



WRITTEN STATEMENT OF CASE

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LPA	LONDON BOROUGH OF HILLINGDON
APPLICATION No.	12133/APP/2022/1824
APPLICATION DATE	06/06/2022
DECISION DATE	29/07/2022
SITE LOCATION	132 Northwood Way Northwood HA6 1RE
APPELLANT	Mr Subhakanta Mohanty

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Appendix A - Application reference 12133-APP-2021-4030

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Appendix C - Appeal Property Finished Design (this is included for information only to show the proposed finished property)

1.0 BACKGROUND

1.1 This appeal relates to the refusal of planning permission for the erection of a part single, part double front extension and a single storey rear extension with a raised patio, at No. 132 Northwood Way, in Northwood.

1.2 The appeal application, reference 12133/APP/2022/1824 was received by the Council on 6th June 2022 and subsequently refused on 29th July 2022, with the decision notice stating the following reasons for refusal:

1. *The proposed front extensions by reason of its size, scale, bulk, projection and design would result in an incongruous and visually intrusive form of development that could not be considered to constitute subordinate additions to the existing dwellinghouse and the works would fail to respect the architectural composition of the existing dwellinghouse resulting in a detrimental impact on the character and appearance of Blaydon Close*. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two- Development Management Policies (2020) and Chapter 12 of the National Planning Policy Framework (2021).*
2. *The proposed rear steps and terrace development by reason of its size, scale, projection, siting and proximity to the shared boundaries would result in undue overlooking which would have a direct impact on the amenities of 130 and 134 Northwood Way, resulting in a harmful loss of privacy, all contrary to the aims and requirements of Policy DMHB11 and DMHD1 of the Hillingdon Local Plan - Part Two (2020).*

** As Blaydon Close is 3.7km from the appeal site, it has been assumed that this has been referenced in error in the first reason for refusal, and ought to state Northwood Way.*

1.3 Having taken into account the reasons given for refusal and the individual circumstances of this case, the appellant has concluded that the most appropriate course of action would be to appeal to the Planning Inspectorate, in the hope that approval may be granted for the proposed development, which is required to provide additional and improved living and bedroom space for the appellant's growing family.

2.0 CONSULTATIONS

2.1 The occupants of the 8 nearest properties and Northwood Hills Resident Association were consulted in regard to the scheme and no objections were received by the Council, which indicates that the neighbours and the local Residents' Association do not share the Council's concerns.

3.0 APPEAL PROPERTY

- 3.1 The appeal property is a detached single family dwellinghouse located on the western side of Northwood Way, set back from the highway behind a paved front curtilage, which provides off-street parking for two vehicles. There is a pathway to the north side of the dwelling, leading to a 27m long enclosed rear garden.



Appeal Property – No. 132 Northwood Way

- 3.2 The detached house is set within a row of semi-detached dwellings, neighbouring No. 130 to the north and 134 to the south, with detached properties to the opposite side of Northwood Way and a parking area for flats on Neal Close to the rear. Most of the houses share a similar architectural style, however they have different design features and finishes which has created a mixed street scene, with many houses having been extended over the years to modernise and improve the dwellings for their occupants.



Appeal Site and Surrounding Area

- 3.3 The appeal property is in a predominantly residential area which is not part of a designated Conservation Area, or within the Hillside, Northwood Hills Area of Special Local Character that is opposite the site. The site does not contain any Listed Buildings. There are no trees that are subject to a Tree Preservation Order within the site or on adjoining land. The site is within a Critical Drainage Area, although set in Flood Zone 1.

4.0 RELEVANT PLANNING HISTORY

4.1 The following planning history relates to the appeal property:

- **Planning application reference: 12133/APP/2021/4030 – (see Appendix A)**
Conversion of roofspace to habitable use to include hip to gable extensions, a rear dormer roof extension and 4x front rooflights (Application for a Certificate of Lawful Development for a Proposed Development)

Approved 23-12-2021

- **Planning application reference: 12133/APP/2021/4031 – (see Appendix B)**
Single storey front and rear extension

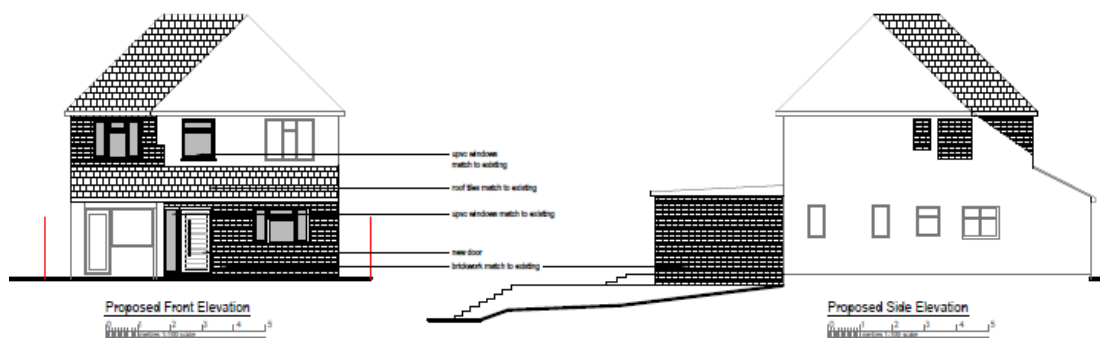
Approved 17-03-2022

4.2 The current appeal proposal is the original scheme submitted in relation to the approved application 12133/APP/2021/4031, with permission having been granted following revisions having been made to meet Officer approval. However, the appellant requires more space within the family home, therefore, the original design has been resubmitted as this is the preferred option, with the intention of appealing the decision if the proposal was refused by the Council.

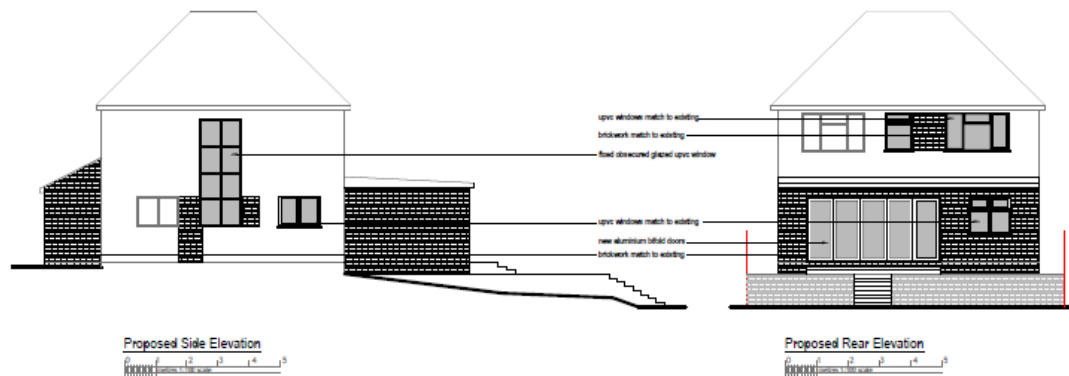
5.0 APPEAL PROPOSAL

5.1 The appeal application sought planning permission for the erection of a part single, part double front extension and a single storey rear extension with a raised patio, at No. 132 Northwood Way, in Northwood.

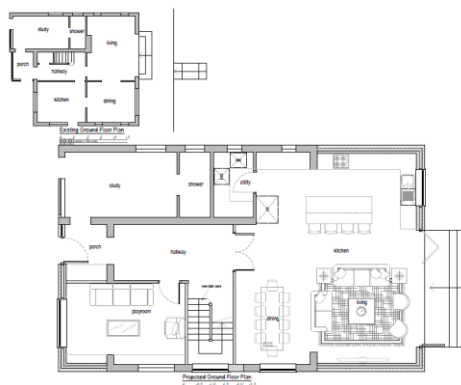
5.2 The proposed front and side elevations are shown below, with the scheme to include a ground floor front extension that will infill the area to the side of the existing front projection and continue its pitched roof across the front elevation, replacing the porch. An extension is also proposed at first floor level, that will infill the upper corner and extend the main roof across at full height to create a small crown. As illustrated below, the proposed extensions will provide a unified design, with a front-facing entrance door, new windows and finishing materials to match those of the host property.



- 5.3 There are also changes proposed to both sides of the property, with the existing first floor windows in the southern elevation to be blocked. Within the northern elevation a side door and ground floor window will also be blocked and replaced by a new fixed 8 pane, obscure glazed, tall feature window, as shown below.



- 5.4 A full width, 4.0m deep, flat roofed rear extension is proposed to the rear of the property, with bi-folding doors and steps down to a raised patio area, with a further set of steps down to the natural garden level.
- 5.5 The proposed extensions will allow the reconfiguration of the ground floor living space, with the porch integrated into front of the dwelling and the existing kitchen at the front of the property replaced by a playroom, with the space available enlarged by the extension. The study and shower room will be retained; however, the staircase will be relocated and the existing living and dining rooms at the rear of the property will be converted into an open plan family kitchen/dining/living space, with bi-folding doors and external steps providing access on to an extended patio area.
- 5.6 The first floor will also be reconfigured, with the additional floor area and relocation of the staircase allowing the bathroom to be moved and enlarged; together with the creation of a new bedroom, to provide a total of 1 double bedroom with en-suite and 3 single bedrooms; to vastly improve amenity levels within the family dwellinghouse.



Proposed Ground Floor Plan



Proposed First Floor Plan

6.0 RELEVANT PLANNING POLICY

- 6.1 The reasons for refusal state that the appeal proposal is considered contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two- Development Management Policies (2020) and Chapter 12 of the National Planning Policy Framework (2021). The London Plan (2021) is also relevant to this appeal. The following paragraphs provide a brief summary of the relevant national and local planning policies.

NATIONAL PLANNING POLICY FRAMEWORK July 2019 (NPPF)

- 6.2 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

- 6.3 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.

Decision-making

- 6.4 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.

Determining applications

- 6.5 Paragraph 47 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Achieving well-designed places

- 6.6 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”*.
- 6.7 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.
- 6.8 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.
- 6.9 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 (2021)

- 6.10 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. The Plan is part of the statutory development plan for London, meaning that the policies in the Plan should inform decisions on planning applications across the capital. Borough's Local Plans must be in 'general conformity' with the London Plan, ensuring that the planning system for London operates in a joined-up way and reflects the overall strategy for how London can develop sustainably, which the London Plan sets out.

Policy D3: Optimising site capacity through the design-led approach

- 6.11 Part A states that all development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth.
- 6.12 Part D states amongst other criteria that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions. Developments should also deliver appropriate outlook, privacy and amenity.
- 6.13 In regard to quality and character, development should respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character; and be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well.

HILLINGDON LOCAL PLAN: PART ONE STRATEGIC POLICIES (NOVEMBER 2012)

- 6.14 The Hillingdon Local Plan is the key strategic planning document and has an ambition for Hillingdon to be an attractive and sustainable borough.

Policy BE1 – Built Environment

- 6.15 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.
- 6.16 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 identify 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 1, DMHB 5, DMHB 11, DMHB 12 and DMHD 1 are referred to within the reasons 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) stated development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection.

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.

APPENDIX A: HOUSEHOLDER DEVELOPMENT POLICIES

- 6.21 Paragraph A1.6 states that good design of residential alterations and extensions will enhance the appearance of a house, and thus its value, as well as improving the appearance of the local area. It can also help improve people's enjoyment of their house and reduce energy bills. Well designed alterations and extensions, using quality materials, should be of a scale and form in keeping with the house, and sympathetic to existing character, proportions, and floor plan. All proposed extensions should appear subordinate to the existing house, with appropriately selected windows, materials and detailing.

Policy DMHD 1 - Alterations and Extensions to Residential Dwellings

- 6.22 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.

6.23 Section B) relates to rear extensions and in regard to this appeal states:

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;

6.24 Section D) relates to front extensions and in regard to this appeal 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 GROUNDS OF APPEAL

Introduction

- 7.1 The appellant's case will focus on the central concerns of the decision notice, notably:
- Whether the proposed front extensions by reason of their size, scale, bulk, projection and design would result in an incongruous and visually intrusive form of development that could not be considered to constitute subordinate additions to the existing dwellinghouse and the works would fail to respect the architectural composition of the existing dwellinghouse resulting in a detrimental impact on the character and appearance of Northwood Way; and
 - Whether the proposed rear steps and terrace development by reason of its size, scale, projection, siting and proximity to the shared boundaries would result in undue overlooking which would have a direct impact on the amenities of 130 and 134 Northwood Way, resulting in a harmful loss of privacy.
- 7.2 The Planning Officer, having taken into consideration the aims and objectives of planning policy, national and regional planning guidance, all other material planning considerations including the relevant planning history of the site, deemed the main points in the determination of this appeal to be:
- the principle of the development
 - the background to the case
 - the design and impact on host dwelling and setting
 - the impact on neighbouring amenity
 - the provision of amenity for the appeal property
 - the car parking provision
- 7.3 There are a number of considerations that can be taken into account in response to the Council's concerns and these will be discussed in more detail as follows.

Principle of Development

- 7.4 The proposal is to provide additional residential living space and bedroom accommodation within the appeal dwelling and represents a high quality form of development that will improve amenity for current and future occupants; whilst protecting the amenity of neighbouring residents.
- 7.5 The proposal will enhance the Council's housing stock, therefore the proposed front and rear extensions, together with the alterations to the existing patio, to facilitate additional living space and an enhanced garden area, ought to be considered acceptable in principle, subject to ensuring a high quality neighbourly design.

Background to the Case

- 7.6 As previously detailed in the Relevant Site History – Section 4.0 of this statement, the appeal property has previously gained planning permission for the ‘Conversion of roofspace to habitable use to include hip to gable extensions, a rear dormer roof extension and 4x front rooflights (Application for a Certificate of Lawful Development for a Proposed Development)’ under application reference 12133/APP/2021/4030 on 23rd December 2021 (see **Appendix A**).
- 7.7 Full planning application for ‘Single storey front and rear extension’ was also approved under application reference 12133/APP/2021/4031 on 17th March 2022 (see **Appendix B**) and although the appellant was grateful to receive the Planning Officer advice in order to alter the proposed extensions and gain approval, the appellant requires more space within the family home. The original design has therefore been resubmitted as this is the preferred option, and as this was refused, this appeal is being made. The appellant has begun works on the approved scheme, and these will be a starting point for the current appeal proposal if this is allowed.
- 7.8 When the appeal application was submitted, the above extension to the roof had not been constructed; however, works have since begun on this approved scheme and it will be completed before works begin on the first floor front extension, if approved under the current appeal. The permitted development extension to the roof is a separate development, and when completed, will not change the position, scale or design of the extensions proposed within this appeal proposal, however, the finished appearance of the house will be slightly different due to the hip to gable roof extension and rear dormer.
- 7.9 For the Inspector’s information, the appellant’s architect has therefore also prepared a set of plans which show how the permitted development roof extension and the appeal proposal would appear as a combined finished scheme which is contained in **Appendix C**, and excerpts from these plans are shown below.

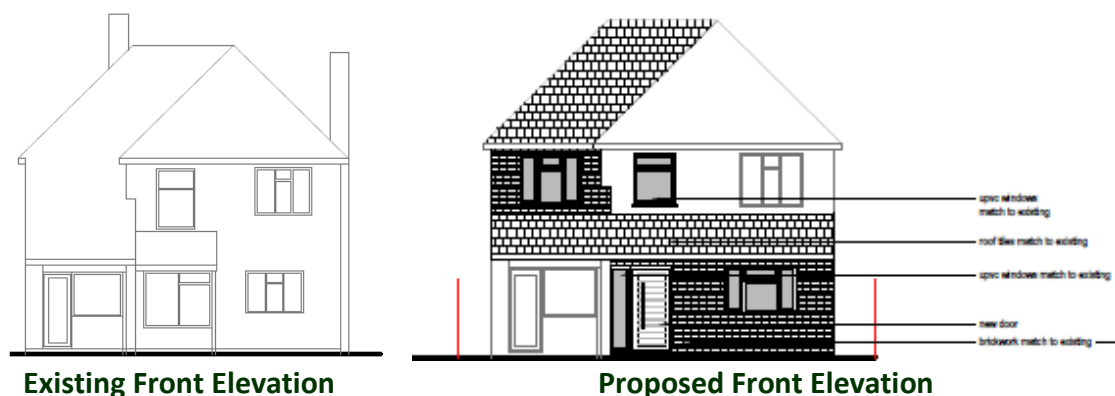
Design and Impact on Host Dwelling and Setting

- 7.10 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, contributing to community cohesion and a sense of place. In this regard, the proposed extensions have been purposefully designed to ensure that they will provide the required internal space within the appeal property, whilst complementing the existing house and the neighbouring properties.



Appeal Property within the Street Scene

- 7.11 No. 132 is a detached property set amongst semi-detached dwellings, and as such, it already has an individual design from the neighbouring properties, therefore it can be extended to the front without needing to perfectly match or mirror the other properties within this row, or the immediate locality.

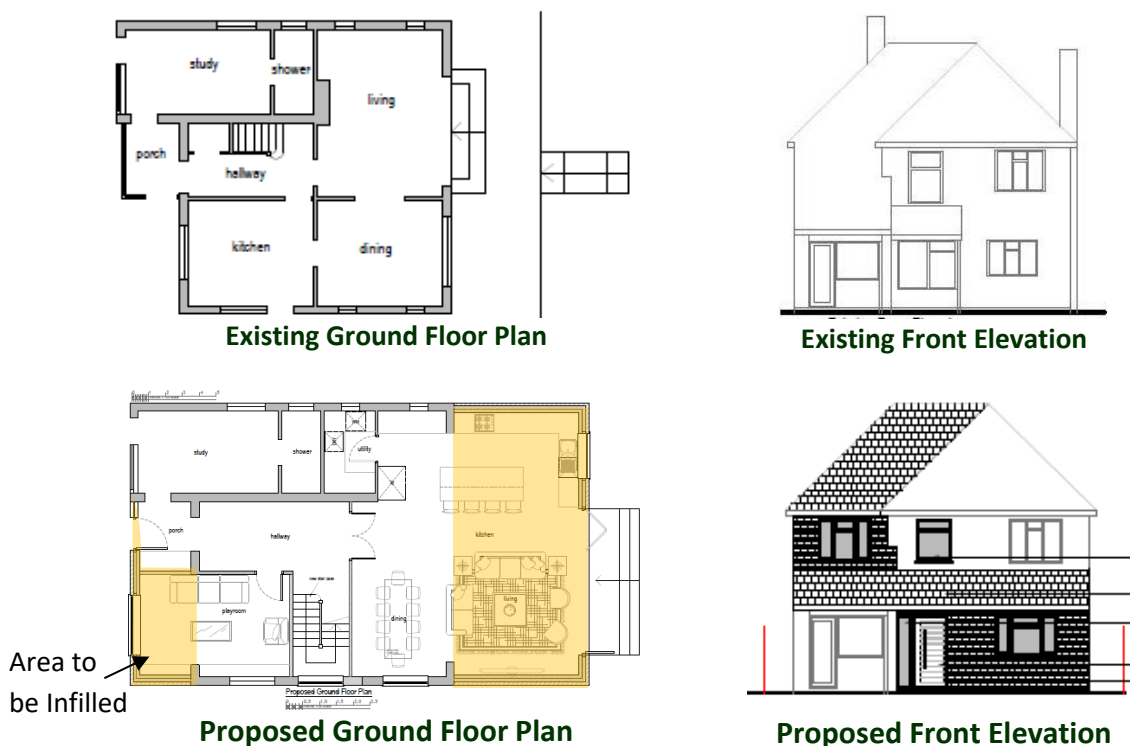


- 7.12 Nevertheless, the position, depth, width, height and finishing materials of the proposed extensions have been carefully selected to ensure that the development will not appear out of keeping with the architectural style of the existing property, or the street scene in general, with the front elevation to be positively improved by the replacement of the mismatched front porch with an extension that will infill the area to the side of the front projection, with a matching pitched roof design to unify the front of the dwelling at ground floor level.

- 7.13 The proposal also includes a first floor corner infill extension with a new window at first floor level and the central window reduced in height to create a well-balanced front façade that will be complemented by the main roof being extended across at the same height.

Ground floor front extension

- 7.14 Although the Planning Officers have stated that the proposed alterations to windows and doors at the property are acceptable, it has been stated that the proposal fails to comply with Policy DMHD 1 which 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. Furthermore, it also states that front extensions extending across the entire frontage will be refused.
- 7.15 The proposed extension at the front will however not span the entire frontage and it is argued that when extending an individually designed detached house such as this, where neighbouring houses have different proportions and appearances within the streetscape, extending a section to the front of the appeal property to match the existing ground floor projection, will not have the negative impact that the Council are seeking to prevent by the criteria set out in Policy DMHD 1.



- 7.16 As illustrated above, the existing porch is to be replaced, therefore, the actual increase in footprint to the front of the dwelling of just 6.2m² should be considered minor, with its design chosen to integrate perfectly with the existing pitched roof above the study.



Front Building Lines & Relationship between Neighbouring Dwellings

- 7.17 The full context of the site also needs to be taken into consideration when assessing the forward projection of the extension, with the front elevation of the appeal property set back behind those of Nos. 130 and 134 to each side, the proposed extension will not break the front building line and will sit comfortably adjacent to the garage of No. 130, retaining the existing separation gap between the houses. As No. 134 is set even further forward, the position of the extension will have no impact on the relationship between these dwellings, with the neighbouring property remaining more dominant in Northwood Way, due to its position in relation to No. 132.



Nos. 134 and 132



Nos. 132 and 130

- 7.18 In this case, the new front ground floor extension therefore ought to be considered acceptable, in terms of its scale and appearance, with the changes proposed designed to respect the original style of the house and remain subordinate to its proportions, to provide an addition that will appear as original once completed and an unobtrusive change when viewed as part of Northwood Way.

- 7.19 The replacement porch, which will be inset into the front façade, also improves the property with a more secure and energy-efficient design, with increased natural surveillance from the street as the entrance door will be relocated to face the highway.

First floor front extension

- 7.20 In regard to the proposed first floor front extension, the Planning Officers have stated that *“the part two storey front extension would result in a large crown roof which would not be an example of good, contextual design and out of character with the surrounding properties”*. However, it is argued that this element of the design will not have the negative impact suggested.
- 7.21 As pictured below, the appeal property is not only set back in its plot compared to the neighbouring houses, but is also lower in height. The proposed extension of the roof ridgeline to create a crown of 2.68m in width, adjoining the new hip-to-gable extension at the rear, will therefore not dominate the skyline, or appear out of place adjacent to the wider ridgelines of the semi-detached dwellings to each side.



- 7.22 The proposed alterations to the front façade will also clearly match the style of the adjacent houses, with their roof shape and horizontal design lines, reflected in the proposed design at No. 132 that will have the same continuous eaves and ridgeline, a corresponding band of brickwork at first floor level and the pitched roof beneath the windows. It is therefore asserted that the finished design will fit in well with the style of the neighbouring houses and could not be considered to harm the character of the area.
- 7.23 Furthermore, the addition of a crown roof will not be apparent when the property is viewed within Northwood Way, with this element of the design having no visual impact on the wider setting. It should also be noted that nearby houses have been extended over the years, which has included more imposing side and roof extensions, that have altered the streetscape more significantly than the changes proposed at No. 132.

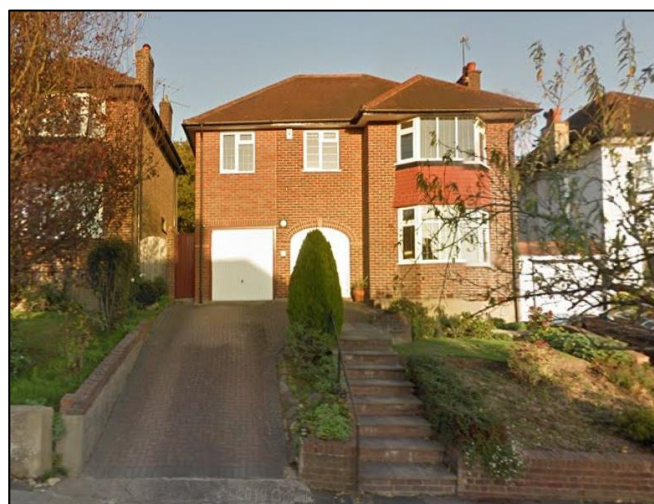
7.24 The following images show some examples of nearby extensions to demonstrate the changes that have occurred either as a result of permitted development or full planning applications, which have changed the original dwellings over the years and provide a site context where the current proposal will not appeal out of place.

7.25 No. 136 has a hip-to-gable roof extension and large rear dormer, together with a single storey side and rear extension; with the highly visible extensions having unbalanced the paired houses.



No. 136 Northwood Way

7.26 No. 135 was extended under application reference 15510/APP/2003/316 that granted the 'erection of a two storey side extension and single storey rear extension (involving demolition of existing garage)' with this approved design including a crown roof as part of the extensions.



No. 135 Northwood Way

7.27 No. 131 has been extended with a hip-to-gable roof extension and rear dormer, granted under permitted development, with the appeal property having been granted a similar roof extension under application ref. 12133/APP/2021/4030, that is currently under construction, as previously detailed (see **Appendix A**)



No. 131 Northwood Way

- 7.28 The proposed front extension, when added to the hip-to-gable extension will also highlight the retention of a hipped roof at the front, with the plan set in **Appendix C**, included with this appeal to illustrate how the appeal dwelling will appear once all the proposed changes have been made.
- 7.29 Overall, it is asserted that the proposed development will relate well to the street, without compromising the appearance of the property in relation to neighbouring houses, and as such, will also respect the character of the area, retaining the height of the dwelling and the spaces between properties, the proposal ought to be deemed acceptable within the street scene of Northwood Way.

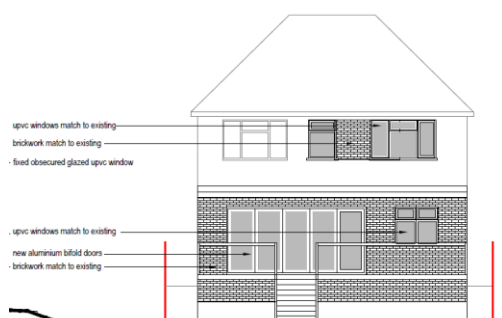
Rear extension

- 7.30 In regard to the proposed rear extensions, Policy DMHD 1 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 that 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.
- 7.31 The Council has noted that under application ref: 12133/APP/2021/4031 a 4.0m deep extension of the same design has been approved and that this is a material consideration (see **Appendix B**). It has therefore been confirmed that *“The rear extension on this detached house is of an appropriate size, siting and design. The depth is not excessive and the width relates to the main house. The height is also acceptable given the fall in levels”*.

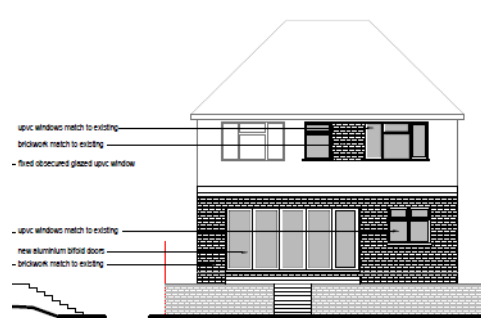


Existing Rear Elevation

- 7.32 The approved rear extensions and appeal proposal are illustrated below, to demonstrate that the extension matches the design of that approved, with the only changes being to the rear patio area, to be discussed in regard to its impact on amenity.



Approved Rear Extension



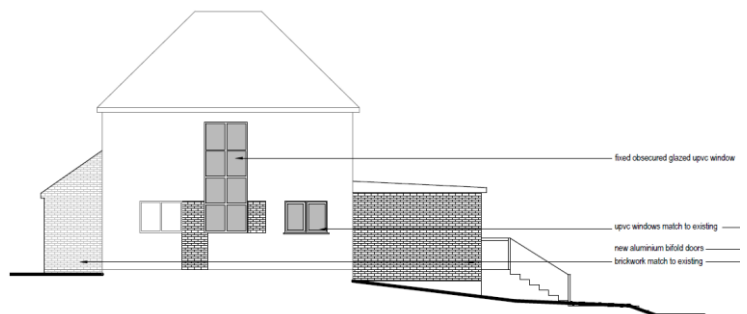
Proposed Rear Extension

The impact on Neighbouring Amenity

7.33 The proposed extensions have been assessed in regard to their possible impact on neighbouring amenities, against the NPPF (2021) which states in paragraph 130 that planning policies and decisions should ensure that developments create a high standard of amenity for existing and future users, and this is supported by Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) that states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers. Policy DMHB 11 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020) also seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

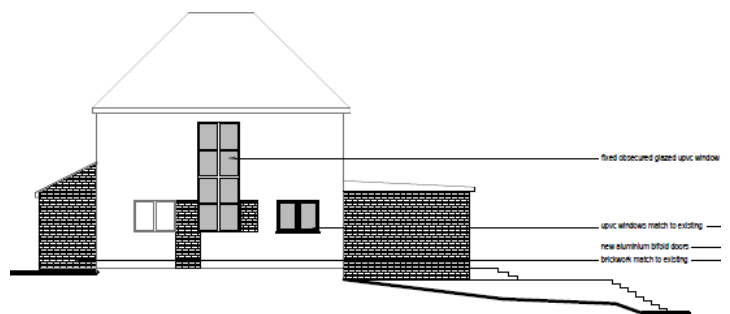
7.34 No. 130 Northwood Way is located to the north of the appeal site and No. 134 Northwood Way is located to the south. The Planning Officers have stated that the ground levels are different on each property, falling at the rear, therefore stating *“This design will create a platform which would project over 6m past the 4m deep rear extension”*, with the design of the patio having changed from that approved under application 12133/APP/2021/4031.

7.35 The approved patio arrangement has a reduced depth, although set at a higher level. The current proposal is for a 4.5m deep raised patio area with 1.2m wide centrally placed steps down to garden level. The proposal will therefore not result in a 6.0m platform as stated.



Approved Side Elevation

7.36 The level of overlooking created will therefore be far less than the Council has claimed, with the position of the steps away from the boundaries reducing any possibility to result in any undue overlooking onto the neighbouring gardens



Proposed Side Elevation

- 7.37 Although it has been acknowledged by the Council that there is already some level of mutual overlooking, it has been stated that this would be exacerbated with this proposal and that any resubmission would need to take this matter into account.
- 7.38 In response to this assessment, the arrangement between the properties is shown below, with a high boundary treatment already in place along the boundary with No. 130, the proposed changes are unlikely to impact this property.

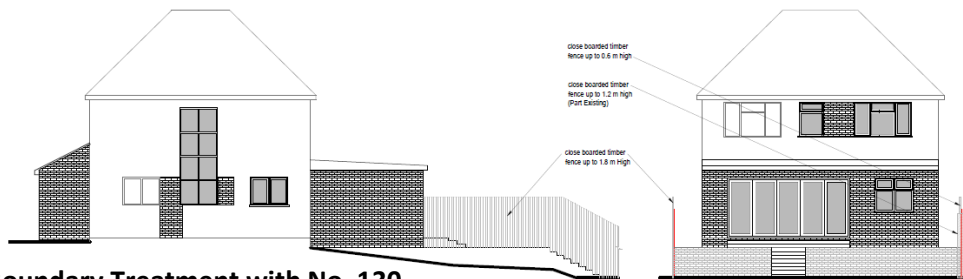


Rear Boundary with No. 130



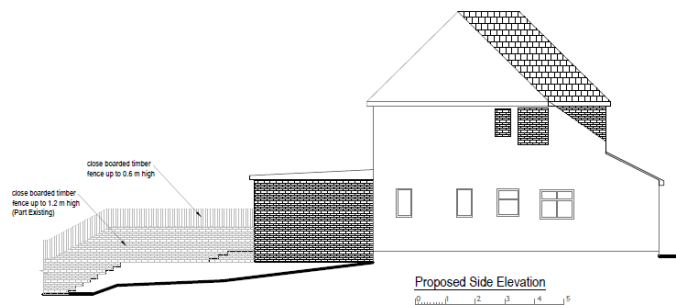
Rear Boundary with No. 134

- 7.39 Nevertheless, the appellant is willing to ensure that the fencing along the patio is at a constant height of 1.8m adjacent to No. 130 to protect privacy, as illustrated below.



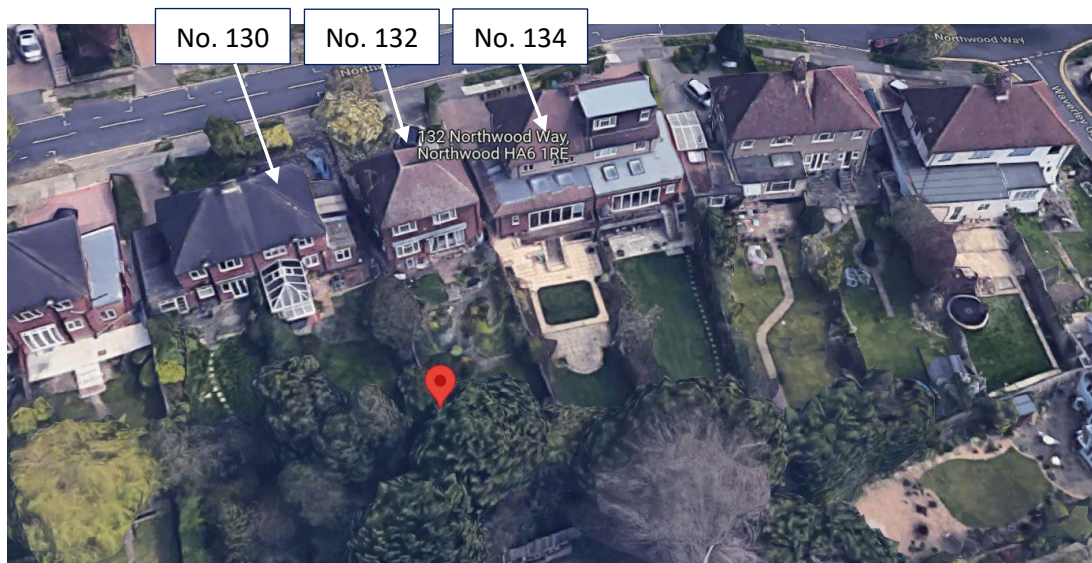
Proposed Boundary Treatment with No. 130

- 7.40 In regard to No. 134, there is currently a 1.2m high wall between the dwellings; however, the appellant is willing to add a 0.6m high close boarded timber fence above this to maintain a height of 1.8m along the boundary.



Proposed Boundary Treatment with No. 134

- 7.41 It is therefore requested that with an appropriate condition of approval, the proposed solution as illustrated above can be implemented to ensure no harm is caused to neighbouring amenities at either property to the sides of the proposed patio.



Rear Elevations and Gardens of the Appeal Property and Neighbouring Houses

- 7.42 As pictured above, the adjacent houses to each side have both been extended to the rear, and also have raised patios due to the lower ground levels to the rear of the houses. The large new window within the side elevation facing No. 134 will also be obscure glazed, to protect privacy.
- 7.43 Overall, it is therefore considered that, if the proposal could include a suitable boundary treatment, secured via condition, to ensure that the proposed raised patio will not adversely affect the amenities of neighbouring occupiers at Nos. 130 or 134, the proposed development would fully comply with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020).
- 7.44 It is also important to consider the improvements to the appeal property that will be achieved within the appeal dwelling, with the additional floor area providing essential extra living and bedroom space within the family home, with the Council confirming that *“It is considered that all the resulting habitable rooms, and those altered by extension, would maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021)”*.

Provision of Amenity for the Appeal Property

- 7.45 The proposed development would retain over 212m² of rear garden space. As such, the proposal has been deemed to be in compliance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Car Parking Provision

- 7.46 The existing parking provision will remain unaffected by the proposal, in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

8.0 CONCLUSION

- 8.1 The proposed extensions to the appeal property have been designed to respect the character of the local area and this has been achieved through careful attention to the depth, position, height and design of the extensions and the alterations to the front and rear elevations, to create a form of development that assimilates well with the appeal property and the surrounding residential setting.
- 8.2 The proposal will improve the appearance of the property within the street scene, with a more balanced design which is in scale with the neighbouring properties, and therefore would not cause any detriment to the character and appearance of the host dwelling, the street scene or the setting of the Hillside, Northwood Hills Area of Special Local Character located opposite the site.
- 8.3 This statement has demonstrated that the proposal to extend No. 132 Northwood Way will assimilate well with the locality, with many houses within the street scene having been extended over the years. As the appeal property is already an individually designed house set between semi-detached dwellings, this provides a circumstance where changes can be made without harming the existing character of the house or its setting.
- 8.4 In relation to the Planning Officer's concerns regarding the residential amenities of neighbouring occupiers at Nos. 130 and 134 Northwood Way, in terms of undue overlooking created by the raised patio area, it is asserted that a suitable and enforceable condition can be applied to any approval, which requires a high fence to be installed bordering the 4.5m deep patio and stepped down with the garden gradient along the shared boundaries at the rear of the property to provide an appropriate level of privacy for the neighbouring occupants, that will improve the existing situation.
- 8.5 The appeal application was submitted to provide a more practical family living space and an additional bedroom accommodation, allowing the high quality development will therefore improve residential amenity for current and future occupants of the dwellinghouse and make better use of the large plot with spacious rear garden.
- 8.6 The NPPF (2021) states that decision-takers 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 proposal would not cause any detriment to neighbouring visual or residential amenity, and for the above reasons it is therefore politely requested that this appeal is allowed, with the inclusion of any conditions thought necessary.