

**MIALEX**

Innovative Planning Solutions

15th March 2022

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Dear Sir/Madam

Re: Southall - No 76 Vine Lane, Uxbridge UB10 0BE
Householder planning application for extensions and alterations to an existing dwelling

Background

We act on behalf of Ranjot Singh and have been instructed to submit a householder planning application which seeks consent for the following works:

- A single storey rear extension at ground floor level;
- Alterations to the roof including a central rear dormer window and three Velux windows to allow for habitable space at roof level;
- Associated external alterations to the front and rear fenestration.

The application was submitted by Planning Portal on 22nd March 2022 and comprises the following:

- Completed planning application forms;
- Completed CIL questions form, and
- Drawings package comprising site location plan, site block plan, existing and proposed floor plans/elevations (prepared by Multi Creation).

In addition to the above documentation, this cover letter provides a detailed assessment of the key planning issues and should be taken into consideration in the determination of the planning application.

Site and Surroundings

The application relates to a two storey detached dwelling located on the eastern side of Vine Lane at its junction with Court Drive. The site forms part of a residential street located within the Court Park Area of Special Local Character.

There is significant off road parking space for several vehicles to the front of the property within a large courtyard.

The neighbouring properties within the wider streetscene generally comprise large, detached dwellings which display variation in regard to their external design and materials. There are several examples of properties which have been previously extended within the immediate streetscene.

Please refer to the images below.



Image 1 – View of front elevation from Vine Lane



Image 2 – Overhead view of the site and surrounding properties of Vine Lane demonstrating irregular building line



Image 3 - Overhead view of the rear of the site demonstrating the existing relationship between 76 and 78 Vine Lane

Planning History

A review of the Council's online records reveals that the property has been subject to two planning applications of relevance as summarised below.

- In 1988 an application (**Ref 20770/A/88/1539**) was made to the Council for the erection of a first-floor rear extension – Approved 29th November 1988.
- More recently, an application (**Ref 20770/APP/2021/2770**) was made for the single storey rear extension and associated alterations to the rear elevation and roof including the provision of a rear dormer window, addition of roof lights and new fenestration – Refused 31st December 2021.
 - This application was refused for the following reason as worded on the decision notice. *“The proposed extensions by reason of their position, size, scale, bulk, design and massing would result in overly dominant and incongruous additions, detrimental to the architectural composition, form, character and appearance of the original property and the visual amenities of the street scene and Area of Special Local Character.”*

Summary

This revised application has been prepared following review of the Delegated Report for application **Ref 20770/APP/2021/2770** (please refer to **Appendix 1**) and in particular comments made by the Conservation Officer regarding the Area of Special Local Character within this document. As such, the revised scheme responds positively to the Council's assessment of the previous application at the site and comprehensively addresses all previous concerns with the scheme.

The Proposal

The application seeks consent for the following works:

- A single storey rear extension at ground floor level to provide an enlarged open plan kitchen dining area;
- Alterations to the roof including two small rear dormer windows to allow for habitable space at roof level to accommodate a cinema room and gym;
- Associated external alterations to the front and rear fenestration to allow for an internal reconfiguration of four double bedrooms.

As set out on the accompanying plans, the proposed extensions and alterations will be subordinate in scale to the host property, will utilise matching external materials, complimentary roofs and a symmetrical window layout to surrounding properties with the Court Park Area of Special Local Character. This approach will help to ensure that the visual character and appearance of not just the existing dwelling but the wider streetscene is preserved.

Planning Policy

London Plan (2021)

The London Plan sets the Mayor's strategic development strategy for the capital up until 2046 and forms part of the development plan for Greater London.

The site falls within the London Borough of Hillingdon and so the relevant policies include:

Policy D3 (Optimising Site Capacity Through the Design-led Approach) states that all development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth, and existing and planned supporting infrastructure capacity.

Development proposals 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 street hierarchy, building types, forms and proportions.

Encourage and facilitate active travel with cycle parking and legible entrances to buildings. Be street-based with clearly defined public and private environments.

Deliver appropriate outlook, privacy and amenity. Provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity.

Policy D6 (Housing Quality and Standards) outlines that housing development should be of high quality design and provide adequately-sized rooms with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures.

The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.

Local Development Framework

The London Borough of Hillingdon's Development Plan comprises the Hillingdon Local Plan Part 1 Strategic Policies (adopted November 2012) and the Local Plan Part 2 (Site Allocation and Development Management Policies (adopted January 2020)). The following policies are considered relevant to the proposed development.

Local Plan Part 2 Site Allocation and Development Management Policies (2020)

Policy DMHB5 (Areas of Special Local Character) states that new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area. Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings. The replacement of buildings which positively contribute to the character and local importance of Areas of Special Local Character will normally be resisted.

Policy DMHB11 (Design of New Development) outlines 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:
 - i. scale of development, considering the height, mass and bulk of adjacent structures;
 - ii. building plot sizes and widths, plot coverage and established street patterns;
 - iii. building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements such as degree of enclosure;
 - iv. architectural composition and quality of detailing;
 - v. local topography, views both from and to the site; and
 - vi. impact on neighbouring open spaces and their environment.
- Ensuring the use of high quality building materials and finishes;
- Ensuring that the internal design and layout of development maximises sustainability and is acceptable to different activities;
- Protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and undesignated, and their settings; and
- Landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

Furthermore, development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. Development will also be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. 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.

Policy DMHB15 (Planning for Safer Places) states that the Council require all new development to ensure safe and attractive public and private spaces by referring to the Council's latest guidance on Secured by Design principles. Where relevant, these should be included in the Design and Access Statement. Development will be required to comprise good design and create inclusive environments whilst improving safety and security by incorporating the following specific measures:

- Providing entrances in visible, safe and accessible locations;
- Maximising natural surveillance;
- Ensuring adequate defensible space is provided;
- Providing clear delineations between public and private spaces; and
- Providing appropriate lighting and CCTV.

Policy DMHB16 (Housing Standards) requires all housing development to have an adequate provision of internal space in order to provide an appropriate living environment. To achieve this, all residential development should meet or exceed the most up to date internal space standards.

Policy DMHB18 (Private Outdoor Amenity Space) outlines that all new residential development will be required to provide good quality, usable private outdoor amenity space in accordance with the matrix identified in the Local Plan Part 2. Furthermore, any ground floor unit that is non-street facing should have a defensible space not less than 3 metres in depth in front of any window to a bedroom or habitable room.

For new developments within Areas of Special Local Character, the provision of private open space will be required to enhance the street scene and the character of the buildings on the site. The design, materials and height of any front boundary must be in keeping with the character of the area to ensure harmonisation with the existing street scene.

Policy DMHD 1 (Alterations and Extensions to Residential Dwellings) states that planning application relating to alterations and extensions of dwellings will be required to ensure that:

- There is no adverse cumulative impact on the proposal on the character, appearance or quality of the existing street scene or wider area;
- A satisfactory relationship with adjacent dwellings is achieved;
- New extensions appear subordinate to the main dwelling in their floor area, width, depth and height;
- New extensions respect the design of the original house and be of matching materials;
- There is no unacceptable loss of outlook to neighbouring occupiers;
- Adequate garden space is retained;
- Adequate off-street parking is retained, as set out in table 1: Parking Standards in Appendix C;
- Trees, hedges and other landscaping features are retained; and
- All extensions in Areas of Special Local Character are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials.

And that single storey extensions to detached houses with a plot width of 5 metres or more should not exceed 4 metres in depth, and flat roofed single storey extensions should not exceed 3 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level.

Planning Issues

Principle of Development

The site relates to an existing dwelling located within an established residential area. As such, the principle of extending the property is acceptable provided that there will be no adverse impact upon the amenity of the occupiers of any neighbouring properties or upon the visual character of the local area, street scene or Area of Special Local Character (ALSC).

Design

As summarised above, the application seeks consent for a single storey rear extension. Notably, there is no established building line within the streetscene as properties are sited irregularly throughout Vine Lane.

However, as shown by the enclosed plans which support this application, the projection of the single storey rear extension and arrangement of the rear fenestration has been carefully designed in such a way to have no negative impact upon neighbouring properties.

A clear 45 degree view between neighbouring habitable windows will be maintained at first floor level. Therefore, the existing building line between properties, varied character of the property (as a two storey detached dwelling), and the wider streetscene of the ASLC will be preserved.

When assessing the previous application at the site which proposed one larger box dormer the conservation officer commented at page 4 of the delegated report (enclosed at **Appendix 1**):

“The proposed box dormer would be unacceptably large and highly visible from the street scene. It would be significantly larger than the glazed openings below at first floor. The box dormer would need to be reduced in size so that there are no front facing cheeks and the window fills out the entire elevation of the dormer. Alternatively, two smaller separate dormers could be considered with proportionally smaller openings filling out the elevation and evenly positioned along the rear roof slope”.

Consequently, this application proposes two small rear dormers with minimal front facing cheeks and large amounts of glazing positioned evenly within the rear roof slope.

The Conservation Officer then states also at Page 4 of the Delegated Report with regard to roof lights that:

“The proposed roof lights would significantly clutter the appearance of the roof form. Ideally the number of roof lights would need to be reduced, particularly along the front roof slope. In any instance the roof lights would need to be conservation roof lights installed completely flush with the roof line”.

In the interest of a collaborative approach, which looks to fully address all the Council’s previous concerns at the site, all proposed roof lights have been removed from this application.

As a whole, the proposed extensions and alterations will utilise matching external materials where possible and take design cues from surrounding properties within the ASLC to ensure that the visual character and appearance of the host property and streetscene is preserved in accordance with Policies DMHB5 and DMHB11 of the Development Management Plan Document.

Amenity

The proposed works will not give rise to any adverse impacts upon the amenity of the occupiers of neighbouring properties as confirmed by the Council in their assessment of the previous application at the site (Please refer to Page 7 of **Appendix 1**).

In summary the proposed single storey rear extension will project approximately 3 metres from the rear elevation enabling a separation distance of approximately 6 metres between the single storey rear and side extensions of 76 Vine lane and 78 Vine Lane respectively. Furthermore, a separation distance of 10 metres is maintained (as existing) between the two irregularly sited properties above ground floor level.

Alterations made to the rear fenestration to enable the provision of the four bedrooms with en-suites have also been carefully considered to position non-habitable windows closest to No 78 Vine Lane. Therefore, there will be no reduction in outlook or loss of privacy to either No 76 or 78 Vine Lane.

The proposed development thereby accords with policies DMHD1, DMHB5 and DMHB11 of the Development Management Plan Document.

Residential Living Standards

All rooms have been designed to comply with nationally described floorspace standards and thus the proposed development meets policy DMHB16 of the Development Plan Document.

Conclusion

The proposed extensions and alterations will be of a high quality design which will remain subservient in scale to the host property. The proposed design (incorporating matching external materials, a more symmetrical fenestration and design cues from surrounding properties) will help ensure that there will be no unacceptable impact upon the visual character of the existing dwelling, wider streetscene or Area of Special Local Character.

The scheme has been carefully designed to ensure that there will have no adverse impacts upon the amenity of the occupiers of any neighbouring properties by way of overlooking or being overbearing in nature.

Accordingly, the proposal complies with Policies DMHB5, DMHB11, DMHB15, DMHB16, DMHB18 of the Development Management Plan Document and should be approved on this basis.

Next Steps

We look forward to receiving confirmation of receipt and registration of the application, however, in the meantime if you require any further information or have any queries in respect of the submitted documentation, please contact the undersigned in the first instance.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Harry Johnson', with a stylized, flowing script.

Harry Johnson

B.Sc. M.Sc.

Planner

harry@mialex.co.uk

07896975355

Appendix 1

DELEGATED HOUSEHOLDER DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select Option

- | | |
|--|--------------------------|
| 1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received | ☐ |
| 2. Application complies with all relevant planning policies and is acceptable on planning grounds | ☐ |
| 3. There is no Committee resolution for the enforcement action | ☐ |
| 4. There is no effect on listed buildings or their settings | ☐ |
| 5. The site is not in the Green Belt (but see 11 below) | ☐ |

REFUSAL RECOMMENDED: GENERAL

- | | |
|--|--------------------------|
| 6. Application is contrary to relevant planning policies/standards | ☐ |
| 7. No petition of 20 or more signatures has been received | ☐ |
| 8. Application has not been supported independently by a person/s | ☐ |
| 9. The site is not in Green Belt (but see 11 below) | ☐ |

RESIDENTIAL DEVELOPMENT

- | | |
|--|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | ☐ |
| 11. Householder application in the Green Belt | ☐ |

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

- | | |
|--|--------------------------|
| 12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses | ☐ |
| 13. Refusal of change of use from retail class A1 to any other use | ☐ |
| 14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use. | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | ☐ |
| 16. Certificate of Lawfulness (for existing use or Development) | ☐ |
| 17. Certificate of Appropriate Alternative Development | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 18. ADVERTISEMENT CONSENT (excluding Hoardings) | ☐ |
| 19. PRIOR APPROVAL APPLICATION | ☐ |
| 20. OUT-OF-BOROUGH OBSERVATIONS | ☐ |
| 21. CIRCULAR 18/84 APPLICATION | ☐ |
| 22. CORPSEWOOD COVENANT APPLICATION | ☐ |
| 23. APPROVAL OF DETAILS | ☐ |
| 24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval | ☐ |
| 25. WORKS TO TREES | ☐ |
| 26. OTHER (please specify) | ☐ |

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No. **Report of the Head of Planning, Transportation and Regeneration**

Address 76 VINE LANE HILLINGDON

Development: Single storey rear extension and associated alterations to the rear elevation and roof including the provision of a rear dormer window, addition of rooflights and new fenestration

LBH Ref Nos: **20770/APP/2021/2770**

Drawing Nos: 3489-03/DP received 21.10.21
 3489-01/DP
 3489-02/DP
 3489-04/DP Rev A received 21.10.21
 3489-05/DP Rev A received 21.10.21
 3489-06/DP Rev A received 21.10.21
 3489-08/DP Rev A received 21.10.21
 3489-07/DP
 Cover Letter 070721

Date Plans Received:	15/07/2021	Date(s) of Amendment(s):	15/07/2021
Date Application Valid:	10/08/2021		21/10/2021
			16/07/2021

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey, detached dwelling located centrally on Vine Lane, on a corner plot at the junction with Court Drive.

The application site has one neighbouring property to the North, No 78 Vine Lane, which is set back considerably further on its plot.

The site lies within the Hillingdon Court Park Area of Special Local Character and the site and surrounding area is subject to a blanket tree preservation order.

1.2 Proposed Scheme

The application is seeking planning permission for a single storey rear extension and the erection of a rear dormer, involving alterations to the roof form to part crown. Various proposed changes to fenestration are also included in the proposal.

Amended plans were received on 21-10-21, reducing the massing of the roof and omitting some initially proposed changes to the front elevation.

1.3 Relevant Planning History

20770/A/88/1539 76 Vine Lane Hillingdon
 Erection of a first-floor rear extension

Decision Date: 29-11-1988 Approved

Comment on Planning History

Relevant history attached.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

3 neighbouring properties were consulted by letter on 16-8-21.

No objections were received.

Landscaping Officer: This site is occupied by a two-storey detached house located on the east side of Vine Lane, at the junction with Court Drive. The site is bounded by an attractive mature hedge which contributes to the verdant character and appearance of this residential area, within the Hillingdon Court Park Area of Special Local Character. There are no TPO's or Conservation Area designations affecting the site. According to the response to the planning questionnaire (Q.9), there are no trees or hedges on the site. This statement is evidently inaccurate. Furthermore, no hedge or other vegetation is indicated on plan. The proposal seeks to add a full width rear extension to the house. This should not affect the hedge, provided that the construction site is well managed and the hedge protected against construction-related activity.

RECOMMENDATION No objection subject to pre-commencement condition RES8 and RES10.

Office response: The comments have been noted and in the event of an approval the recommended conditions may be added.

Conservation Officer Comments:

Assessment - Background/ Significance

1. The existing property is a substantial detached house within the Hillingdon Court Park Area of Special Local Character (ASLC). It is located on the south-west corner of the ASLC at the corner junction of Vine Lane and Court Drive. The corner plot has resulted in a very exposed site, with views of the front (west) elevation and side (south) elevation evident along the street scene.

2. The property forms part of one of the gateways into the ASLC.

3. No76 was built on land which had originally formed part of the Hillingdon Court estate (Grade II* Listed Building to the north of the site). The area now forms part of the Metroland development that was influenced by the establishment of the railway. There is an overarching garden suburb aesthetic to the character and appearance of the ASLC.

4. The existing property dates from the 1930s, however its original plot area has been reduced. The building has been substantially extended in the past comprising of a full width two storey rear and side addition. This has resulted in development occupying a notable portion of the site area.

5. As existing the property features a projecting gable to the front with a cat-slide element to one side. This is a characteristic feature within the ASLC. The property is externally finished in a pebble dash render to the elevations and the gable roof is finished in a plain clay tile.

6. The original gable roof has been retained alongside the original external chimney

stacks. Whilst the rear extension has added a considerable bulk to the original building the double gable form respects the original design of the dwelling. The porch addition to the front with classical columns detracts from the character of the original property.

7. The frontage is defined by hard standing, however the front boundary comprises of a low-rise brick wall and mature hedge. The hedge continues along the south boundary to the site positively contributing to the appearance of the street scene.

8. The property is a simply detailed building however has a subtle Arts and Crafts influence to its design, positively contributing to the character and significance within the Hillingdon Court Park ASLC.

2. Assessment - Impact

2.1. The proposed alterations to the front of the property would not be supported from a conservation perspective. The loss of the cat-slide element would be harmful to the original character and appearance of the dwelling. The extension of the porch canopy to the front and addition of classical columns would further exacerbate the harm already caused by the existing porch structure.

2.2. Whilst the alteration to the main roof form and roof over the existing rear extensions would result in the creation of an inappropriate crown roof form. The crown roof element would exacerbate the bulk of the building. The proposal would also unacceptably result in the loss of the original gable roof form of the property and external chimney stack. It would fail to respect the original design of the existing dwelling.

2.3. The proposed ground floor rear addition would further extend the existing addition to the property. Cumulatively the rear additions would exceed the depth stated under Policy DMHD 1B within Hillingdon's Local Plan Part 2 (January 2020). It would result in a greater proportion of the site being occupied by built form.

2.4. The development would fail to respect the character and appearance of the original building, resulting in harm to the character and appearance of the ASLC, contrary to Hillingdon's Local Plan Part 2 policies, DMHB 1, 5 and 11.

Conclusion: Objection - harmful to the character and appearance of the ASLC

A further assessment was made by the Conservation Officer against the amended plans submitted:

The crown roof form over the existing rear extension would be an uncharacteristic roof form, failing to relate to the original design of the existing building and wider ASLC. Nevertheless, it is recognised the appearance of the flat area could include a well-designed ridge tile detail to give perception of a fully pitched roof form. The proposed box roof dormer would be unacceptably large and highly visible from the street scene. It would be significantly larger than the glazed openings below at first floor. The box dormer would need to be reduced in size so that there no front facing cheeks and the window fills out the entire elevation of the dormer. Alternatively, two smaller separate dormers could be considered, with proportionately smaller window openings (no more than 2 lights) filling out the elevation and evenly positioned along the rear roof slope. As per previous comments, The proposed ground floor rear addition would further extend the existing addition to the property. Cumulatively the rear additions would exceed the depth stated under Policy DMHD 1B within Hillingdon's Local Plan Part 2 (January 2020). It would result in a greater proportion of the site being occupied by built form. The proposed roof lights would significantly clutter the appearance of the roof form. Ideally the number of roof lights would need to be reduced, particularly along the front roof slope. In any instance, the roof lights would need to be conservation roof lights installed completely flush along the roof line.

Officer response: The comments have been noted and the amendments still being considered a harmful addition to the ASLC.

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB 1 Heritage Assets

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 5 Areas of Special Local Character

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP HC1 (2021) Heritage conservation and growth

LPP D6 (2021) Housing quality and standards

LPP T6.1 (2021) Residential parking

5. MAIN PLANNING ISSUES

The main planning issues are the effect of the development on the character and appearance of the original building, the street scene, including Area of Special Local Character, the level of impact on the residential amenity of adjacent occupiers and provision of off-street parking provision.

Policy DMHB 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that the Council will expect development proposals to avoid harm to the historic environment.

The site is located within a designated Area of Special Local Character. Therefore policy DMHB 5 is of particular relevance and it states: 'A) Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area. B) Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings.'

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that: 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; 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 undesignated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure. B) Development proposals should not adversely impact on the amenity of adjacent properties and open space.

Policy DMHD 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that:

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.

B) Rear Extensions

- 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;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- vi) 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;
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- viii) 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;

E) Roof Extensions

- 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.

Design and Impact on the Character and Appearance of the Area:

At ground floor level, the proposal is for a single storey rear extension, 3 metres deep, the full width of the property at 12.28 metres, with a height of 3 metres, characterised by a flat roof. At first floor level, the fenestration would be changed, including addition of 2 x Juliet

balconies, serving the two bedrooms located to the rear side of the dwellinghouse.

Significant roof alterations are proposed as part of the application with the removal of the double gable roof form, erection of a crown roof and rear dormer, to facilitate the conversion of the loft to a habitable space. The rear dormer would be 1.9 metres in height, have a depth of 2 metres and a width of 3.3 metres.

The crown roof form over the existing rear extension would be an uncharacteristic roof form of the area and fail to respect both the original design of the host building and wider ASLC. In this respect, it would be considered out of keeping of the character of the host building, failing to integrate into the architectural design of the original form, as well as creating a top heavy, bulky addition. The proposed windows on the dormer are significantly larger than at first floor level and ground floor, resulting in a disruptive rhythm to the host building. The Conservation Officer has noted that there are a number of roof lights to be added to the roof form as part of the proposal (3 x front and 1 x each side). These additions would add visual clutter to the already overdominant proposed roof form, eroding the character of the host dwelling.

Notably the application site is in a visually prominent position, with the cumulative impact of the proposed crown roof, roof lights and rear dormer creating a large, visually intrusive addition from the street scene. When considered with the addition of the loss of the double gable roof form and the proposed rear extension, the additions would also fail to respect the character and appearance of the street scene, as well as the wider ASLC.

On balance, the cumulative alterations would present themselves as overbearing additions, with the design failing to respect the architectural composition of the host building, as well as its character and the character of the wider Area of Special Local Character. It is therefore considered to not meet the overarching aims of policies DMHD1, DMHB 1, DMHB 5 and DMHB11 of the Hillingdon Local Plan Part Two Development Management Policies (2020).

Impact on Neighbouring Amenity:

The principle property to consider impact to is No 78 Vine Lane. It is positioned significantly deeper on its plot than the application site. Given the proposed depth of the rear extension, as well as the modest height at 3 metres, when coupled with the set in from the boundary of the site of over a metre, it is considered that there would be no undue harm to the amenities of the occupiers of No 78 from the ground floor addition. It is notable that No 78 is slightly angled away from the application site, further reducing the potential harm from the ground floor element. The addition of the rear dormer would result in a window facing the neighbouring site No 78, however given the relationship with regards to the angle of siting of the two of the properties and the existing windows at first floor level, it is considered that the proposal would not cause undue harm to the occupiers of No 78 Vine Lane. There would be no addition of flank windows to the proposal and the proposed side facing roof light would not be considered to result in significant overlooking due to its angled position.

Silver Birches (to the rear of the site) would not be considered to be adversely affected, due to the adequate separation distance.

The proposal would comply with Policy DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), in regards to impact on the amenities of neighbouring occupiers.

Private Amenity Space:

Policy DMHB 18 Table 5.3: Private Outdoor Amenity Space states that a 4+ bedroom house should have a minimum provision of 100sqm. Approximately 270 square metres of private amenity space would be retained. As such, the development is compliant with Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

Standard of Accommodation:

It is considered that the rooms added and altered by the proposed development would be provided with an adequate source of light and outlook in compliance with Policy D6 of the London Plan.

Highways:

The site currently comprises of existing off street parking to the front of the site and it would be retained. The proposal would not result in the addition of extra bedrooms, it is therefore considered to be compliant with the guidance set out in Policy DMT 6 of the Hillingdon Local Plan Part Two Development Management Policies.

Trees/Landscape:

It has been noted that the questionnaire has been incorrectly completed, where there is clearly a hedge on site, it has been stated that there is none. Under the Landscaping Officers assessment, given the inconsistency with the application, they have suggested conditions to the proposal to ensure a well managed construction site.

CONCLUSION

The proposed extensions by reason of their position, size, scale, bulk, design and massing would result in overly dominant and incongruous additions, detrimental to the architectural composition, form, character and appearance of the original property and the visual amenities of the streetscene and Area of Special Local Character, contrary to Policies BE1 and HE1 of The Hillingdon Local Plan: Part One - Strategic Policies (November 2012), and Policies DMHD 1, DMHB 1, DMHB 5 and DMHB 11 of The Hillingdon Local Plan: Part Two - Development Management Policies (2020).

This application is therefore recommended for Refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed extensions by reason of their position, size, scale, bulk, design and massing would result in overly dominant and incongruous additions, detrimental to the architectural composition, form, character and appearance of the original property and the visual amenities of the streetscene and Area of Special Local Character, contrary to Policies BE1 and HE1 of The Hillingdon Local Plan: Part One - Strategic Policies (November 2012), and Policies DMHD 1, DMHB 1, DMHB 5 and DMHB 11 of The Hillingdon Local Plan: Part Two - Development Management Policies (2020).

INFORMATIVES

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically

Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

- 2** The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan (2021) and national guidance.

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB 1 Heritage Assets

DMHB 1 Design of New Development

DMHB 1 Streets and Public Realm

DMHB 5 Areas of Special Local Character

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP HC (2021) Heritage conservation and growth

LPP D6 (2021) Housing quality and standards

LPP T6. (2021) Residential parking

- 3** In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

The Council has offered the applicant the opportunity to submit amended drawings, however the amendments have not overcome the concerns with the proposal.

Standard Informatives

- 1** The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The spatial development strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMHD 1	Alterations and Extensions to Residential Dwellings
DMHB 1	Heritage Assets
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 5	Areas of Special Local Character
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP HC1	(2021) Heritage conservation and growth
LPP D6	(2021) Housing quality and standards
LPP T6.1	(2021) Residential parking

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