
Appeal Decision

Site visit made on 8 June 2020

by Andrew Bremford BSc (Hons) MRICS

an Inspector appointed by the Secretary of State

Decision date: 16th June 2020

Appeal Ref: APP/R5510/D/20/3244418
25 Norton Road, Uxbridge UB8 2PT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Jackman against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref 19982/APP/2019/3137, dated 24 September 2019, was refused by notice dated 25 November 2019.
 - The development proposed is single storey rear extension and alterations.
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Decision

1. The appeal is allowed and planning permission granted for single storey rear extension and alterations at 25 Norton Road, Uxbridge UB8 2PT, in accordance with the terms of the application, Ref 19982/APP/2019/3137, dated 24 September 2019, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 site location plan 'OS Plan B&W'; 'Proposed Single Storey Rear Extension and Alterations' 4237/01A; and 'Proposed Elevations and Site Plan' 4237/02B.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Procedural Matters

2. The description of development in the heading above and my formal decision has been taken from the planning application form. However, in Part E of the appeal form it is stated that the description of development has not changed but, nevertheless, a different wording has been entered. Neither of the main parties has provided written confirmation that a revised description of development has been agreed. Accordingly, I have used the one given on the original planning application form.
3. The Council's refusal notice refers to Policies DMHB 1, DMHB 4, DMHB 11 and DMHD 1 of the emerging London Borough of Hillingdon Local Plan Part 2 - Development Management Policies (LPP2). Since the application was determined the Council has now adopted, on the 16 January 2020, the LPP2.

On this basis I afford the aforementioned policies of the LPP2 full weight in my consideration of this appeal.

4. In their refusal notice, the Council has referred to Policies BE4, BE13, BE15 and BE19 of the London Borough of Hillingdon Local Plan: Part 2 – Saved UDP Policies (November 2012) (LP) as reasons for refusal. However, as noted above, the Council has now adopted the LPP2 which replaces the LP. Hence, although the Council's refusal notice refers to the LP policies, they are no longer relevant to the determination of this appeal.
5. In their refusal notice, the Council has also referred to Supplementary Planning Document HDAS: Residential Extensions (SPD) as a reason for refusal. However, the Council has confirmed, in a policy update, that the SPD has been withdrawn. Hence, although the Council's refusal notice refers to the SPD, it is no longer relevant to the determination of this appeal.

Main Issue

6. The main issue is the effect of the proposal on the character and appearance of the host building and surrounding area, and whether it would preserve or enhance the character or appearance of the Greenway Conservation Area.

Reasons

7. The appeal property is the left-hand half of a pair of semi-detached two storey houses located on the south side of Norton Road. The house is an attractive traditional yellow 'London stock' brick property with a slate roof and a canted, double storey bay window to the front. Attached to its side (east) elevation and set back a little from the front elevation of the property is a garage with a shallow mono-pitched roof. There is an aluminium framed conservatory attached to the rear elevation of the two storey rear outrigger. Moreover, there is a store and WC at ground floor level with a shallow mono-pitched roof attached to the side elevation of the outrigger. The side elevation of this structure is set in a little from the main side elevation of the property.
8. The site lies within a mainly residential area characterised by mostly terraced rows and semi-detached dwellings that are of a similar size, design and form. The properties are set back from the road and have either a front garden or off-road parking or a combination of both. The site lies within the Greenway Conservation Area (GCA) and as such I have a statutory duty under section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. The southern boundary of the rear garden of the appeal site lies on the southern boundary of the GCA, beyond which is dense foliage within part of the grounds of Brunel University.
9. A Conservation Area Appraisal for the GCA has not been presented to me. However, from the evidence before me, and from what I have observed, I conclude that the significance of the GCA derives, in part, from the uniformly aligned streets of predominantly Victorian terraced rows and semi-detached residential properties interspersed with detached buildings, the design and architectural quality of the buildings, and their materials. The appeal property, by virtue of it having maintained much of its traditional character and features, makes a positive contribution to the character and appearance of the GCA and thus the significance of the heritage asset.

10. The proposal seeks to remove the conservatory and erect a single storey rear extension and carry out alterations to the side elevation. In effect, the result of the proposed development would be to form a 'wrap around' side and rear single storey extension.
11. The alterations to the side elevation would result in a long length of unbroken wall down the side of the outrigger as a result of bricking up the existing openings and extending the property to the rear. However, the footprint of the existing store and WC would be subsumed into the development and although the width of the proposed rear extension would be greater than that of the existing two storey outrigger, the development would not extend the built form beyond the main side elevation of the house, nor indeed beyond the side elevation of the existing store and WC. Consequently, notwithstanding the 'wrap around' configuration of the proposal the substantive L-form shape of the house would be maintained by virtue of the two storey element of the building.
12. Policy DMHD 1 of the LPP2 states, amongst other things, that single storey rear extensions on semi-detached houses where the plot width is 5.0 metres or more (as in this case) should not exceed 3.6 metres. The submitted plans indicate that the depth of the proposed rear extension would be 3.7 metres, thus the proposal, in this regard, would technically breach the policy. The policy also states that flat roofed single storey rear extensions should not exceed 3.0 metres in height and in Conservation Areas will be expected to be finished with a parapet. The proposed rear extension would have a maximum height of 3.0 metres and the flat roof would be finished on two sides with parapet walls, therefore, in this regard, would adhere to the policy.
13. Whilst the depth of the proposed single storey rear extension would be marginally greater than 3.6 metres, when viewed from the rear, taking into account the overall modest scale of the proposed development, it would not represent a disproportionate addition that would unduly detract from the character or appearance of the original form of the host building. Overall, the size and design of the proposal, and the architectural detailing to include parapet wall finishes to the flat roof, would not erode the traditional character of the property.
14. Taking into account its position and scale, and the presence of the attached garage, the proposal would not be readily visible from the public domain in views from Norton Road. Thus, the proposal would not have a harmful impact on the streetscene in views from within the GCA. As a result, the development would not detract from the character and appearance of the street scene or the wider GCA, nor would it harm the key qualities of the GCA which includes the visual and architectural richness of the residential properties.
15. The proposed roof lights would be completely flush to reduce intrusion and so I find no harm in respect of this element of the proposal. I note that the Council raised no objection to this element of the proposed development either.
16. For the reasons outlined above, I conclude that the proposed development would not have a harmful effect on the character and appearance of the host building or the surrounding area. Furthermore, the proposal would preserve the character and appearance of the GCA and not harm its significance.
17. Accordingly, the proposed development would not conflict with Policies BE1 and HE1 of the London Borough of Hillingdon Local Plan: Part 1 – Strategic Policies

(November 2012), Policies DMHB 1, DMHB 4 and DMHB 11 of the LPP2, and Policy 7.8 of the London Plan (2016) which, amongst other things, seek to ensure development proposals achieve a high quality of design, respect and harmonise with the distinctiveness of existing development in the surrounding area, and preserve the significance of heritage assets by being sympathetic to their form, scale and architectural detail. In addition, although it would technically breach part of Policy DMHD 1 of the LPP2, it would accord with its general aims.

Conditions

18. Planning permission is granted subject to the standard three-year time limit condition. It is necessary that the development shall be carried out in accordance with the approved plans, for the avoidance of doubt and in the interests of certainty. I have therefore imposed a condition to this effect. In the interests of the character and appearance of the area, it is necessary to impose a materials condition.

Conclusion

19. For the reasons set out above, I conclude that the appeal should be allowed.

Andrew Bremford

INSPECTOR



Mr Mark Pottle
Suite A
128 Manor Way
Ruislip HA4 8HR

Application Ref: 19982/APP/2019/3137

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **REFUSES** permission for the following:-

Description of development:

Single storey rear extension and alterations to side elevation

Location of development: 25 Norton Road, Uxbridge

Date of application: 24 September 2019

Plan Numbers: See attached Schedule of plans

Permission is refused for the reason(s) listed on the attached schedule:-

Head of Planning, Transportation and Regeneration

Date: 25 November 2019

NOTES: (i) Please also see the informatives included in the Schedule of Reasons.

(ii) Should you wish to appeal against this decision please read the attached sheet which explains the procedure.

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

Application Ref: 19982/APP/2019/3137

SCHEDULE OF REASONS

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

INFORMATIVES:

- 1 . In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

SCHEDULE OF REASONS

Standard Informatives

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) 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

Part 1 Policies:

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

Part 2 Policies:

- AM14 New development and car parking standards.
BE4 New development within or on the fringes of conservation areas
BE13 New development must harmonise with the existing street scene.
BE15 Alterations and extensions to existing buildings
BE19 New development must improve or complement the character of the area.
BE20 Daylight and sunlight considerations.
BE21 Siting, bulk and proximity of new buildings/extensions.
BE23 Requires the provision of adequate amenity space.
BE24 Requires new development to ensure adequate levels of privacy to neighbours.
DMHB 1 Heritage Assets
DMHB 4 Conservation Areas
DMHB 11 Design of New Development
DMHD 1 Alterations and Extensions to Residential Dwellings
HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5 (2016) Quality and design of housing developments
LPP 7.8 (2016) Heritage assets and archaeology
NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment

SCHEDULE OF REASONS

guidance.

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

REFUSAL OF PLANNING PERMISSION

Application Ref.No.: 19982/APP/2019/3137

SCHEDULE OF PLANS

Location Plan (1:1250) - received 24 Sep 2019

4237/01A - received 20 Nov 2019

4237/02B - received 20 Nov 2019

4237 02A - received 18 Nov 2019

**RIGHTS OF APPLICANTS AGGRIEVED BY DECISION
OF LOCAL PLANNING AUTHORITY**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.
- If you intend to submit an appeal that you would like examined by inquiry team then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are available at www.gov.uk/government/collections/casework-dealt-with-by-inquiries
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

- If either the local planning authority or the office of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

DELEGATED HOUSEHOLDER DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select Option

- | | |
|--|--------------------------|
| 1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received | ☐ |
| 2. Application complies with all relevant planning policies and is acceptable on planning grounds | ☐ |
| 3. There is no Committee resolution for the enforcement action | ☐ |
| 4. There is no effect on listed buildings or their settings | ☐ |
| 5. The site is not in the Green Belt (but see 11 below) | ☐ |

REFUSAL RECOMMENDED: GENERAL

- | | |
|--|--------------------------|
| 6. Application is contrary to relevant planning policies/standards | ☐ |
| 7. No petition of 20 or more signatures has been received | ☐ |
| 8. Application has not been supported independently by a person/s | ☐ |
| 9. The site is not in Green Belt (but see 11 below) | ☐ |

RESIDENTIAL DEVELOPMENT

- | | |
|--|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | ☐ |
| 11. Householder application in the Green Belt | ☐ |

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

- | | |
|--|--------------------------|
| 12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses | ☐ |
| 13. Refusal of change of use from retail class A1 to any other use | ☐ |
| 14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use. | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | ☐ |
| 16. Certificate of Lawfulness (for existing use or Development) | ☐ |
| 17. Certificate of Appropriate Alternative Development | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 18. ADVERTISEMENT CONSENT (excluding Hoardings) | ☐ |
| 19. PRIOR APPROVAL APPLICATION | ☐ |
| 20. OUT-OF-BOROUGH OBSERVATIONS | ☐ |
| 21. CIRCULAR 18/84 APPLICATION | ☐ |
| 22. CORPSEWOOD COVENANT APPLICATION | ☐ |
| 23. APPROVAL OF DETAILS | ☐ |
| 24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval | ☐ |
| 25. WORKS TO TREES | ☐ |
| 26. OTHER (please specify) | ☐ |

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No. Report of the Head of Planning, Transportation and Regeneration**Address** 25 NORTON ROAD UXBRIDGE**Development:** Single storey rear extension and alterations to side elevation**LBH Ref Nos:** 19982/APP/2019/3137**Drawing Nos:** Location Plan (1:1250)
4237/01A
4237/02B
4237 02A

Date Plans Received:	24/09/2019	Date(s) of Amendment(s):	18/11/2019
Date Application Valid:	24/09/2019		20/11/2019

1. CONSIDERATIONS**1.1 Site and Locality**

This property is a two storey semi-detached property located on the south side of Norton Road and comprises an L-form plan and a canted, double storey bay window to the front.

The property falls within a residential area of Hillingdon which is characterised by a row of semi-detached dwellings that are of a similar size, design and form. The properties are set back from the main road to either incorporate a front garden or off road parking. It is situated within The Greenaway, Uxbridge Conservation Area, the rear garden boundary lies on the conservation area boundary.

1.2 Proposed Scheme

The current application seeks planning permission for a single storey rear extension and alterations to side elevation

**1.3 Relevant Planning History
Comment on Planning History**

No relevant planning history

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 6th November 2019

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

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

Conservation and Urban Design Officer:

This property is a smart brick-built semi-detached property with an L-form plan and a canted, double storey bay window to the front. It is situated within The Greenaway

Conservation Area, the rear garden boundary lies on the conservation area boundary.

There is no objection to the principle of a rear single-storey extension, however, it is felt that it would be in better proportion to the house, to limit the depth to the 3.6m suggested in HDAS Residential Extensions. The other area for concern is the long length of unbroken wall formed by the side elevation of the proposed extension. It is felt that stepping in the side to line up with the existing two storey rear wing, on the rear elevation would better respect the form of the building, and adding a window or two would also improve this aspect.

Although roof lights are allowed under permitted development within a conservation area, their use is discouraged on the front, as they do impact the character of the roof scape. Where they are used, we encourage the completely flush type to reduce the intrusion.

Recommendations: Recommend revisions to the size and shape of the extension and the design of the side elevation.

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

DMHB 1 Heritage Assets

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

DMHD 1 Alterations and Extensions to Residential Dwellings

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

LPP 3.5 (2016) Quality and design of housing developments

LPP 7.8 (2016) Heritage assets and archaeology

NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment

5. MAIN PLANNING ISSUES

The main planning issues are the effect of the development on the character and appearance of the original building, the street scene and the level of impact on the residential amenity and light levels of the adjoining neighbours.

Policy BE4 states, inter-alia, that new development within or on the fringes of conservation areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities; development should avoid the demolition or loss of such features. Policy BE13 expects development to harmonise with the existing street scene or other features of the area. Policy BE15 states that proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building. Policy BE19 ensures any new development complements or improves the amenity and character of the area. Policy BE4 reflects the relevant legal duties.

Emerging Policy DMHB 4 states that Conservation Areas New development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will:

A) Require proposals for new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area.

B) Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification.

Emerging Policy DMHB 11 of the Emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) 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: i) harmonising with the local context by taking into account the surrounding: · scale of development, considering the height, mass and bulk of adjacent structures; · building plot sizes and widths, plot coverage and established street patterns; · building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment. ii) ensuring the use of high quality building materials and finishes; iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities; iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure. B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. C) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. In the case of proposals for major development sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs.

Emerging Policy DMHD 1 of the Emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) states that 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.

B) Rear Extensions

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; iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet; v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted; vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn 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 21 metres; vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

The Council's Adopted SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) or HDAS, contains design guidance (below) for all types of extensions which should appear subordinate in scale to the original building.

Section 3.0 Single Storey Rear Extensions states semi-detached houses with a plot more than 5 m wide, an extension up to 3.6 m deep is acceptable. Flat roofs are acceptable and must not exceed 3.0 m in height. That said, Paragraph 3.15 states that if adjoining houses already have very deep rear extensions then in such instances, permission may be given for a new extension of similar depth, if it does not result in a loss of daylight, sunlight or outlook to neighbouring properties and where the extension does not extend beyond the 45 degree line of sight when taken from the middle of the nearest window of a kitchen or habitable room. The conservation officer requested that the extension be stepped in the side to line up with the existing two storey rear wing on the rear elevation which would better respect the form of the building, and adding a window or two would also improve this aspect.

The proposed single storey rear extension would be set under a flat parapet form roof with a maximum height of 3m, measure 3.7 m in depth and consequently would fail to comply with the HDAS guidance. In addition, the extension has a greater width than that of the existing two storey rear wing therefore it is considered that the design would not respect the form of the host dwelling within the conservation area.

Although the conservation officer's comments are noted in regard to the roof lights they could be installed under permitted development, the submitted revised drawing No. 4237/02 A is annotated to show that the proposed roof lights would be of a conservation type and be flush with the main rear roof slope

Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires new extensions by virtue of their siting, bulk and proximity to not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 requires that development should protect the privacy of the occupiers and their neighbours.

The application site has neighbours to either side, 23 and 27 Norton Road.

No.27 the other half of the semi-detached pair has a similar sized rear extension, although there is no planning history, consequently as the proposal extend by approximately 300 mm beyond their 'new' rear elevation, it would not unduly impact upon their amenities and light levels.

In regards to No. 23 this property benefits from a number of extensions and rear outbuildings therefore it is considered not to result in a detrimental impact upon their amenities by way of over-dominance, visual intrusion and loss of light and outlook.

In addition no windows are proposed in the flank elevation. No other properties would be affected by the proposal and given its single storey height would not give rise to loss of privacy and overlooking.

In this respect the proposal would comply with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the HDAS Supplementary Planning Document (December 2008).

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

The site would retain two off road parking spaces within the curtilage and would be in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies.

The application is therefore recommended for refusal

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

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

INFORMATIVES

- 1 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

Standard Informatives

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) 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

Part 2 Policies:

AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
DMHB 1	Heritage Assets
DMHB 4	Conservation Areas
DMHB 11	Design of New Development

DMHD 1	Alterations and Extensions to Residential Dwellings
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.8	(2016) Heritage assets and archaeology
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

Contact Officer: Diane Verona

Telephone No: 01895 250230



London Borough of Hillingdon, Residents Services, 3N Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW
Tel: 01895 250230 Web: www.hillingdon.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	25
Suffix	
Property name	
Address line 1	Norton Road
Address line 2	
Address line 3	
Town/city	Uxbridge
Postcode	UB8 2PT

Description of site location must be completed if postcode is not known:

Easting (x)	505626
Northing (y)	182874

Description	
-------------	--

2. Applicant Details

Title	Mr
First name	
Surname	Jackman & Miss Vass
Company name	
Address line 1	25, Norton Road
Address line 2	
Address line 3	
Town/city	Uxbridge
Country	

2. Applicant Details

Postcode	UB8 2PT
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

3. Agent Details

Title	Mr
First name	Mark
Surname	Pottle
Company name	Pottle & Co Ltd
Address line 1	Suite A
Address line 2	128 Manor Way
Address line 3	
Town/city	Ruislip
Country	
Postcode	HA4 8HR
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

Single Storey Rear Extension and Alterations
--

Has the work already been started without consent? ☐ Yes ☒ No

5. Materials

Does the proposed development require any materials to be used? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Face Brickwork to match existing

5. Materials

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Flat roof 3 layer felt Pitched - tiled to match existing

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Window UPVC/Aluminium Rooflights - Conservation type

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	UPVC / Aluminium

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

4237/02

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

9. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
- ☐ The applicant
- ☐ Other person

10. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

11. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

12. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☐ The applicant
☒ The agent

Title	Mr
First name	Mark
Surname	Pottle
Declaration date (DD/MM/YYYY)	24/09/2019

☒ Declaration made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	24/09/2019
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Metres
0 5 10 20 30 40 50

Scale: 1:1250



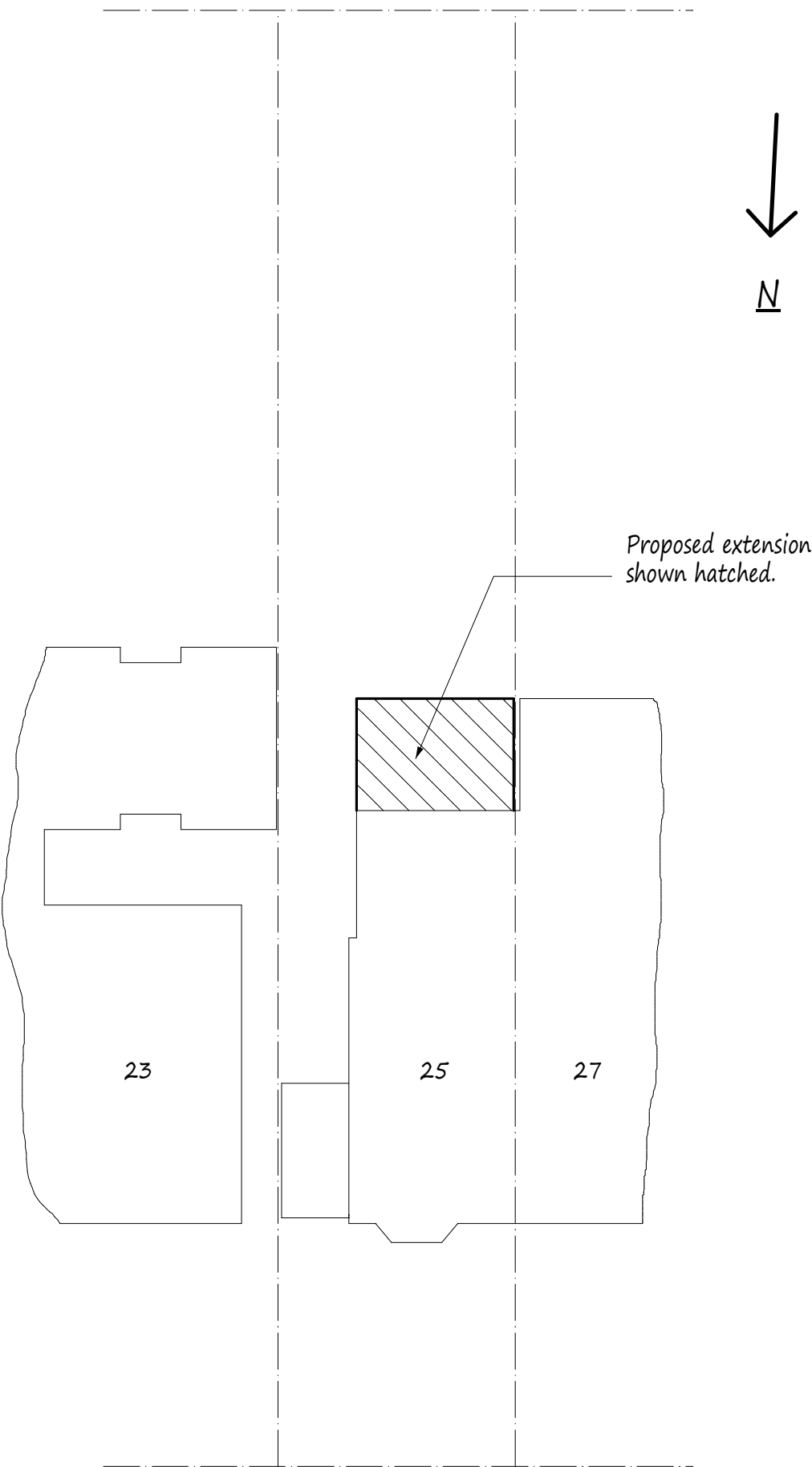
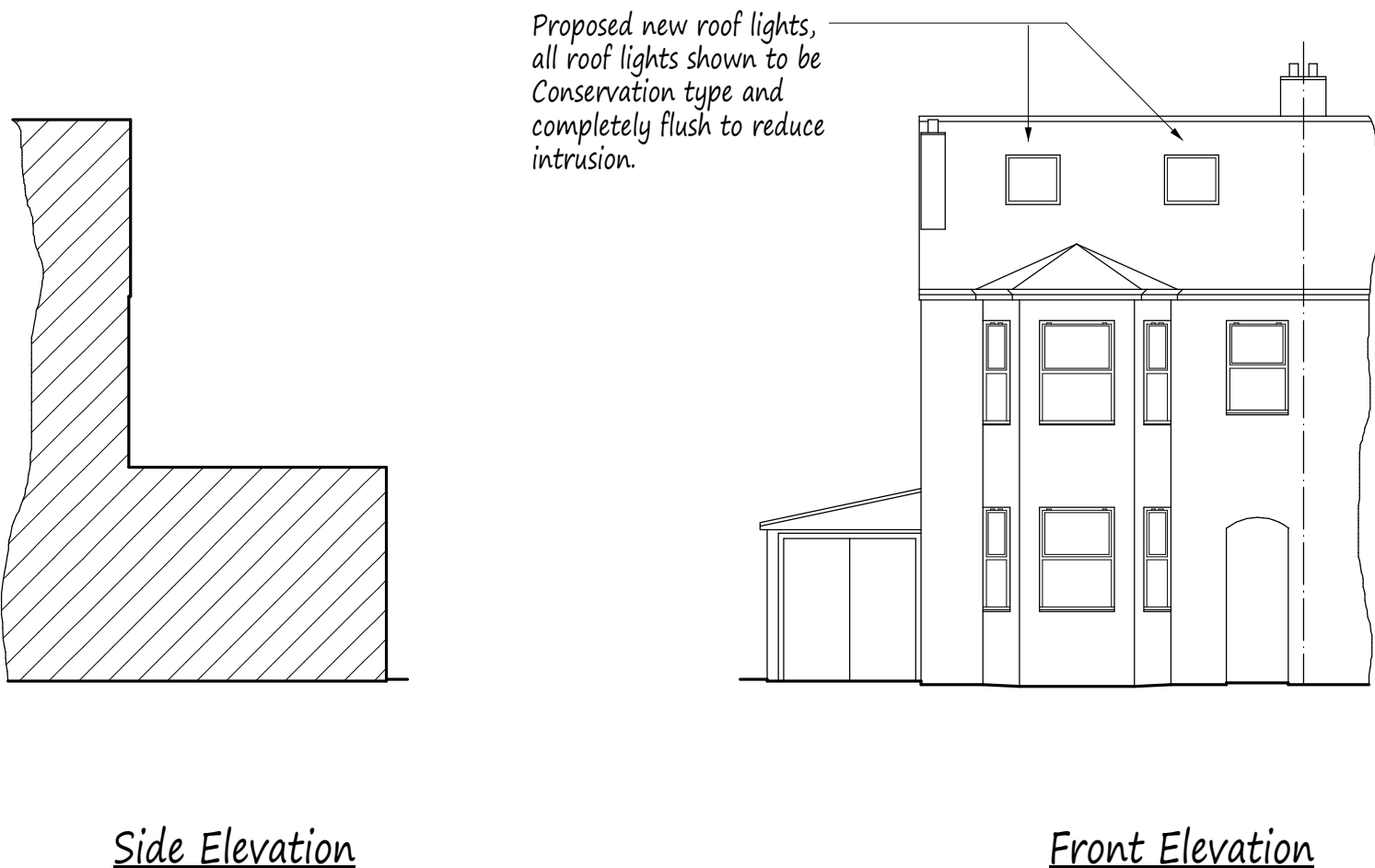
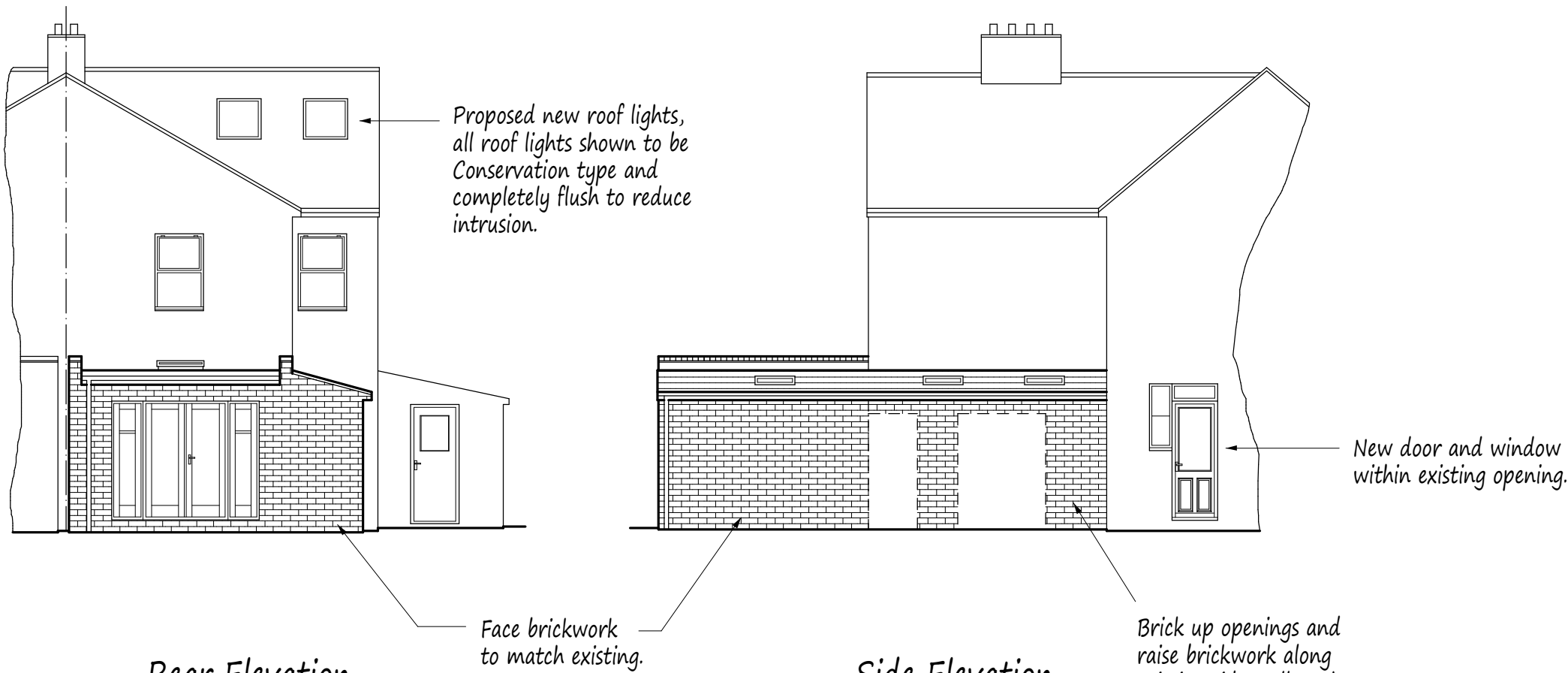
**25 Norton Road
Uxbridge
UB8 2PT**

Supplied by: National Map Centre
License number: 100031961
Produced: 16/04/2019
Serial number: 2105039

Plot centre co-ordinates: 505626,182874
Download file: pottle_25norton.zip
Project name: pottle_25norton

This drawing to be read in conjunction
with Drg No 4237/01

Proposed Elevations - All Materials to Match Existing



Norton Road

Site Plan scale 1:200

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

B	Nov 2019	Rev'd for Planning
A	Nov 2019	Rev'd for Planning
	Date	Revisions

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Tel: 01895 622800
www.pottle.uk.com

Client
Mr Jackman & Miss Vass

Job Title

25 Norton Road
Uxbridge
Middlesex

Drawing Title

Proposed Elevations and
Site Plan.

Scale
1:100. 200

Date July 2019	Drawn by MDP
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Drg No.
4237/02B