



Dear Sir/Madam,

Please find supporting cover letter in support of a planning application for:

Proposed boundary treatment works for Proposed Rear Extension at: 21, Thackeray Close, Uxbridge, UB8 3DW

Studio Charrette (**the Agent**) has been instructed to prepare and submit a householder planning application to London Borough of Hillingdon (**the Planning Authority**) on behalf of Sarah Winchester (**the Applicant**) for a planning application made at 21, Thackeray Close, Uxbridge, UB8 3DW (**the site**) for proposed single storey extension works (**the proposals**).

Please find attached the following information in support of this application:

- Application Form;
- Site Location Plan;
- Existing and Proposed Block Plans;
- Existing and Proposed Plans and Elevations;
- Planning Fee (Planning Portal ref: PP-11402281)

Site Context

The application site is 21, Thackeray Close, Uxbridge, UB8 3DW. The site consists of a semi detached property and features a modest front and rear garden space. The property has seemingly been subject to a previous extension with this proposal seeking to add on to the rear of the property to a maximum depth of 4.3 metres from the current rear wall. The proposed extension will be a modest addition with associated dimensions of 4.3 meters in depth by 2.6 metres in width, with a maximum height of 2.5 metres. The purpose of the proposal is to accommodate additional incidental living space for provision of a home office and utility room. Timber is proposed as a primary choice of material. The site location is not associated with any listed status nor is it subject to any particularly sensitive landscape designation or any known planning constraints.



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Site Location Plan:



Figure 1: Site Location Plan (Not to scale, see planning drawings and designs)



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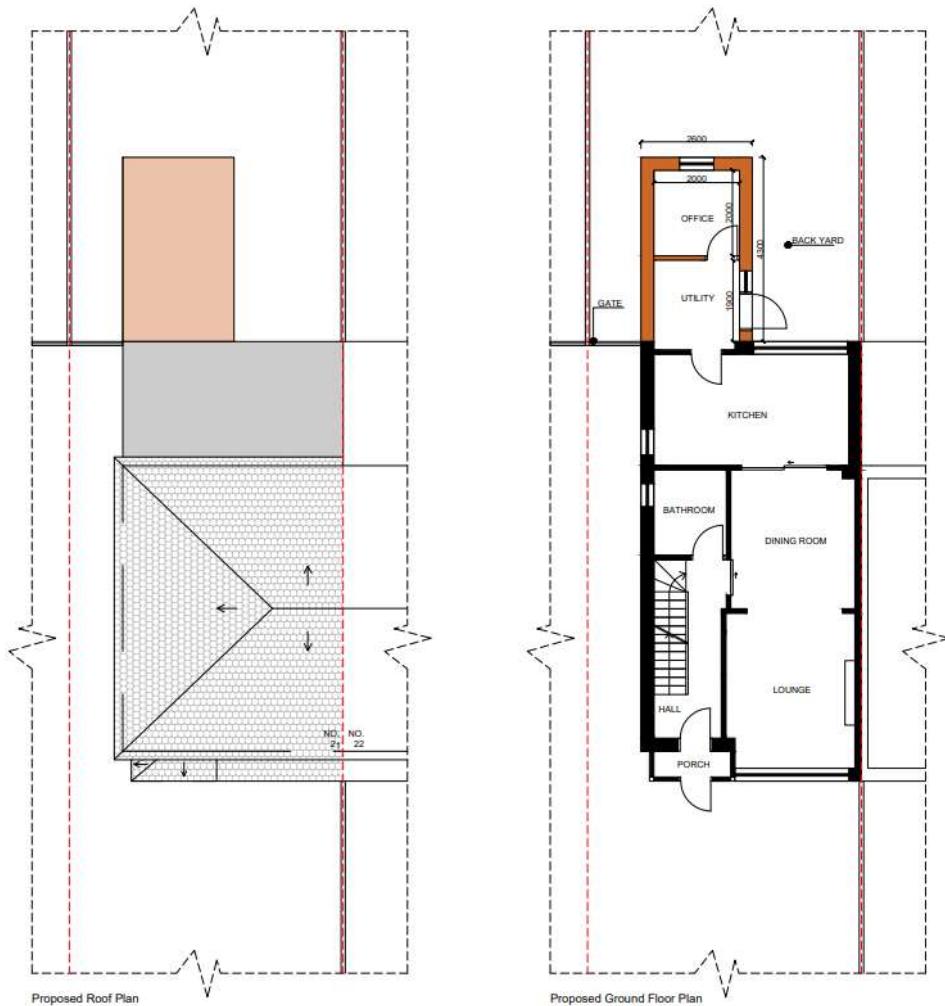


Figure 2: Proposed Plans (Not to scale, see planning drawings and designs)

Assessment

The following policy and guidance documents are recognized as primary considerations for the decision of the associated application at the site location:

- **National Planning Policy Framework;**
- **National Planning Practice Guidance;**
- **The London Plan 2021;**





- Hillingdon Local Plan: Part Two - Development Management Policies (2020)
- SPD

National Planning Policy Framework (NPPF)

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has 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):

- i) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- ii) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- iii) **an environmental objective** – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Analysis: The proposal will contribute to all three primary objectives of the National Planning Policy Framework. Firstly, the development represents a clear social objective as it will positively contribute to the health and wellbeing of the property's existing inhabitants through provision of additional incidental living space, via the accommodation of a new home office and utility space which is necessary for the applicants working arrangements. From an environmental perspective, the proposal will not result in any intrusion to residential amenity or street scape character as all proposed works will be located entirely to the rear of the property. On planning approval, the proposal will also yield great economic benefits at a local level as local suppliers and contractors will be sought following planning approval.

Section 12 of the NPFF relates to achieving Well-designed Places which states that "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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"





Analysis: As highlighted through the supplied planning drawings and designs, the proposal is a well-designed scheme which is not out of scale against the areas existing landscape character.

Paragraph 11 of the NPPF describes the presumption in favor of sustainable development. Additionally, paragraph 11 specifically states that for decision-making this means (amongst other things):

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

In line with the National Planning Policy Framework, Studio Charrette kindly request for a timely decision to be made on the proposal. Additionally, Studio Charrette welcomes any opportunity to discuss the proposal with the Council and address any concerns in an appropriate manner.

National Planning Practice Guidance (NPPG)

Paragraph 92 of the **NPPG** states: Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- (a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- (b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas; and



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(c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Analysis: The proposal is in line with the National Planning Practice Guidelines

The London Plan 2021

Policy D12 Fire Safety

A In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

- 1) identify suitably positioned unobstructed outside space:
 - a) for fire appliances to be positioned on
 - b) appropriate for use as an evacuation assembly point
- 2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures
- 3) are constructed in an appropriate way to minimise the risk of fire spread
- 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users
- 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in

Analysis: A brief Fire Safety Statement is provided within a separate document in line with Policy D12

Hillingdon Local Plan: Part Two - Development Management Policies (2020)

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. The document is structured as follows

- Policy DMHD 1; (Part Two)
- Policy DMHB 11 (Part Two);

Policy DMHD 1

A) Planning applications relating to alterations and extensions of dwellings will be required to ensure that:

- i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;
- ii) a satisfactory relationship with adjacent dwellings is achieved;
- iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;
- iv) new extensions respect the design of the original house and be of matching materials;
- v) there is no unacceptable loss of outlook to neighbouring occupiers;
- vi) adequate garden space is retained;
- vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C;
- viii) trees, hedges and other landscaping features are retained; and
- ix) all extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials.

B) Rear Extensions

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;



- iii) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- iv) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted
- v) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- vi) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- vii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and
- viii) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings

Analysis: The proposal has been scaled and designed with great consideration for DMHD 1 as the proposal will be a modest introduction to this existing dwelling which will not result in any detrimental impact to privacy or residential amenity. Furthermore the proposed scale of the new extension will ensure that the site will continue to benefit from an appropriate amount of rear garden / amenity space which ensures that the proposal will not lead to any social implications. The proposal will have a maximum height of 2.5 meters which also ensures compliant with DMHD 1.

Policy DMHB 11: Design of New Development

A) All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:

- i) harmonising with the local context by taking into account the surrounding:
 - scale of development, considering the height, mass and bulk of adjacent structures;
 - building plot sizes and widths, plot coverage and established street patterns;
 - building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;
 - architectural composition and quality of detailing;
 - local topography, views both from and to the site; and



- impact on neighbouring open spaces and their environment.

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

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

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

B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

C) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. In the case of proposals for major development sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs.

D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

Analysis: The proposal is in full accordance with DMHB 11

Conclusion

In considering this application, it is hoped that the Planning Authority recognise that the proposed development has been designed and scaled appropriately, in line with the existing property and areas existing street scene and associated landscape. The proposals requested via this planning application will not result in any detrimental impact to residential amenity nor will it result in any highways implications as the site benefits from strong visibility splays. As such, it is heavily believed that this application will improve the appearance and general aesthetic of this property and the local area following planning approval and construction and therefore the proposals should be deemed acceptable in principle.

A timely decision is kindly requested in line with the Government's National Planning Policy Framework. Along with this, Studio Charrette would welcome correspondence should the Planning Authority have any concerns or additional queries in relation to the proposal. Should



any additional information therefore be necessary, to assist in the council's decision of the associated application, please do not hesitate to contact Studio Charrette directly, who will be more than happy to accommodate any reasonable request.

Kind regards,

*Michael Breen MPlan
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Planning Consultant*



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