



Mrs Jo Brough - Paddington Planning
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Planning Applications Team
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Case Officer: Liz Arnold
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Date: 17th December 2020
Our Ref: 24650/PRC/2020/210

Dear Mrs Jo Brough - Paddington Planning

RE: First floor rear extension and extension to roof to create additional habitable space
SITE: 51 Ickenham Road Ruislip

I refer to your request for pre-application planning advice dated 26 October 2020 relating to the above development. The advice provided is based on the observations at the previous site visit and the drawings and documents issued to the Local Planning Authority for consideration:

Plan Numbers: 51Ickenhamroad/2014/02 - received 27 Oct 2020
51Ickenhamroad/2014/01 - received 27 Oct 2020
51Ickenhamroad/2014/03 A - received 27 Oct 2020
51Ickenhamroad/2014/08 - received 27 Oct 2020
51Ickenhamroad/2014/05 B - received 27 Oct 2020
51Ickenhamroad/2014/05 A - received 27 Oct 2020
51Ickenhamroad/2014/06 - received 27 Oct 2020
51Ickenhamroad/2014/07 B - received 27 Oct 2020

Outlined below is a preliminary assessment of the proposal, including an indication of the main issues that should be addressed should you choose to submit a formal planning application. Please note that the views expressed in this letter represent officer opinion only and cannot be taken to prejudice the formal decision of the Council in respect of any subsequent planning application, on which consultation would be carried out which may raise additional issues. In addition, the depth of analysis provided corresponds with the scope of information made available to Council officers.

The Site and Surrounds

The application site comprises a two-storey detached property situated on the southern side of Ickenham Road, where it curves round to the south and opposite the junction with Church Avenue. This is a substantial house dating from the inter war period and is well detailed and articulated, with a steep pitched roofline, a projecting gable to the front and two characteristic gable elements to the rear at roof level. Originally the property most likely featured two cat slide roof elements at either end, however the property has been altered and extended in the past which included a side extension removing one of the cat slide roof elements. Other alterations include a dormer to the front and side and a substantial rear extension. The front elevation

remains relatively unaltered and contributes to the street scene.

The wider street scene is residential in character and appearance comprising individually designed detached dwellings. The application site lies within the Ruislip Village Conservation Area as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

The Proposal

The proposal is to erect a first floor rear extension and extensions to the roof to create additional habitable space.

Planning Policy

The proposed development would be assessed against the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance:

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

Other Policies:

DMHB 1	Heritage Assets
DMHB 10	High Buildings and Structures
DMHB 11	Design of New Development
DMHB 4	Conservation Areas
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.8	(2016) Heritage assets and archaeology
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

Main Planning Issues

1. Principle of development

There is no objection in principle to extending the application property subject to compliance with relevant policies of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

2. Design

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place.

Policy DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and

landscaping.

DMHB12 advises that development should be well integrated with the surrounding area and it should ensure public realm design takes account of the established townscape character and quality of the surrounding area.

DMHB 4 also advises new development within or on the fringes of conservation areas will be expected to preserve or enhance the character and appearance of the area. It should sustain and enhance its significance and make a positive contribution to the local character and distinctiveness.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers. Two storey rear extensions should not contravene a 45 degree line of sight from neighbouring windows and should not contain windows or other openings that overlook other houses at a distance of less than 21m.. Pitched roofs should be of a similar pitch and material to the original roof and subordinate in design. Large crown roofs on detached houses will not be supported and full width two storey rear extensions are not considered acceptable in designated areas. Roof extensions should be located on the rear elevation only and should be subservient to the scale of the existing roof.

The proposed first floor rear extension measures 9.66m in width and 3.05m in depth. This is set beneath a large crown roof formed between the extended gables which would provide additional accommodation within the roofspace. The Conservation Officer previously raised concerns over a lesser scheme, which was of the same dimensions and set beneath the extended gables, with a smaller crown detail and a sloping roof down to a matching eaves level with the main roof. At appeal the Planning Inspector, whilst noting the Officer's concerns advised that the design proposal would harmonise well with the existing dwelling, and would not be visible within the street scene. It would also respect the existing strong gable features on the rear elevation.

The current submission would completely subsume the existing gables and result in what appears as a large three storey flat roofed extension. The very large characterless facade with the higher eaves level, would fail to appear as a subordinate addition and would be completely out of keeping with the architectural character of the existing property. Although the alterations may be at the rear of the property, conservation areas are not designated as a series of street scenes. Views from private rear gardens form part of how the heritage asset may be experienced. The source of the view does not lessen the requirement to preserve or enhance the conservation area, in accordance with section 72 of the Planning (Listed Building and Conservation Areas) Act 1990. The proposal would result in a substantial addition to the rear of the property, which is inappropriate in its design and bulk, in the context of a building of interest, in this part of the Ruislip Village Conservation Area. Therefore in terms of appearance the proposed extension would fail to respect the character and appearance of the existing property and the wider Conservation Area and is considered unacceptable.

3. Amenity

Policy DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020) also advises that all development should not have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 requires that alterations and extensions would not result in an unacceptable loss of outlook to neighbouring occupiers.

The submitted plans indicate that the proposed first floor extension measures 3 m in depth and is set away from the side boundaries by approximately 3 m to East with no. 49 and 9.5 m

to the West with no. 53. The proposed extensions would not compromise a 45 degree line of sight from the neighbouring properties and given the degree of separation between the application site and adjacent dwellings the proposals would not result in an unacceptable loss of light or outlook to the occupants of those properties. The nearest property to the rear is no. 50 Kingsend situated approximately 33.5 m away. The principle windows for the proposed extensions would face front and rear and would not result in any additional overlooking or loss of privacy to that already existing. It is therefore considered that the proposed development would not constitute an un-neighbourly form of development.

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2016).

External Amenity Space

Policy DMHB 18 requires all new residential development to provide good quality and useable private outdoor amenity space. The property benefits from a good sized rear garden and adequate garden space would be retained.

4. Highways

Local Plan: Part 2 Policy - DMT 6 requires that new development will only be permitted where it accords with the Council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

The Council's maximum standard requires the provision of 2 parking spaces. The property benefits from at least two existing off road parking spaces to the front of the house. It is therefore considered the proposal would not result in demand for on street parking and would be in accordance with Policy DMT 6 of the Local Plan: Part Two - Development Management Policies (2020).

5. Other

None.

6. Planning Obligation and CIL (Mayor and LBH)

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £60 per sq metre.

7. Application Submission

The Council has an adopted Local Planning Validation Checklist (June 2020). The documents to be submitted with a future planning application are likely to include:

Application Form.
Existing Floor Plans.
Proposed Floor Plans.
Existing Elevations.
Proposed Elevations.
Existing and Proposed Block Plan

Please note that this list is not exhaustive and other information may be required on the proposals program.

8. Conclusion

The current proposal, based on the plans that have been submitted could not be supported by the Council, as it is considered that the proposal would be harmful to the character and appearance of the original dwelling and fails to either preserve or enhance the character and

appearance of the wider Ruislip Village Conservation Area.

Any revisions would need to ensure they are correct and follow the guidelines within the latest Government guidance as well as the relevant policies and guidance contained within the Local Plan, adopted supplementary guidance and the London Plan (2016).

A formal application would be subject to public consultation which may raise other issues.

Please be advised that the Council require confirmation that you wish to enter into a PPA as soon as possible, in order to ensure the necessary resource are in place to meet the terms of the PPA.

Thank you for entering into the Councils pre-application advice service and I trust you have found this service of assistance.

**Liz Arnold
Planning Consultant
Major Applications Team
London Borough of Hillingdon**

Planning Guarantee

For complex applications which are likely to exceed the statutory timeframes, the applicant is encouraged to enter into a Planning Performance Agreement (PPA) to allow for the negotiation of complex cases. Central Government encourages the use of PPAs for larger and more complex planning proposals to bring together the developer, the Local Planning Authority and key stakeholders to work in partnership throughout the planning process.

Providing a PPA helps ensure that major proposals progress through the application process in a timely fashion and result in high quality development but the service is both time consuming and costly. The charge for all Planning Performance Agreements will ensure that adequate resources and expertise can be provided to advise on major development proposals, the charges are determined on a site by site basis.

Hillingdon are committed to ensure the best possible service provision to all of our applicants. In order to ensure this, we will not be able to facilitate negotiation which would result in an application being determined outside of statutory timeframes, unless the applicant has entered into a Planning Performance Agreement.

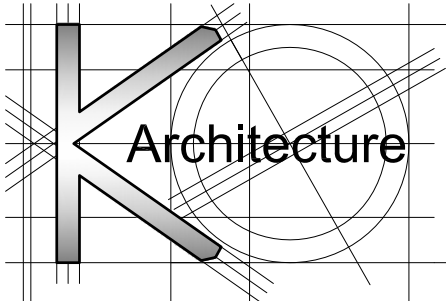
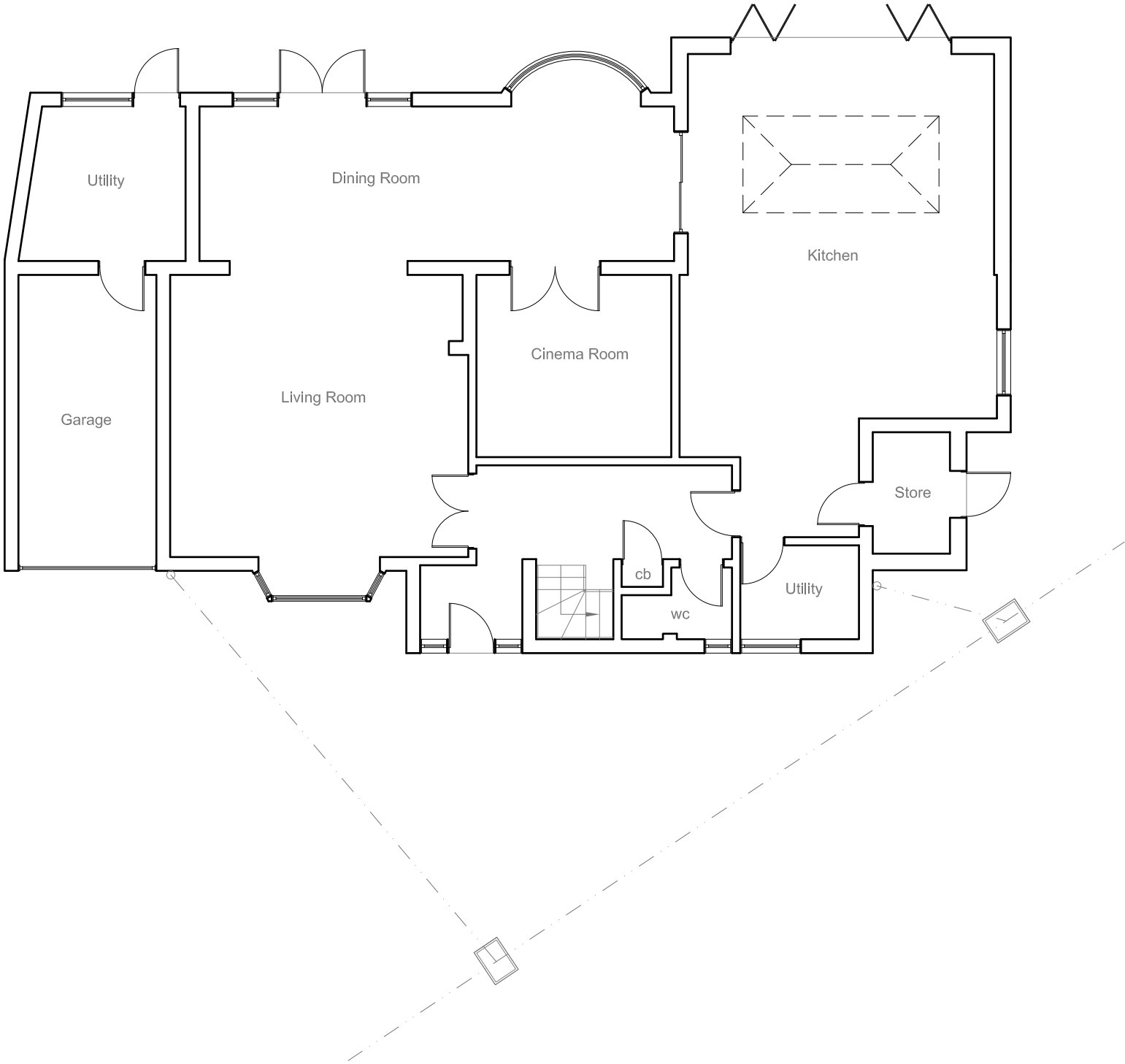
All work to comply with current building regulations and codes of practice

Do not scale from drawings

all dimensions to be checked on site before the start of any work

All Proposed External Materials to Match Existing External Materials

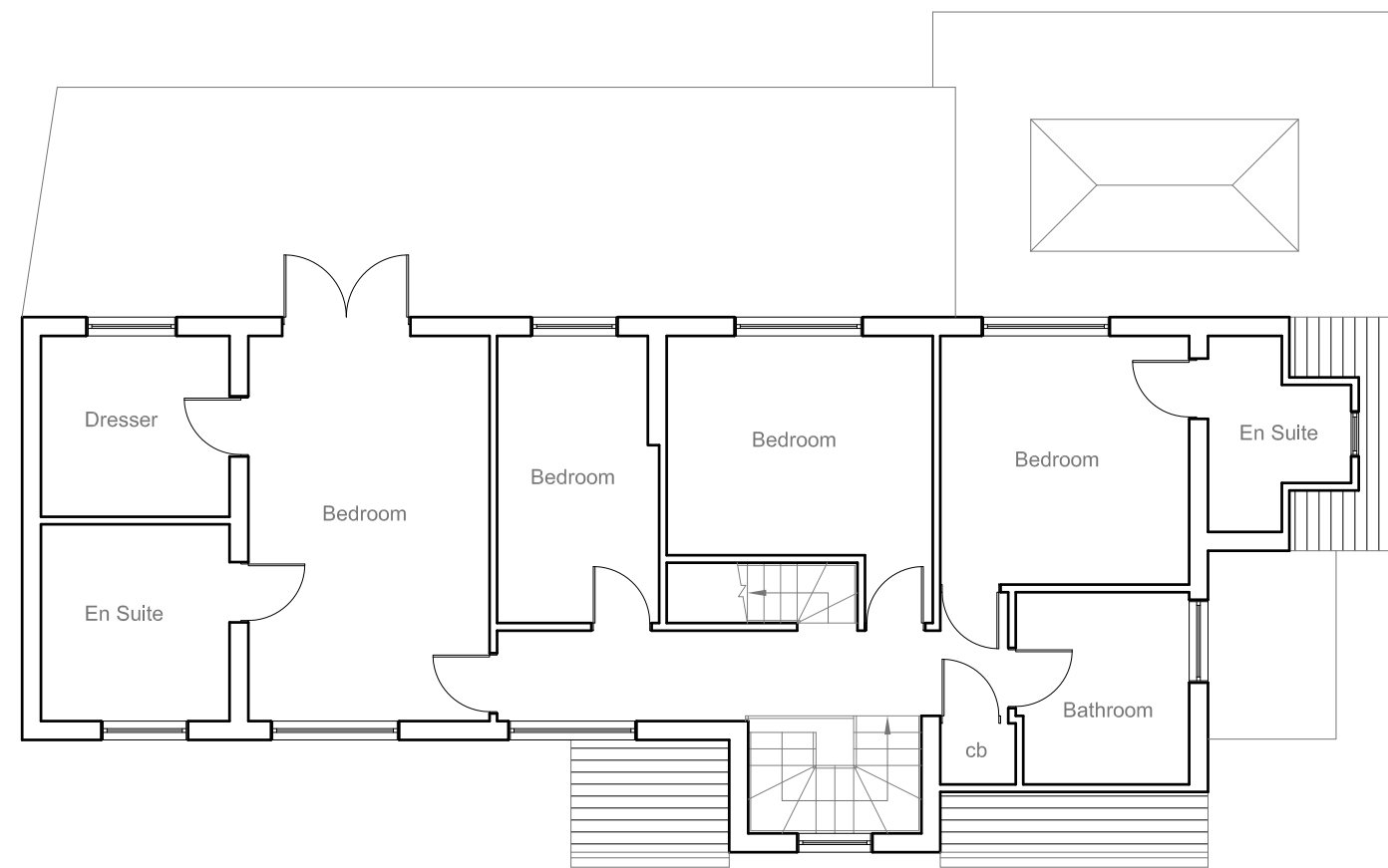
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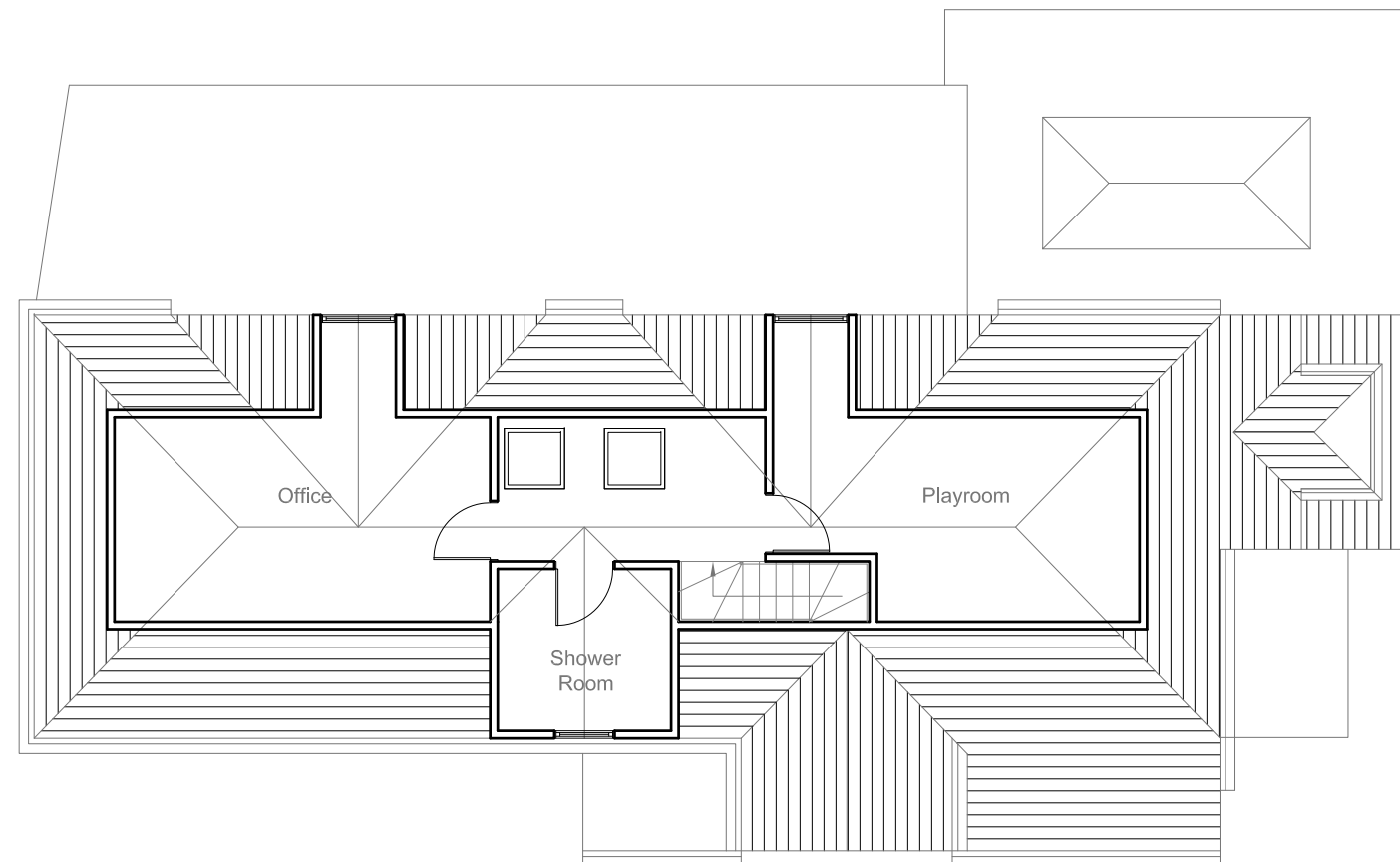
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		<u>Drawings Scale:</u> 1:100		<u>Drawn By:</u> KG		<u>Revision:</u>	
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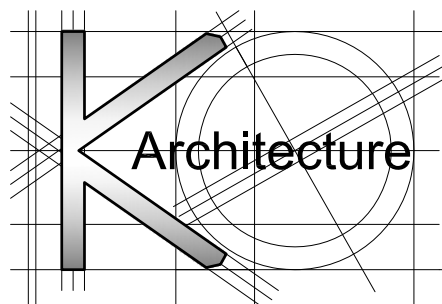
Any Proposed Windows to Flank wall to be
Obscure Glazed and Non-Opening below
1.7m from FFL



Existing First Floor Plan
Scale 1:100



Existing Loft Floor Plan
Scale 1:100



<u>Site Address:</u>	<u>Drawing Content:</u>	<u>Drawings No:</u>	<u>Date Drawn:</u>	Planning Issue						
51 Ickenham Road Ruislip Middlesex HA4 7BZ	Existing First and Loft Floor Plans	51ickenhamroad/2017/02	15th February 2017	7						
1	2	<u>Drawings Scale:</u>	<u>Drawn By:</u>	<u>Revision:</u>						
		1:100	KG						8	

All work to comply with current building regulations and codes of practice

Do not scale from drawings all dimensions to be checked on site before the start of any work

All Proposed External Materials to Match Existing External Materials

Any Proposed Windows to Flank wall to be Obscure Glazed and Non-Opening below 1.7m from FFL



Existing Front Elevation
Scale 1:100



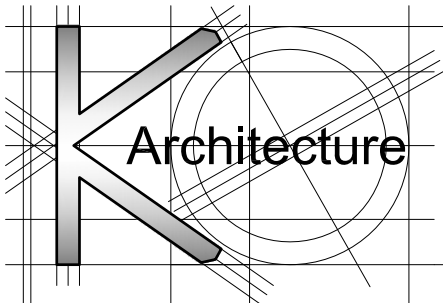
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Existing Side Elevation
Scale 1:100



Existing Rear Elevation
Scale 1:100



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51 Ickenham Road
Ruislip
Middlesex
HA4 7BZ

Drawing Content:
Existing Elevations

Drawings No:
51ickenhamroad/2017/03

Date Drawn:
15th Febraury 2017

Planning Issue

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Drawn By:
KG

Revision:

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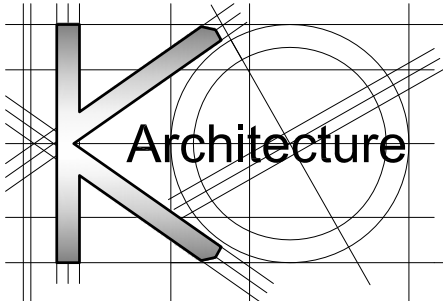
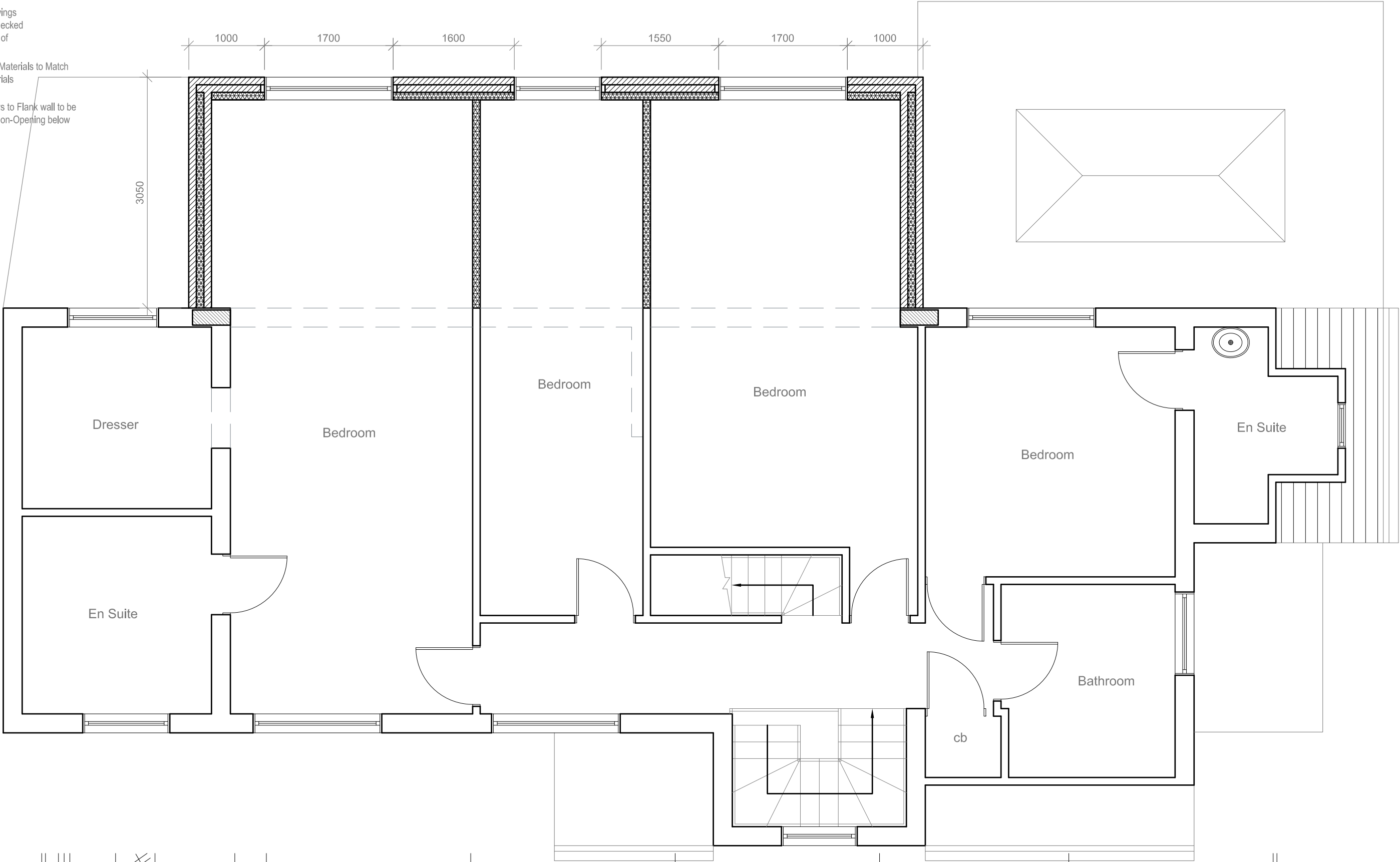
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All Proposed External Materials to Match Existing External Materials

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Site Address:
51 Ickenham Road
Ruislip
Middlesex
HA4 7BZ

Drawing Content:
Proposed First Floor Plan

Drawings No:
51ickenhamroad/2017/05

Date Drawn:
15th February 2017

Building Control Issue

Drawings Scale:
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Drawn By:
KG

Revision:

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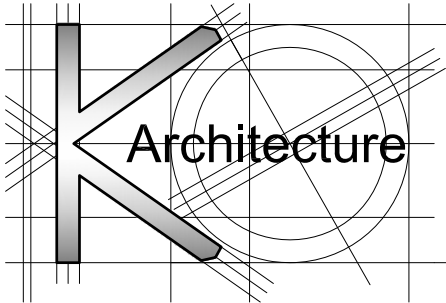
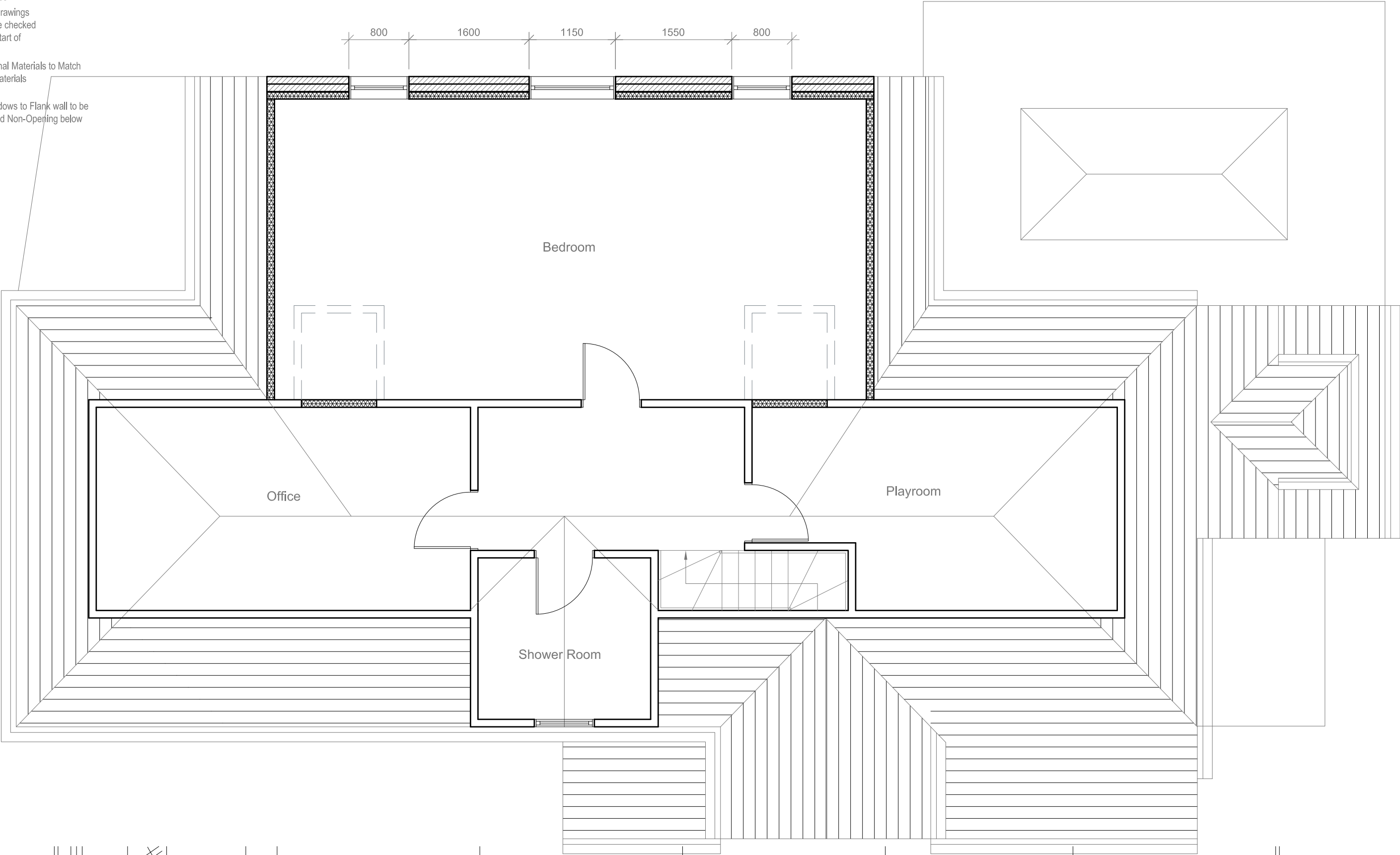
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All Proposed External Materials to Match Existing External Materials

Any Proposed Windows to Flank wall to be Obscure Glazed and Non-Opening below 1.7m from FFL



<u>Site Address:</u> 51 Ickenham Road Ruislip Middlesex HA4 7BZ	<u>Drawing Content:</u> Proposed Loft Floor Plan	<u>Drawings No:</u> 51ickenhamroad/2017/05A		<u>Date Drawn:</u> 12th October 2020		Building Control Issue	
		<u>Drawings Scale:</u> 1:50		<u>Drawn By:</u> KG		<u>Revision:</u>	
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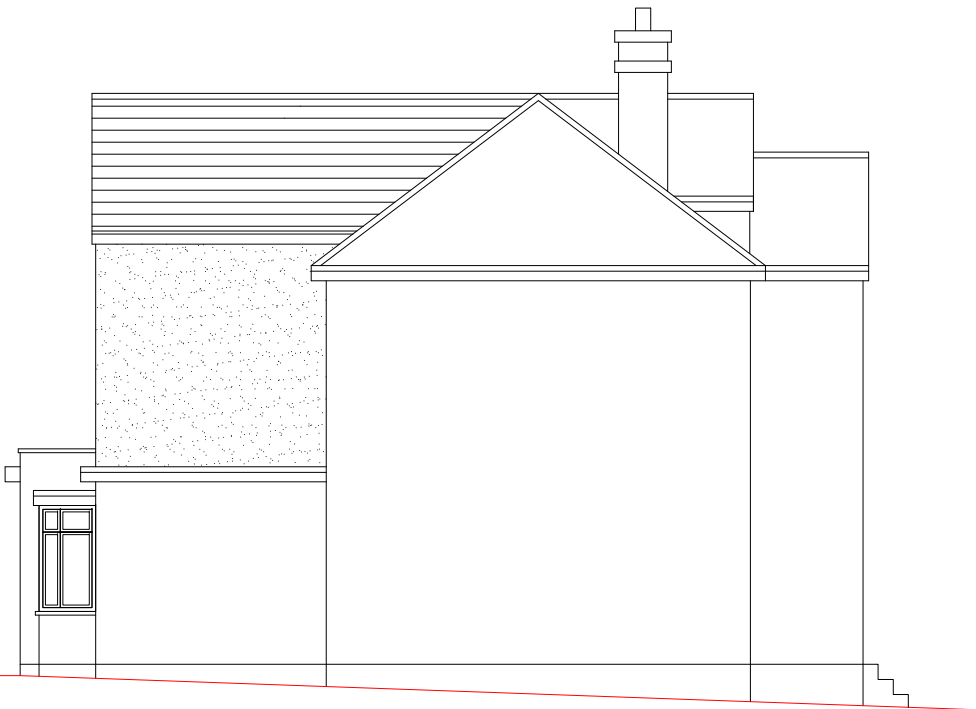
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Proposed Front Elevation
Scale 1:100



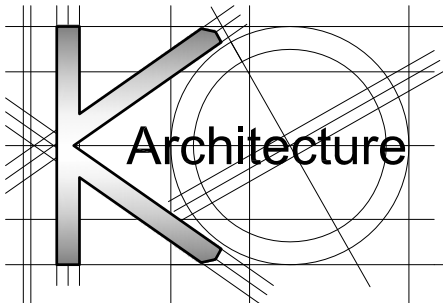
Proposed Side Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Rear Elevation
Scale 1:100



Site Address:
51 Ickenham Road
Ruislip
Middlesex
HA4 7BZ

Drawing Content:
Proposed Elevations

Drawings No:
51ickenhamroad/2017/06

Date Drawn:
12th October 2020

Planning Issue

Drawings Scale:
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Drawn By:
KG

Revision:

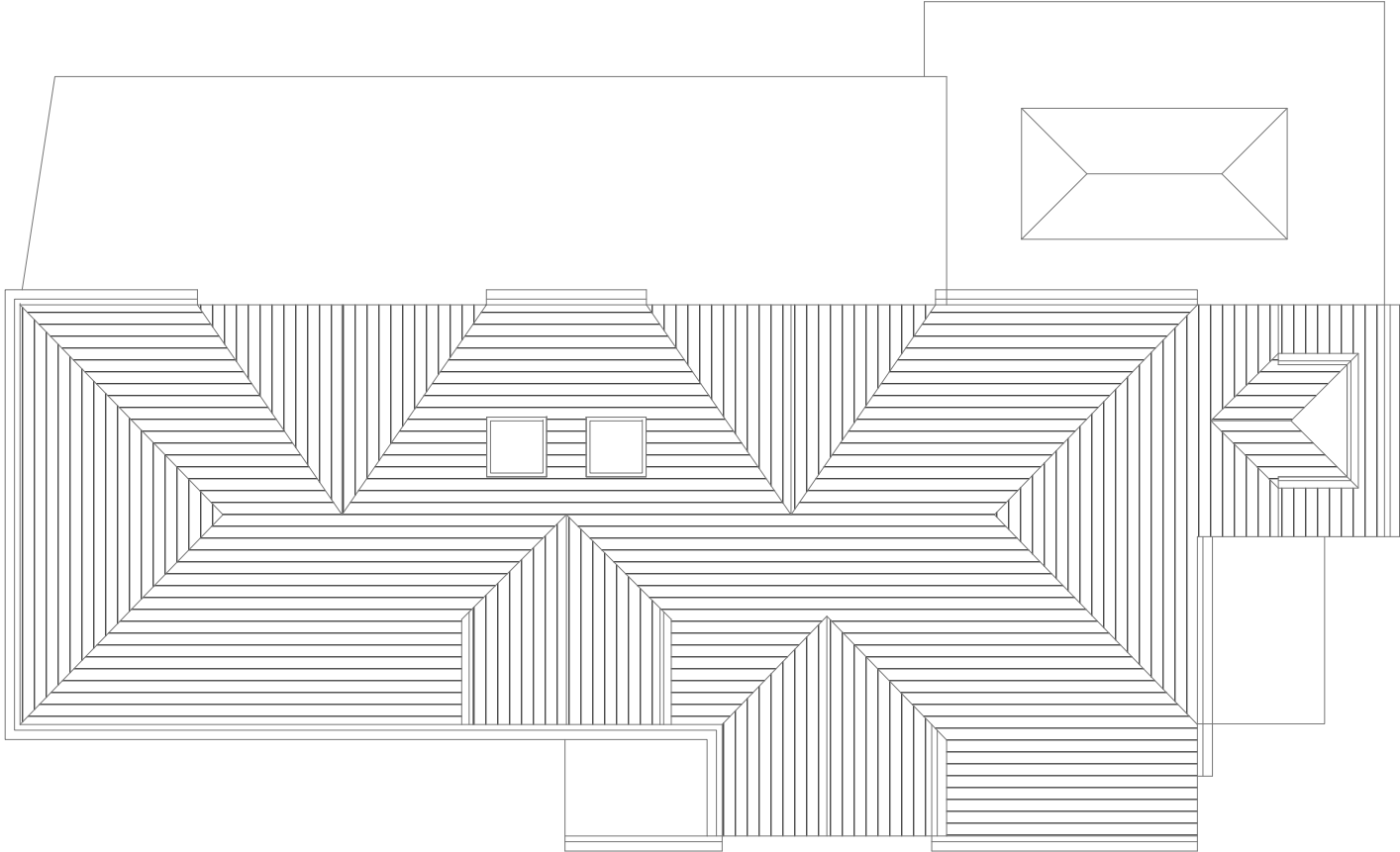
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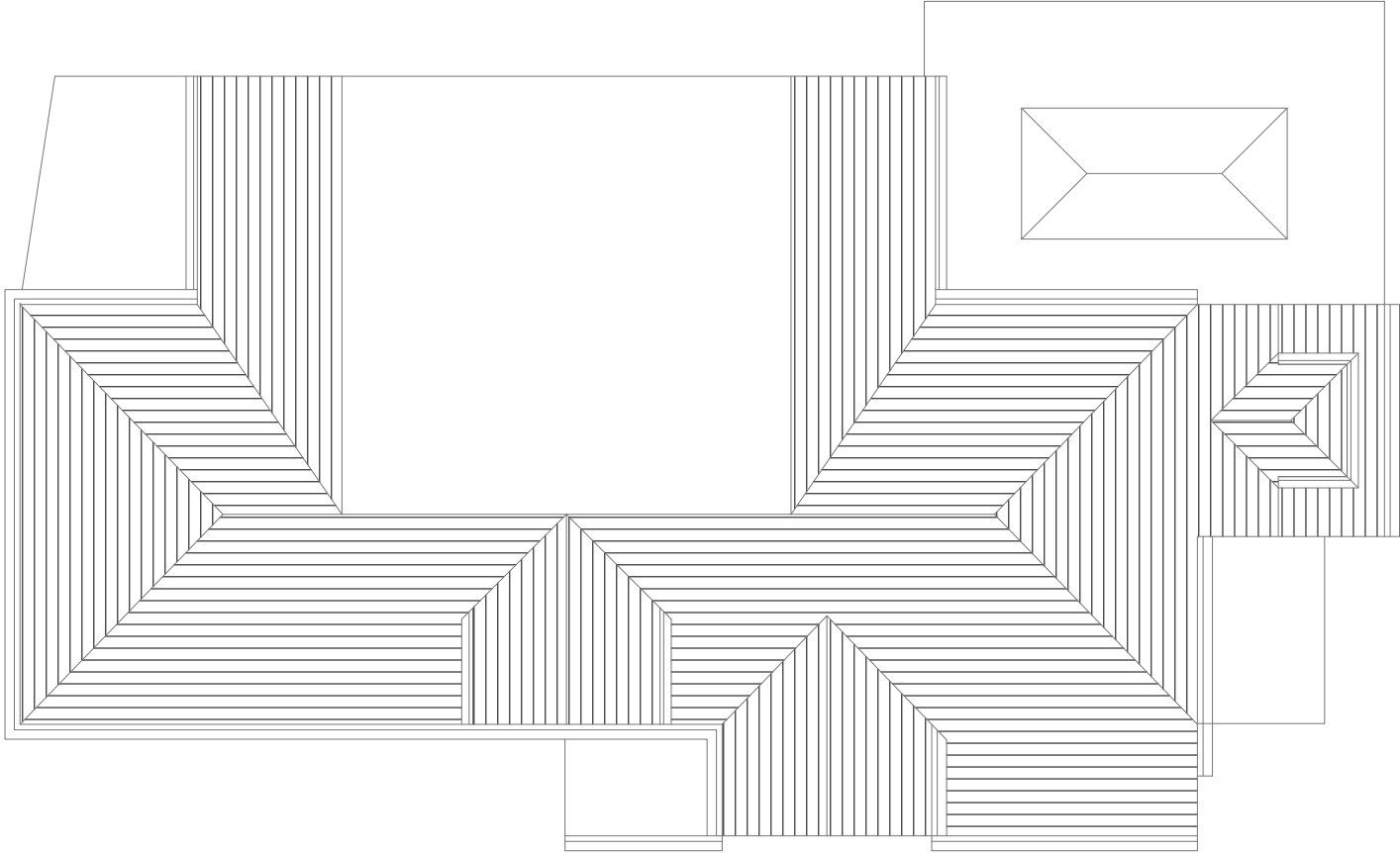
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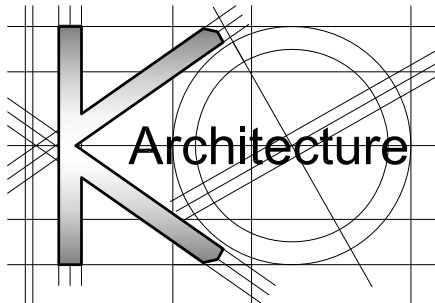
Any Proposed Windows to Flank wall to be
Obscure Glazed and Non-Opening below
1.7m from FFL



Existing Roof Plan
Scale 1:100



Proposed Roof Plan
Scale 1:100

	<u>Site Address:</u>	<u>Drawing Content:</u>	<u>Drawings No:</u>	<u>Date Drawn:</u>	Building Control Issue					
	51 Ickenham Road Ruislip Middlesex HA4 7BZ	Existing/Proposed Roof Plans	51ickenhamroad/2017/08	12th October 2020	7					
	1	2	<u>Drawings Scale:</u> 1:100	<u>Drawn By:</u> KG	<u>Revision:</u>					