



DESIGN & ACCESS STATEMENT

AGENT

EJB PLANNING

24 Pinders Farm Drive
Warrington
Cheshire
WA1 2GF

TEL: 07890 063888
EMAIL: ejbplanning@gmail.com

LPA

LONDON BOROUGH OF HILLINGDON COUNCIL

APPLICATION REF:

21435/APP/2024/43

DESCRIPTION

Erection of a single-storey side extension and rear extension, amendments to fenestrations including new side door and front porch canopy (Resubmission)

SITE LOCATION

**42 Halford Road
Ickenham
Hillingdon
UB10 8PZ**

APPLICANT

Mr Chiraag

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1.0 INTRODUCTION

1.1 This statement has been prepared by EJB Planning, on behalf of Mr Chiraag, in support of planning application reference 21435/APP/2024/43, for the 'Erection of a single-storey side extension and rear extension, amendments to fenestrations including new side door and front porch canopy' at No. 42 Halford Road, in Ickenham, Hillingdon, which is a resubmission following the refusal of planning application 21435/APP/2023/3152 for a similar scheme.

2.0 THE SITE

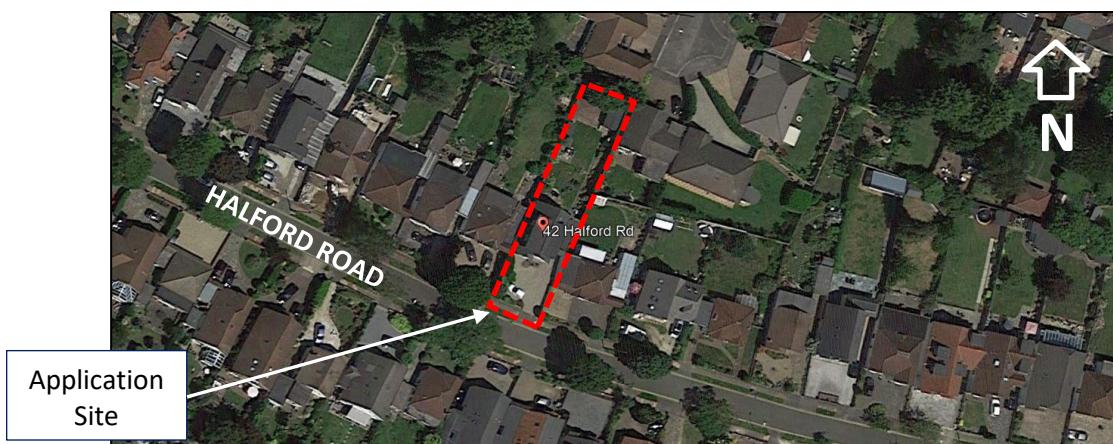
2.1 The application site contains a detached bungalow located on the northern side of Halford Road and set within a row of bungalows which vary in their original design, and have been further changed over the years with various extensions.



Application Property - No. 42 Halford Road

2.2 The property already benefits from extensions, including dormers to both sides of the roof, which serve a habitable loftspace, a single storey extension to its eastern side with a pitched roof at the front and flat roof beyond, and a full height rear extension.

2.3 The house has a paved front curtilage that provides off-street parking and a 33m long lawned garden to the rear. There are detached bungalows to each side, with No. 40 to the east and No. 44 to the west; and to the rear there is No. 5 Albany Close.



2.4 The Ickenham Village Conservation Area is located to the north of the site, which is not close to any Listed Buildings. It lies in Flood Zone 1 and is designated within a Critical Drainage Area. There are no TPO trees within the site or on adjoining land.

3.0 PROPOSED DEVELOPMENT

3.1 This submission proposes the erection of a single storey side extension and rear extension, with amendments to the fenestration including a new side door and front porch canopy at No. 42 Halford Road.



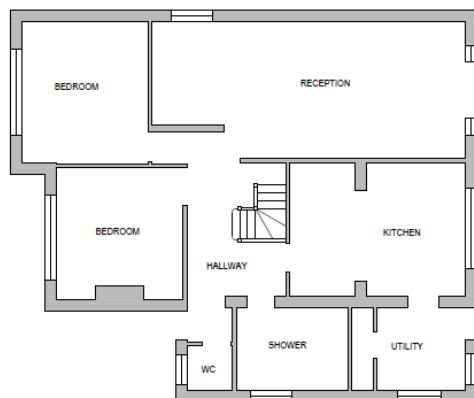
3.2 The proposed extensions have been carefully considered to update and improve the living environment in the family home via a sustainable design-led approach, to provide functional and highly quality extensions that will make better use of the space available, and modernise the property to increase amenity levels for current and future occupants, whilst causing no harm to neighbouring amenities.

3.3 This application is a resubmission following the refusal of application reference 21435/APP/2023/3152 on 27th December 2023, with the proposal having been redesigned to overcome the concerns raised by the Planning Officer in regard to the possible impact on visual and residential amenities.

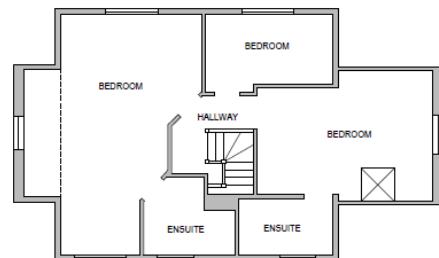
3.4 The proposed alterations to the front of the property have been reduced by finishing the proposed side extension flush with the main front gable and providing a separate canopy over the relocated front entrance door, which will be repositioned centrally. A new front window will also be added to create a visual balance across the front façade, with these changes to the design ensuring that the stepped gables of the bungalow remain its main feature when viewed within Halford Road. The scale of the side extension, with a modest crown roof, also now provides a more subservient addition to the bungalow, which reflects the design of the existing side extension, and those on the neighbouring dwellings to each side of the application property.

3.5 The side extension will match the width of the existing side addition with a depth of 3.505m added to the front of this, with a crown roof that will have an eaves height of 2.9m and a maximum height of 3.45m. To the rear the extension will wrap around the northeastern corner of the property and will project out just 1.062m in depth, which when added to the existing full height, 2.875m deep rear extension, will result in a cumulative depth of 3.937m beyond the original rear elevation of the bungalow.

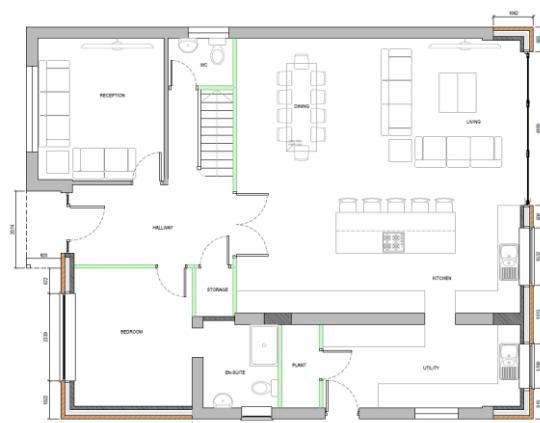
3.6 Together with the repositioned front door and new front window, a new side door and window are proposed which will be obscurely glazed; and to the rear, the new extension will have two new windows and a set of bi-folding doors to provide easy access to the rear garden area.



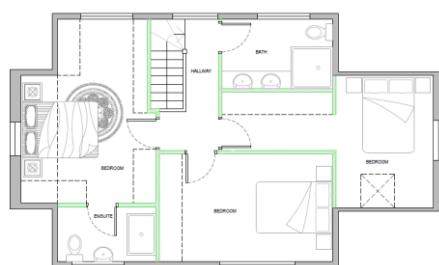
Existing Ground Floor Plan



Existing First Floor Plan



Proposed Ground Floor Plan



Proposed First Floor Plan

3.7 The proposed side/rear extensions will allow the internal room layout of the property to be reconfigured, with a central door and hallway, together with the relocation of the staircase, providing a more practical family living space.

3.8 The ground floor will have a reception room and a double bedroom, with an en-suite, at the front of the property, a WC below the staircase, and an open plan kitchen/dining/living area to the rear, with a separate utility area.

3.9 The first floor of the property will not be enlarged, however, the changes to the access staircase will allow the bedrooms to be rearranged to provide two double bedrooms, one of which will have an en-suite, a single bedroom and a family bathroom.

3.10 All the proposed external changes to the property will utilise materials that will match those of the host dwelling to create a harmonious finished design.

4.0 RELEVANT SITE HISTORY

4.1 The following planning history relates to No. 42 Halford Road:

- **Planning Application Reference: 21435/75/1761**
Residential extension
Approved 26/01/1976
- **Planning Application Reference: 21435/B/81/0486**
Residential extension
Approved 06/05/1981
- **Planning Application Reference: 21435/C/88/0604**
Demolition of existing garage and erection of a single storey side extension and car park
Approved 04/05/1988
- **Planning Application Reference: 21435/APP/2015/752**
Extension to roof to rear to allow additional habitable roofspace
Approved 27/04/2015
- **Planning Application Reference: 21435/APP/2023/2767**
Erection of a front infill extension and changes to fenestrations
Refused 15/11/2023
- **Planning Application Reference: 21435/APP/2023/3358**
Erection of front and side extension, with amendments to fenestrations including new side door
Refused 27/12/2023
- **Planning Application Reference: 21435/APP/2023/3152**
Erection of a single storey front/side extension and rear extension amendments to fenestrations including new side door (revised plans)
Refused 27/12/2023

4.2 The current application is a resubmission following the refusal of application reference 21435/APP/2023/3152, with revisions made to the scheme in order to overcome the previous Planning Officer's concerns.

4.3 The changes to the design have reduced the scale of the development to the front, side and rear of the dwelling, in order to retain more of the original features of the property when viewed within the street scene and to minimise any possible impact on neighbouring amenities.

5.0 RELEVANT PLANNING POLICY

- 5.1 The following paragraphs provide a brief summary of the relevant policies and guidance within the National Planning Policy Framework. The paragraphs are in a hierarchical order relative to national and local planning policy.
- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.3 For the purposes of the current proposal, the National Planning Policy Framework (2023), the London Plan (2021), Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), including the Supplementary Planning Guidance, are all relevant to this application.

National Planning Policy Framework – September 2023 (NPPF)

- 5.4 The NPPF (September 2023) sets out the Government's planning policies for England and how these are expected to be applied, this document replaces the revised NPPF published in July 2021. The following sections and paragraphs make reference to the parts of the NPPF which are directly relevant to this application.

Achieving sustainable development

- 5.5 The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. These address social progress, economic well-being and environmental protection. Achieving sustainable development means that the planning system has three 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): economic, social and environmental.

Decision-making

- 5.6 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Achieving well-designed places

5.7 Section 12 of the NPPF describes how the creation of high quality buildings and places is fundamental to what the planning and development process should achieve, stating that “*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*”.

5.8 Paragraph 130 states that planning policies and decisions should ensure that developments:

- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

5.9 Whilst Paragraph 134 highlights that development that is not well designed should be refused, it also states that conversely, significant weight should be given to:

- a) *development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*
- b) *outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

The London Plan (2021)

5.10 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor’s vision for Good Growth.

Policy D3: Optimising site capacity through the design-led approach

5.11 Part D states amongst other criteria that 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 existing and emerging street hierarchy, building types, forms and proportions. Developments should also deliver appropriate outlook, privacy and amenity.

Policy D4: Delivering good design

5.12 The design of development proposals should be thoroughly scrutinised by borough planning, urban design, and conservation officers, utilising the analytical tools set out in Part B, local evidence, and expert advice where appropriate.

Policy D12: Fire Safety

5.13 Section A states that 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 meet the required criteria.

Hillingdon Local Plan: Part One – Strategic Policies (November 2012)

5.14 The Hillingdon Local Plan is the key strategic planning document for Hillingdon and has an ambition for Hillingdon to be an attractive and sustainable borough.

Policy BE1 – Built Environment

5.15 Policy BE1 is a general policy that states that the Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents.

5.16 Criterion 1 of the policy states that new developments should achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area and which contributes to community cohesion and a sense of place. Criterion 2 of the policy states that proposals should be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties.

Local Plan Part 2 - Development Management Policies (adopted Jan 2020)

5.17 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. Policies DMHB11, DMHB12, DMHB18 and DMHD1 are relevant to this application.

Policy DMHB 11 - Design of New Development

5.18 Section A) 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 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

v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

5.19 Section B) states development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space; Section C) states development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential; and Section D) explains that development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste.

Policy DMHB 12 - Streets and Public Realm

5.20 Section A) states that development should be well integrated with the surrounding area and accessible, and amongst other criteria, it should ensure public realm design takes account of the established townscape character and quality of the surrounding area.

Policy DMHB 18 - Private Outdoor Amenity Space

5.21 Section A states all new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3.

Policy DMHD 1 - Alterations and Extensions to Residential Dwellings

5.22 In relation to the application proposal Section A) states 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.*

5.23 Section B) relates to rear extensions and states:

- 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;*

5.24 Section C) states “*side extensions should not exceed half the width of the original property.*”

5.25 Section D), relates to rear extensions and states:

- i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;*
- ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and*
- iii) notwithstanding the above, at least 25% of the front garden must be retained.*

6.0 THE PLANNING CASE

Introduction

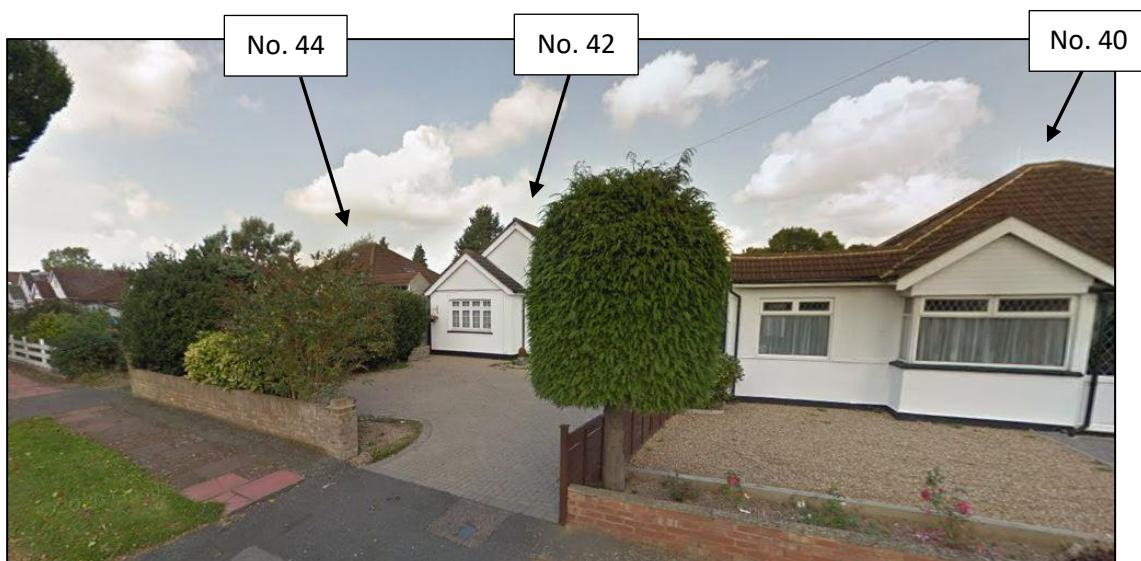
6.1 This section will demonstrate that the proposed alterations and extensions to the dwellinghouse, constitute an acceptable form of development which will complement the overall appearance of the property within the street scene of Halford Road and the wider residential setting. The main considerations highlighted in this application submission relate to:

- Principle of Development
- Background to the Case
- Design Concept and Appearance
- Residential Amenity
- External Amenity Space Provision
- Parking and Highways
- Trees and Landscaping

Principle of Development

6.2 All aspects of the proposal have been carefully considered to ensure a sustainable approach, to update the property with sympathetic additions that will create a more contemporary living space within the traditional family home and enhance the bedrooms and bathroom facilities.

6.3 The overall proposal has also been carefully considered to ensure that it will have no negative impact on the amenities of neighbouring residents, thus conforming to the aims of national, regional and local planning policies and guidance.



Existing Properties in the Street Scene of Halford Road

6.4 The proposal therefore ought to be deemed acceptable in principle, subject to complying with relevant planning policies.

Background to the Case

6.5 This application is a resubmission following the refusal of planning application 21435/APP/2023/3152 for the 'Erection of a single storey front/side extension and rear extension amendments to fenestrations including new side door (revised plans)' that was refused on 27th December 2023 for the following reasons:

- 1. The proposed front, side and rear extension by reason of its size, scale, siting and design would represent an incongruous and insubordinate addition, failing to harmonise with the architectural composition of the strong presence of the gables to the front elevation of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area (where the gables are a consistent feature). The proposal is therefore contrary to Policies BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan Part Two – Development Management Policies (January 2020), Policy D3 of the London Plan (2021) and Chapter 12 of the National Planning Policy Framework (2021).*
- 2. The proposed front, side and rear extension by reason of its size, scale and siting, including the overall length of the rear projection, would be detrimental to the residential amenities of the adjoining occupiers at number 40 and 44 Halford Road, in terms of loss of daylight/sunlight, outlook and overbearing effect. The proposal is therefore contrary to Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and the National Planning Policy Framework (2021).*

6.6 This application is a resubmission following the above refusal, with revised plans having been submitted on 23rd November 2023 to follow the Planning Officer's advice that the flat roof was unacceptable. Application 21435/APP/2023/3358, submitted on 22nd November 2023, was also refused on the same day, which proposed a lesser development for the 'Erection of front and side extension, with amendments to fenestrations including new side door'.

6.7 Issues were raised in regard to the front extension on both schemes, as these were the same design. Furthermore, the rear extension was considered too deep in combination with the existing full height extension to the rear of the dwelling, which was also assessed to have a negative impact on neighbouring amenities.

6.8 Given the reasons for refusal, the scheme to extend the property has been revised to overcome the Planning Officer's concerns, with the front extension omitted and just the porch canopy proposed, and the rear extension reduced in depth to improve the overall scale and design of the proposed development.

Design Concept and Appearance

6.9 The NPPF (2023) states “*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*”; and also notes within paragraph 130 that planning policies and decisions should ensure that developments will function well, are visually attractive as a result of good architecture and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

6.10 These aims are reflected in Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) which states that all new developments should achieve a high quality of design in all new buildings and the public realm, contributing to community cohesion and a sense of place, and Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) which advises that all development will be required to be designed to the highest standards and incorporate principles of good design, taking into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping, to ensure that developments integrate well with the surrounding area.

6.11 The applicant’s architect has therefore designed high quality residential extensions to the dwellinghouse that will be sympathetic to the character of the existing property, whilst causing no detriment to the street scene or the wider area. The sympathetic alterations will maintain harmony with the existing architectural style of the property through their proportionate design and detailing, in accordance with the above policies and guidance.

6.12 The application property currently has a set back extension to its eastern side elevation, which has the main entrance within its front elevation, and a dummy pitched roof with flat roof beyond. The property also benefits from two side roof dormers which have provided habitable roof space, and a full height rear extension with modest 2.875m depth.



Existing Front Elevation

6.13 As illustrated below, the proposed development has been revised to remove the previously proposed front extension, and now has just a simple flat roofed canopy above the relocated front door.



Existing Front Elevation



Refused App - 21435/APP/2023/3152
Proposed Front Elevation



Proposed App - 21435/APP/2024/43
Proposed Front Elevation

6.14 To the side of the centrally positioned door there will be a new window which will match the design, size and materials of the existing fenestration to provide a harmonious and well-balanced front façade.

6.15 When assessing the previous application the Planning Officer noted that *"The application proposes a single storey front infill extension which will align with the protruding gable feature and wrap around to the side and rear, extending well forward of the existing single storey side extension. The front/side proposal would measure a depth of approximately 4.4m, a width to the front of approximately 6.1m, and would feature a hipped crown roof measuring a maximum height of 3.5m"* and it was concluded that *"The proposed front infill would result in the loss of the existing stepped building line and prominence of the front gable, and would have an adverse impact on the relationship of the existing front gables. Moreover, the crown roof design would fail to respect the architectural composition of the host dwelling and not appear as a visually subordinate and complementary addition."*

6.16 The proposal has therefore been revised to provide an infill side extension that will finish flush with the main pitched gable, thereby retaining the stepped arrangement between the main pitched gable and the lower protruding pitched gable to the front of the property. This will ensure that the original design of the bungalow is maintained within the street scene of Halford Road, where the Planning Officer had previously noted that *"The front gables are an existing design and is a design feature that is relatively synonymous in the surrounding area. Whilst a number of properties within the immediate area have been extended over time, a number have retained their original front design and this provides a good degree of symmetry within the area."*

6.17 Although it was previously commented that the crown roof design would fail to respect the architectural composition of the host dwelling, now that this is restricted to the side of the property and will have a very similar appearance to the existing dummy pitched roof when viewed within the street scene, this should now be deemed an acceptable form of design.

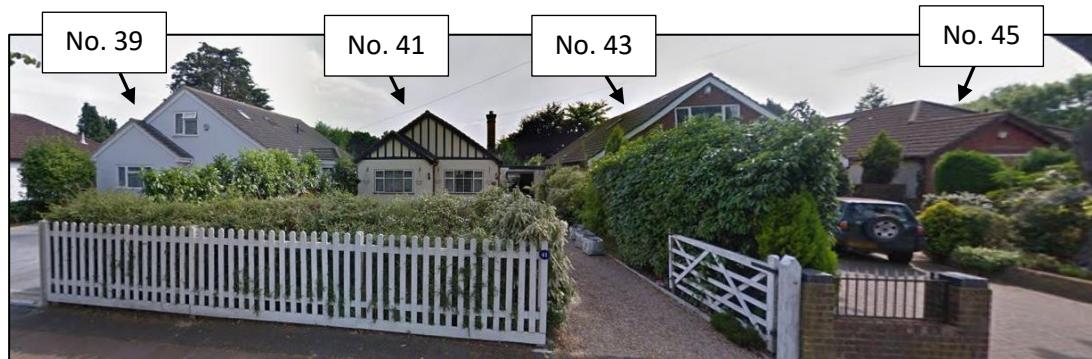
6.18 Many of the neighbouring bungalows in the locality were originally designed with a 4-sided hipped roof design; however, the application property and some of the nearby dwellings share the same original dual-pitched, front gable design. The following images therefore show some of the neighbouring properties to demonstrate that the development now proposed will assimilate well with the mix of property styles and extensions within Halford Road.



Properties to the East of the Application Site



Properties opposite the Application Site



Properties to the Southwest of the Application Site

6.19 Adjacent to the application property there is No. 40 to the east, which although has the 4-sided hipped roof design, has still been extended to each side, with a dummy pitched roof alongside No. 42 to its western side and a pitched roof canopy over the carport to its eastern side. Both of these side additions finish flush with the main front façade of No. 40, and therefore reflect the proposed addition to the side of the application dwelling.



Side Extensions at No. 40 Halford Road

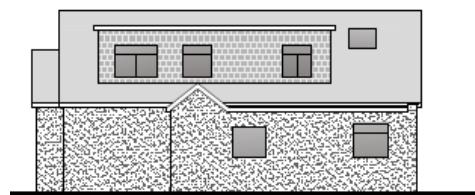
6.20 The property at No. 40 is set much further forward in its plot, therefore the position of the infill extension will not result in a terracing effect with this neighbouring dwelling. As pictured below, No. 44 also has a dummy pitched roof above its garage, and overall the proposed design of the new extension will complement the style of these properties to each side.



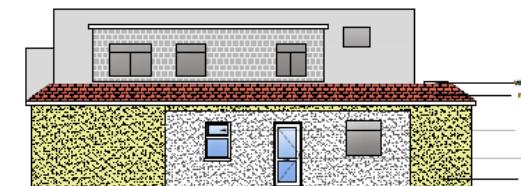
6.21 The proposal by virtue of its size, scale and design will not significantly alter the overall appearance of the property, and its original architectural style within the street scene will remain recognisable alongside other dwellings of the same original design, as the main and forward gables will remain clearly defined.

6.22 Given the previous reason for refusal, the proposed size, scale and design of the proposed extension to the side of the dwelling, together with the modest front canopy, ought to be considered to complement the appearance of the property and the character of Halford Road, and therefore to comply with the aims of Policies BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan Part Two – Development Management Policies (January 2020), Policy D3 of the London Plan (2021) and Chapter 12 of the National Planning Policy Framework (2021).

6.23 To the side of the property, the existing dummy pitched roof and flat roof design will be improved with the addition of a higher quality crown roof, which will sit neatly below the existing side dormer.



Existing Front Elevation

Refused App - 21435/APP/2023/3152
Proposed Side ElevationProposed App - 21435/APP/2024/43
Proposed Side Elevation

6.24 The property will also have a new side door and a window, with no objections having been raised to these elements of the proposal within the previous application.

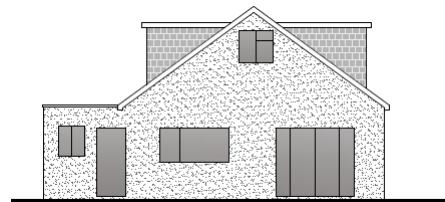
6.25 The application property currently has a full height rear extension which adds seamlessly to the rear elevation of the original dwelling, with a depth of 2.875m. The previously refused application proposed a 2.0m deep single storey rear extension that would have wrapped around the rear of the property to provide a combined rear extension of 4.875m in depth.



Existing Rear Elevation

6.26 The current proposal is for a 1.062m deep single storey extension across the rear elevation of the property and the side addition, which will match the 2.9m eaves height of the property and will have a pitched crown roof design to match the 3.45m height of the proposed crown roof to the side of the dwelling.

6.27 Although the design appears the same when viewed from the rear, the change in depth of the rear extension will significantly change the scale of the proposed extension, reducing the flat roof element to a depth of just 0.45m.



Existing Rear Elevation



Refused App - 21435/APP/2023/3152
Proposed Side Elevation



Proposed App - 21435/APP/2024/43
Proposed Side Elevation

6.28 As Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (2020) states that single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth, the previously proposed extension, combined with the existing rear addition exceeded this requirement. The current proposal will have a combined depth of 3.937m.

6.29 The proposed height of 3.45m will marginally exceed the recommended 3.5m height in Policy DMHD 1; however, the reduced depth of the extension has resulted in a rear addition which will only have a very narrow section of flat roof at this maximum height where the extension attaches to the house. Given that the eaves at a lower height of 2.9m will be adjacent to the neighbouring houses on each side, it is argued that the rear extension should be deemed acceptable in terms of its scale and design.

6.30 The proposed rear elevation will have two windows and a set of bi-folding doors to link the new open-plan kitchen/dining/living space at the rear of the property to the garden. The window units and all other external finishes will match the host property to provide a unified and harmonious finished design.

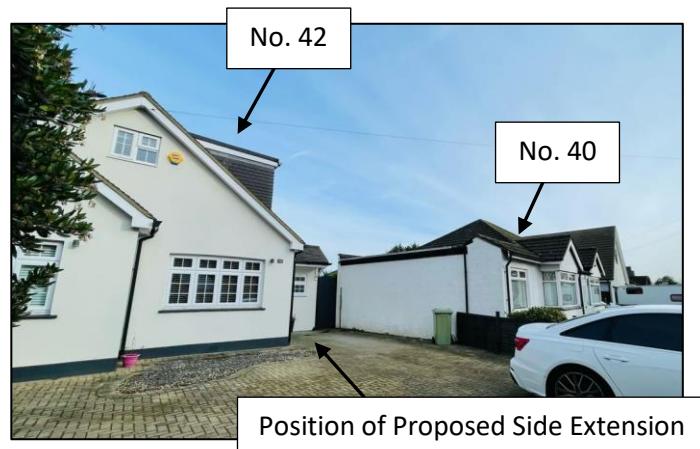
6.31 Overall the extensions will achieve the aims of Policy DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) as they have been designed to the highest standards, and will integrate with the surrounding area, by respecting the design of the original house.

Residential Amenity

6.32 The NPPF (2023) states in paragraph 130 that planning policies and decisions should ensure that developments create a high standard of amenity for existing and future users, which is supported at a local level by Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) which states that planning applications relating to alterations and extensions of dwellings will be required to ensure, amongst other matters, that a satisfactory relationship with adjacent dwellings is achieved; and there is no unacceptable loss of outlook to neighbouring occupiers. Policy DMHB 11 also seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

6.33 No. 40 and No. 44 Halford Road are the nearest properties and therefore need to be considered in terms of residential amenities.

6.34 No. 40 is located to the east of the application site and is a detached bungalow which has a staggered building line with No. 42, being set forward of the application property so that the neighbouring side extension is adjacent to the area to be infilled by the new side extension.



6.35 As there are no windows within the flank elevation of the side extension at No. 40, the proposed infill extension will have no impact in regard to overshadowing or a loss of light to this neighbouring property. The proposed replacement window on the side elevation of No. 42 will serve an en-suite, and this, together with the new side door will be obscurely glazed and the window will also be non-opening below 1800mm, which can be secured via condition.

6.36 This image shows the relationship between No. 40 and No. 42 at the side and rear, with the proposed side and rear extension to be built no closer to this neighbouring property's rear garden, conservatory or windows, with the existing pathway retained.



6.37 Given the relationship between dwellings, the proposed single storey rear extension will add 1.062m to the depth of the application property, however, as No. 42 already projects approximately 7.0m beyond the rear elevation of No. 40, the modest addition with an eaves height of 2.9m adjacent to the shared side boundary is highly unlikely to have any discernible impact on neighbouring amenities in regard to the rear windows or garden of No. 40.

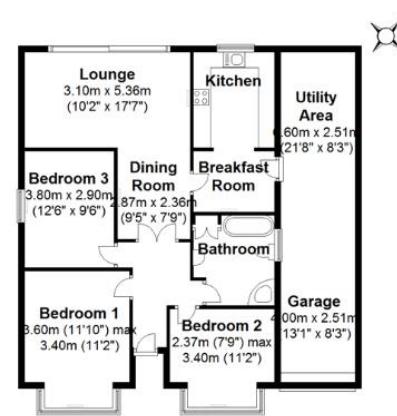


Location Plan

6.38 No. 44 is located to the west of the application site and is also a detached bungalow, with the position of the proposed side infill extension and canopy over the front door having no negative impact on amenities at this neighbouring property.



Rear Elevation of No. 44



Floor Plan at No. 44

6.39 The proposed rear extension will project just 3.7m past the rear extension of the neighbouring property, with the closest window of No. 44 serving a utility area, and the other kitchen and living room windows being set away from the shared boundary, as shown on the above plan. Having regard to the above points, it is considered that the development will not impact on the living conditions of the neighbouring occupiers at No. 40 or No. 44, in terms of daylight/sunlight, outlook and overbearing effect, with the revised design overcoming the previous reasons for refusal in this regard.

External Amenity Space Provision

6.40 The proposed development would retain sufficient rear garden space.

Parking and Highways

6.41 The existing 2 parking spaces will be retained at the front of the dwelling.

Trees and Landscaping

6.42 No trees or hedgerows will be impacted by the proposed development.

7.0 CONCLUSION

7.1 Overall, it is asserted that the proposed development accords with the aims of the National Planning Policy Framework (2023), the London Plan (2021), Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), including Supplementary Planning Guidance, by achieving a high standard of design that will contribute to the distinctive character of the local area, whilst preserving neighbouring residential amenities. As described in this statement, the development will relate positively to its locality, having regard to neighbouring building heights, the form, scale and massing prevailing around the site and the local architectural styles, detailing and materials.

7.2 The proposed development also meets the objectives of the NPPF (2023) by presenting 'good design' that will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. The proposed extensions will be visually attractive as a result of good architecture, and sympathetic to local character and history, including the surrounding built environment, maintaining a strong sense of place and utilising matching materials to create an attractive finished design.

7.3 The development will also optimise the potential of the site, adding much needed floorspace within the property, without overwhelming the original design of the house. This will allow the ground floor of the property to be effectively reconfigured to vastly improve the way the property functions as a family home, and will also incorporate the rearrangement of the bedroom space, to provide an overall scheme that presents a high standard of development that will increase amenity for existing and future occupants.

7.4 This statement has also demonstrated that the proposed extensions can be added to the host dwelling without harming the residential amenity of the nearest neighbouring occupiers or visual amenity within the residential setting.

7.5 Mindful that the National Planning Policy Framework (2023) states that decision-makers at every level should seek to approve applications for sustainable development where possible and that applications should be considered in the context of the presumption in favour of sustainable development, for the above reasons, it is politely requested that this application is granted planning permission at the earliest opportunity with the addition of any conditions deemed appropriate to this case. However, should any revisions to the design be necessary for approval it is requested that the applicant is afforded the opportunity to amend the plans.

EJB PLANNING

January 2024

