



Brief Design and Access Statement

Relating to

Demolition of existing attached garage, proposed single storey rear extension, double storey side extension, part double storey rear extension, new second floor and roof extension with rear facing dormer window and rooflights

at

**43 Highfield Drive
Ickenham
UB10 8AW**

for

Mr Chris Campbell & Ms Emma Ong

Prepared by

AA+ Architects
Moor House Farm
Lower Road
Denham
Uxbridge
UB9 5EN

13 October 2022

Project ref: 2022.012

Moor House Farm
Lower Road
Denham
Uxbridge
UB9 5EN
t 01895 834961
e info@aa-plus.uk
w aa-plus.uk

Description of Existing House

Brief Design and Access Statement to support a re-submission Householder Application for the **demolition of existing attached garage, proposed single storey rear extension, double storey side extension, part double storey rear extension, new second floor and roof extension with rear facing dormer window and rooflights** at the application site.

The application relates to a two storey, detached house located on the east of Highfield Drive. The brick and tile dwelling is set back from the road, with hardstanding off street parking. To the rear lies a large garden. The area is residential in character and appearance and comprises of large individually designed two storey detached dwellings on large plots diverse in style.

The application site has never been extended and is therefore the original footprint.

The site is not located within an Area of Conservation, nor are the buildings on site or adjacent to statutory or locally listed.

Existing survey drawings and photo sheets are enclosed with the planning application.

Planning History

The application site has the following history:

Application Reference	Description	Decision
1248/APP/2022/660	<i>Demolition of single storey attached garage and erection of a double storey rear and side extension, single storey rear extension, partial double storey front extension, new roof with dormer to front, side and rear</i>	Refused 28/02/22, for the following reasons: <i>The proposed development by reason of its size, siting, scale, mass, bulk and design would result in an incongruous and overly dominant form of development which fails to respect the design of the original house, read as subordinate and relate to the established site context. The proposal would be detrimental to the character and appearance to the host dwelling, streetscene and surrounding area and would therefore be contrary to Policy BE1 of the Hillingdon Local Plan.</i>

The below applications do not relate to the application site but are relevant to the re-submission application

<p>30871/APP/2022/1516 No.41 Highfield Drive</p>	<p><i>Single storey rear extension, a first floor rear extension infilling the area to the side of the existing first floor rear addition, a roof extension with two rear dormers to provide additional second floor living accommodation and a two storey front extension.</i></p>	<p>Refused 09/08/22, for the following reasons:</p> <p><i>The proposed development by reason of its size, siting, scale, mass, bulk and design would result in an incongruous and overly dominant form of development which fails to respect the design of the original house, or read as subordinate to and relate to the established site context. The proposal would be detrimental to the character and appearance to the host dwelling, streetscene and surrounding area and would therefore be contrary to Policy BE1 of the Hillingdon Local Plan</i></p> <p><i>The proposal by reason of its size, siting, scale, mass, bulk and design would be detrimental to the residential amenity of No. 43 Highfield Drive in terms of overdominance, outlook, sense of enclosure, visual intrusion, some loss of daylight/sunlight, and overbearing impact. Therefore, the proposal would fail to comply with the requirements of Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan Framework (2021).</i></p>
<p>11217/APP/2019/4070 No.45 Highfield Drive</p>	<p><i>Part two storey, part single storey side/rear extension and raising and enlargement of roof to include 2 front and 2 rear dormers with 1 side roof light to allow for conversion of roof space to habitable use</i></p>	<p>Approved, 14/02/20</p>

Many houses in the borough have suffered from unseemly alterations, the street has diverse style of detached houses creating a unique street scene.

Planning

The application is a re-submission of the previous Householder Application **1248/APP/2022/660**, which was refused, reasons stated below. Having read the officers report the following Local Plan policies are considered applicable:

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11	(2021) Delivering good design
DMHB 18	(2021) Inclusive design
DMT 1	(2021) Housing quality and standards
LPP D4	NPPF12
LPP D5	DMHD 1
LPP D6	DMT 6
Design of New Development	NPPF 2021 - Achieving well-designed places
Private Outdoor Amenity Space	Alterations and Extensions to Residential Dwellings
Managing Transport Impacts	Vehicle Parking

The new application scheme addresses the main issues in the officer's report. Please see below comparative analysis table:

Ref	LBH Officers Report – 1248/APP/2022/660	AA+ New Application Scheme
1	<i>An additional single storey rear extension would also be added onto the north side of the rear of the dwelling for 6.25m in width and 3.5m in depth. In total, there would be 8.5 metres extended to the rear of the host dwelling. In terms of the policy guidance above, the extended depth would be overly excessive and large for a typical rear extension at a detached dwelling which would usually be 4 metres. More than double the suggested allowance under Policy DMHD1 is proposed. The existing depth of other properties is noted and would likely justify more than 4m, but as proposed the extensions are disproportionate and excessive, relating poorly to the depth, envelope and footprint of the existing property, in a harmful way.</i>	<p>Single storey rear:</p> <ul style="list-style-type: none">• The single storey rear extension has been reversed on our scheme• We have used the depths at no.41HD and no.45HD to derive the depth of the proposed extension• Dimensionally the extension adjacent to no.45 measures circa 8.5m, however this is in line with consent 1127/APP/2019/4070• It should be noted that the front building lines of the adjacent properties are equal

2	<p><i>A crown roof could be acceptable, but as proposed the excessive footprint and envelope of the property results in an overscaled, bulky and disproportionate roof bulk to the property.</i></p>	<p>Crown roof:</p> <ul style="list-style-type: none"> • The geometry of the proposal is such that it requires a crown roof • We have managed to reduce the size of the roof compared to the recently refused scheme • This would reduce bulk and scale of the design
3	<p><i>The front extensions consist of a double two storey bay window features with pitched roofs which project forward of the front elevation. The double bay windows appear to be different in width and proportion and they are not centrally, nor equally located on the front elevation.</i></p>	<p>Front elevation:</p> <ul style="list-style-type: none"> • The bay windows have been removed from our proposal; no works are proposed to the front of the building
4	<p><i>The front dormer would be centralised between the forward projecting bays and would be small in size and set down from the roof ridge. However, this would be unacceptable as stated in Policy DMHD 1 and would be unsuccessful in its design combined with the two large front projections. The side dormer would be unacceptable also, directly contrary to the requirement of the Local Plan with no clear justification for the harm. Policy DMHD 1 is explicit in highlighting only rear dormers are supported. The side dormer would further unbalance the frontage, affecting the overall design of the extended property.</i></p>	<p>Front and side dormer windows:</p> <ul style="list-style-type: none"> • Both the front and side dormer windows have been removed from our scheme
5	<p><i>The raising of the roof and new roof design would also not present any harmful impact to the neighbours as the properties are large and detached as existing.</i></p>	<p>Raising of the roof</p> <ul style="list-style-type: none"> • This has been omitted • The existing ridge height and pitch has been retained, while being able to provide additional accommodation on the new second floor • The proposal includes a rear facing dormer window and rooflights

6	<p><i>The development would be set in by 1m from each side boundary and both the ground floor and first floor element would comply with the 45 degree line of sight to both 41 and 45 Highfield Drive.</i></p>	<p>1m set back/in</p> <ul style="list-style-type: none"> • 1m set in on both north and south boundaries • 1m set back from the front on the double storey side extension
7	<p><i>The proposed extensions would result in the rear extension extending past the neighbour at no. 41 by 4.5m. However, this is not considered to be harmful and will not result in a loss of amenity given the existing built form and separation distances.</i></p>	<p>First floor rear extension</p> <ul style="list-style-type: none"> • The previous scheme had a depth greater than no.41, circa 5m • We note that the officers report stated that the rear extension is not considered harmful and will not result in a loss of amenity • Our revised design reduces this depth to circa 3.5m, approximately in line with the first-floor extension at no.41, which reduces bulk and scale of the design
8	<p>General</p>	<ul style="list-style-type: none"> • In the officer's report pointed out that the existing building is attractive and offers a balanced composition • In our view the new extensions are subservient to the existing • The extensions are sympathetic to the existing dwelling, with materials to match existing • The proposal sits comfortable on the plot as does the existing
9	<p>Liaising with the Duty Officer (Richard Buxton)</p>	<ul style="list-style-type: none"> • LBH suggested adding the following: • Photovoltaic panels <ul style="list-style-type: none"> ○ These have been added to the southern roof slope, adjacent to no.45, subject to specialist design • Ground source heat pumps <ul style="list-style-type: none"> ○ A horizontal loop system for a ground source heat pump has been added to the drawings, due to the length of the garden, which is subject to specialist design • Crown roof <ul style="list-style-type: none"> ○ A crown roof analysis is included in the application documents

Email correspondence with the Duty Officer is shown in the appendix at the end of this statement.

Brief

The applicants wish to extend their home to meet modern family needs, provide better planned living spaces, bedrooms, and bathrooms to accommodate a young family.

The brief includes the assumption that any extension or any alterations should be in the same style and materials as the existing house and be non-controversial.

Design

The proposals are shown on drawings listed in the appendix at the end of this statement.

The significant external changes proposed include the following:

- 1. Demolition of existing attached garage**
- 2. Proposed single storey rear extension**
- 3. Proposed double storey side extension**
- 4. Proposed part double storey rear extension**
- 5. New second floor and roof extension with rear facing dormer window and rooflights**

Less significant external changes proposed include the following:

- 1. Removal of redundant chimney stacks**
- 2. Introduction of an additional rooflight to east roof slope above stair**
- 3. Retention of front elevation**
- 4. Introduction of photovoltaic panels on southern roof slope**
- 5. Introduction of half brick soldier coursing above windows on rear elevation to match the front**
- 6. Dropped crown roof detail so that the roof appears like the ridge of a hipped roof**
- 7. A new staircase will be provided improve the flow around the house**

Most materials will be to match existing work, the new bifold door assembly in the east elevation of the extension will be powder coated aluminium. Parapet walls to the ground floor extension with pre-cast concrete coping stones, flat mastic asphalt roof covering and solar reflective treatment.

No additional fenestration proposed as part of the application will affect any existing or approved residential or other buildings by way of overlooking or loss of privacy.

The application drawings C01A and C02A shows a 45-degree line projected from the centre of the closest habitable windows on the adjacent buildings, the line does not obstruct the extension. The fenestration is proposed to maximise the sunlight and daylight within the entire scheme.

Access

The existing street access will be retained, with a new internal stair.

The new proposals will comply with the Building Regulations current at the time of commencement.

Existing refuse arrangements will continue.

There is ample storage available to store bicycles.

The application will not cause any increase in the number of cars to be parked on site and the existing car parking and turning facilities are adequate.

Appendix A

List of documents submitted with the application

Drawing no.	Drawing title
S01	Site Location Plan
S02	Existing Ground and Site layout, plans and Elevations
S03	Existing Axonometrics
C01A	Proposed Ground and First Floor Plans
C02A	Proposed Second Floor and Roof Plan
C03A	Exploded Axonometric and Elevations
C04A	Axonometric Looking South East
C05A	Axonometric Looking North West
C06A	Looking North West
C07A	Dormer Detail
C08A	Crown Roof Analysis
DAS	Design and access statement

Appendix B

Pre-Application correspondence.

Email to LBH Duty Officer (Richard Buxton) on 22 August 2022

2022.012-43 Highfield Drive UB10 8AW

File ← ↗ ↘

Monday, 22 August 2022 at 09:00



○ Jatinder Chagger <jc@aa-plus.uk>

To: Richard Buxton; Richard Buxton; Cc: frae@hillingdon.gov.uk; zraza@hillingdon.gov.uk; Bcc: Emma Ong; chriscampbellx2@gmail.com; ○ Kalwinder Sehmi; +1 more



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Dear Richard

I hope this email finds you well.

We act as Architects for Mr Cambell and Ms Ong in connection with the above site.

The proposal comprises of the following:

- Single storey rear extension
- Part double storey rear and side extension
- New dormer window to rear roof slope
- Alterations to accommodate the above

There was a recent application by another agent (Ref: 1248/APP/2022/660), which was refused.

I have read through the officer's report and enclose a new outline design proposal for your comment:

- Existing 2022.012/S01, S02 & S03
- Proposed 2022.012/B01A, B02A, B03, B04, B05, B06 and B07
 - The blue dotted line on the drawings B01A and B02A shows the recently refused application

We would be grateful if you could provide pre-application advice based on the new design, we and our clients are keen to work with the Local Planning Authority to improve the proposal so that it can be supported by LB Hillingdon. I have copied Ms Fiona Rae and Ms Zara Raza into the email, as they were the previous planning officers, (there was some previous communication).

Please see below table showing the design comparison between the refused scheme and the new outline design:

Ref	LBH Officers Report – 1248/APP/2022/660	AA new scheme
1	<p>An additional single storey rear extension would also be added onto the north side of the rear of the dwelling for 6.25m in width and 3.5m in depth. In total, there would be 8.5 metres extended to the rear of the host dwelling. In terms of the policy guidance above, the extended depth would be overly excessive and large for a typical rear extension at a detached dwelling which would usually be 4 metres. More than double the suggested allowance under Policy DMHD1 is proposed. The existing depth of other properties is noted and would likely justify more than 4m, but as proposed the extensions are disproportionate and excessive, relating poorly to the depth, envelope and footprint of the existing property, in a harmful way.</p>	<ul style="list-style-type: none"> Single storey rear: The single storey rear extension has been reversed on our scheme We have used the depths at no.41HD and no.45HD to derive the depth of the proposed extension Dimensionally the extension adjacent to no.45 measures circa 8.5m, however this is in line with consent 1127/APP/2019/4070 It should be noted that the front building lines of the adjacent properties are equal
2	<p>A crown roof could be acceptable, but as proposed the excessive footprint and envelope of the property results in an overscaled, bulky and disproportionate roof bulk to the property.</p>	<ul style="list-style-type: none"> Crown roof: The geometry of the proposal is such that it requires a crown roof We have managed to reduce the size of the roof compared to the recently refused scheme This would reduce bulk and scale of the design
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4	<p>The front dormer would be centralised between the forward projecting bays and would be small in size and set down from the roof ridge. However, this would be unacceptable as stated in Policy DMHD 1 and would be unsuccessful in its design combined with the two large front projections. The side dormer would be unacceptable also, directly contrary to the requirement of the Local Plan with no clear justification for the harm. Policy DMHD 1 is explicit in highlighting only rear dormers are supported. The side dormer would further unbalance the frontage, affecting the overall design of the extended property.</p>	<ul style="list-style-type: none"> Front and side dormer windows: Both the front and side dormer windows have been removed from our scheme
5	<p>The raising of the roof and new roof design would also not present any harmful impact to the neighbours as the properties are large and detached as existing.</p>	<ul style="list-style-type: none"> Raising of the roof This has been omitted The existing ridge height and pitch has been retained, while being able to provide additional accommodation on the new second floor The proposal includes a rear facing dormer window and rooflights
6	<p>The development would be set in by 1m from each side boundary and both the ground floor and first floor element would comply with the 45 degree line of sight to both 41 and 45 Highfield Drive.</p>	<ul style="list-style-type: none"> 1m set back/in 1m set in on both north and south boundaries 1m set back from the front on the double storey side extension
7	<p>The proposed extensions would result in the rear extension extending past the neighbour at no. 41 by 4.5m. However, this is not considered to be harmful and will not result in a loss of amenity given the existing built form and separation distances.</p>	<ul style="list-style-type: none"> First floor rear extension The previous scheme had a depth greater than no.41, circa 5m We note that the officers report stated that the rear extension is not considered harmful and will not result in a loss of amenity Our revised design reduces this depth to circa 3.5m, approximately in line with the first-floor extension at no.41, which reduces bulk and scale of the design
8	General	<ul style="list-style-type: none"> In the officer's report pointed out that the existing building is attractive and offers a balanced composition In our view the new extensions are subservient to the existing The extensions are sympathetic to the existing dwelling, with materials to match existing The proposal sits comfortable on the plot as does the existing

We look forward to hearing from you, if you would prefer to organise a team's meeting, please let me know.

Email reply from LBH 31 August 2022

RE: 2022.012-43 Highfield Drive UB10 8AW

RB

Richard Buxton <richardb@hillingdon.gov.uk>

To: Jatinder Chaggar

Hi JC,

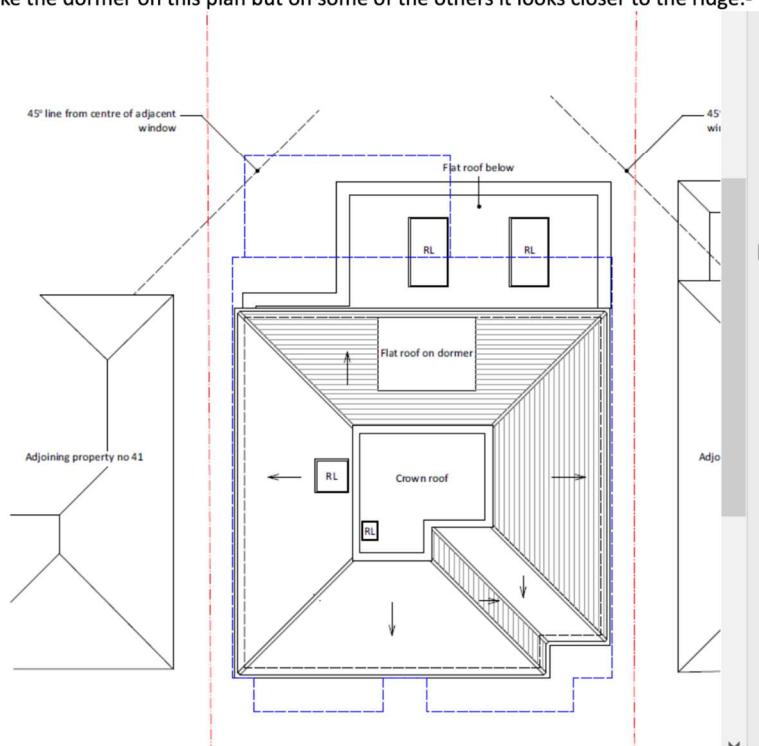
Thanks for the e-mail and plans.

I am not sure what the protocol is here as you've included the Team Leader and Case Officer in the list of participants.

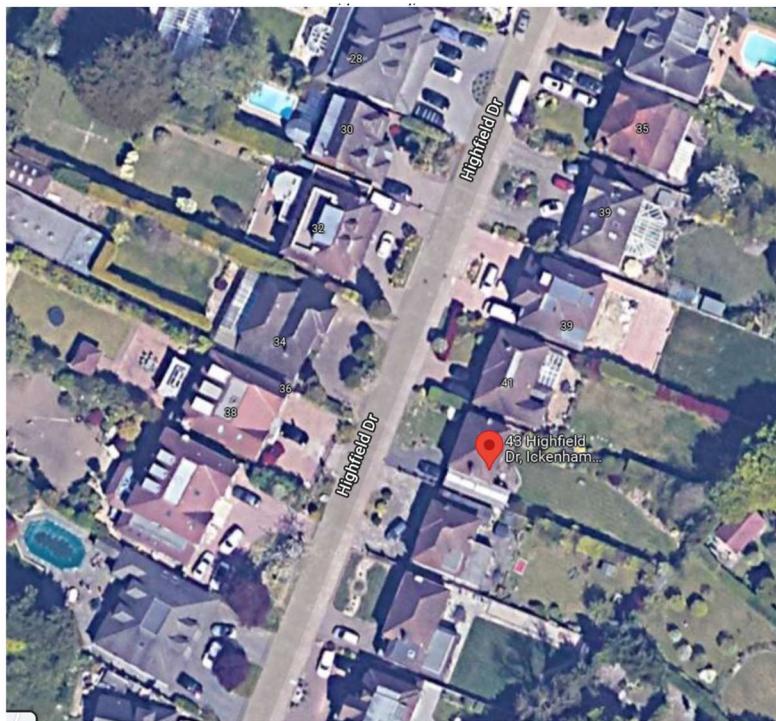
I like the comparative analysis with the earlier refusal and is a very helpful tool.

I would be surprised if we could object to the scheme on adverse neighbour amenity impacts and the revision removes the front elevation.

I like the dormer on this plan but on some of the others it looks closer to the ridge:-



There are other crown roofs in the road such that I, personally, think it would be difficult to refuse it on crown roof character grounds:-



I would also encourage use of PVs and ground source heat pumps (or similar) in the plans.

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

Regards

Richard Buxton
BA (Hons) Dip TP
Planning Information Officer
Planning
Residents Services
Location, Civic Centre
London Borough of Hillingdon
01895 250230
rbuxton@hillingdon.gov.uk

Email to LBH, 1 September 2022

Re: 2022.012-43 Highfield Drive UB10 8AW

File ← ↲ ↳

JC

○ Jatinder Chaggar <jc@aa-plus.uk>

Thursday, 1 September 2022 at 11:57

To: Richard Buxton; Cc: ○ Jaspal Kaur; ○ Kalwinder Sehmi; Bcc: Emma ong; chris campbell



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Morning Richard

I sent it to Fiona as I would like her to also comment, although I know she is on leave. Please note the following:

- We enclose amended drawings B01B, B02B, B05A, B06A and B07A for your comment
- We have checked the dormer window and re-adjusted so that it is more than 300mm from the ridge as per HDAS
- We have shown PV panels on the southern roof slope (adjacent to no.45)
- A horizontal loop system for a ground source heat pump could work due to the length of the garden, also shown

We await your comments.

Kind regards,

JC

Jatinder Chaggar
Architect



Office closed on Fridays

Reply from LBH, 7 September 2022

RE: 2022.012-43 Highfield Drive UB10 8AW

File ↶ ⤵ ⤶

RB

Richard Buxton <richardb@hillingdon.gov.uk>
To: Jatinder Chaggar

Wednesday, 7 September 2022 at 09:25

JC,

Thanks.

Yes, that incorporates my comments.

So, subject to a small design statement comparing the previous scheme with this one, and an analysis of the other crown roofs in the road I'd have thought it was good to get it submitted.

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

Regards

Richard Buxton
BA (Hons) Dip TP
Planning Information Officer
Planning
Residents Services
Location, Civic Centre
London Borough of Hillingdon
01895 250230
rbuxton@hillingdon.gov.uk

Ends