

PLANNING STATEMENT

205 Harefield Road, Uxbridge, UB8 1PP

Proposed Development: Erection of part single-storey and part two-storey side and rear extensions, following the demolition of the existing garage and conservatory, together with a front extension, roof alteration and associated external alterations.

1. Introduction

This Planning Statement has been prepared in support of the proposed householder development at 205 Harefield Road, Uxbridge, UB8 1PP.

The proposal seeks to improve and enlarge the existing dwelling through a carefully considered combination of single-storey and two-storey side and rear extensions, a modest front extension, alterations to the existing roof form and associated external alterations.

The application follows the previous appeal decision relating to the property. The revised scheme has been prepared having particular regard to the Inspector's concerns regarding the relationship of the previous two-storey extension with No. 207 Harefield Road, together with the arboricultural concerns raised in respect of the previous submission.

The current proposal has been amended to provide a more appropriate relationship with the neighbouring property. In particular, the proposed ground-floor rear extension is 4.0m deep, while the first-floor arrangement incorporates a separation of approximately 2.0m from the boundary with No. 207.

An updated arboricultural assessment and tree protection plan have also been prepared to support the application.

2. Site and Surrounding Area

The application site comprises the existing residential property at 205 Harefield Road.

The property is located within an established residential area comprising a mixture of detached and semi-detached dwellings. The immediate and wider surroundings display considerable variation in architectural design, building form, roof profiles, extensions and external alterations.

The character of the area is therefore not defined by a single uniform architectural style or consistent roofscape. The properties surrounding the site demonstrate different roof orientations, roof forms, building footprints and architectural treatments.

This established variety is an important consideration when assessing the proposed roof alteration and extensions. The proposal does not seek to replicate an artificially uniform character that does not exist locally. Instead, it seeks to provide a coherent and appropriately designed alteration to the existing dwelling which respects its immediate context.

The submitted block plan confirms the site's relationship with Nos. 203, 203A, 207 and the wider residential development along Harefield Road.

3. Planning History and Previous Appeal

The site has previously been the subject of a planning application and subsequent appeal.

The previous appeal proposal included a substantial two-storey side/rear element together with other extensions and roof alterations. The Inspector's principal concerns related to:

- the effect of the two-storey extension on the outlook and living conditions of the occupiers of **No. 207 Harefield Road**; and
- the effect of the development on existing trees and landscaping.

The Inspector did not find the whole concept of extending and altering the property unacceptable. In particular, the previous decision found the roof and single-storey elements acceptable in principle. The principal concern was the scale and position of the two-storey element close to No. 207, together with deficiencies in the previous arboricultural information.

The current proposal has therefore been revised to directly address those matters rather than simply reproduce the previously refused scheme.

4. Description of the Proposal

The proposed development comprises:

1. demolition of the existing garage;
2. demolition of the existing conservatory;
3. erection of a part single-storey and part two-storey side and rear extension;
4. erection of a front extension;
5. alteration of the existing roof;
6. associated new windows and doors; and
7. associated external alterations.

The proposed ground-floor plan shows the rear extension extending 4m from the relevant existing rear wall. The enlarged accommodation provides an improved kitchen, dining and living arrangement.

The proposed first-floor plan provides additional bedroom and ancillary accommodation while maintaining a more appropriate relationship with the adjoining property. The plan identifies a 2m dimension within the side arrangement.

The proposed roof plan shows alterations to the existing roof form together with the roof arrangements associated with the extensions.

5. Planning Policy Framework

The proposal has been assessed against the following principal planning policies.

Hillingdon Local Plan Part 1 – Strategic Policies

- **BE1 – Built Environment**

Hillingdon Local Plan Part 2 – Development Management Policies

- **DMHB 11 – Design of New Development**
- **DMHB 12 – Streets and Public Realm**
- **DMHB 14 – Trees and Landscaping**
- **DMHB 18 – Private Outdoor Amenity Space**
- **DMHD 1 – Alterations and Extensions to Residential Dwellings**
- **DMT 6 – Vehicle Parking**

Hillingdon's Local Plan Part 2 Development Management Policies were adopted on **16 January 2020** and form part of the Council's development plan.

London Plan 2021

The relevant London Plan policies include:

- **D3 – Optimising Site Capacity through the Design-led Approach**
- **D4 – Delivering Good Design**
- **D6 – Housing Quality and Standards**
- **G7 – Trees and Woodlands**

The London Plan identifies the importance of context-responsive design, appropriate built form, residential amenity and the protection of trees.

6. Design, Character and Appearance

Policy BE1 and DMHB 11

Policy BE1 seeks high-quality design which responds appropriately to the identity and context of the surrounding townscape. DMHB 11 similarly requires development to have regard to matters including scale, height, mass, bulk, building patterns, streetscape, landscaping and the amenity of neighbouring properties.

The proposal has been designed as an integrated extension to the existing dwelling.

The surrounding area contains a varied architectural character, with differences in roof form, building proportions, elevations and extensions. The proposed roof alteration should therefore be considered within this existing context rather than against an assumption of a uniform roof profile.

The proposed alterations remain visually related to the existing dwelling. The elevations specify that the external materials are to be similar in appearance to those of the existing house, including the roof tiles, render and window treatments.

The proposal would therefore provide a coherent architectural composition while allowing the dwelling to respond positively to its established and varied surroundings.

7. DMHD 1 – Alterations and Extensions to Residential Dwellings

Policy DMHD 1 is particularly relevant to this proposal.

The policy seeks to ensure that residential extensions:

- are subordinate to the original dwelling;
- respect the character and appearance of the property;
- maintain an appropriate relationship with adjoining dwellings;
- avoid unacceptable loss of outlook;
- retain adequate garden space; and
- use appropriate materials and architectural detailing.

The Council's application decisions confirm that DMHD 1 also contains specific guidance concerning roof extensions, including the requirement for roof alterations to be appropriately scaled and designed in relation to the existing dwelling.

The proposed development responds to these principles through a stepped and varied arrangement rather than extending the full bulk of the existing house uniformly towards the boundary.

The proposed **4.0m rear extension** is clearly dimensioned on the submitted ground-floor plan.

The first-floor arrangement is more restrained and incorporates approximately **2.0m separation from the boundary with No. 207**, which is a significant improvement over the relationship criticised in the previous appeal.

8. Impact on No. 207 Harefield Road

The relationship with No. 207 is a key consideration given the previous appeal decision.

The revised proposal has specifically sought to reduce the visual and physical impact of the upper-floor element on the neighbouring property.

The ground-floor rear extension extends 4m, while the upper-floor element does not extend directly up against the shared boundary. The approximately 2m separation provides a meaningful break between the two properties and reduces the perception of a continuous two-storey wall along the boundary.

This arrangement creates a more graduated built form and reduces the potential for the development to appear dominant or oppressive when viewed from No. 207.

Outlook

The increased separation of the first-floor element improves the outlook from the neighbouring property compared with the previous scheme.

The proposal is therefore considered unlikely to result in the unacceptable loss of outlook identified in the previous appeal.

Daylight and sunlight

The revised massing also reduces the amount of two-storey built form immediately adjacent to the boundary.

London Plan Policy D6 requires development to provide sufficient daylight and sunlight to new and surrounding housing, while minimising overshadowing and maximising the usability of external amenity space.

The revised design responds to this principle by setting the upper-floor element away from the boundary and avoiding the previous continuous two-storey mass immediately adjoining No. 207.

Overbearing impact

The combination of the 4m ground-floor extension and the set-back upper-floor element produces a more appropriate scale transition between the application property and No. 207.

The revised arrangement therefore represents a material improvement in terms of outlook, enclosure and perceived bulk.

9. Roof Alteration

The proposal includes an alteration to the existing roof, as identified in the application description.

The proposal should not be regarded as a roof conversion. The works form part of the overall alteration and extension of the existing dwelling.

The surrounding area contains a variety of roof profiles and architectural forms. The proposed roof alteration is therefore considered within a context where roofscape variation is already established.

The proposed roof plan demonstrates a coherent relationship between the existing roof and the new extension elements.

The proposed elevations show that the roof alteration is integrated into the overall design of the dwelling rather than appearing as an unrelated addition.

The proposal therefore accords with the design objectives of **DMHB 11** and **DMHD 1**.

10. Streetscene

The principal front elevation of the dwelling is retained as the basis of the architectural design.

The proposed front extension is integrated into the existing façade, with materials and window treatments designed to relate to the existing property. The proposed front elevation demonstrates that the development would retain the established residential appearance of the dwelling.

The more substantial additions are principally located to the side and rear, where they have a substantially reduced impact on the public streetscene.

Given the varied architectural character of Harefield Road, the proposal would not appear out of place within its surroundings.

11. Trees and Landscaping

The revised submission is supported by a new Arboricultural Report / BS5837 Tree Survey / Arboricultural Assessment / Tree Protection Specification.

The assessment identifies three individual trees and four tree groups and categorises them in accordance with BS5837. It also confirms that the site is not within a Conservation Area and that no Tree Preservation Order applies.

Importantly, the assessment confirms that:

- there are no incursions into the Root Protection Areas of retained trees;
- the proposed development can be achieved without risk to retained trees;
- tree protection fencing is proposed; and
- the arboricultural impact is considered minor.

The Tree Protection Plan has subsequently been revised to specifically show the proposed 4m rear extension.

DMHB 14 – Trees and Landscaping

DMHB 14 requires development to retain or enhance trees and landscaping of merit and requires appropriate tree surveys and protection measures where development may affect trees.

The current arboricultural package provides the necessary information to demonstrate that retained trees can be protected during construction.

The London Plan Policy G7 similarly states that existing trees of value should be retained wherever possible and that adequate replacement should be provided where removal is necessary.

The current scheme therefore represents a substantially more robust arboricultural approach than the previous submission.

12. Private Outdoor Amenity Space

The proposal retains a substantial proportion of the property's rear garden.

Policy DMHB 18 requires good-quality and usable private outdoor amenity space.

The proposed extension is concentrated within the existing developed part of the site and does not result in the loss of the garden to an extent that would undermine its function.

The retained garden will continue to provide usable private outdoor space for the occupants.

The proposal therefore accords with the objectives of **DMHB 18 and DMHD 1**.

13. Residential Quality

The proposal will improve the existing dwelling by providing additional and better-arranged living accommodation.

The ground floor provides enlarged kitchen, dining and living accommodation, while the first floor provides additional bedroom and ancillary accommodation.

The proposal remains a single residential dwelling and does not involve the creation of an additional residential unit.

London Plan Policy D6 requires housing to provide high-quality design and comfortable, functional layouts, together with appropriate daylight, sunlight, privacy and usable external space.

The proposal achieves these objectives in the context of an extension to an existing dwelling.

14. Parking and Access

The development remains a single dwelling and does not introduce a new residential unit or materially different use.

The proposal therefore does not create a significant additional parking demand associated with a change of use.

Policy DMT 6 seeks appropriate parking provision in accordance with the Council's parking standards. The proposal maintains the established residential access arrangement and does not introduce a materially different use of the site.

15. London Plan Design Principles

Policy D3 – Optimising Site Capacity through the Design-led Approach

Policy D3 requires development to adopt a design-led approach which responds to the site's context and determines the most appropriate form of development.

The proposal makes efficient use of the existing residential property while responding to the constraints created by the neighbouring properties, garden and existing built form.

Policy D4 – Delivering Good Design

Policy D4 emphasises high-quality design and consideration of layout, scale, height, massing, materials, architectural treatment and landscaping.

The proposal responds to these considerations through a coherent extension design, complementary materials and a roof form which reflects the varied architectural character of the surrounding area.

Policy D6 – Housing Quality and Standards

The proposal improves the functionality and quality of the existing dwelling while seeking to maintain appropriate residential amenity for both the application property and neighbouring properties.

Policy G7 – Trees and Woodlands

The updated arboricultural information demonstrates that retained trees can be protected and that the proposed works avoid incursions into their RPAs.

16. Response to Previous Appeal

The current proposal has been specifically revised to address the matters identified by the Inspector.

Previous concern: relationship with No. 207

Response: The upper-floor element has been set away from the boundary, with approximately **2m separation**, reducing the sense of enclosure, visual dominance and potential impact on outlook.

Previous concern: excessive two-storey mass

Response: The current design provides a more graduated relationship between the ground-floor rear extension and the upper-floor element rather than carrying the full two-storey bulk directly towards the boundary.

Previous concern: rear extension

Response: The revised ground-floor rear extension is clearly limited to 4.0m.

Previous concern: trees

Response: A new BS5837 arboricultural assessment has been submitted. It confirms no RPA incursions to retained trees and provides appropriate tree protection measures.

Previous concern: tree protection information

Response: The Tree Protection Plan has been updated to reflect the revised 4m rear extension.

The current submission is therefore materially different from the previous scheme in the areas that generated the principal concerns.

17. Planning Balance and Conclusion

The proposed development represents a reasonable and proportionate improvement to an existing residential property.

The proposal:

- provides improved accommodation for the existing household;
- retains the property as a single dwelling;
- provides a 4m-deep rear extension;
- provides a more appropriate relationship between the first-floor extension and No. 207;
- incorporates approximately 2m separation from the boundary at first-floor level;
- incorporates a roof alteration appropriate to the existing dwelling and the varied local roofscape;
- retains substantial usable private garden space;
- provides a comprehensive and current arboricultural assessment;
- avoids incursions into the RPAs of retained trees;
- incorporates appropriate tree protection measures;
- uses materials sympathetic to the existing dwelling; and
- responds directly to the concerns identified in the previous appeal.

The surrounding area is characterised by a varied architectural form and roofscape, and the proposed development would sit comfortably within this established context rather than introducing an alien architectural form.

Overall, the proposal is considered to comply with the relevant provisions of Hillingdon Local Plan Part 1 Policy BE1, Local Plan Part 2 Policies DMHB 11, DMHB 12, DMHB 14, DMHB 18, DMHD 1 and DMT 6, together with the relevant principles of London Plan Policies D3, D4, D6 and G7. Hillingdon's Local Plan Part 2 was adopted on 16 January 2020 and remains part of the Council's development plan.

The revised scheme represents a significant improvement over the previously refused proposal, particularly in relation to the neighbouring property at No. 207 and the protection of retained trees.

Planning permission is therefore respectfully requested.