



APPEAL BY:
Mr Dipak Dhamecha

AGAINST THE LONDON BOROUGH OF HILLINGDON COUNCIL'S REFUSAL
TO GRANT PLANNING PERMISSION FOR:

Erection of a single storey rear extension and external storage area to the side/rear of the dwelling, double storey side extensions to both sides of the dwelling and conversion of roof space to habitable use to include 3 front roof lights and 3 rear dormers. Erection of porch extension to the front and conversion of integral garage to habitable room with amendments to fenestration and A/C units (revised description)

AT

49 Woodstock Drive, Ickenham, UB10 8EQ

London Borough of Hillingdon Council's Reference: 20009/APP/2023/1189

WRITTEN REPRESENTATIONS: GROUNDS OF APPEAL

JULY 2023

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1.0 INTRODUCTION

1.1 This statement has been prepared by RJS Planning, on behalf of Mr Dipak Dhamecha, in support of the appeal lodged against the refusal of planning application 20009/APP/2023/1189.

1.2 The application was registered on 24th April 2023 and sought planning permission for the 'Erection of a single storey rear extension and external storage area to the side/rear of the dwelling, double storey side extensions to both sides of the dwelling and conversion of roof space to habitable use to include 3 front roof lights and 3 rear dormers. Erection of porch extension to the front and conversion of integral garage to habitable room with amendments to fenestration and A/C units (revised description)' at No. 49 Woodstock Drive, in Ickenham, within the London Borough of Hillingdon. The application was refused under delegated authority on 16th June 2023 for the following reason:

1. *By virtue of its width, bulk, scale, design and materials, the proposal would cumulatively result in an insubordinate and visually incongruous development that would be detrimental to the architectural composition of the original property and detrimental to the character, appearance and visual amenities of the street scene and surrounding area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2021), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management (2020), Policy D3 of the London Plan (2021) and Chapter 12 of the National Planning Policy Framework (2021).*

1.3 This grounds of appeal will address the central concerns raised within the Council's reason for refusal, notably:

- Whether the proposal, by virtue of its width, bulk, scale, design and materials, would cumulatively result in an insubordinate and visually incongruous development that would be detrimental to the architectural composition of the original property; and
- Whether the proposal, would therefore also be detrimental to the character, appearance and visual amenities of the street scene and surrounding area.

1.4 To set some context, this statement will first provide a description of both the appeal property and the proposed development. The statement will then discuss the relevant national and local planning policies before responding to the Council's concerns.

2.0 CONSULTATION

2.1 The 5 neighbours, Highways and Ickenham Residents Association were consulted on 26-04-23, there were only comments received from the Noise Officer recommending a condition for the AC unit, and the Highways Officer that made no objection.

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3.0 THE SITE

- 3.1 The appeal property is a two storey detached family dwellinghouse located on the north side of Woodstock Drive, and set back behind a block paved curtilage which provides off-street parking for several vehicles; to the rear the house has a large lawned garden.



No. 49 Woodstock Drive

- 3.2 No. 49 is set within a predominantly residential area with detached properties No. 51 Woodstock Drive to the east of the site and No. 47 Woodstock Drive to the west, which is separated from the appeal property by a private driveway to Warren House.



Appeal Site and Surrounding Area

- 3.3 The appeal site is not designated 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.

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4.0 RELEVANT SITE HISTORY

4.1 Planning Application Reference: 20009/APP/2019/3762

Single storey side/rear extension

Approved 15-01-2020

5.0 APPEAL PROPOSAL

- 5.1 The appeal application sought planning permission for the erection of a single storey rear extension and external storage area to the side/rear of the dwelling, double storey side extensions to both sides of the dwelling and conversion of roof space to habitable use to include 3 front roof lights and 3 rear dormers. Together with the erection of a porch extension to the front and conversion of the integral garage to a habitable room, with amendments to fenestration and A/C units, at No. 49 Woodstock Drive.



- 5.2 The proposal will add a 1.93m wide full height two storey extension to the west side of the property, and a 3.0m wide full height part two storey, part first floor side extension to the east side, that will be built above the existing attached garage and will infill the area to the rear. The garage will also be converted into habitable space and incorporated into the extended dwelling.
- 5.3 To the front of the property, the porch will be enlarged to increase its width by 1.78m and to the rear a single storey 2.0m deep flat roofed 3.0m high extension is proposed across the rear of the existing house and the extensions to each side.
- 5.4 The proposed extensions also include a loft conversion that will have 3 rooflights to the front roofslope and 3 modest dormers to the rear, which will each measure 2.6m in width, 2.16m in depth and 1.56m in height.
- 5.5 The fenestration will be amended, which will harmonise with the original style of the dwelling, and a timber-clad external store is proposed to the western elevation towards the rear of the property, with 2 A/C units to also be installed on the west side elevation.

6.0 RELEVANT PLANNING POLICY

6.1 The reason for refusal refers to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2021), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management (2020), Policy D3 of the London Plan (2021) and Chapter 12 of the National Planning Policy Framework (2021).

6.2 The following paragraphs provide a brief summary of the relevant policies and the applicable guidance within the National Planning Policy Framework. The paragraphs are in a hierarchical order relative to national and local planning policy.

National Planning Policy Framework – February 2021 (NPPF)

6.3 The NPPF (July 2021) sets out the Government's planning policies for England and how these are expected to be applied, this document replaces the National Planning Policy Framework published in February 2019. The following sections and paragraphs make reference to the parts of the NPPF which are directly relevant to this appeal.

Achieving sustainable development

6.4 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. These address social progress, economic well-being and environmental protection. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): economic, social and environmental.

Decision-making

6.5 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Achieving well-designed places

6.6 Section 12 of the NPPF describes how the creation of high quality buildings and places is fundamental to what the planning and development process should achieve, stating that *"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities"*.

6.7 Paragraph 130 states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

6.8 Paragraph 131 notes that trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

6.9 Whilst Paragraph 134 highlights that development that is not well designed should be refused, it also states that conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

The London Plan (2021)

- 6.10 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. The Plan is part of the statutory development plan for London, meaning that the policies in the Plan should inform decisions on planning applications across the capital, with Policies D4 and D8 relevant to this appeal.

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

- 6.11 This policy recommends a design-led approach and states the form and layout of proposed developments should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions. Proposals should also 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.

Hillingdon Local Plan: Part One – Strategic Policies (November 2012)

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

Policy BE1 – Built Environment

- 6.13 Policy BE1 is a general policy that states that the Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents.
- 6.14 Criterion 1 of the policy states that new developments should achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area and which contributes to community cohesion and a sense of place.
- 6.15 Criterion 2 of the policy states that proposals should 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.

Local Plan Part 2 - Development Management Policies (adopted Jan 2020)

- 6.16 This Development Management Policies document forms part of Hillingdon's Local Plan Part 2. Its purpose is to provide detailed policies that will form the basis of the Council's decisions on individual planning applications. Policies DMHB11, DMHB12 and DMHD1 are referred to within the reason for refusal.

Policy DMHB 11 - Design of New Development

- 6.17 Section A) states that all development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including; harmonising with the local context by taking into account the surrounding and, incorporate principles of good design including:

i) harmonising with the local context by taking into account the surrounding:

- *scale of development, considering the height, mass and bulk of adjacent structures;*
- *building plot sizes and widths, plot coverage and established street patterns;*
- *building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;*
- *architectural composition and quality of detailing;*
- *local topography, views both from and to the site; and*
- *impact on neighbouring open spaces and their environment.*

ii) ensuring the use of high quality building materials and finishes;

iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;

iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and

v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

- 6.18 Section B) states development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space; Section C) states development will be required to ensure that the design safeguards the satisfactory redevelopment of any adjoining sites which have development potential; and Section D) explains that development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste.

Policy DMHB 12 - Streets and Public Realm

- 6.19 Section A) states that development should be well integrated with the surrounding area and accessible, and amongst other criteria, it should ensure public realm design takes account of the established townscape character and quality of the surrounding area.

Policy DMHD 1 - Alterations and Extensions to Residential Dwellings

- 6.20 In relation to the appeal proposal Section A) states planning applications relating to alterations and extensions of dwellings will be required to ensure that:

- i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;*
- ii) a satisfactory relationship with adjacent dwellings is achieved;*
- iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;*
- iv) new extensions respect the design of the original house and be of matching materials;*
- v) there is no unacceptable loss of outlook to neighbouring occupiers;*
- vi) adequate garden space is retained;*
- vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C;*
- viii) trees, hedges and other landscaping features are retained.*

6.21 Section B) relates to rear extensions and states:

- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;*
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;*

6.22 Section C) relates to side extensions and states:

- i) side extensions should not exceed half the width of the original property;*
- 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;*

6.23 Section D) relates to front extensions and states:

- i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;*
- ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and*
- iii) notwithstanding the above, at least 25% of the front garden must be retained.*

6.24 Section E) relates to roof extensions and states:

- 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;*

7.0 THE APPELLANT'S CASE

Introduction

7.1 The appellant's case will focus on the central concerns within the reason for refusal, notably, whether by virtue of its width, bulk, scale, design and materials, the proposal would cumulatively result in an insubordinate and visually incongruous development that would be detrimental to the architectural composition of the original property and detrimental to the character, appearance and visual amenities of the street scene and surrounding area.

7.2 The main considerations in assessing this case were as follows:

- Principle of development
- Design and impact on the existing dwelling and street scene
- Impact upon the amenities of adjoining occupiers
- Car parking provision

Principle of Development

7.3 The proposal accords with the aims of local, regional and national planning policy, as the appellant's architect has designed proportionate and sympathetic extensions to the appeal property, that will harmonise with the appearance and character of the existing house and will make better use of the site. The proposal has also been carefully considered to ensure the development as a whole will not impact negatively upon the visual or residential amenities of the neighbouring residents.

7.4 The appeal site is situated within a predominantly residential area where there is a presumption in favour of sustainable development provided that proposals are in compliance with development plan policies and that no unacceptable harm to residential amenity, the environment, highway safety or any other material planning considerations arise. The proposal therefore ought to be considered an acceptable form of residential development in principle, subject to policy compliance.

Design and impact on the existing dwelling and street scene

7.5 The NPPF states that *"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities"*, with the development purposefully designed to meet the objectives of paragraph 130 which requires developments to function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; whilst being visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and being sympathetic to local character and history, including the surrounding built environment and landscape setting, with appropriate innovation or change (such as increased densities) not prevented or discouraged.

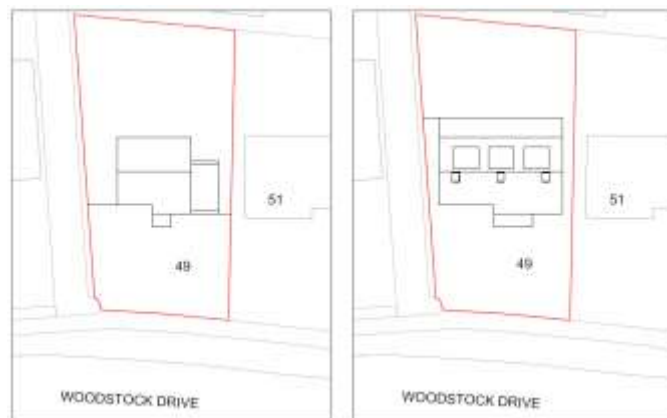
- 7.6 These objectives are supported by Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) which states that all new developments should achieve a high quality of design in all new buildings and the public realm, contributing to community cohesion and a sense of place; and Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), which state that all development will be required to be designed to the highest standards and incorporate principles of good design, so that it will be well integrated with the surrounding area, be accessible, and amongst other criteria, take into account the established townscape character and quality of the surrounding area.



Appeal Property and Neighbouring Dwellings within Woodstock Drive

- 7.7 As pictured above, the appeal property has houses of various styles and sizes in the immediate locality, with many having been extended over the years to provide larger family homes.

- 7.8 No. 49 is separated from No. 47 to the west by a private driveway and therefore has a distance of 7.6m to this neighbouring property, which will be reduced to 5.7m by the proposed side extension. To the east No. 51 is set 3.0m to the east of the attached garage at No. 49 and the proposed side extension will not be any closer.



Existing Site Plan

Proposed Site Plan

- 7.9 The appeal proposal consists of a single storey rear extension and external storage area to the side/rear of the dwelling, double storey side extensions to both sides of the house and conversion of the roof space to habitable use to include 3 front roof lights and 3 rear dormers, together with an extension to the front porch and conversion of the integral garage to habitable room, with amendments to the fenestration and the installation of 2 A/C units to the western side elevation of the extended house.

- 7.10 The extensions and alterations when viewed within the street scene consist of an extension to the front porch which will add 1.78m to its width, maintaining the lean-to pitched roof design and the existing depth. This will have a timber-clad finish and a new front door, which together with the garage conversion and alterations to some of the fenestration will create a more contemporary appearance, to update and enhance the property within the street scene.
- 7.11 The Council has stated that the porch extension to the front and conversion of the integral garage to habitable room, with amendments to the fenestration, are considered acceptable in principle, and *“While the scale of the front porch is large, it is of similar scales to those nearby”*, therefore these elements have been considered acceptable.
- 7.12 It has however been stated that the use of timber cladding is out of character and unacceptable. In response, it is argued that the timber cladding will harmonise well with the original style of the property, emphasising the horizontal design lines, to create a more contemporary appearance which has also been included in the design of the proposed front door. The houses in the area have a variety of front porch and canopy additions, therefore, no particular design style is prevalent for front extensions; nevertheless, should the Inspector agree with the Planning Officer, the appellant is willing to revise these finishing materials to match the existing property, which can be secured via condition.



- 7.13 In regard to the proposed two storey side extensions, a design-led approach has been taken to provide the internal space required, whilst respecting the original style of the property. This has been achieved with a continuation of the eaves and ridge height of the house, together with maintaining the existing pattern of fenestration, complemented by the proportionate additional windows and larger front porch.
- 7.14 The two storey extension to the western side will add a width of 1.93m to the house, and to the eastern side, the first floor extension above the garage will match its 3.0m width, with a two storey infill to its rear. These side extensions will follow the original side profile of the house, will both be less than half the width of the original property, and will be set in a minimum of 1.0m from the side boundaries, in accordance with Policy DMHD 1 of the of the Hillingdon Local Plan: Part Two - DMP (2020).

- 7.15 Although the proposed side extensions will not be set back a minimum of 1.0m behind the main front elevation, as recommended, the Planning Officer has acknowledged that *“the majority of two storey side extensions in this area are not set back from the front elevation. Subsequently, the right hand side extension is acceptable in principle”*.
- 7.16 In regard to the western side extension, the Delegated Report states that *“Concerns are raised when considering the additional left hand double storey side extension which is not set back from front elevation and reduces the large important gaps between the dwellings”*, however, this assessment is strongly disputed as the left hand side of No. 49 is separated from the nearest neighbouring property No. 47 to the west by a private driveway. This results in a separation distance of 7.6m between the existing flank elevations of Nos. 47 and 49, which will only be reduced by a modest 1.93m and will maintain a 1.0m gap to the high hedge boundary as recommended.



Nos. 45, 47, 49 and 51 Woodstock Drive

- 7.17 Although the Planning Officer has conceded that the lack of set back for the 1.93m wide extension to the left hand may result in just *“marginal harm”*, is claimed that *“the cumulative impact of the side extensions on both sides of the dwelling result in a wide and bulky appearance, which appears insubordinate and out of character, especially when comparing them to the neighbouring dwellings which form the streetscene”*.
- 7.18 Whilst the Planning Officer’s opinion is respected, it is clear that the proposed extensions have been designed to appear as original to the house once completed and will reflect both the character of the original dwelling and the surrounding residential setting, where many houses of a similar style have comparable size additions.
- 7.19 No. 49 is currently much smaller in scale in comparison to its immediate neighbours, with Nos. 45 and 47 having a different design, they both project much further back within their plots; and No. 51 to the east has been extended with a two storey side extension adjacent to No. 49 and a garage extension to its eastern side.
- 7.20 There are also houses opposite the appeal property which have been extended to be far larger in scale and houses of a similar design within Witney Close which have more restricted plots, and have side extensions which have resulted in the properties being much closer together, as shown within the following images.



No. 47, 49 and 51 Woodstock Drive



No. 53 and 55 Woodstock Drive – to the East



No. 43 and 45 Woodstock Drive – to the West



Nos. 66, 64 and 62 Woodstock Drive – opposite the Appeal Site

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Nos. 1 and 2 Witney Close



Nos. 3 and 4 Witney Close



Nos. 5 and 6 Witney Close

- 7.21 When the full context of the appeal site is taken into consideration, including the degree of separation between Nos. 47 and 49, which is ensured in the long term by the access driveway to Warren House; the scale of surrounding properties, which are very similar in design and size to the proposed finished design of No. 49; and the sympathetic finished appearance, due to a continuation of the original architectural design; it is asserted that the proposal to extend each side of the property with proportionate additions that will harmonise perfectly with the host dwelling, will not result in the property having a bulky appearance, or an insubordinate appearance that could be considered out of character, especially when compared to the neighbouring dwellings which form the street scene, and wider residential setting as pictured above.

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- 7.22 To the rear of the property the alterations include a 2.0m deep rear flat roofed extension with a height of 3.0m that will be built across the rear of the host property and the proposed extensions to each side. This element of the proposal would be in accordance with Policy DMHD 1 and has been considered acceptable by the Council.



- 7.23 The scheme also proposes the conversion of roof space to habitable use, and this will include 3 rear dormers, positioned symmetrically on the rear roofslope; each will measure 2.6m in width, 2.16m in depth and 1.56m in height. The dormers are set 0.3m below the ridgeline of the house, set up 1.45m from the eaves and the 2 outer dormers will both be set in from the extended roof edge by 1.38m, with a gap of 1.0m between these and the central dormer.

- 7.24 The Council has noted that whilst there are no dormers present on neighbouring roof slopes, *“the principle of a rear dormer is acceptable and in line with policy”*. However, the Delegated Report then goes on to state that *“The proposed rear dormers are not subservient to the scale of the existing roof and exceed more than two thirds the average width of the original roof. In addition, the rear dormers are not matching in materials which exacerbates the harm”*.

- 7.25 In response to this assessment, it is asserted that the new dormers are subservient, and although they exceed two thirds of the original roofslope, when seen in context on the extended 12.52m wide roof, the combined width of 7.8m will be less than two thirds and with a significant set up from the eaves and set in from the roof edges, the dormers will appear proportionate and could not be considered an overdevelopment of the property.

- 7.26 It is noted that the Planning Officer would prefer the dormers to have a hung tile finish to match the colour of the roof tiles, and the appellant is willing to agree to a condition in this regard.



Rear Elevation of the Appeal Property

- 7.27 In addition to the extensions and alterations proposed, the development also includes the addition of a lean-to timber store and the installation of 2 mounted A/C units to the western side of the proposed extension.
- 7.28 The timber-clad store will be modest in size and will have a flat roof design with a height of 2.5m. It will be located towards the rear of the property and will be accessed via an external door from the rear garden. No objections were raised in regard to this addition.
- 7.29 The A/C units will be wall mounted and positioned at a low level behind a high gate adjacent to the front façade of the property. They will therefore be out of sight from the highway, with the Council having made no objection in relation to their appearance.
- 7.30 In summary, the proposed extensions to the appeal property have been carefully considered to ensure that they are proportionate and sympathetic, in order to respect the character of the host dwelling. Once completed, the appeal property will sit comfortably alongside the neighbouring houses at Nos. 51, 53 and 55 Woodstock Drive, which have similar style extensions. As a result, the extended house will harmonise well with the existing street scene and the surrounding area and could not be considered harmful in any way to visual amenities. The proposal would therefore achieve the aims of Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Impact upon the amenities of adjoining occupiers

- 7.31 The NPPF states in paragraph 130 that planning policies and decisions should ensure that developments create a high standard of amenity for existing and future users, which is supported by the London Plan (2021) and Policy DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020) which advises that all development will be required to be designed to the highest standards and incorporate principles of good design, whilst not adversely impacting on the amenity, daylight and sunlight of adjacent properties and open space.
- 7.32 In regard to No. 47 Woodstock Drive, the Planning Officer has noted there is an access road between No. 47 and the appeal site, and has therefore stated *"Given the modest depth of the rear extension and gap, the development would be acceptable in terms of light, outlook, sense of enclosure or overbearing impact"*.
- 7.33 Similarly, in relation to No. 51 it has been stated that *"given the modest depth of the rear extension and no additional side window the development would be acceptable in terms of light, outlook, sense of enclosure or overbearing impact"*.
- 7.34 The blank side elevation and garden of No. 1 Witney Close is located to the rear of the appeal property, and the Council has assessed that *"It is also considered the rear dormer window would have similar views to the first floor"*.



No. 51 viewed from Rear Garden of No. 49



No. 47 viewed from Rear Garden of No. 49

- 7.35 Overall, the Planning Officer has therefore concluded that the proposed extensions will have no negative impact on neighbouring amenities. It has also been confirmed that the private amenity space retained would comply with Policy DMHB 18 of the Hillingdon Local Plan Part 2: DMP (2020), and, on balance, this was considered acceptable.



Rear Garden of No. 49 and Side of No. 1

- 7.36 Overall, the proposed extensions and alterations will therefore have no negative impact on neighbouring amenities, and in regard to any possible impact due to the installation of the A/C units, the appellant is willing to abide by the condition suggested by the Noise Officer, if considered reasonable and necessary by the Planning Inspector.
- 7.37 It has also been confirmed that all the proposed habitable rooms and those altered by the proposed development, would maintain an adequate outlook and source of natural light, in compliance with Policy D6 of the London Plan (2021).

- 7.38 The proposal will also allow the dwelling to be improved and modernised with a spacious hallway, cloakroom, playroom with shower room, living room, and dining/kitchen area with pantry and utility on the ground floor of the property. On the first floor there will be 4 bedrooms, one with en-suite and a family bathroom. The converted loft will also provide 2 offices which have become essential due to home working.



Proposed Floor and Roof Plans

Car parking provision

- 7.39 The parking remains as existing, in accordance with Policy DMT 6.

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8.0 CONCLUSION

- 8.1 As explained within this statement, the proposed front porch and two storey side extensions, have been purposefully designed to respect the original architectural style of the property when viewed within the street scene of Woodstock Drive.
- 8.2 Whilst it is understandable that the council would want to prevent unsympathetic development, it is argued that they are being overly cautious when assessing the visual impact of the proposal. The appellant has no desire to gain permission for works that are not worthy of the existing house, the street scene, or the character and appearance of the area, and feels strongly that the proposed extensions to the appeal dwelling will preserve both visual and residential neighbouring amenities.
- 8.3 As shown within the images included in this statement, the appeal property is set within a residential area where almost all the properties of a comparable design have been extended to the front and sides, and although in this case, the proposal includes extensions to both sides of the house, these are still modest in size and the overall scale of the dwelling will be similar to the neighbouring dwellings in this row, and nearby houses within Witney Close.
- 8.4 The Delegated Report states that a two storey side addition to the east side will be acceptable and has objected to the west side as the lack of set back *“reduces the large important gaps between the dwellings”*, although as explained within this statement, this assessment is disputed, as the access driveway will provide a permanent separation gap between the neighbouring properties.
- 8.5 The changes to the property will vastly improve the amenity levels of current and future occupants of the host dwelling, with the proposed extensions, including the modest single storey rear extension and 3 roof dormers, providing a much more functional family home, with improved ground floor living space and the extra bedrooms that the family needs; together with office space, which has become essential since working from home has become a permanent change in working practices in recent years.
- 8.6 Overall, it is asserted that the scale, design and materials of the proposed extensions will result in a visually acceptable development that will complement the architectural composition of the original property and the character, appearance and visual amenities of the street scene and surrounding area.
- 8.7 The NPPF (2021) states that decision-makers at every level should seek to approve applications for sustainable development where possible and that applications should be considered in the context of the presumption in favour of sustainable development. The proposed extensions comply with national and local planning policy and, for the above reasons, it is politely requested that this appeal is allowed.