

**TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)**

PLANNING STATEMENT

Erection of a first-floor front/side extension, two-storey rear extension, raising the ridge of the main roof, installation of roof lights and erection of a front porch.

30 The Chase, Eastcote, Pinner, Middlesex HA5 1SN



RTPI

mediation of space · making of place

Members of the Royal Town Planning Institute

Registered in England 7911049 at 32 Woodstock Grove, Shepherds Bush, London W12 8LE

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- 1) Photographs of the application site

1 SITE AND SURROUNDINGS

- 1.1 The application site comprises a part single-storey, part two-storey detached property.
- 1.2 The surrounding area is predominantly residential in character and consistent in architectural style comprising mainly two-storey detached and semi-detached properties which vary in architectural character
- 1.3 The property is not located in a Conservation Area nor is it listed.

2 RELEVANT PLANNING HISTORY

- 2.1 Planning Application (ref: 15480/C/95/0370) for 'erection of a single-storey extension' was approved on 26/04/95.

3 PROPOSED DEVELOPMENT

- 3.1 *Erection of a first-floor front/side extension, two-storey rear extension, Raising the ridge of the main roof, installation of roof lights and erection of front porch.*

4 PLANNING POLICY AND GUIDANCE

- 4.1 MHCLG's National Planning Policy Framework (2021)
- 4.2 MHCLG's National Planning Practice Guidance (Online)
- 4.3 GLA's London Plan (2021)
- 4.4 Hillingdon Local Plan: Part 1 – Strategic Policies (2015)
- 4.5 Hillingdon Local Plan: Part 2 – Development Management Policies (2020)

5 MATERIAL CONSIDERATIONS

Character and Appearance

- 5.1 The London Plan (2021) Policy D3 states that 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'*
- 5.2 Additionally, Policy DMHB 11 'Design of New Development' of the Hillingdon Local Plan: Part Two 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; 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'*.
- 5.3 Furthermore, Policy DMHD 1: Alterations and Extensions to Residential Dwelling state that: *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.*
- 5.4 Regarding alterations and extensions to residential dwellings, section A1.6 of Policy DMHD 1: Alterations and Extensions to Residential Dwellings located in part two of the Local Plan state that *'design of residential alterations and extensions will enhance the appearance of a house, and thus its value, as well as improving the appearance of the local area. It can also help improve people's enjoyment of their house and reduce energy bills. Well designed alterations and extensions, using quality materials, should be of a scale and form in keeping with the house, and sympathetic to existing character,*
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proportions, and floor plan. All proposed extensions should appear subordinate to the existing house, with appropriately selected windows, materials and detailing'

First-floor front/ side extension and two-storey rear extension.

- 5.5 Part A.1.11 'Side extensions' located in the Hillingdon Local Plan: Part 2 – Development Management Policies (2020) states that '*Similarly, roofs of side extensions should be set back from the front roof plane so that their ridges are lower than the main ridge to ensure that the addition reads as a subordinate element*'.

- 5.6 The first-floor front/side extension will have a maximum height of 7.4m to the ridge of the roof. As the new proposed roof height is 8.4m, this ensures that the extension is subordinate to the main roofline. The materials used would match the existing and the architectural pattern on the front of the property would be retained on the new front addition. The windows will also align vertically on the proposed first-floor front extension.

- 5.7 The two-storey rear extension will have a maximum depth of 4m at ground floor level which is in line with rear extensions in the surrounding area. The first floor of the two-storey extension would have a depth of 2.8m which would match the depth of the existing rear gable on the other side of the property. The proposed two-storey rear addition will be finished in timber cladding on the rear façade with the side walls rendered in white to match the existing property. It is considered that due to the great deal of variation in the immediate area in terms of architectural style, material, and colour that the proposed materials would not look out of place.

Raising of roof height.

- 5.8 The roof height has been raised from approximately 6.7m to 8.4m. The additional roof height is in line with the adjoining neighbour at 28 The Chase and has a lower height than 32 The Chase, ensuring that it harmoniously blends in with its local context. It should be noted that the current property's built form stands out on the street scene

for its diminutive presence compared to the larger properties in its vicinity.

- 5.9 The proposal represents a proportionate extension that sits well within the street scene and does not overdevelop the plot. In addition to this, the proposed extensions do not protrude any further than the current front and rear projections of the property. The proposal would also maintain boundary separation distances and appear wholly acceptable.

Front Porch

- 5.10 The front porch will sit 0.5m behind the existing ground-floor gable feature. The front porch is an appropriate size and compliments the existing architecture of the house and is not considered to be detrimental to the character and design of the house and the local area. In the pre-application feedback, the Council found that the proposed front porch is acceptable.
- 5.11 The extensions, therefore, remain subservient to the host dwelling and are in keeping with properties locally. The proposal, therefore, complies with policy D3 of the London Plan, DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020).

Impact on surrounding Amenity

- 5.12 Policy DMHB 11 B of the Hillingdon Local Plan: Part Two states that development proposals should not adversely impact the amenity, daylight and sunlight of adjacent properties and open space.
- 5.13 Similarly, paragraph 5.41 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020) states that *'The Council will aim to minimise the impact of the loss of daylight and sunlight and unacceptable overshadowing caused by new development on habitable rooms, amenity space and public open space. The Council will also seek to ensure that the design of new development optimises the levels of London Borough of Hillingdon Local Plan Part 2 - Development Management Policies 49 daylight and sunlight'*.

- 5.14 Additionally, paragraphs A1.24 and A.1.25 of the Hillingdon Local Plan: Part two details the importance of proposals abiding by the 45-degree rule. The paragraphs state that *'The 45-degree rule can be used to establish the maximum permissible height, depth and width of an extension. It provides a general guide to what is normally considered acceptable'*.
- 5.15 Policy DMHD 1 section B, vi) also states that *'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'*
- 5.16 The proposal does not compromise the 45-degree line of sight from the nearest habitable window of the adjoining property. Additionally, given the degree of separation from those properties, it is not considered that the proposal would harm the residential amenities of the occupiers of the adjoining dwellings from increased overshadowing, loss of sunlight, visual intrusion and over-dominance. This is also aided by the fact that the proposed extension is set in from the boundary of 32 The Chase by 1.5m.
- 5.17 The proposed first-floor balcony, which forms part of the two-storey rear extension, will be recessed and therefore offer screening without direct views into neighbouring gardens.
- 5.18 Additionally, the separation distance between the boundaries of neighbouring properties would further reduce the likelihood that any activity would be overly apparent from or intrusive to neighbouring properties.
- 5.19 Therefore, it is considered that the balcony is unlikely to result in levels of usage or noise disturbance that would be unusual in a residential area.
- 5.20 The proposal will not infringe upon the living conditions of neighbouring occupiers and complies with the provisions of policies in the Development Plan, particularly policy DMHB 11 B and DMHD 1 section B vi).
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Fire Safety: Exemption

- 5.21 The proposed development will not affect the Fire Safety procedures on the site. With reference to Paragraph 4.2 of the London Plan Guidance: Fire Safety (2022), as the application is a Householder Application, a Planning Fire Safety Strategy is not required. A fire exception statement is enclosed within this application.

6 CONCLUSION

- 6.1 The erection of a first-floor front/side extension, two-storey rear extension, raising the ridge of the main roof, installation of roof lights and erection of a front porch is in keeping with the character and appearance of the host property and surrounding area as defined by London Plan D3, Policy DMHB 11 and Policy DMHD 1 of the Hillingdon Local Plan: Part Two
- 6.2 The proposed development protects the amenity of the neighbouring occupiers as well as improving the amenity for the residents as defined by policies DMHB 11 B and DMHD 1 section B vi) of the Hillingdon Local Plan: Part Two
- 6.3 As a result, the proposal will be a harmonious addition to the property which will preserve the character and appearance of the local area.
- 6.4 The Council is respectfully requested to grant permission for the proposed development.

APPENDIX 1

Photographs of the application site



Left hand side of property height increased to match neighbouring property and right hand side of existing property.
Overall roof height will remain the same



View showing aerial view of application property and neighbouring properties
Application seeks to copy existing right hand side gable height to left hand side.

PHOTO
EXAMPLES

EXISTING

Purpose - Householder planning application

All dimensions to be checked on site. All omissions & discrepancies to be reported to the designer.	PROJECT: 30 The Chase, Pinner, HA5 1SN	DATE: 15/04/2023
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View taken from garden of 30 The Chase showing neighbouring extension.



Rear view of 32 The Chase taken from garden of 30 The Chase showing rear extension height taken from raised patio level.



Front view showing 30 The Chase and neighbouring property.
Considerable distance between properties.
Application property is looking to extend side/rear ground floor walls upwards to first floor level to provide a more useable internal space.

SITE PHOTOS

EXISTING

Purpose - Householder planning application

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Front view.
Right hand side raised gable to be followed in design to left hand side

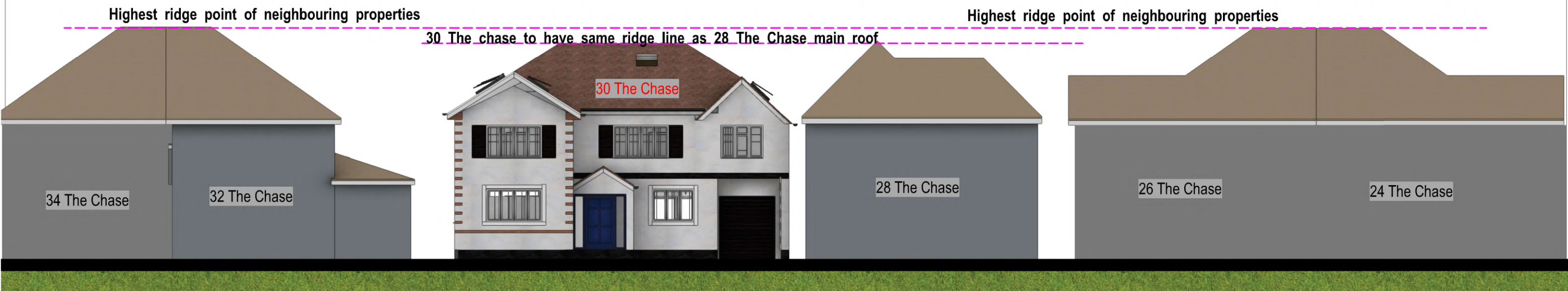


Rear view.
Raised gable to be followed in design to opposite side



Rear view.
Raised gable to be followed in design to opposite side

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1 **STREET SCENE**
Scale: 1:150



tel : 0796 222 3141
email : sandeep@sskarchitects.co.uk

Purpose - Householder planning application

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PROPOSED