



PLANNING APPEAL STATEMENT

“Demolition of an existing 2-bed bungalow and erection of a new 4-bedroom bungalow with habitable roof space, including side dormer, raising the ridge of the main roof, roof lights and solar panels.”

Site Address: 14 Larne Road, HA4 8DR, Ruislip, Hillingdon, Middlesex

Planning Application Reference: 57311/APP/2022/3104

Appeal Reference: TBC

Date: March 2023

1. Introduction

On the 22nd January Hillingdon Borough Council refused planning permission for *“Demolition of an existing 2-bed bungalow and erection of a new 4-bedroom bungalow with habitable roof space, including side dormer, raising the ridge of the main roof, roof lights and solar panels.”*

Site Address: 14 Larne Road, HA4 8DR, Ruislip, Hillingdon, Middlesex

The brief and the design for the project has been developed by the current property owners. Proposed dwelling will become their main residence.

The following appeal is submitted against the refusal of planning permission issued by Hillingdon Council for the proposed development described above.

The plans and documents submitted to Hillingdon Council are listed in Appendix 1.

2. Description of Proposal Site & Surrounding Area

The Site is located at 14 Larne Road, within a quiet residential area in Ruislip. Larne Road is a relatively isolated street. A 2-bedroom detached bungalow with a detached garage currently occupies the site. There are predominantly detached bungalows located along the street, many of which have been altered over the years. There is a variety of elevation arrangements to the existing house stock along the street. The property is not located within a Conservation Area nor an Area of Special Local Character. The site and the street do 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 does fall within a Critical Drainage Area.



Larne Road – Bird eye view

3. Description of Proposal

The application proposes to erect a 4- bedroom, single storey residential dwelling with a habitable roof space directly over the location of an existing bungalow. Proposed details and façade materials replicate those often seen within Ruislip area to ensure the overall design of the house is in keeping with its settings.

The appellant sought the Council's advice in June 2022 before submitting the planning application in October 2022, (where a new built option was also informally discussed with the case officer). The Council's response (See Pre-planning advice - Appendix 2) was positive and encouraged the proposal - subject to suggested design changes. The main application was subsequently submitted and registered under reference 57311/APP/2022/3104 on 11th October 2022.

Submitted proposal took into consideration points addressed within pre-application advice letter and was amended to respond to officer concerns on design details including overall massing impact on the street scene. Further supporting information was also submitted regarding the daylight/sunlight analysis in respect of the neighbouring properties No.12 and No.16.

Following pre-planning consultation, front and rear elevations had been developed further, however the final design was not consulted in detail as part of the pre-planning stage.

Pre-planning design assumed renovation of an existing building, however after further analysis the decision was made to proceed with a demolition of an existing house and to plan for a new built house. Renovation of an existing house deemed to be inefficient. Existing buildings' fabric, overall, is in a poor condition. Incorporating pre-planning comments meant further demolitions would need to be made. Retaining one existing wall and building around it proved to be more unsustainable to an erection of a new build house with a complex and comprehensive approach to deliver warm and compliant building.

Following main application submission (Ref.: 57311/APP/2022/3104), despite applicants' invitation, case officer decided not to engage with the applicant and did not seek clarification on issues that have been subsequently presented as grounds for refusal.

Submitted proposal was discussed in detail with neighbours at no.12 and No.16 prior to submission and was fully supported by them. One letter of support has been received during planning consultation process.

4. Planning Policy

The Case Officer's report sent with the appeal questionnaire provides details of the relevant planning policies, searches and consultation responses and it is not the applicants intention to repeat all those details here.

5. The Case for the Appellant

The Council of the London Borough of Hillingdon refused planning permission for the following grounds:

Reason 1 *“The proposed development, by virtue of its external timber cladding finish, uncharacteristic front angled wall, various roof profiles and solar panels, would fail to harmonise with the character and architectural composition of the surrounding properties, appearing as a visually obtrusive and incongruous form of development which would be detrimental to the visual amenity of the street scene and harmful to the character and appearance of the surrounding area. The proposal therefore conflicts with Policy BE1 of the Hillingdon Local Plan: Part One- Strategic Policies (2012), Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy D4 of the London Plan (2021) and the National Planning Policy Framework (2021).”*

Reason 2 *“The proposed development, by reason of the relationship between the proposed side dormer and the existing side dormer at number 16 (both of which serving bedrooms), would result in a loss of outlook, sense of enclosure, overbearing impact, loss of privacy (both real and perceived) and overlooking issues for the neighbouring occupiers at number 16 Larne Road. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policy DMHB 11 of the Hillingdon Local Plan Part Two - Development Management Policies (2020) and the National Planning Policy Framework (2021).”*

Reason 3 *“The proposed development, by virtue of the position of the proposed side dormer window serving a bedroom, would result in poor levels of outlook, overlooking and lack of privacy (both real and perceived) for the future occupiers residing in this habitable room. The proposal would therefore result in a substandard form of residential accommodation to the detriment of future occupants, contrary to Policy DMHB 16 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy D6 of the London Plan (2021) and the National Planning Policy Framework (2021).”*

Rebuttal to these three reasons for refusal will be given under the following headings.

Reason 1 - Detrimental to the visual amenity of the street scene and harmful to the character and appearance of the surrounding area.

Reason 2 & 3 – Proposed dormer (Reasons 2 and 3 will be discussed together as they relate to the same misinterpretation error).



MAP 1



16 Larne Road



12 Larne Road



3 Larne Road



20 Larne Road



7 Larne Road



13 Larne Road

Reason 1 - Detrimental to the visual amenity of the street scene and harmful to the character and appearance of the surrounding area.

Policy references:

- a) Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One- Strategic Policies (2012),
- b) Policies DMHB 11 (Design of New Development) and DMHB 12 (Streets and Public Realm) of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020),
- c) Policy D4 (Delivering Good Design) of the London Plan (2021)
- d) the National Planning Policy Framework (2021)

The reason for refusal set out in the council's decision notice refers to front elevation design and suggests it does not comply with council's policies promoting high quality design and architecture and is harmful to the character and appearance of the surrounding area.

The existing bungalow consist of a main house body with a front projection of a bay window with gabled roof. Across the area bay windows appear often. It is not uncommon to see single or even double bays with various form of roof arrangements. (See MAP1 with photos)

Proposed design follows this pattern. Ground floor receives a bay window footprint with stepped back entrance & office area. First floor front wall projects above the entrance/office area in a similar manner to other properties along the street. It has been angled to further highlight the bay window zone at first floor level and to form a natural transition between no.16 and no.12. At the same time adding architectural interest to the front façade form. The design of the building is very simple in its composition.

Observation is made within the report in relation to various roof profiles. It is not uncommon along the street to see numerous roof arrangements including side extensions, garages, and side gates, that often infill entire width of site. It is in fact difficult to find two houses with identical roof line. Within current proposal, clear main roof line is predominantly visible from the street. Side element is stepped back and hidden behind the front side gate. Two side gates are being proposed on both sides of the building to maintain the symmetry of the building and to maintain the sense of space on both sides of the building.

A reference has been made to solar panels being proposed to the roof plane. To address the impact of climate change, use of alternative renewable energy sources is being promoted by the council to obtain energy efficient and sustainable buildings. Existing bungalow is in a desperate state of repair. Walls and floors are not insulated with mould appearing on walls during autumn/winter and spring seasons. Windows are very old and need replacement. It is, therefore, practical to replace existing building with new warm and energy efficient building that complies with building regulations and responds to council policies. Solar panels and rooflights are considered a permitted development right. Many neighbouring properties already have rooflights installed and, due to an extreme rise of costs of living, may seek to improve the energy efficiency on their existing houses in the near future.

As professionals we are committed to delivery of an energy-efficient, well-designed building that would contribute visually and economically to the local community.

White render and black timber cladding are being proposed to front and rear elevations of the property. Black stained or charcoal timber is a façade material commonly used across Ruislip area.

On the MAP 2 below, properties have been identified in proximity of Larne Road with black (or white) timber cladding elements. There is plenty more examples of black timber finishes that can be spotted across Ruislip area that are making a clear stamp on the local character. (See images below).

Ruislip Woods are the remnant of the ancient woodland that once covered the Ruislip area. These woods are now known as Ruislip Woods National Nature Reserve. However, from approx. 11th century these woods were managed to provide (among others) timber and wood for building and fuel. Timber trade has long history in the area providing employment, fuel and building materials. In the 19th century many households in the area contained at least one person working in wood industry. Many households were running a wood dealing or wood cutting businesses, as Ruislip was very well placed to supply wood to the London market. A reference can also be found that charcoal wood has been produced in the area. Across the Ruislip area there are many examples of a timber cladding (black stained/charcoal timber cladding) on main facades. This trend is a clear tie with Woodlands and the areal wood trade history.

Current proposal with this choice of material establishes clear connection with existing properties in the area. This design enhances sense of belonging with proposed materials that are commonly used across Hillingdon borough and should be treated as a positive example of a well-designed new development rather than discouraged.

See few selected examples below from across the borough and from proximity to Larne Road:



Manor Farm Library



Mill Drive



Pinn Way



Bury Street



Mead Way



MAP 2



3 Larne Road



8 Larne Road



86 Eastcote Road



90 Eastcote Road



92 Eastcote Road



98 Eastcote Road



3 Glenalla Road



other nearby Eastcote Road examples

Strategic Objectives of the Policy BE1 indicate: *“Create neighbourhoods that are of a high quality sustainable design, that have regard for their historic context and use sustainability principles which are sensitive and responsive to the significance of the historic environment, are distinctive, safe, functional and accessible and which reinforce the identity and suburban qualities of the borough's streets and public places, introduce public art to celebrate civic pride and serve the long-term needs of all residents”*.

Proposed development takes modern approach to the local context. A modest, high-quality architecture is proposed. Simple front elevation with elegant and familiar materials follows old design trends of the Ruislip area. It harmonises with the local context considering scale, building lines and setbacks, roofline, streetscape rhythm and street patterns.

The appellant contends that the proposal would be in accordance with all Policies listed above.

Reason 2 & 3 – Proposed dormer

Policy references:

Reason 2 - overlooking and loss of privacy (for No.16)

- a) Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (2012)
- b) Policy DMHB 11 (Design of New Development) of the Hillingdon Local Plan Part Two - Development Management Policies (2020)
- c) the National Planning Policy Framework (2021)

Reason 3 - substandard form of residential accommodation (No.14)

- d) Policy DMHB 16 (Housing standards) of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020),
- e) Policy D6 (Housing quality and standards) of the London Plan (2021)
- f) the National Planning Policy Framework (2021)

The proposed development is for a single storey, 4-bedroom, detached house with habitable roof space. Within the loft area - two bedrooms and a family bathroom have been proposed. However, despite clear labelling of rooms, submitted floor plans have been interpreted incorrectly by the council.

Proposed BATHROOM has been misread as an additional BEDROOM. This misinterpretation grounds a foundation for refusal Reason 2 and refusal Reason 3.

Reason 2 & 3 are based on a clear mistake as within the Officers Report under paragraph 7.5 Urban Design, Access and Security Considerations – Internal amenity Space Provision - council representative points correctly that there are four bedrooms within the house, out of which three are labelled as 'Bedroom' and one as an 'Office' which in total gives 4 Bedroom house (as applied for within the application submitted).

Within the same paragraph a reference to a fifth 'bedroom' suddenly appears. This reference is incorrect as this room is labelled as Bathroom.

Moreover, it has been described that this Bathroom/'Room in question' is overlooking neighbouring properties' habitable room (also described as bedroom). This statement is again incorrect. The room behind No.16's dormer window is a shower room with an adjacent staircase - not a bedroom. (See Image 1,2 and 3 below for reference – with Bedrooms and Bathrooms marked for clarity).

Therefore, there is no overlooking issue between habitable rooms, between existing property at No.16 and proposed house at No.14. (Reason 2)

Also, as the 'room in question' is not a bedroom but a bathroom – means there is no substandard living issue for future occupiers of no.14. (Reason 3)

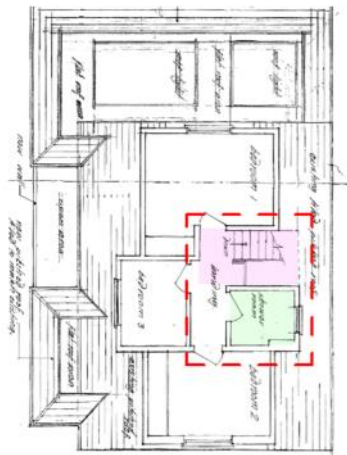


Image 1- No.16 Existing Loft Plan

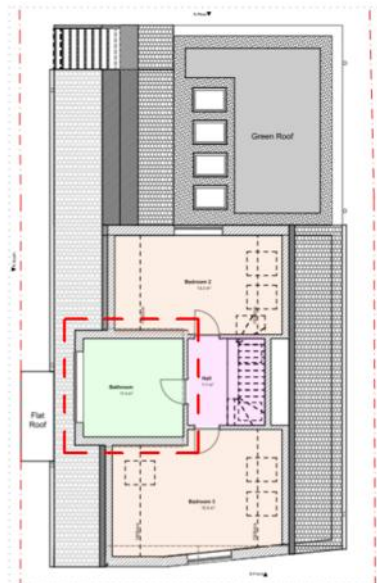


Image 2- Loft Plan submitted as part of 57311/APP/2022/3104 (2022)

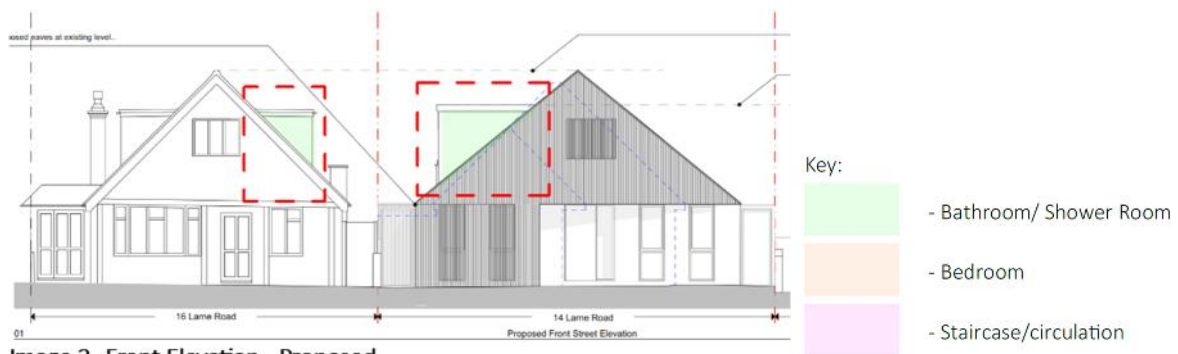


Image 3- Front Elevation - Proposed

Councils' misinterpretation of submitted plans brings confusion to the officers' report. With the above clarification the appellant hopes this removes further need for detailed references between policies listed above.

6. Mitigation

Following refusal of the application no. 57311/APP/2022/3104, an Applicant resubmitted the proposal Ref. No 57311/APP/2022/322 with the following design changes:

- Elevation - Timber cladding and angled wall have been removed from the front façade. Simple white render and black timber frame has been proposed to match existing buildings.
- Solar Panels have been removed from the front roof plane and skylights proposed to one side of the roof only.
- Dormer bathroom – size of a high-level dormer window has been reduced. To maintain lighting levels, a skylight has been introduced within dormer roof.
- During planning dialog that has been established during second application a further design change has been made and a GF side 'element' has been removed.

The above is to demonstrate that the Appellant did not resist small design changes to satisfy councils requirements. However, the reason for this Appeal Application is that we believe some of the design changes were unnecessary and went too far (like timber cladding removal). We are happy to revisit and discuss this design proposal as from experience we know that a good design solution can be agreed that will satisfy both parties.

7. Conclusion

The applicant has demonstrated that the proposed development has been informed by and is sympathetic to an area and street character and quality. It will contribute to landscape enhancement and it shows proper regard of the relationship of the site to its surrounding area.

Adequate justification has been submitted to demonstrate that the proposal would not constitute inappropriate development and does not have a significant adverse effect on neighbours, the area character and appearance of the locality.

The council's reasons for refusal are unjustified and the Inspector is respectfully requested to allow this appeal and grant planning application.

Appendix 1

The plans and documents submitted to Hillingdon Council:

- Application Form
- 100 2207_Site Location Plan
- 101 2207_Existing Site Plan
- 102 2207_Existing Site Block Plan 200
- 110 2207_Existing Plans
- 111 2207_Existing Elevation
- 112 2207_Existing and Proposed Street Elevation
- 113 2207_Existing and Proposed Rear Elevation
- 201 2207_Proposed Site Plan
- 202 2207_Proposed Site Block Plan 200
- 210 2207_Proposed Plans
- 211 2207_Proposed Elevation 1_2
- 212 2207_Proposed Elevation 2_2
- 301 2207 Photographic Evidence
- DAS_2207_Design and Access Statement

Appendix 2

Pre-application advice.



Plemon Studio
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Greenford
UB6 9NR

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Hillingdon Council
Civic Centre, High Street
Uxbridge UB8 1UW

Tel: 01895 250230

Case Officer: Emilie Bateman

Email: ebateman@hillington.gov.uk

Date: 26th September 2022

Our Ref: 57311/PRC/2022/132

Dear Plemon Studio

RE: Erection of single storey side and rear extensions, conversion of roof space into habitable accommodation including a side dormer and raising the ridge of the main roof and roof lights with associated demolitions

SITE: 14 Larne Road Ruislip

I refer to your request for pre-application planning advice dated 17.06.22 and our subsequent meeting on 21.07.22 relating to the above development. The advice provided is based on the following drawings and documents issued to the Local Planning Authority for consideration:

Plan Numbers:

2207 - PLMN - XX - GF - DR - A - 100 01 - received 17 Jun 2022
2207 - PLMN - XX - GF - DR - A - 101 01 - received 17 Jun 2022
2207 - PLMN - XX - GF - DR - A - 102 01 - received 17 Jun 2022
2207 - PLMN - XX - GF - DR - A - 201 01 - received 17 Jun 2022
2207 - PLMN - XX - GF - DR - A - 202 01 - received 17 Jun 2022
2207 - PLMN - XX - ZZ - DR - A - 110 01 - received 17 Jun 2022
2207 - PLMN - XX - ZZ - DR - A - 111 01 - received 17 Jun 2022
2207 - PLMN - XX - ZZ - DR - A - 112 01 - received 17 Jun 2022
2207 - PLMN - XX - ZZ - DR - A - 210 01 - received 17 Jun 2022
2207 - PLMN - XX - ZZ - DR - A - 211 01 - received 17 Jun 2022
2207 - PLMN - XX - ZZ - DR - A - 212 01 - received 17 Jun 2022

Outlined below is a preliminary assessment of the proposal, including an indication of the main issues that

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

The Site and Surrounds

The site is located on the west side of Larne Road and is occupied by a detached bungalow with a front gable projection with a bay window. The front garden is soft landscaped. The street scene is residential in character and appearance comprising detached bungalows, many of which have been extended or modified, including raising the roof level and the erection of dormer windows.

Number 16 Larne Road is located to the south of the site and Number 12 Larne Road is located to the north.

The application site is not within a Conservation Area nor an Area of Special Local Character. 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.

The Proposal

The application seeks planning permission for the erection of two side and one rear extension and conversion of roof space into habitable accommodation including a side dormer and raising the ridge of the main roof and roof lights with associated demolitions.

Planning Policy

Development Plan

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)

The Local Plan: Part 2 - Development Management Policies (2020)

The Local Plan: Part 2 - Site Allocations and Designations (2020)

The London Plan (2021)

The West London Waste Plan (2015)

Material Considerations

The National Planning Policy Framework (NPPF) (2021) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

The proposed development has been assessed against the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan (2021) and national guidance:

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Other Policies:

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMEI 9	Management of Flood Risk
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP SI12	(2021) Flood risk management
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
LPP SI13	(2021) Sustainable drainage
LPP D1	(2021) London's form, character and capacity for growth
NPPF12	NPPF 2021 - Achieving well-designed places

Main Planning Issues

1. Principle of development

The site is located in the developed area of the Borough where the extension and alteration of an existing dwelling would be acceptable in principle, subject to compliance with other relevant policies as set out in this report.

Notwithstanding the above, it should be noted that the proposal would exceed permitted development rights. The applicant will therefore need to submit a householder planning application for the proposed development.

2. Design

The main considerations are the design and impact on the character of the existing property, the impact upon the street scene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

Character and Appearance:

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

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

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

- 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;

The application proposes two side extension, on either side of the property. The left hand side extension measures 1.9m in width and would go right up to the mutual boundary with No.16, which is unacceptable and a gap of approximately 1m needs to be retained.

The right hand side extension measures 1.96m in width. Whilst both side extensions do not exceed half the width of the original property, it is considered that the combination of the two are not subordinate to the original property and could not be supported by the Council.

It is recommended that the left hand side element is removed. However, it is acknowledged there is already an existing utility room which could be rebuilt in the same footprint. The right hand side extension retains a gap of 1m between the dwelling and the mutual boundary and could be acceptable if the other side extension is removed. It is noted that a neighbouring property has done similar works (ref: 54452/APP/2008/1507). However, this planning permission was granted before the adoption of the current Local Plan and is not considered to provide a justification for the proposed development.

With regard to roof extensions Policy DMHD 1 requires:

- 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;

The application proposes the conversion of roof space into habitable accommodation including a side dormer and raising the ridge of the main roof and roof lights. Raising the ridge of the main roof and the proposed side dormers are contrary to DMHD 1 guidance. However, given the presence of side dormers on the neighbouring property, there is scope for this element. As it currently stands, the proposed side dormer overhangs onto the proposed left hand side extension and could not be supported by the Council.

It is recommended that the side dormer is substantially reduced in size, similar to that of neighbouring designs (set up from eaves, below the ridge and reduced in depth), which were approved after the adoption of the current Local Plan. The proposal also raises the roof in line with neighbouring properties and, when viewed within the street scene, although raising a main roof above the existing ridgeline of a house is contrary to DMHD 1 guidance and would not normally be supported by the Council, on this occasion raising the roof in line with neighbouring properties appears likely to be supported by the Council.

It is noted that during the meeting questions were raised regarding a potential first floor roof extension to the rear, and the scope for this. A modest first floor roof extension could be acceptable, however the impact on neighbouring amenities would need to be assessed.

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

- i) 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;

The proposed rear extension would measure a maximum of approximately 7.85m deep and 4.1m high. This significantly exceeds policy DMHD 1 guidance. It is advisable to reduce the height of the rear extension to a maximum of approximately 3.4m and whilst it is noted that there are large rear extensions in the area, the proposed depth is considered excessive and the detached garage does not set a precedent for depth.

However, given the location of the existing rear garage the neighbouring amenities would not be worst than existing. It is recommended to reduce the depth of the rear extension to similar scales of nearby extensions, which were approved after the adoption of the current Local Plan, and to reduce the neighbouring amenity impacts on No.16.

Overall the proposal and roof alteration/extensions, by reason of their design, height, size, scale and bulk of the extensions, would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area.

The current proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and could not be supported by the Council.

3. Amenity

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, amongst other matters, 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.

Number 16 Larne Road is located to the south of the site and Number 12 Larne Road is located to the north.

Given the gap between the dwellings and the existence of the detached garage in the rear garden, it is considered the proposal is unlikely to result in substantial harm to the amenities of the occupiers at No.12, in terms of overdominance, visual intrusion, overbearing impact, loss of daylight/sunlight and loss of outlook.

Subject to the amendments suggested in the Design section of this report (removal of left side extension and reduction in rear extension and size of side dormer), the proposal is considered unlikely to result in substantial harm to the amenities of the occupiers at No.16, in terms of overdominance, visual intrusion, overbearing impact, loss of daylight/sunlight and loss of outlook.

Any future application should include a 45 degree line of sight drawn from the centre of the nearest ground or first floor habitable room windows of the adjacent properties so any impact on their amenity, daylight and sunlight can be more fully assessed.

4. Highways

The maximum off street car parking requirement for a house with it's own curtilage is 2 spaces. The

development would convert the existing garage into habitable accommodation. However, the development would not alter the off-street parking requirement for the site. There appears to be adequate space at the front of the site to provide 2 off street car parking spaces. As such there are no concerns with respect to parking.

5. Other

Flood Risk:

In built up areas there is the risk of flooding from surface water, due to rainwater falling onto impermeable surfaces which is the key flood risk identified in Hillingdon. In Critical Drainage Areas a sustainable drainage system (SuDS) should be included with any future application to manage surface water on site.

Notwithstanding the above, an informative would be secured to the decision notice (in the event of an approval) advising the applicant that the site lies in a CDA and that a water butt should be incorporated to minimise water from the site entering sewers.

Living Conditions for Future Occupiers:

It is considered that all the proposed habitable rooms, and those altered by the proposal would maintain an adequate outlook and source of natural light, therefore complying with the requirements of the London Plan (2021).

Private Amenity Space:

A sufficient amount of private amenity space will be retained to meet the minimum standards set out in Table 5.3 (Private Outdoor Amenity Space Standards) of the Hillingdon Local Plan Part 2: Development Management Policies (2020). The proposal, therefore, would not undermine the provision of external amenity space, in accordance with Policy DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

6. Planning Obligation and CIL (Mayor and LBH)

PLANNING OBLIGATION

It is unlikely that any planning obligations would be applicable to this proposal.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for additional floorspace for residential developments is £95 per square metre. This is in addition to the Mayoral CIL charge of £60 per sq metre. All planning approvals for schemes with a net additional internal floor area of 100m² or more will be liable for CIL payments.

Should you require further information please refer to the Council's Website:
<https://www.hillingdon.gov.uk/community-infrastructure-levy>

7. Application Submission

The Council has an adopted Local Planning Validation Checklist (June 2020) that sets out in full the drawings and documents required to support applications for planning permission.

Should you require further information, please refer to the Council's website:
<https://www.hillingdon.gov.uk/apply-planning-permission>.

Nevertheless, in addition to the standard requirements the application should be accompanied by a strategy for Sustainable Urban Drainage.

You had additional questions, regarding what matters need to be considered for a full application and if it would be preferable to an outline application. A full application would assess the application against more policies such as internal and external amenity space, and parking requirements. As mentioned above, the Council has an adopted Local Planning Validation Checklist (June 2020) that sets out in full the drawings and documents required to support applications for planning permission.

8. Conclusion

The proposal and roof alteration/extensions, by reason of the design, height, size, scale and bulk of the extensions, would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area.

The current proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and could not be supported by the Council.

As set out in the above report, elements of the proposed extensions are considered in principle to be acceptable. However, there are concerns with the design and appearance of the development.

To address the LPA's concerns the key following recommendations are made (and elaborated upon in the body of this report):

Side Dormer:

- Reduce the size and scale of the dormer, so that it is similar to those of neighbours which were approved after the adoption of the current Local Plan and ensure it is set up from the eaves and down from the ridge;

Left Side Extension 1:

- Recommend removing this side element; and

Rear Extension:

- Reduction in height to max 3.4m
- Advisable to significantly reduce depth of rear extension.

The above matters are the key issues that should be addressed in a future application. However, please review this report fully for other matters and advice to assist you with submitting a successful future application.

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

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

**Emilie Bateman
Graduate Planning Officer
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Planning Guarantee

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

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

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