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Case Officer: Katherine Mills
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Date: 19th January 2021
Our Ref: 75930/PRC/2020/200

Dear Hamilton King

RE: Ground floor rear extension, front extension to garage, first floor rear extension, first floor side extension above garage and roof conversion to extend above first floor rear extension.

SITE: 129 Evelyn Avenue Ruislip

I refer to your request for pre-application planning advice dated 07-10-20 and our subsequent meeting on 20-11-2020 relating to the above development. The advice provided is based on the following drawings and documents issued to the Local Planning Authority for consideration:

Plan Numbers: Examples of existing full width extensions in the surrounding area - received 30 Nov 2020

- 002 Proposed Ground Floor & Garden - received 30 Nov 2020
- 001 Proposed Ground Floor Option 1 - received 30 Nov 2020
- 002 Proposed First Floor Option 2 - received 30 Nov 2020
- 003 Proposed Loft Plan - received 30 Nov 2020
- 004 Proposed Roof Plan - received 30 Nov 2020
- 005 Proposed Front Elevation - received 30 Nov 2020
- 006 Proposed Side Elevation - received 30 Nov 2020
- 007 Proposed Rear Elevation - received 30 Nov 2020
- 008 Proposed Side Elevation - received 30 Nov 2020
- 009 Proposed 3D View - received 30 Nov 2020
- 010 Proposed Front & Rear Elevation 3D View - received 30 Nov 2020
- 002 Existing Ground Floor Plan & Garden - received 30 Nov 2020
- 011 Existing 3D View - received 30 Nov 2020
- 010 Existing Section A-A - received 30 Nov 2020
- 009 Existing Side Elevation - received 30 Nov 2020
- 008 Existing Rear Elevation - received 30 Nov 2020
- 007 Existing Side Elevation - received 30 Nov 2020
- 001 Proposed Site Plan - received 30 Nov 2020
- 006 Existing Front Elevation - received 30 Nov 2020
- 005 Existing Roof Plan - received 30 Nov 2020
- 004 Existing First Floor Plan - received 30 Nov 2020

003 Existing Ground Floor Plan - received 30 Nov 2020

Location Plan - received 09 Oct 2020

001 Existing Site Plan - received 09 Oct 2020

Pre App Statement - received 09 Oct 2020

External Photos - received 09 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 is located on the southern side of Evelyn Avenue. The application property is linked to 127 Evelyn Avenue to the east whilst 131 Evelyn Avenue is to the west. The site is covered by TPO 106 and falls within the Ruislip Motte & Bailey Archaeological Priority Area and a Critical Drainage Area.

The Proposal

The proposal is for a ground floor rear extension 6m from the existing rear wall, a 3.2m deep front extension to the garage, a 1.5m deep first floor rear extension, a 2.1m wide first floor side extension above the garage, loft conversion with wrap around dormer and a 3m high timber shed at the rear of the garden.

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:

Main Planning Issues

1. Principle of development

The proposal is for extensions and alterations to an existing detached property. The site lies within an established residential area of mainly two-storey detached properties. It is therefore considered there would be no objection in principle to extending and altering the residential property, subject to compliance with Development Plan Policies and all other material planning considerations being acceptable.

2. Design

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires that new developments achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that proposals complement or improve the character and appearance of the area. Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to protect and improve the public realm, including streets.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) sets out specific requirements for alterations and extensions to residential dwellings in order to ensure that they do not result in adverse impacts on the character,

appearance or quality of the existing street or wider area, respect the design of the original house and appear subordinate to the main dwelling in regards to floor area, width, depth and height.

The application property is detached but linked with 127 Evelyn Avenue by garages. Single storey rear extensions on detached properties with a plot width of 5m or more should not exceed 4m in depth. The deepest part of the proposed extension would be 6m from the existing rear wall and would not extend beyond the rear wall of 127 Evelyn Avenue. It is noted that 127 Evelyn Avenue was granted permission for a 6m deep ground floor rear extension across the full width of the property. The proposed extension for the application property has been stepped in from the side to reduce the bulk of the extension and to minimise the visual impact on the neighbouring property; the proposed rear extension would not be visible from the street. Therefore, taking into account the positioning of the rear extension and the positioning of the adjoining properties, the proposed rear extension is considered acceptable in this instance and would not cause unacceptable harm to the character and appearance of the surrounding area.

The proposed 1.5m deep first floor rear extension would not extend along the full width of the property and would therefore be a subordinate addition to the building.

The proposal includes a 3.2m deep front extension to the garage with a 2.1m wide first floor side extension above. Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that 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. Side extensions should be set back a minimum of 1m from the main front elevation and should be set in from the side elevation. Although the proposed garage extension would extend in front of the linked garage with 127 Evelyn Avenue, given the stepped front building lines along the street and the 1m set back from the main front elevation, the proposed front extension would not dominate the front elevation and is considered acceptable. The proposed side extension would extend up to the existing side of the garage; there are a number of similar first floor side extensions within the surrounding area and so it is considered that extending up to the side of the existing garage would be acceptable in this instance.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) also states that roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;

The design of roof extensions should not create a dominant 'top heavy' appearance out of proportion with the rest of the building; the Council will not support over-large roof extensions. All roof extensions should employ appropriate external materials and architectural details to match the existing dwelling.

The proposal would provide a wrap around dormer on the sides and rear roof slopes which would add significant bulk to the building, creating the appearance of a third floor. The wrap around dormer would be a dominant addition to the building and would be out of keeping with the character and appearance of the neighbouring properties and surrounding area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Policy DMHD 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires outbuildings to be constructed of a high design standard without compromising neighbour amenity. The developed footprint of the proposed building must be

proportionate to the footprint of the dwelling house and to the residential curtilage in which it stands; the building footprint should not be more larger than 30sq.m. The use of the building shall be purposes incidental to the enjoyment of the dwelling house and not capable for use as an independent residential accommodation.

Under permitted development, outbuildings should be single storey with maximum eaves height of 2.5m and a maximum overall height of 4m for a dual pitched roof or 3m for any other roof. Buildings within 2m of a site boundary should have a maximum height of 2.5m.

A 3m high timber shed would be located at the rear of the garden. The proposed timber shed would have a footprint of 24sq.m which is considered be acceptable. The timber shed would be located within less than 1m from the rear boundary and the side boundary with 127 Evelyn Avenue. The proposed 3m high timber shed would therefore need to be moved more than 2m away from the boundaries or reduced to a maximum height of 2.5m.

3. Amenity

Internal Floor Space:

The proposal would provide six bedrooms in total. Policy 3.5 of the London Plan (2016) sets out minimum internal floor space standards for residential properties. Three-storey six bed seven person dwellings should be provided with 129sq.m of internal floor space.

The proposed scheme would provide four bedrooms on the first floor which are shown on the plan as two doubles and two singles. Two single bedrooms would be provided within the loft extension. In order to be classed as a single bedroom, a floor space of at least 7.5sq.m is required whilst a floor space of 11.5sq.m is required for double/twin bedrooms. The two single bedrooms on the first floor plan have floor spaces of over 11.5sq.m so would be counted as double bedrooms. The proposed guest bedroom is shown on the plan as a double bedroom, however the floor space is 9.7sq.m so would be counted as a single bedroom. Therefore the proposed scheme would be classed as a six-bed nine person dwelling.

The proposed scheme would be provided with over 230sq.m of internal floor space and so would comply with Policy 3.5 of the London Plan (2016).

External Amenity Space:

Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires new developments to provide good quality and useable private outdoor amenity space in accordance with the Council's standards (as per Table 5.2). Houses with four or more bedrooms should be provided with a minimum of 100sq.m of external amenity space.

The application site has a long rear garden measuring approximately 450sq.m. Whilst the proposal would extend the rear of the property, there will not be a significant loss in the amount of external amenity space within the site, and so would comply with Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Privacy/Sunlight/Daylight:

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that new developments do not result in loss of privacy, overlooking and loss of sunlight/daylight. A minimum of 21m separation distance between habitable room windows will be required to maintain levels of privacy and prevent the possibility of overlooking. Development proposals should not result in an increased sense of enclosure and loss of outlook for existing and future residents. The design of new development should optimise the levels of sunlight/daylight.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires proposals for extensions and alterations to residential buildings to

ensure that a satisfactory relationship with adjacent dwellings is achieved and that there is no unacceptable loss of outlook to neighbouring occupiers. The policy also states that two-storey rear extensions should not extend into an area provided by a 45-degree line of sight from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21m.

There would not be an issue of overlooking from the rear elevation due to the position of the building and the long rear garden. Side windows should be at a high level, non-opening below 1.8m

above internal finished floor level and fitted with obscured glass to prevent overlooking and loss of privacy. The first floor rear extension would not extend into a 45-degree line of sight from habitable room windows of the neighbouring properties.

It is therefore considered that the proposal would not result in an unacceptable loss of privacy or loss of sunlight and daylight and so would appear to comply with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

4. Highways

Policy DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments provide safe and efficient vehicular access to the highway network and do not contribute to the deterioration of local amenity or safety of all road users and residents. Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments provide acceptable levels of car parking in line with the Council's Parking Standards (Appendix C Table 1), in order to facilitate sustainable development and address issues relating to congestion and amenity.

The existing garage would be retained and parking provision on the driveway would not be affected. Therefore the proposal would not result in the loss of parking within the site and would not impact on the existing highway network. The proposal therefore complies with Policies DMT 2 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

5. Other

Trees/Landscaping:

Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that all new development retains or enhances existing landscaping, trees and natural features of merit, provides soft and hard landscaping that is appropriate to the character of the area and carry out tree surveys to determine the impact of development on existing trees and appropriate protection measures.

The application site is located within TPO 106. The Council's Trees/Landscape Officer has no objection as there are no protected trees at the site, and according to aerial photographs, there are no significant trees close to the building. The nearest protected tree is some distance away in the adjacent garden of 127 Evelyn Avenue and should be unaffected by the proposal.

Therefore, the proposal would comply with Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Energy:

The Local Planning Authority expects the design of developments to take into account the requirements of energy conservation. Applicants are advised to consult the Mayor's Supplementary Planning Guidance on Sustainable Design and Construction (available at www.london.gov.uk/thelondonplan/guides/spg/spg_04.jsp) to assist in achieving a sustainable development.

Flood Risk:

In accordance with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), the principles of sustainable drainage should be used in any development of this site which should seek to manage storm water as close to its source as possible.

Crime Prevention:

The design and layout should have regards to secured by design principles; matters of secure by design are now largely covered under Building Regulations. You may wish to contact Robert Palin of the Metropolitan Police at Robert.Palin@met.pnn.police.uk to discuss means of ensuring community safety by design.

6. Planning Obligation and CIL (Mayor and LBH)

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Please be advised that as from 1 April 2012, all planning approvals for schemes with a net additional internal floor area of 100m² or more will be liable for the Mayoral Community Infrastructure Levy (Mayoral CIL), as legislated by the Community Infrastructure Levy Regulations 2010 and The Community Infrastructure Levy (Amendment) Regulations 2011. The liability payable will be equal to £60 per square metre. The London Borough of Hillingdon is a collecting authority for the Mayor of London and this liability shall be paid to LBH in the first instance.

In addition the development represents Chargeable Development under the Hillingdon Community Infrastructure Levy, which came into effect on 1st August 2014. The liability payable will be £95 per square metre.

Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738

It is important to note that this CIL liability will be in addition to the planning obligations (s106) that the Council may seek from your scheme.

7. Application Submission

Your attention is drawn to the submission requirements of the adopted Local Planning Validation Checklist (June 2020), which is available on the Council's website.

The documents to be submitted in support of a future planning application are likely to include:

- Application Form
- Location Plan
- Existing Site Plan
- Existing Floor Plans
- Existing Elevations
- Proposed Site Plan
- Proposed Floor Plans
- Proposed Elevations
- Design & Access Statement
- CIL Form

8. Conclusion

The proposed wrap around dormer on the sides and rear roof slopes would be unacceptable given its overall size, adding significant bulk to the building and creating the appearance of a third floor. The wrap around dormer would be a dominant addition to the building, out of keeping with the character and appearance of the building, neighbouring properties and surrounding area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon

The proposed ground and first floor rear extensions, ground floor front extension and first floor side extension are considered likely to be acceptable. The proposed timber shed would be acceptable provided it is reduced in height or moved away from the side and rear boundary.

The proposal would not result in unacceptable overlooking and loss of privacy to the occupiers or to the neighbouring properties. There would not be an unacceptable impact on the provision of adequate external amenity space and an acceptable level of internal floor space would be provided. The proposal would not impact on parking provision for the property.

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.

**Katherine Mills
Planning Officer
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.