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APPEAL STATEMENT

SITE: 2 Halford Road Ickenham

APPEAL AGAINST REFUSAL OF: Raising of roof to provide habitable accommodation within loft space, to include a double hip to gable conversion, roof lights, front and rear dormers, and erection of a two-storey side/rear extension, rear patio and external alterations to property (Revised description, no changes to the submitted drawings)

LOCAL AUTHORITY: Hillingdon

PLANNING APPLICATION NUMBER: 56582/APP/2022/3337

APPELLANT: McLachlan

Introduction

This appeal is for the raising of roof to provide habitable accommodation within loft space, to include a double hip to gable conversion, roof lights, front and rear dormers, and erection of a two-storey side/rear extension, rear patio and external alterations to property at No.2 Halford Road Ickenham.

The appeal property is a detached bungalow on the corner of Halford Road and Long Lane, in a residential area. It borders, but is not within, the Ickenham Conservation Area. The surroundings are characterised by mostly detached dwellings, a mix of two-storey and bungalows of different architectural styles, many of which show extensions and alterations. The proposed extension to the dwelling would provide increased and much improved accommodation at No.2, whilst protecting the character of the street scene, the nearby Conservation Area, and the amenity of the neighbouring occupiers.

The principle of residential development in this location is acceptable. This appeal statement demonstrates that the proposed extension to the dwellinghouse would not cause material

harm to the character and appearance of the existing dwelling, or the area in general. Nor would it cause significant harm to the amenity of neighbouring properties and accordingly received no objections. It follows that it does not conflict with the NPPF (2021), Hillingdon Local Plan: Part One - Strategic Policies (2021), the Hillingdon Local Plan: Part Two - Development Management (2020), or the London Plan (2021) which, amongst other things, all seek to ensure that the siting, layout, scale and design of development provides high levels of internal and external amenity space and complements the locality.

Refusal Reason

The Notice of refusal was dated 23rd December 2022 and contained the following reasons for refusal:

1. The proposed raising of the roof, double hip to gable conversion, front dormers and two storey side/rear extension, by reason of their cumulative size, scale, bulk, height and design (including uncharacteristic roof profiles), would result in a disproportionate, visually obtrusive and top heavy form of development that would be detrimental to the appearance of the original host dwelling, and would cause harm to the character, appearance and visual amenities of the existing street scene and the setting of the adjoining Ickenham Village Conservation Area. The proposal is therefore contrary to Policies HE1 and BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2021), Policies DMHD 1, DMHB 1, DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management (2020), Policies D3, D4 and HC1 of the London Plan (2021) and the National Planning Policy Framework (2021). **The proposal has been designed to respect the plot size, occupying an appropriate proportion of the plot that allows for private garden amenity space. The design provides a much more attractive and superior impression when viewed from within the Ickenham Conservation Area across Long Lane than does the current dwelling (see image below). As such, the proposal has been designed to ensure such considerations are accommodated in order to achieve good design.**



These plots in general are generous and each detached house benefits from relative spaciousness. The surrounding street scene is also one of mixed character, where it is noted by the LPA that several former bungalows have been modified. Given the location of this plot being on a corner and well set back from the roads, with substantial trees and hedging largely concealing it from public view, the new dwelling would not appear to be cramped and instead, is sufficiently spaced from built form. On this basis, it is considered that the proposal represents good design, with full consideration of the context and setting of the plot.

In planning terms, character is assessed in relation to nearby and adjacent land uses. The surrounding residential area comprises detached bungalows and two-storey dwellings, comparable in design and appearance to the appeal premises. Some surrounding properties on Halford Road and Long Lane are shown below from the street view:





When viewed on the approach from either direction, as shown below, the appeal site is almost entirely concealed. Although it is acknowledged that soft landscaping is not protected and could be removed in future, the fact that it is viewed in the context of the larger buildings on Long Lane means it would clearly not present a prominent feature. It would not appear incongruous or stand alone.





On this basis, it is considered that the proposal would appear entirely in-keeping given the context of the immediate surroundings and, although not protected, the shielded location of the dwelling at present also means it would not be over dominant and would therefore not appear incongruous as a result of its setting. It is considered that only little to no harm could be attributed to the proposal in respect of the refusal reason.

2. The proposed development, by virtue of its proximity, depth, size, scale, bulk and height of the new proposed two-storey side gable wall, would have a harmful impact on the living conditions of the neighbouring occupiers at number 100 Long Lane and their associated private amenity space, in terms of outlook, overdominance, sense of enclosure and overbearing impact. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHD1 and DMHB 11 of the Hillingdon Local Plan Part Two - Development Management Policies (2020) and the National Planning Policy Framework (2021). **The location plan and satellite image below show the relative distances between these properties (approx. 4m). It is clear that the distance retained between the appeal site and the neighbours at No.100 is more than most in this area and cannot be seen as overly dominant or overbearing on the amenity.**

The appeal plot shape is somewhat triangular, with the external amenity space to the front and side (north and east) of the dwelling; as the proposed design would not include any extension to the front of the property or to the north side, facing No.100 Long Lane, the design will not have a harmful impact upon the external amenity space of this neighbour. The rear building line of the proposed development would also match the existing single storey rear addition. Moreover, the occupiers at No.100 raised no objection. The appeal site itself occupies an ample plot to accommodate this proposed scheme whilst maintaining sufficient outdoor amenity space for future occupants.



No.100 is not a bungalow and the proposal here will render these two neighbouring properties more balanced from a public perspective. The current view from the appeal site towards No.100 Long Lane is shown below:



3. The proposed development, by virtue of the proposed rear dormer window, would have a harmful impact on the living conditions of the neighbouring occupiers at number 4 Halford Road and their associated private amenity space, in terms of overlooking and loss of privacy. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHD1 and DMHB 11 of the Hillingdon Local Plan Part Two - Development Management Policies (2020) and the National Planning Policy Framework (2021). **It is confirmed in the Officer's Report below that the proposed extensions comply with the 45-degree line of sight guidance regarding No.4 Halford Road and, with its angled orientation, would have acceptable impact on living conditions in terms of light, outlook, sense of enclosure or overbearing impact. The proposed rear extension would not surpass the building line of the existing rear extension at No.4 and the proposed dormer window is situated on the far side of the dwelling, which would accordingly lead to very limited overlooking of the garden and none of the habitable rooms. Moreover, the occupiers at No.4 also raised no objection.**

In determining planning applications local authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness. The proposal has been designed to contribute positively to the Conservation Area in this regard, employing appropriate design and in-keeping materials reflective of the locality and site setting.

Planning Officer Report

To assist in the consideration of the Appeal, some of the paragraphs from the report from the Planning Officer are included below with appropriate commentary on the relevant parts:

1. Considerations

1.1 Site and Locality

The site comprises a modest detached bungalow set on a prominent corner plot, close to the junction of Halford Road and Long Lane. The bungalow is characterised by its hipped roof profile and front bay windows. It has been extended by a single storey side extension serving as a garage, and a single storey rear extension. A pergola structure has been constructed along the boundary shared with No.4 Halford Road. There is timber panel fencing and a mature hedge running along the frontage of the site. The surrounding area is residential in nature and is defined by single storey and two storey dwellings. No.4 Halford Road is a detached bungalow located to the south of the site. No.100 Long Lane is a two storey detached property located to the north of the site. The northern boundary of the site adjoins the Ickenham Village Conservation Area. However, the site itself is not designated within a Conservation

Area. There are no trees that are subject to a Tree Preservation Order within the site or on adjoining land. The site lies in Flood Zone 1. **See site photographs below:**



1.2 Proposed scheme

The application proposes the raising of the roof to provide habitable accommodation within the loft space, to include a double hip to gable conversion, roof lights, front and rear dormers, and the erection of a two-storey side/rear extension, a rear patio and external alterations to the property. It should be noted that the above proposal description has been agreed in writing by the agent. Also, neighbouring residents were re-consulted based on this wording. **The full existing and proposed plans are included in Appendix A for reference.**

1.3 Relevant Planning History

56582/APP/2001/18752 Halford Road Ickenham

ERECTION OF A 1.8 METRE HIGH FENCE (APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT)

Decision date: 17-09-2001. Refused.

56582/APP/2006/1028 2 Halford Road Ickenham

EXTENSION OF ROOF OVER EXISTING FLAT ROOF AREA TO PROVIDE HIPPED ROOF WITH HALF GABLE ENDS WITH WINDOWS

Decision date: 26-05-2006. Refused.

56582/APP/2006/2316 2 Halford Road Ickenham

ERECTION OF A SINGLE-STOREY SIDE EXTENSION WITH EXTENDED PITCHED ROOF OVER (INVOLVING REMOVAL OF EXISTING CARPORT), NEW PART SIDE PITCHED ROOF OVER PART OF EXISTING FLAT ROOF AND NEW PART FRONT CANOPY.

Decision date: 27-09-2006. Refused.

56582/APP/2007/14 2 Halford Road Ickenham

EXTENSION OF PITCH ROOF OVER EXISTING GARAGE (SIDE EXTENSION) AND TWO REAR ROOF LIGHTS.

Decision date: 27-02-2007. Approved.

56582/APP/2010/404 2 Halford Road Ickenham

Application for a new planning permission to replace an extant planning permission, in order to extend the time limit for implementation, ref 56582/APP/2007/14, dated 27/02/07: Extension of pitch roof over existing garage (side extension) and the erection of a hip end roof over the part single storey rear extension.

Decision date: 26-04-2010. Approved.

56582/APP/2022/299 2 Halford Road Ickenham

Raising of roof to provide habitable accommodation within loft space, to include a double hip to gable conversion, and erection of a part two storey, part single storey side/rear extension, rear patio and external alterations to the property

Decision date: 31-03-2022. Refused.

Comment on Planning History:

The relevant planning history attached to this site is referenced above.

Planning application reference 56582/APP/2022/299 proposed the raising of the roof to provide habitable accommodation within the loft space, to include a double hip to gable conversion, and the erection of a part two storey, part single storey side/rear extension, rear patio and external alterations to the property. The application was refused on 31st March 2022 on the following grounds:

1. The proposed raising of the roof, double hip gable conversion and part two storey, part single storey side/rear extension, by reason of their cumulative size, scale, bulk, height and design (including uncharacteristic roof profiles), would result in an incongruous,

disproportionate and cramped form of development that would be detrimental to the appearance of the original host dwelling, and cause harm to the character, appearance and visual amenities of the existing street scene and the setting of the adjoining Ickenham Village Conservation Area. The proposal is therefore contrary to Policies HE1 and BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2021), Policies DMHD 1, DMHB4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two – Development Management (2020), Policies D1, D3, D4 and HC1 of the London Plan (2021) and the National Planning Policy Framework (2021).

2. The proposed part two storey, part single storey side/rear extension, by reason of its siting, size, scale, bulk, and proximity to the side boundary, would result in a closing of the visually open gap at first floor level between it and the mutual boundary shared with number 4 Halford Road, giving rise to a cramped form of development and setting a precedent for a possible terracing effect, which would be detrimental to the visual amenities of the street scene and the surrounding area, including the setting of the adjoining Ickenham Village Conservation Area. The proposal is therefore contrary to Policies HE1 and BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2021), Policies DMHD 1, DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management (2020), Policies D1, D3, D4 and HC1 of the London Plan (2021) and the National Planning Policy Framework (2021).

3. The proposed double hip to gable conversion and increase to the main ridge height of the host dwelling would result in an unduly prominent, visually incongruous and top-heavy form of development that would be detrimental to the character, appearance and visual amenities of the existing street scene and the surrounding area, including the setting of the adjoining Ickenham Village Conservation Area. The proposal is therefore contrary to Policies HE1 and BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2021), Policies DMHD 1, DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management (2020), Policies D1, D3, D4 and HC1 of the London Plan (2021) and the National Planning Policy Framework (2021).

4. The proposed development, by virtue of its proximity, depth, size, scale, bulk and height, would have a harmful impact on the living conditions of the neighbouring occupiers at number 100 Long Lane and their associated private amenity space, in terms of outlook, overdominance, sense of enclosure and overbearing impact. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan Part Two – Development Management Policies (2020) and the National Planning Policy Framework (2021).

5. The proposed development, by virtue of the first floor bedrooms being served by rooflights and not being afforded with any direct outlook, would result in a substandard form of internal residential accommodation to the detriment of the amenity of occupants of the host property at number 2 Halford Road. The proposal would therefore be contrary to Policy DMHB 16 of Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy D6 of the London Plan (2021) and the National Planning Policy Framework (2021).

6. The proposed development, by virtue of its failure to maintain an adequate provision of private external amenity space, would have a harmful effect on the living conditions of the occupants of the host property at number 2 Halford Road. The proposal would therefore be contrary to Policies DMHB 18 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and the National Planning Policy Framework (2021).

The new proposal addressed these issues. It makes changes to the character and appearance of the host dwelling in line with many other properties in the vicinity which have set a clear precedent (see Appendix B). It is argued that the new scheme represents a vast improvement, both visually and architecturally, on the current dwelling.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date: - 7th December 2022.

2.2 Site Notice Expiry Date: - Not applicable.

3. Comments on Public Consultations

Four neighbouring properties were consulted on 4th November 2022. One additional neighbouring property was consulted on 11th November. Following amendments to the wording of the proposal description, neighbouring properties were re-consulted on 11th November for an additional 14-days. A site notice was displayed on 8th November 2022 and a press notice was published on 16th November. The consultation period expired on 12th December. No representations had been received by the end of the consultation period.

Ickenham Residents Association: No comments received.

Ickenham Conservation Area Panel: No comments received.

Council's Conservation Officer: No comments received.

It is emphasised that no comments or objections have been received regarding this proposed development, including from the immediate neighbours.

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 16 Housing Standards
DMHB 18 Private Outdoor Amenity Space
DMHB 4 Conservation Areas
DMHD 1 Alterations and Extensions to Residential Dwellings
DMT 6 Vehicle Parking
LPP HC1 (2021) Heritage conservation and growth
NPPF11 NPPF 2021 - Making effective use of land
NPPF12 NPPF 2021 - Achieving well-designed places
NPPF2 NPPF 2021 - Achieving sustainable development
NPPF4 NPPF 2021 - Decision-Making
NPPF9 NPPF 2021 - Promoting sustainable transport
NPPF16 NPPF 2021 - Conserving & enhancing the historic environment

The relevant policies will be fully addressed in the National Planning Policy Framework and Local Planning Policy Context sections of this appeal statement below.

5. Main planning issues

The main considerations are the design and impact on the character of the existing property, the impact upon the street scene and locality and the adjoining Conservation Area, the impact upon the amenities of adjoining occupiers, the quality of internal accommodation for the occupiers at the site, the reduction in size of the rear garden and car parking provision.

CHARACTER AND APPEARANCE:

Although the site is not located within a Conservation Area, the northern boundary does adjoin the Ickenham Village Conservation Area. It is therefore considered necessary to assess the impact on the setting of the adjoining Conservation Area as well.

Policy Context:

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy HE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) states that the Council will conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape, which includes the designated heritage assets such as statutorily Listed Buildings, Conservation Areas and Scheduled Ancient Monuments.

Policy DMHB 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that the Council will expect development proposals to avoid harm to the historic environment. Policy DMHB 1 also requires any extensions or alterations to be designed in sympathy, without detracting from or competing with the heritage asset.

Policy DMHB 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that 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.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new development will be required to be designed to the highest standards and incorporate principles of good design. Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extensions to dwellings should not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

With regard to side extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that:

- Side extensions should not exceed half the width of the original property;
- Extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
- Two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
- Two storey side extensions to detached and semi-detached properties should be setback a minimum of 1 metre behind the main front elevation;
- Where hip to gable roof extensions exist, a two storey side extension will not be supported;

With regards to rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) 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;
- 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;
- 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.

With regard to roof extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that:

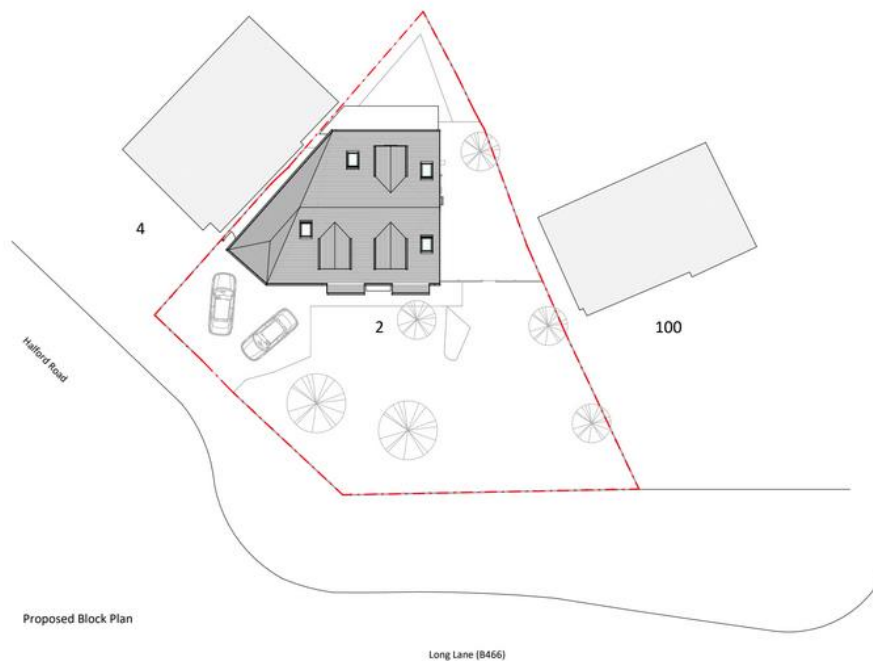
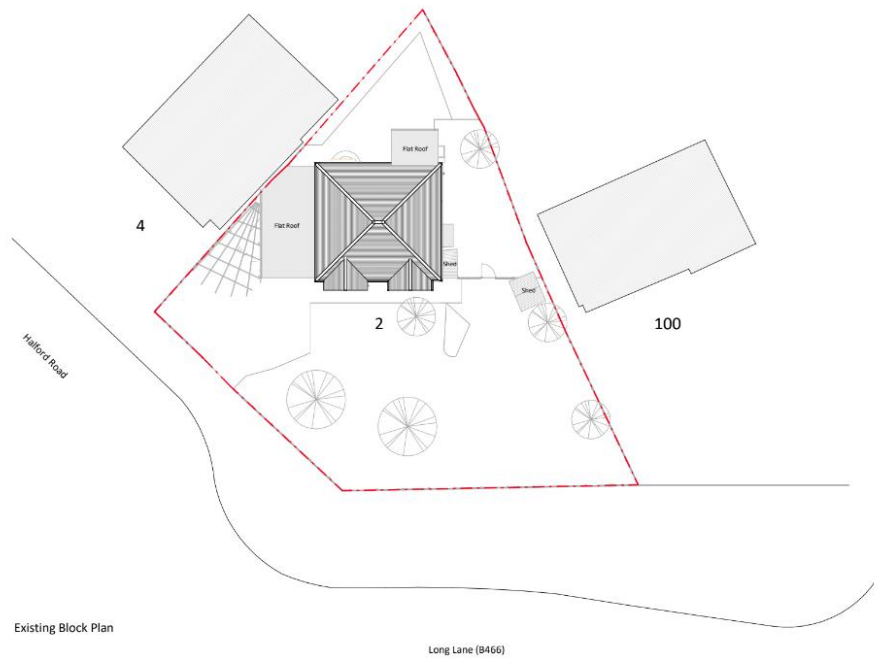
- Roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;
- The Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;
- Raising of a main roof above the existing ridgeline of a house will generally not be supported;
- All roof extensions should employ appropriate external materials and architectural details to match the existing dwelling

Planning Assessment:

The proposal, which includes the raising of the roof, front and rear dormers, a double hip to gable conversion and the erection of a two storey side/rear extension, would substantially alter the appearance of the property. The significant increase in the overall size, scale, bulk and massing of the host dwelling would result in an incongruous form of development. It is considered that the proposed development, when viewed as a whole, would be completely disproportionate and unsympathetic to the original architectural composition of the host dwelling. Thus, resulting in the proposed development having a harmful impact to original dwelling, street scene, and the surrounding area which includes the setting of Ickenham Village Conservation area. The proposed part two storey side/rear extension would not be set-back from the original main front wall of the host dwelling, nor would it be set-down from the main ridge. As a consequence, it is considered that the proposed two-storey side/rear extension would overwhelm the host dwelling, rather than appear subordinate to the original host dwelling. Since the refusal of application 56582/APP/2022/299, the proposed two storey side/rear extension has been set-in 1 metre from the shared boundary shared with No. 4. However, this design feature by itself does not overcome the harm identified in the preceding paragraph. The proposed double hip to gable conversion coupled with the front dormers would appear out of character with the immediate vicinity of the site, where it is observed that no other property has been extended in such a manner. **Evidently, the alterations proposed will substantially alter the character and appearance of the host dwelling. However, there is much precedent in the road to suggest that the loss of the architectural design of the existing house would not have a detrimental impact on the area and that the proposed scheme would, in fact, represent an improvement on the current street scene. See Appendix B for examples of other bungalow extensions and conversions in the vicinity.**

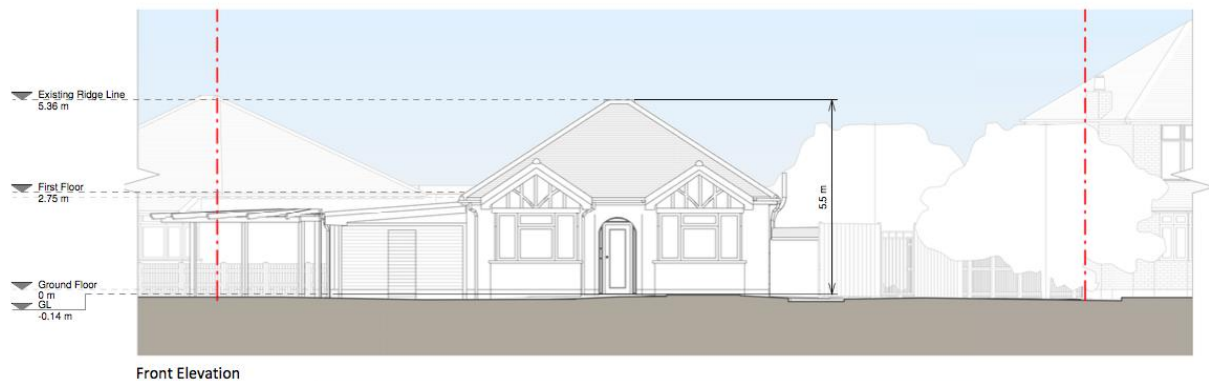
The appeal site would become similar in style and scale to many of the surrounding dwellings, and indeed substantially smaller in terms of foot print and lower in height than many. It is considered that it would relate satisfactory in terms of scale and design to the street scene and surrounding area. The dwelling will not be particularly visible from the

street scene and the plot has ample room to accommodate this proposal (see existing and proposed block plans below).



In this context, it is considered that the proposed roof form on the main host dwelling, when coupled with the roof profile on the proposed two-storey side/rear extension and dormers, would result in an incongruous and top-heavy building that fails to respect the character of

the area, which includes the setting of the adjoining Ickenham Village Conservation. Whilst it is recognised that there is existing boundary treatment along the site frontage, views of the upper part of the proposed development would nonetheless be visible from various public vantage points, due to the prominent position of the site. **The overall roof height would be raised by 1m to make more effective use of the space available and three dormer windows would be created, two on the front elevation and one on the rear. Although the ridge height will be raised to accommodate the new internal arrangements, care has been taken to ensure that the impact will present a natural progression from the smaller height of No.4 Halford Road to the taller height of No.100 Long Lane.**



The street scene in the vicinity of the site is one of mixed character, where it is noted that several former bungalows on Halford Road have been modified. However, even within this context the resulting building would be excessively large, and would appear out of keeping with the local area. This harm would be exacerbated by the prominent corner plot position of the site where views of the development would be available from various public vantage points, including from the wider Ickenham Village Conservation Area. Whilst it is noted that there is a hedge to the front of the site, it could be removed at any point in the future. It cannot therefore be argued that the existing vegetation at the site would screen views of the proposed development. **The two proposed dormer windows to the front of No.2 reflect the forward-facing gable end of No.100 Long Lane, and the graduation in roof height between the two properties will arguably enhance the overall view across from within the Conservation Area. Should the hedge at some point be reduced in height or removed altogether, the street scene will be markedly improved by the superior architectural value of the proposal.**

The proposed development overall would result in unacceptable harm to the character, appearance and visual amenities of the area. Furthermore, the proposed development would fail to preserve or enhance the setting of the Ickenham Village Conservation Area. The proposal would therefore conflict with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) and Policies DMHB 1, DMHB 4, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020), Policies HC1, D3 and D4 of the London Plan (2021) and the NPPF (2021). **There is no architectural merit to the original property, and it is considered that the LPA is placing a much higher threshold on its character and appearance than is necessary. Other bungalows along Halford Road have been altered in the manner proposed here. Accordingly, it is considered that there is a strong precedent set for this type of the alteration within the surrounding area (see Appendix B for examples) and no unacceptable harm would be caused.**

NEIGHBOURING RESIDENTIAL AMENITY:

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) 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.

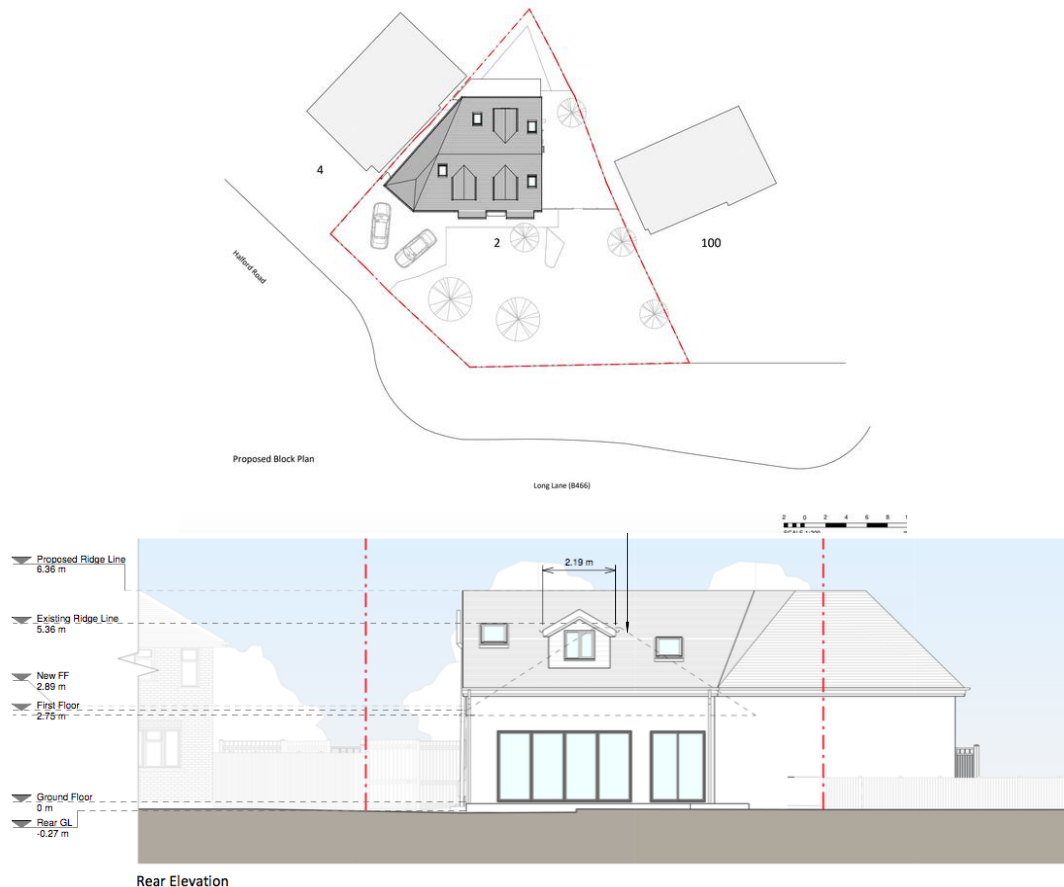
Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

No. 4 Halford Road is a detached bungalow located to the west of the application site. This neighbouring property benefits from a single storey rear extension which measures approximately 4 metres deep, and contains no windows in the side elevation facing towards the application site. It is acknowledged that the proposed two storey side/rear extension, coupled with the proposed roof extension, would bring the two-storey scale of host building closer towards No. 4. However, the rear building line of the proposed development would be set-behind the extended rear building line of No. 4. This means that the 45-degree line of sight taken from the nearest rear habitable windows at No. 4 would not be breached. **It is confirmed that the proposed extensions comply with the 45-degree line of sight guidance.**

Given the aforementioned factors, coupled with the angled orientation of No. 4 Halford Road, it is considered that the proposed development would not unduly impact on the living conditions of the occupiers at No. 4, in terms of light, outlook, sense of enclosure or overbearing impact. **It is confirmed that the proposed extensions comply with the 45-degree line of sight guidance regarding No.4 and would therefore be acceptable in terms of impact on living conditions.**

Notwithstanding the above, the proposed rear dormer window serving a bedroom would be considered to result in an unacceptable degree of overlooking to no. 4 Halford Road and its rear garden. Whilst oblique views of neighbouring gardens would not be uncommon in an urban area, in this particular case, as a result of the orientation of the properties, the proposed dormer window would directly overlook 4 Halford Road at close proximity. Given

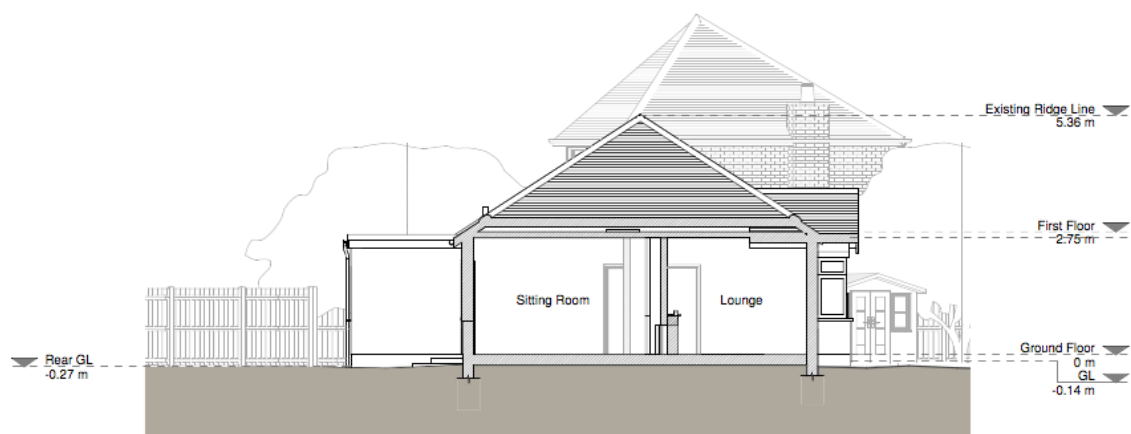
that no first floor windows currently exist at 2 Halford Road, the proposed dormer would introduce an unacceptable degree of overlooking and loss of privacy. **As acknowledged by the LPA, such views into neighbouring gardens are not uncommon in urban residential areas. Quite the contrary. Furthermore, the fact that the proposed rear extensions would be set back from the existing rear extension at No.4 coupled with the proposed rear dormer being on the far side from No.4 (see proposed plans below), any subsequent overlooking would not be extreme or unacceptable. Indeed, it is reasonable to assume that if it were to cause an unacceptable degree of overlooking and loss of privacy, objection would have been raised by the occupants of No.4.**



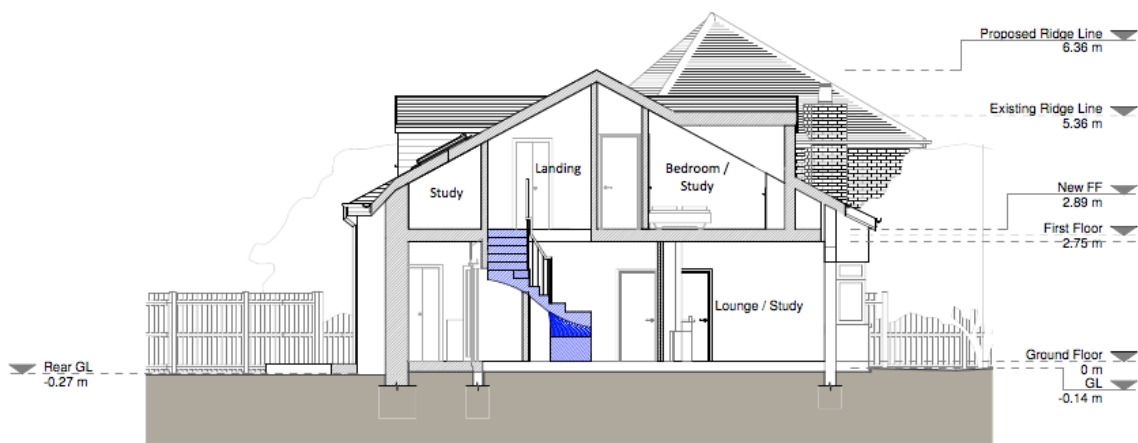
No. 100 Long Lane is a two-storey dwelling located to the north of the site. This neighbouring property is set forward of the application property. As a result, the proposed two storey side/rear extension would project beyond the rear building line of No. 100 by approximately 8.5 metres, which is a substantial distance. This coupled, with the proposed bulk and height of the new two-storey gable flank wall of the host dwelling would be unacceptably imposing, resulting in a loss of outlook, sense of enclosure and overbearing impact for the occupants of No. 100 when viewed from their habitable rear windows and private rear garden. **There would remain a good separation distance between these two properties (approx. 4m). The proposed design would not include any extension to the front of the property or to the north side, facing No.100 Long Lane. With the appeal plot's triangular shape and the external amenity space to the front and side of the dwelling, the design will not encroach upon the external amenity space of this neighbour. The side wall of No.100, facing the**

appeal site, has no windows which further reduces any perceived impact. Moreover, the occupiers at No.100 also raised no objection.

It is acknowledged that there would be a separation distance of approximately 4 metres (at the closest point) between the proposed two-storey flank wall of the resulting host dwelling and the mutual boundary shared with No. 100. However, this distance in itself, is not considered to be sufficient to address the harm that has been identified in the preceding paragraph. Furthermore, whilst the rear building line of the proposed development would match the existing single storey rear addition, the overall bulk, scale and height of the development would be substantially greater than the existing circumstances. **The existing and proposed sections below show the appeal site in relation to No.100 to the north. The fact that the proposed extension matched the building line of the existing extension to the rear, coupled with No.100's blank flank wall and the separation distance, means that little weight can be attributed to this refusal reason as the identified harm is not considered to be in any way severe or unusual in a residential context.**



Section A - A



Section A - A

Given the respective orientation of 2 Halford Road and 100 Long Lane, the rear dormer window which would result in loss of privacy to no. 4 Halford Road would have an acceptable impact on no. 100 Long Lane. **It is confirmed that the rear dormer would not negatively impact No.100.**

The proposed raised patio would have a modest height of up to 0.2 metres. As such, it would not give rise to a material loss of privacy or overlooking for the neighbouring occupiers at No. 4 Halford Road and No. 100 Long Lane. **It is confirmed that the patio element is acceptable.**

Having regard to the above, it is considered that the proposed development would cause harm to the living conditions of the neighbouring occupiers at No. 100 Long Lane and No.4 Halford Road, contrary to Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). **It has been argued that the proposal has been sympathetically designed to take into account the amenity of the neighbouring occupants and accordingly has not raised objection from these neighbours.**

QUALITY OF ACCOMMODATION:

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all development, including extensions, must ensure that the internal design and layout of development maximises sustainability and is adaptable to different activities. Policy DMHB 16 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020) states that all housing development should have an adequate provision of internal space in order to provide an appropriate living environment.

Since the refusal of application 56582/APP/2022/299, the scheme has been revised so that all the proposed bedrooms would be served by windows fitted in the front or rear elevations of the host dwelling. It is therefore considered that occupiers would be afforded with an adequate level of direct outlook and natural light. However, this does not outweigh the harmful impact the proposal would have on the character and appearance of the area and upon neighbouring residential amenity. **It is confirmed that the proposal is acceptable in terms of the quality of the accommodation.**

EXTERNAL AMENITY PROVISION:

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure an adequate garden space.

Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all new residential development and conversions will be required to provide good quality and usable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3, which requires four bedrooms or more houses to have at least 100 square metres of private amenity space.

The proposed development would retain approximately 105 square metres (i.e. the rear and side garden). This would be in accordance with the minimum private amenity space standards for a four-bedroom plus dwelling, as set out in Table 5.3 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). As such, the proposal would not undermine the provision of external amenity space for the existing occupiers at the application site, in compliance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part Two -

Development Management Policies (2020). **It is confirmed that the proposal is acceptable on external amenity grounds.**

PARKING AND HIGHWAY SAFETY:

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies(2020) states that development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity.

The proposal would need to provide two on-site car parking spaces to comply with the maximum car parking standards set out in Appendix C, Table 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). There is sufficient space on the front driveway to accommodate two on-site car parking spaces, in accordance with the Council's adopted car parking standards.

Although not shown on the submitted plans, the agent sent an email confirming that no changes are being proposed to the existing dropped kerb serving the site.

On the above basis, it is considered that the proposal would not significantly exacerbate the demand for street parking or prejudice highway safety, in accordance with Policy DMT6 of the Hillingdon Local Plan: Part Two -Development Management Policies (2020). **It is confirmed that the proposal is acceptable on highways and parking grounds.**

On balance, the scale of this proposal is not excessive. Appropriate residential development is encouraged in areas such as this and is therefore wholly acceptable. Whilst the proposed extension would represent a more prominent built form at No.2, it is considered that it would not harm the street scene, nor would it amount to an unacceptably harmful sense of enclosure for the neighbouring occupants given the built context and the sitting of the appeal site. Indeed, it is seen to be an overall enhancement. Furthermore, no letters of objection have been received from neighbouring properties or any other consultees. Under the Localism Act 2011, which established the principle of neighbourhood planning, if individuals who are consulted raise no objection, as is the case here, then that should be afforded planning weight.

National Planning Policy Framework

It is important to respectfully draw to the inspector's attention to relevant sections of the NPPF that have either been overlooked, misinterpreted or not given due weight and consideration within the decision-making process. The following sections in particular are highlighted as requiring attention.

Para 2. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements. **This is confirmation that the NPPF is a material planning consideration and so the following sections are considered as presenting considerable material planning support to the application and should be acknowledged as such. The NPPF presents the Council with sufficient enough grounds to accept this appeal, in particular, the references made within the NPPF to achieving sustainable development and "meeting the needs of the present without compromising the ability of future generations to meet their own needs".**

Para 3. The Framework should be read as a whole (including its footnotes and annexes). General references to planning policies in the Framework should be applied in a way that is appropriate to the type of plan being produced, taking into account policy on plan-making in chapter 3. **This demonstrates how the NPPF must be considered as a whole and equally by implication the same should apply to the application of individual policies contained within the LDP.**

7. 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. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. **These address social progress, economic well-being and environmental protection. The proposed development is meeting the need for additional space for the occupants of the dwelling, allowing the residents to adapt their home to meet their needs rather than having to move to a different property and location. It does not compromise the ability of future generations to meet their own needs yet meets the needs of the present occupiers and therefore fully accords with this policy.**

8. 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):

- a) an economic objective –to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying

and coordinating the provision of infrastructure; **The proposal would increase the size of the property, thus increasing the council tax revenue in the future, meeting the economic objective by contributing to council resources. The very fact of the development costs associated with housing development is sufficient to meet the economic objective test under the sustainability principle.**

- b) a social objective –to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; **this proposal will create a versatile and adaptable home for now and future generations, in harmony with this objective**
- c) an environmental objective –to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy; **the alterations will have a positive impact on the environment as, although the site is already developed, the proposed dwelling would be of a higher energy efficiency, helping towards a low-carbon economy and there is no harm to any ecology.**

10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11). The proposed development aligns with the above sustainable development objectives and should therefore receive a presumption in favour.

The presumption in favour of sustainable development

11. Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area⁶; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The proposal accords with the Council's LDP, providing extra space where there is a need, improving the suitability of the property for the intended use, increasing its value and promoting development in a sustainable location. This is therefore a sustainable development and a presumption of allowing the development therefore applies.

38. 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. **The main planning issues for the previously refused application (ref. 56582/APP/2022/299) have been dealt with under this new scheme. In accordance with para. 38 of the NPPF the appellant is seeking to work with the Council to present a case that can be approved.**

130. 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; **The proposed development meets the needs of the present occupiers and would also benefit any future occupants, adding value to the property.**
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; **The materials utilised will be appropriate and care will be taken to ensure that the construction is of good quality, completed efficiently and in line with building regulations. Care has been taken to ensure that the proposal is not out of place and adheres to the street scene, where other properties have been extended and adapted due to the changing requirements of the inhabitants.**
- 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); **The proposed development has been designed to be in keeping with the surrounding built environment whilst meeting the need for additional space for the occupants of the dwelling.**

- 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; **The proposal will take place on already developed land and maintain sufficient outdoor amenity. The landscaping will be largely unaltered, and the property frontage will arguably become more balanced and congruent with the surroundings, notably the view from the conservation area.**
- 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; **Not relevant to this appeal.**
- 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. **On the whole the proposal would provide high levels of residential amenity for the occupants, with generously sized rooms and private outdoor amenity space. It is considered that this is a sustainable and suitable location.**

The proposal accords with a)- f) of the policy and demonstrates positive policy support. It will function well for longevity, making effective use of land in a sustainable location. The proposal has been designed with due regard towards the context and scale of the site in respect of its surroundings.

Overall, the proposed extensions and alterations to the No.2 are acceptable in principle and do not cause material harm to the neighbouring properties or the Conservation Area. The proposal is seen to enhance the property from the public realm and greatly improve the amenity of the occupants. It accords with the NPPF and the following section of this statement will show that it accords with the relevant local planning policies also.

Local Planning Policy Context

The relevant parts from the Hillingdon Local Plan: Part One - Strategic Policies (2021), the Hillingdon Local Plan: Part Two - Development Management (2020), and the London Plan (2021) with commentaries under each are set out below:

HILLINGDON LOCAL PLAN: PART ONE - STRATEGIC POLICIES (2021)

Policy HE1: Heritage

The Council will:

1. Conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape, which includes:
 - Historic village cores, Metro-land suburbs, planned residential estates and 19th and 20th century industrial areas, including the Grand Union Canal and its features;
 - Designated heritage assets such as statutorily Listed Buildings, Conservation Areas and Scheduled Ancient Monuments;
 - Registered Parks and Gardens and historic landscapes, both natural and designed;
 - Locally recognised historic features, such as Areas of Special Local Character and Locally Listed Buildings; and
 - Archaeologically significant areas, including Archaeological Priority Zones and Areas.
2. Actively encourage the regeneration of heritage assets, particularly those which have been included in English Heritage's 'Heritage at Risk' register or are currently vacant.
3. Promote increased public awareness, understanding of and access to the borough's heritage assets and wider historic environment, through Section 106 agreements and via community engagement and outreach activities.
4. Encourage the reuse and modification of heritage assets, where appropriate, when considering proposals to mitigate or adapt to the effects of climate change. Where negative impact on a heritage asset is identified, seek alternative approaches to achieve similar climate change mitigation outcomes without damage to the asset.

Policy HE1 seeks to conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape. It is noted that the appeal site is not within the Conservation Area, but adjacent. The only impact the proposal would have is the view *from* the adjacent Conservation Area. As stated in the report, the new proposed design will increase the visibility of No.2 Halford Road in a positive way, the elevation in view becoming complementary to No.100 Long Lane visually, the two proposed dormer windows to the front reflecting the forward-facing gable end of No.100, and the graduation in roof height between the two properties will enhance the overall view from within the Conservation Area. At present, the hedging and trees provide the appeal site with shielding from public view; should the hedge at some point be reduced in height, or removed altogether, the street scene will be markedly improved by the superior architectural value of the proposal. The alterations to the dwelling will enhance, rather than detract from, the historic environment.

Policy BE1: Built Environment

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. All new developments should:

1. 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;
2. Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties;
3. Be designed to include "Lifetime Homes" principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly, 10% of these should be wheelchair accessible or easily adaptable to wheelchair accessibility encouraging places of work and leisure, streets, neighbourhoods, parks and open spaces to be designed to meet the needs of the community at all stages of people's lives;
4. In the case of 10 dwellings or over, achieve a satisfactory assessment rating in terms of the latest Building for Life standards (as amended or replaced from time to time);
5. Improve areas of poorer environmental quality, including within the areas of relative disadvantage of Hayes, Yiewsley and West Drayton. All regeneration schemes should ensure that they are appropriate to their historic context, make use of heritage assets and reinforce their significance;
6. Incorporate a clear network of routes that are easy to understand, inclusive, safe, secure and connect positively with interchanges, public transport, community facilities and services;
7. Improve the quality of the public realm and provide for public and private spaces that are attractive, safe, functional, diverse, sustainable, accessible to all, respect the local character and landscape, integrate with the development, enhance and protect biodiversity through the inclusion of living walls, roofs and areas for wildlife, encourage physical activity and where appropriate introduce public art;
8. Create safe and secure environments that reduce crime and fear of crime, anti-social behaviour and risks from fire and arson having regard to Secure by Design standards and address resilience to terrorism in major development proposals;
9. Not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable areas;

10. Maximise the opportunities for all new homes to contribute to tackling and adapting to climate change and reducing emissions of local air quality pollutants. The Council will require all new development to achieve reductions in carbon dioxide emission in line with the London Plan targets through energy efficient design and effective use of low and zero carbon technologies. Where the required reduction from on-site renewable energy is not feasible within major developments, contributions off-site will be sought. The Council will seek to merge a suite of sustainable design goals, such as the use of SUDS, water efficiency, lifetime homes, and energy efficiency into a requirement measured against the Code for Sustainable Homes and BREEAM. These will be set out within the Hillingdon Local Plan: Part 2- Development Management Policies Local Development Document (LDD). All developments should be designed to make the most efficient use of natural resources whilst safeguarding historic assets, their settings and local amenity and include sustainable design and construction techniques to increase the re-use and recycling of construction, demolition and excavation waste and reduce the amount disposed to landfill;
11. In the case of tall buildings, not adversely affect their surroundings including the local character, cause harm to the significance of heritage assets or impact on important views. Appropriate locations for tall buildings will be defined on a Character Study and may include parts of Uxbridge and Hayes subject to considering the Obstacle Limitation Surfaces for Heathrow Airport. Outside of Uxbridge and Hayes town centres, tall buildings will not be supported. The height of all buildings should be based upon an understanding of the local character and be appropriate to the positive qualities of the surrounding townscape.

Policy BE1 of the Hillingdon Local Plan seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character. The design of the proposed development is such that it transforms a dwelling of 'architectural ordinariness' with poor energy efficiency into a larger, more attractive building of high energy efficiency that would clearly enhance the street scene and contribute in a positive way to the townscape and local character.

Policy DMHD 1: Alterations and Extensions to Residential Dwellings

A) 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 house;**
- 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.**

C) Side Extensions

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

D) Front Extensions

- 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.**

E) Roof Extensions

- i) 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;**
- ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;**
- iii) raising of a main roof above the existing ridgeline of a house will generally not be supported;**
- iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling; and**
- v) in Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise with the existing building. The highest point of the dormer should be kept well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first floor windows.**

F) Front Gardens and Parking

- i) new or replacement driveways should use permeable (porous) surfacing. Surfaces of more than five square metres will need planning permission for laying traditional, impermeable driveways; and**
- ii) the design, materials and height of any front boundary must be in keeping with the character of the area to ensure harmonisation with the existing street scene.**

Policy DMHD 1 states that alterations and extensions to dwellings should not have an adverse cumulative impact on the character and appearance of the street scene and should appear subordinate to the main dwelling. The alterations will substantially alter the character and appearance of the host dwelling, however, there is much precedent on Halford Road (see Appendix B) to suggest that the loss of the architectural design of the existing house would not have a detrimental impact on the area and that the proposed scheme would, in fact, represent an improvement on the current street scene.

Policy DMHB 1: Heritage Assets

A) The Council will expect development proposals to avoid harm to the historic environment. Development that has an effect on heritage assets will only be supported where:

- i) it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation;**
- ii) it will not lead to a loss of significance or harm to an asset, unless it can be demonstrated that it will provide public benefit that would outweigh the harm or loss, in accordance with the NPPF;**
- iii) it makes a positive contribution to the local character and distinctiveness of the area;**
- iv) any extensions or alterations are designed in sympathy, without detracting from or competing with the heritage asset;**
- v) the proposal would relate appropriately in terms of siting, style, scale, massing, height, design and materials;**
- vi) buildings and structures within the curtilage of a heritage asset, or in close proximity to it, do not compromise its setting; and**
- vii) opportunities are taken to conserve or enhance the setting, so that the significance of the asset can be appreciated more readily.**

B) Development proposals affecting designated heritage assets need to take account of the effects of climate change and renewable energy without impacting negatively on the heritage asset. The Council may require an alternative solution which will protect the asset yet meet the sustainability objectives of the Local Plan.

C) The Council will seek to secure the repair and reuse of Listed Buildings and monuments and improvements to Conservation Areas on the Heritage at Risk Register, through negotiations with owners, the provision of advice and guidance, the use of appropriate legal action, and through bids for external funding for improvement works.

Policy DMHB 4: 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.

C) Proposals will be required to support the implementation of improvement actions set out in relevant Conservation Area Appraisals and Management Plans.

Policy DMHB 1 and DMHB 4, as with Policy HE1, seeks to conserve, enhance and avoid any harm to Hillingdon's historic environment, making a positive contribution to local character and distinctiveness. It is once again noted that the appeal site is not within the Conservation Area, but adjacent. The only impact the proposal would have is the view *from* the adjacent Conservation Area. As stated in the report, the new proposed design will increase the visibility of No.2 Halford Road in a positive way, the elevation in view becoming complementary to No.100 Long Lane visually, the two proposed dormer windows to the front reflecting the forward-facing gable end of No.100, and the graduation in roof height between the two properties will enhance the overall view from within the Conservation Area. At present, the hedging and trees provide the appeal site with shielding from public view; should the hedge at some point be reduced in height, or removed altogether, the street scene will be markedly improved by the superior architectural value of the proposal. The alterations to the dwelling will enhance, rather than detract from, the historic environment.

Policy DMHB 11: Design of New Development

A) 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 development⁵ sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs.

D) 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. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

Policy DMHB 11 requires that new development is designed to the highest standards and incorporate principles of good design. As can be assessed from the drawings, the design has a blend of modern and traditional aspects and provides a very versatile living space, adaptable to any future requirements, particularly as the main bedroom is located on the ground floor. As already shown, the development would complement the surrounding area.

Policy DMHB 12: Streets and Public Realm

A) Development should be well integrated with the surrounding area and accessible. It should:

- i) improve legibility and promote routes and wayfinding between the development and local amenities;**
- ii) ensure public realm design takes account of the established townscape character and quality of the surrounding area;**
- iii) include landscaping treatment that is suitable for the location, serves a purpose, contributes to local green infrastructure, the appearance of the area and ease of movement through the space;**
- iv) provide safe and direct pedestrian and cycle movement through the space;**
- v) incorporate appropriate and robust hard landscaping, using good quality materials, undertaken to a high standard;**
- vi) where appropriate, include the installation of public art; and**
- vii) deliver proposals which incorporate the principles of inclusive design. Proposals for gated developments will be resisted.**

B) Public realm improvements will be sought from developments located close to transport interchanges and community facilities to ensure easy access between different transport modes and into local community facilities.

Policy DMHB 12 states that development should be well integrated with the surrounding area. The proposal accords in so far as it relates; it contributes to a positive sense of place and local distinctiveness through the adaptation and enhancement of a dwelling, maintaining the local vernacular in an existing residential location on a piece of land with ample room to accommodate the extensions. It will also provide a more attractive and balanced façade when viewed in the context of No.100 Long Lane from the adjacent Conservation Area. It demonstrates positive policy support in this regard. It will utilise sustainable, modern materials for the build, ensuring that the carbon footprint of the dwelling is kept to a minimum and complies with all relevant regulations.

Policy D3 Optimising site capacity through the design-led approach

The design-led approach

- A 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, and existing and planned supporting infrastructure capacity (as set out in [Policy D2 Infrastructure requirements for sustainable densities](#)), and that best delivers the requirements set out in Part D.
- B Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling, in accordance with [Policy D2 Infrastructure requirements for sustainable densities](#). Where these locations have existing areas of high density buildings, expansion of the areas should be positively considered by Boroughs where appropriate. This could also include expanding Opportunity Area boundaries where appropriate.
- C In other areas, incremental densification should be actively encouraged by Boroughs to achieve a change in densities in the most appropriate way. This should be interpreted in the context of [Policy H2 Small sites](#).
- D Development proposals should:

Form and layout

- 1) 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
- 2) encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area
- 3) be street-based with clearly defined public and private environments
- 4) facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users

Experience

- 5) achieve safe, secure and inclusive environments
- 6) provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest
- 7) deliver appropriate outlook, privacy and amenity
- 8) provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity
- 9) help prevent or mitigate the impacts of noise and poor air quality
- 10) achieve indoor and outdoor environments that are comfortable and inviting for people to use

Quality and character

- 11) 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
 - 12) 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
 - 13) aim for high sustainability standards (with reference to the policies within London Plan Chapters 8 and 9) and take into account the principles of the circular economy
 - 14) provide spaces and buildings that maximise opportunities for urban greening to create attractive resilient places that can also help the management of surface water.
- E Where development parameters for allocated sites have been set out in a Development Plan, development proposals that do not accord with the site capacity in a site allocation can be refused for this reason.

Policy D4 Delivering good design

Design analysis and development certainty

- A Masterplans and design codes should be used to help bring forward development and ensure it delivers high quality design and place-making based on the requirements set out in Part B of [Policy D3 Optimising site capacity through the design-led approach](#).
- B Where appropriate, visual, environmental and movement modelling/assessments should be undertaken to analyse potential design options for an area, site or development proposal. These models, particularly 3D virtual reality and other interactive digital models, should, where possible, be used to inform plan-making and decision-taking, and to engage Londoners in the planning process.

Design scrutiny

- C Design and access statements submitted with development proposals should demonstrate that the proposal meets the design requirements of the London Plan.
- D The design of development proposals should be thoroughly scrutinised by borough planning, urban design, and conservation officers, utilising the analytical tools set out in Part B, local evidence, and expert advice where appropriate. In addition, boroughs and applicants should make use of the design review process to assess and inform design options early in the planning process. Development proposals referable to the Mayor must have undergone at least one design review early on in their preparation before a planning application is made, or demonstrate that they have undergone a local borough process of design scrutiny, based on the principles set out in Part E if they:
- 1) include a residential component that exceeds 350 units per hectare; or
 - 2) propose a building defined as a tall building by the borough (see [Policy D9 Tall buildings](#)), or that is more than 30m in height where there is no local definition of a tall building.

E	The format of design reviews for any development should be agreed with the borough and comply with the Mayor's guidance on review principles, process and management, ensuring that: 1) design reviews are carried out transparently by independent experts in relevant disciplines 2) design review comments are mindful of the wider policy context and focus on interpreting policy for the specific scheme 3) where a scheme is reviewed more than once, subsequent design reviews reference and build on the recommendations of previous design reviews 4) design review recommendations are appropriately recorded and communicated to officers and decision makers 5) schemes show how they have considered and addressed the design review recommendations 6) planning decisions demonstrate how design review has been addressed. Maintaining design quality
F	The design quality of development should be retained through to completion by: 1) ensuring maximum detail appropriate for the design stage is provided to avoid the need for later design amendments and to ensure scheme quality is not adversely affected by later decisions on construction, materials, landscaping details or minor alterations to layout or form of the development 2) ensuring the wording of the planning permission, and associated conditions and legal agreement, provide clarity regarding the quality of design 3) avoiding deferring the assessment of the design quality of large elements of a development to the consideration of a planning condition or referred matter 4) local planning authorities considering conditioning the ongoing involvement of the original design team to monitor the design quality of a development through to completion.

Policies D3 and D4 of the London Plan (2021) seek to optimise site capacity through the design-led approach, delivering good design. Paragraph 126-132 of the NPPF also set out criteria for good design which include that development should; add to the quality of an area; be visually attractive; and be sympathetic to local character and history whilst not preventing or discouraging appropriate innovation or change.

This proposal does optimise the site on which it stands, creating a well-designed, versatile and sustainable home for the future. It has been designed with due regard to the neighbouring dwellings and setting of the site in terms of design and scale. The proposal would utilise sustainable, attractive materials, appropriate to the surroundings. As such, the proposal is in-keeping with the residential setting. The plot size is quite generous, and it does not represent overdevelopment and can therefore be said to respect the typical density. It contributes to a range of dwelling sizes and maintains sufficient garden land. Overall, the proposal will enhance the attractiveness of the streetscape, protecting the sense of place.

Policy HC1 Heritage conservation and growth

- A Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.
- B Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:
- 1) setting out a clear vision that recognises and embeds the role of heritage in place-making
 - 2) utilising the heritage significance of a site or area in the planning and design process
 - 3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
 - 4) delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.
- C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
- D Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.
- E Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

As noted, the property does not sit within a conservation area. The only heritage impact is that of the street scene as viewed from within the adjoining conservation area. It has been noted that this proposal will enhance or as a minimum preserve that street scene, thus fulfilling the aim of policy HC1.

Conclusions

This appeal has demonstrated that the raising of roof to provide habitable accommodation within loft space, to include a double hip to gable conversion, roof lights, front and rear dormers, and erection of a two-storey side/rear extension, rear patio and external alterations to property at No.2 Halford Road, Ickenham, would not cause material harm to the character and appearance of the existing dwelling, the adjacent Conservation Area or the wider area in general, and that it would not cause material harm to the amenity of the neighbouring properties. It has been highlighted that many properties in the vicinity have undergone extension and adaptations that now form part of the character of the area and set a clear precedent.

It follows that it does not conflict with the NPPF (2021), Hillingdon Local Plan: Part One - Strategic Policies (2021), the Hillingdon Local Plan: Part Two - Development Management (2020), or the London Plan (2021) which, amongst other things, all seek to ensure that the siting, layout, scale and design of development provides high levels of internal and external amenity space and complements the locality. The proposal will provide vastly improved internal layout to the dwelling and does not have a detrimental effect upon the area. Accordingly, it is asked that the appeal be considered favourably.

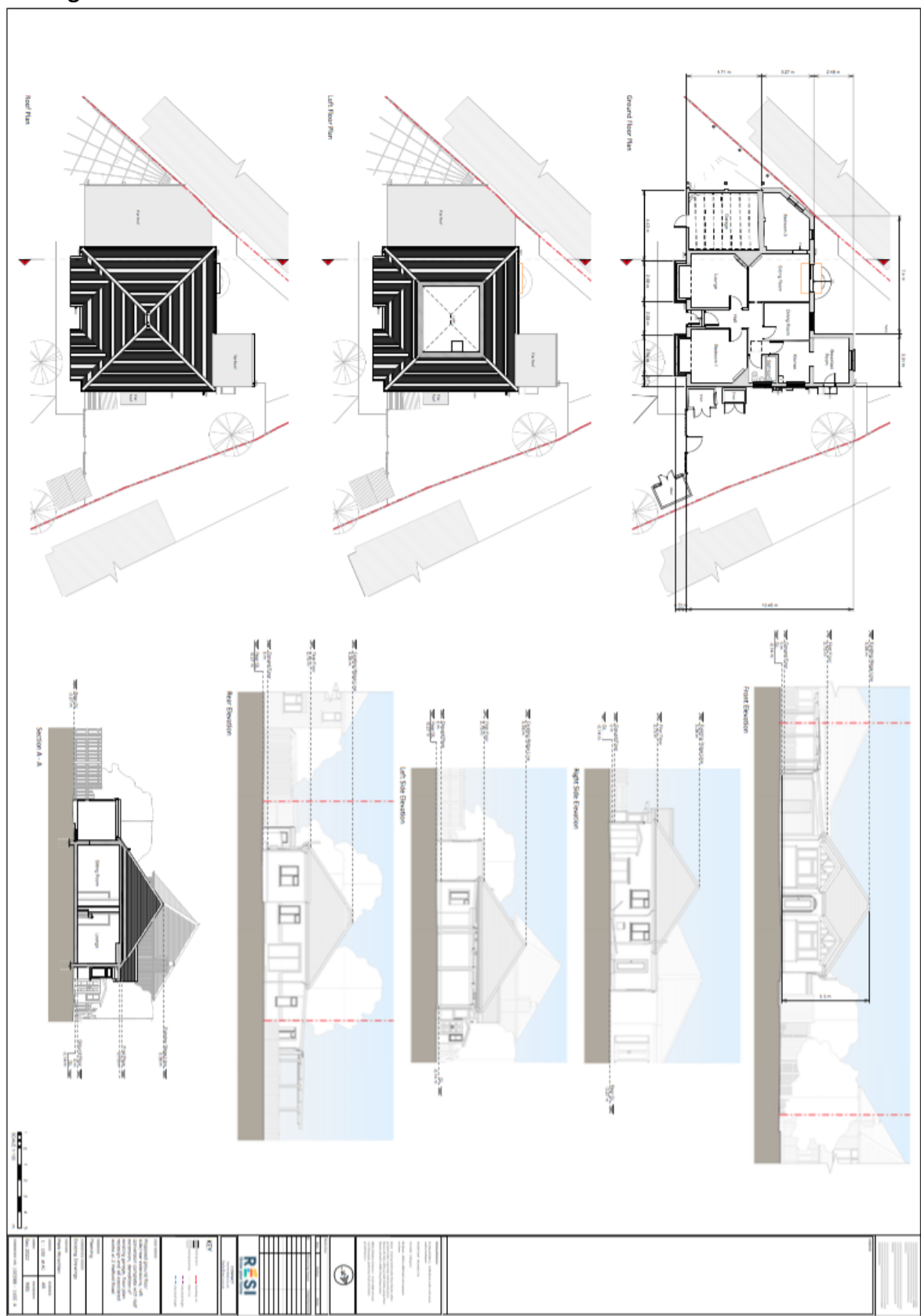
Recommendation

The Inspector is respectfully requested to allow this appeal.

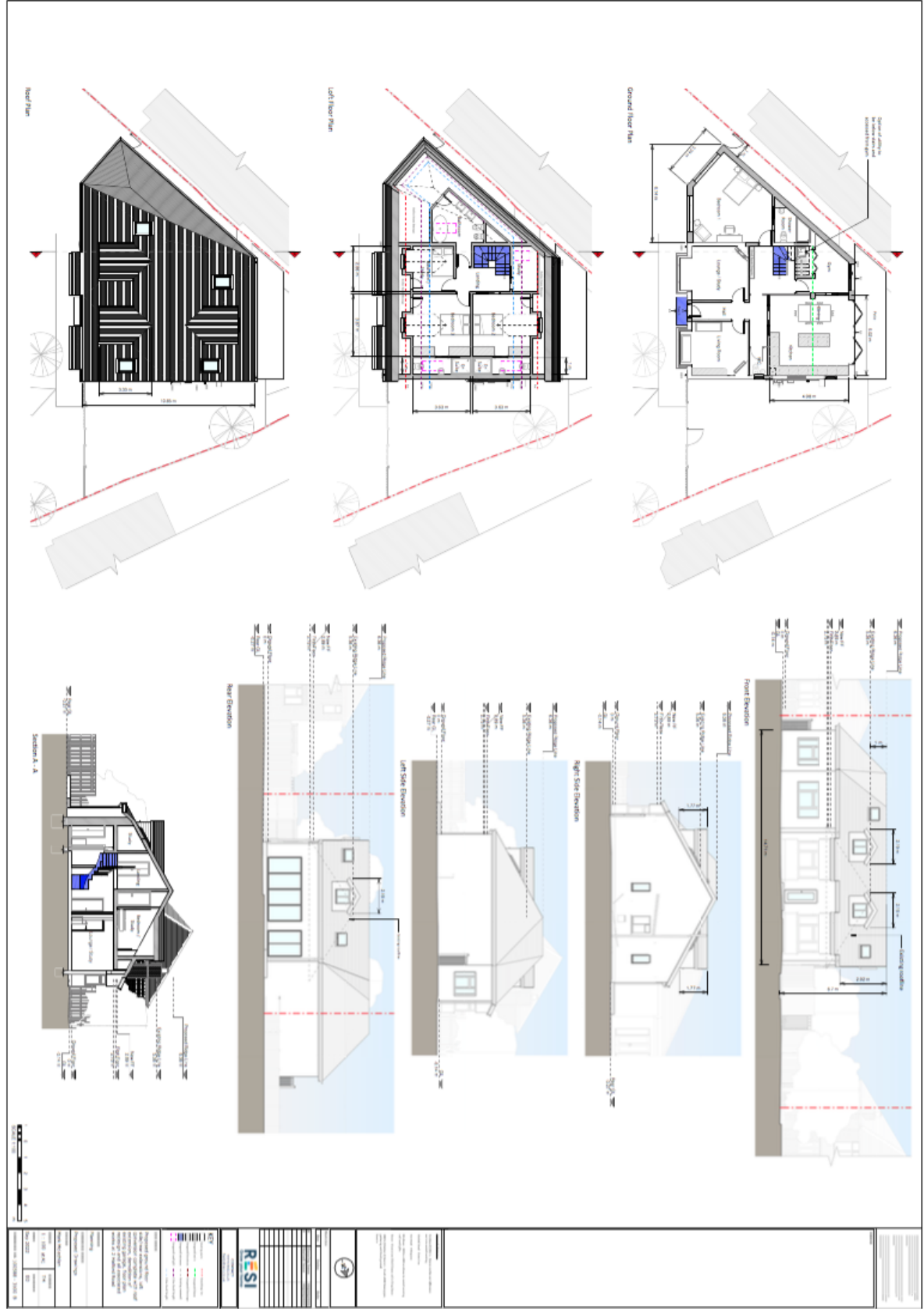
HEAL Planning
11 St. Mary's Place
Shrewsbury
SY1 1DZ

Appendix A

Existing Plans:



Proposed Plans:



Appendix B

Photos of relevant examples along Halford Road, as shown in the Design and Access statement:



72 Halford Road prior to redesign



...and following



38 Halford Road prior to redesign



...and following



No 20 Halford Road prior to redesign



...and following (on right)



3 Halford Road prior to redesign



...and following



No 42 Halford Road



No 52 Halford Road