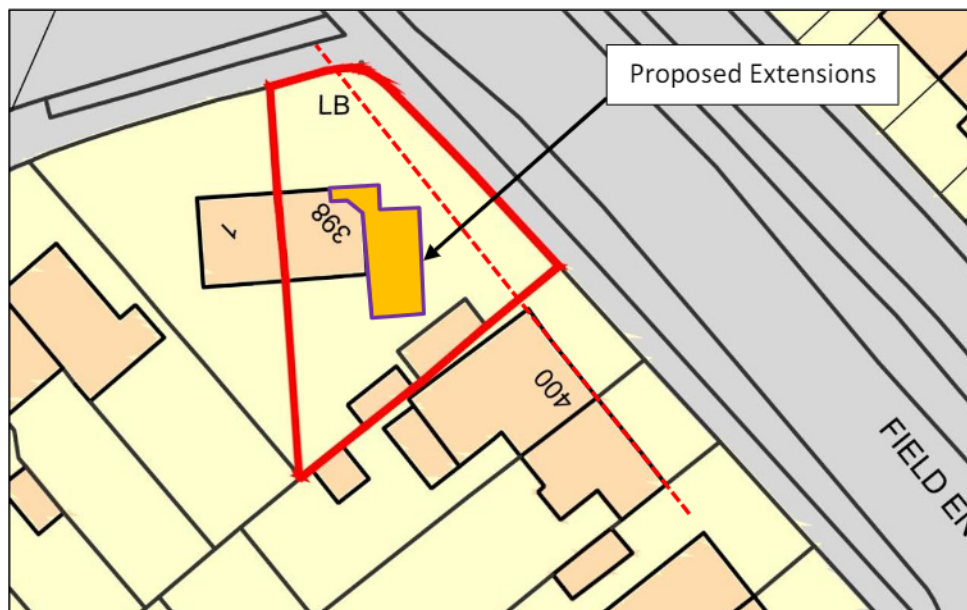


No. 398 Field End Road and No. 1 Ferncroft Avenue

- 7.14 The appeal property is set upon a spacious corner plot, with plenty of room to its eastern side to accommodate the proposed side and rear extensions, with access maintained to the rear garden, between the side/rear additions and the garage.



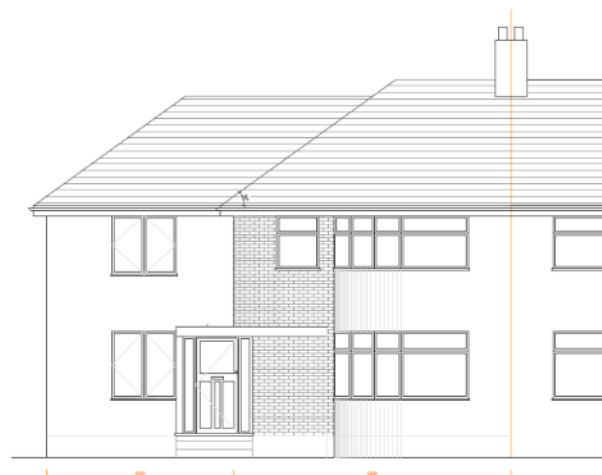
- 7.15 The proposed two storey side extension will have a width of 4.3m, set in approximately 6.0m from the boundary with Field End Road and set back 1.9m behind the existing front bay and the front elevation of the proposed porch. The Council has stated that the extension would be greater than half the width of the original dwelling which is 6.4m, and the extension would exceed the return building line at ground floor level. However, as shown below, the extension will not exceed the side return building line and as it will only be 1.1m deeper than half the width of the original property, the openness of the area will clearly be maintained, therefore achieving the objectives of Policy DMHD 1.



Position of Proposed Extension

7.16 Paragraph A1.12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), explains that all side extensions should be limited in width to less than half the width of the original property to avoid over-dominance of the original house, with side additions also expected to be set back 1.0m from the front elevation at first floor level and set in 1.0m from the side boundary. In this case, as the two storey extension will be set back 1.9m behind the front bay and set in approximately 6.0m from the boundary with Field End Road, the slightly wider extension ought to be deemed acceptable.

7.17 As illustrated, the proposed development could not be considered to overwhelm or dominate the host dwelling, with the eaves height to match those of the main house and the roof set down 0.4m to ensure the two storey side addition is subservient. The original curved front bay will remain the main feature of the property



Proposed Front Elevation

7.18 The Council has stated that *"The front extension would virtually result in the loss of the curved corner which is a characteristic feature of this particular pair of semi-detached dwellings both of which are situated on a visually prominent corner site. Thus, the proposed front porch by reason of its visually prominent position, size, scale, bulk and design would result in an incongruous addition which would fail to harmonise with the*

architectural composition of the original semi-detached dwelling". However, this assessment is misleading, as the porch is set 0.16m from the bay which retains its curve.

- 7.19 The proposed porch will equal the depth of the front bay and will have a flat roof design which matches the height of the ground floor front window, with the adjacent side elevation showing how the simple design of the flat roofed porch will reflect the original architectural style of the house, with the vertical and horizontal design lines maintained to provide a harmonised appearance, with matching finishing materials.



Proposed Eastern Elevation

- 7.20 In regard to the proposed rear extension, the Hillingdon Local Plan: Part Two - Development Management Policies (2020) guidance states that single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth; and pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level.

- 7.21 The proposed rear addition will have a depth of 3.3m, a width of 4.6m, and although it will reach a maximum height of 4.0m where it attaches to the rear elevation of the proposed side extension, it will have an eaves height of 3.0m and will be set 6.0m away from the paired semi, No.1 Ferncroft Avenue.



Proposed Rear Elevation

- 7.22 As pictured below, No. 1 Ferncroft Avenue and No. 400 Field End Road are also extended to the rear, therefore the development will not appear out of keeping and represents a typical rear addition to the house; with its proposed western side window facing the blank wall of the extension at No. 1 Ferncroft Road.

No. 400 Field End Road

No. 1 Ferncroft Avenue

**Rear Elevation of the Appeal Property****Rear Garden, Garage and No. 400**

7.23 Whilst the Planning Officer's opinions are respected, it is clear that the proposed development has not been accurately assessed, with the proposed front extension retaining the curved front bay of the house and the side extension being set back 1.9m behind the front elevation to ensure that the side return building line is respected. The design and scale of the proposed development are similar to neighbouring extensions and it therefore respects the character of the host dwelling and the wider residential area, and in particular, will provide a more balanced appearance to the semi-detached houses as a pair.

7.24 The paired semi-detached houses No. 2 Ferncroft Avenue and No. 396 Field End Road, to the opposite side of the junction share the same architectural style and these have also been extended to the side with two storey additions, plus single storey extensions to the sides, as pictured below.

**No.2 Ferncroft Avenue**

7.25 No. 2 Ferncroft Avenue was granted the 'Erection of a two storey side extension and attached single storey garage and utility room (involving demolition of existing garage)' under application reference 52003/97/0827 on 20th November 1998.

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No. 396 Field End Road

- 7.26 No. 396 Field End Road shares a similar prominent position to the appeal property, with this dwelling having been granted the 'Erection of a two storey side extension and attached single storey utility room and garage (involving demolition of existing garage)' under application 31860/APP/2001/23 on 14th February 2001.
- 7.27 Given the nearby extensions to neighbouring houses it is clear that the proposal reflects the surrounding pattern of development and could not be considered detrimental to the visual amenities of the street scene or the surrounding area, in accordance with Policy BE1 of the Hillingdon Local Plan: Part One – Strategic Policies (2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - DMP (2020).

Impact upon the amenities of adjoining occupiers

- 7.28 The NPPF states in paragraph 127 that planning policies and decisions should ensure that developments create a high standard of amenity for existing and future users, which is supported by the London Plan Policy 7.6 that states development should not cause unacceptable harm to the amenity of surrounding land and buildings, in relation to privacy or overshadowing.
- 7.29 This is supported by Policy DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020) which advises that all development will be required to be designed to the highest standards and incorporate principles of good design, whilst not adversely impacting on the amenity, daylight and sunlight of adjacent properties and open space.
- 7.30 The Council also aim to ensure that there is sufficient privacy for residents and it resists proposals where there is an unreasonable level of overlooking between habitable rooms of adjacent residential properties or onto private open spaces.
- 7.31 Having assessed the proposal the Council has confirmed that it will *"have no adverse effect on the residential amenities of the neighbouring properties at 400 Field End Road and 1 Ferncroft Avenue. Therefore, it is considered that the proposal would have an acceptable*

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impact on the neighbouring properties in terms of loss of light, loss of outlook, sense of dominance or overlooking in compliance with Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan Part 2 Development Management Policies (January 2020)".

The reduction in size of the rear garden

- 7.32 As the proposed development will retain a rear garden area of over 100m², it has been stated in the Delegated Report that *"this is considered to be adequate for the enlarged property and would be in compliance Policy DMHB 18 of the Hillingdon Local Plan Part 2 Development Management Policies (January 2020)".*

Car parking provision

- 7.33 The Delegated Report incorrectly states that the property has no vehicular access and therefore no on-site parking provision; however, the property has access from Field End Road, a short driveway and a garage, therefore the house has two parking spaces within its curtilage.
- 7.34 Nevertheless, the Council has stated that *"as the proposal does not affect the current parking provision. Therefore, the proposed development complies with policy DMT 6 of the Hillingdon Local Plan Part 2 Development Management Policies (January 2020)".*

8.0 CONCLUSION

- 8.1 As explained within this statement, the proposed two storey side extension, single storey rear extension, single storey front extension and porch have been purposefully designed to respect the original architectural style of the property and the character of the wider area.
- 8.2 Whilst it is understandable that the council would want to prevent unsympathetic development, the appellant has no desire to gain permission for works that are not worthy of the existing house, the composition of the properties within the street scene, or the character and appearance of the area, and feels strongly that the proposed extensions and alterations to the appeal dwelling will preserve both visual and residential neighbouring amenities, whilst improving the amenity levels of current and future occupants of the host dwelling.



Spacious Underutilised Side Garden

- 8.3 As shown within the images included in this statement, the nearest neighbouring properties around the junction of Field End Road and Ferncroft Avenue, have similar scale side extensions, with the spacious corner plots allowing the houses to be extended without harming the visual amenity of the locality. The proposed development will therefore complement this residential setting, making better use of the land available, whilst retaining plenty of garden space to the side and rear of the property, together with the existing parking provision.
- 8.4 The National Planning Policy Framework (2019) states that decision-makers at every level should seek to approve applications for sustainable development where possible and that applications should be considered in the context of the presumption in favour of sustainable development. The proposed extensions comply with national and local planning policy and, for the above reasons, it is politely requested that this appeal is allowed. However, if the Inspector objects to the porch/front extension, it is requested that a split decision is reached in this case.