



TOWN AND COUNTRY PLANNING ACT 1990

ERECTION OF FIRST FLOOR REAR EXTENSION AND PART CONVERSION OF EXISTING ATTACHED GARAGE TO HABITABLE USE

22 WARREN ROAD, ICKENHAM, MIDDLESEX UB10 8AD

**PLANNING, DESIGN AND ACCESS STATEMENT
OCTOBER 2014**

1.0 INTRODUCTION

Background

- 1.1 This Statement has been prepared in support of a householder application for the erection of a first floor rear extension and part conversion of the existing attached garage to habitable use at 22 Warren Road, Ickenham, Middlesex UB10 8AD ('the Property').
- 1.2 The application is submitted on behalf of Mr and Mrs J Ingram, the landowners.
- 1.3 The application is made following the refusal of an earlier application ref 26405/APP/2014/628 for a similar development by the same applicant and which was refused for two reasons for refusal:
 - (1) Size, scale, bulk, depth and design of the proposed extension including an incongruous flat roof form
 - (2) Proposed side facing windows at first floor level would result in unacceptable overlooking and loss of privacy to the occupiers of the neighbouring property of No 20 Warren Road
- 1.4 The revised application seeks to address the reasons for refusal to the previous application.
- 1.5 This Statement describes the proposed development and explains how it accords with National Planning Policy Framework and relevant development plan policies, specifically the Hillingdon Local Plan Part 1 and Saved Policies of the Hillingdon Unitary Development Plan.

- 1.6 The Statement demonstrates how the design of the proposed extension would be in keeping with the character and appearance of the area and would not harm the amenities of occupiers of neighbouring properties.

Application Drawings

- 1.7 The application drawings are:
- 10659/101 P2 Location Plan
 - 10659/102 P1 Existing Plans
 - 10659/103 P1 Existing Elevations
 - 10659/106 P1 Proposed Ground Floor Plan & Block Plans
 - 10622/107 P1 Proposed First Floor & Roof Plans
 - 10622/108 P1 Proposed Elevations

2.0 DESCRIPTION OF THE SITE AND DEVELOPMENT

Site Description

- 2.1 The Property is a large two-storey detached house situated within a spacious plot on the south side of Warren Road. This is a predominantly residential area comprising two storey detached houses of various styles many of which have been subject to recent first floor and roof extensions.
- 2.2 No 22 Warren Road is a three bedroom detached dwelling with an attached single garage. It has a tall part-hipped roof with three overhangs on the front slope which also contain two dormer windows and a chimney. There are two more dormers on the rear roof slope. The original dwelling has been extended at ground floor with a single storey rear extension.
- 2.3 To the west is a gated access to the school playing fields situated to the rear of the dwelling. Beyond this access is No 20 Warren Road which is a detached two storey dwelling. This relationship is important when assessing the potential impact of the proposed development.

Planning history

- | | |
|--------------------|--|
| 26405/APP/79/0289 | Single storey rear extension garage and carport. Approved 20/2/79. |
| 26405/APP/2014/628 | Application for first floor rear extension and part conversion of existing attached garage to habitable use. Refused 27/05/14. |

Description of the Proposed Development

Use

- 2.4 Existing Use: Residential dwelling.
- 2.5 Proposed Use: Residential dwelling.
- 2.6 The proposed conversion of the attached garage to habitable accommodation can be undertaken without the need for planning permission. There are no conditions restricting the conversion of the garage. This element of the proposals is included in the application for completeness only. Thus the application effectively relates only to the first floor extension. I have therefore concentrated mainly on the first floor extension in this Statement.

Amount

- 2.7 The proposal is a first floor rear extension and part conversion of the existing attached garage to habitable accommodation. The extension involves the creation of an additional 27.85 sq m at first floor level.

Layout

- 2.8 The proposed development is to extend the first floor over the existing ground floor. The building footprint will not increase. The proposed extension will increase the dwelling from three bedrooms to four bedrooms and allow the creation of a master bedroom with en-suite.

Scale

- 2.9 The dimensions of the proposal are:
- 7.48 m width (compared to 8.5 m for original dwelling)
- 3.7 m depth
- 6.8 m ridge height (compared to 7.4 m for original dwelling)

Landscaping

- 2.10 The proposed development is an extension that is situated on top of the existing building and will not increase the building footprint. It would not involve any loss of existing features.

Appearance

- 2.11 The proposed extension is designed to have a subservient appearance to the original dwelling (by being narrower and lower than the existing building). The set back from the sides and roof also retain the appearance of the front elevation essentially unchanged. A small juliet balcony is proposed in the middle of the rear elevation.

2.12 The proposed materials are:

- Brick work to match existing
- Roof to be constructed with common tiles to match existing

Access

2.13 Access to the property will be unaffected as access to the new development is from within the existing house. There is no adverse effect on parking or amenity space as a result of the proposed works.

2.14 The part conversion of the garage to habitable accommodation (utility room) retains a garage of sufficient size to accommodate a car. The Council did not raise any objection to this element of the proposal in the first application.

3.0 RELEVANT PLANNING POLICIES

National Planning Policy Framework

3.1 NPPF introduces a pro-growth agenda for the planning system. At its heart is the presumption in favour of sustainable development that means that the grant of planning permission for development should not be held up unless to approve it would be against the collective interest.

3.2 It stresses that proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise

3.3 The proposal accords with the NPPF presumption in favour of sustainable development.

Hillingdon Local Plan Part 1: Strategic Policies adopted November 2012

Policy BE1 – Built Environment

3.4 New development should improve and maintain the quality of the built environment; achieve a high quality of design which enhances the local distinctiveness of the area; be designed to be appropriate to the identity and context of the area; 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.

Hillingdon Unitary Development Plan

3.5 The Hillingdon Unitary Development Plan (UDP) was originally adopted in September 1998. Certain UDP policies have been saved by the Secretary of State's Direction dated 24 September 2007. The UDP is gradually being

replaced by the emerging Local Plan, including the adopted Local Plan: Part 1- Strategic Policies (formerly known as the Core Strategy).

Policy BE13 – Design of New Development

- 3.6 The layout and appearance of development should harmonise with the existing street scene and other features of the area which the LPA considers it desirable to retain or enhance.

Policy BE15 - Alterations and extensions to existing buildings

- 3.7 Alterations and extensions will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

Policy BE19 – Residential amenity

- 3.8 New development within residential areas should complement or improve the amenity and character of the area. The supporting text refers to oversized and badly located additions which may detract from the general street scene and the importance of adequate space between buildings to avoid spoiling the amenity and privacy of adjoining houses.

Policy BE22 – Extensions

- 3.9 Residential extensions and buildings of two or more storeys should be set back a minimum of 1 metre from the side boundary of the property. The supporting text (para 5.24) explains that the policy serves to protect the character and appearance of streets and preserve open gaps between properties and prevent dwellings from coalescing visually to form a terraced appearance, uncharacteristic of the surrounding area.

Hillingdon Design and Accessibility Statement Supplementary Planning Document - Residential Extensions, adopted December 2008

- 3.10 Section 6.0 of the Hillingdon Design and Accessibility Statement Supplementary Planning Document - Residential Extensions ('HDAS') sets out the requirements for two-storey extensions to detached properties.
- 3.11 Section 6.4 advises that two-storey extensions should be designed to appear subordinate and should not exceed 4 metres depth.
- 3.12 Section 6.6 advises that the roof line should be parallel to those of the original property. The new roof should be subordinate and should follow the roof form of the main house.

4.0 PLANNING ASSESSMENT

The effect of the proposed extension on the character and appearance of the original dwelling and the visual amenities of the street scene

- 4.1 UDP Policies BE13, BE15 and BE19 indicate that the appearance of house extensions should harmonise with the original building and the street scene and be in keeping with the character of the area. Local Plan Policy BE1 has similar objectives.
- 4.2 The LPA's reason for refusal to the previous application suggested that the size, scale, bulk, depth and design would be detrimental to the character and appearance of the original dwelling and the visual amenities of the street scene.
- 4.3 The revised proposals address this concern by making the following changes:
- (1) The proposed extension is set in on either side by more than 500 mm. The width is 7.48 m compared to 8.5 m for original dwelling. The previous proposal was full width i.e. the same width as the original dwelling with no set back at the sides.
 - (2) The proposed extension is reduced in height by about 600 mm giving a ridge height of 6.8 m compared to 7.4 m for original dwelling. The previous proposal was the same height as the ridge height to the original dwelling.
 - (3) The depth of the proposed extension has been reduced to about 3.7 m. (The depth is effectively set by the line of the rear elevation to the first floor extension as in design terms it is desirable to create a flush two-storey elevation rather than an odd looking set back to the first floor which would give the appearance of an oversized dormer window).
 - (4) The effect of these combined reductions is that the proposed roof extension is now clearly seen as a subordinate addition to the original dwelling.
 - (5) As a consequence of these setting back of the roof and side elevations the visual impact of the rear extension when viewed from the street is significantly reduced.
 - (6) Views are further restricted by the presence of mature trees and hedging to the front boundary and the side boundary to the playing field entrance; see photographs at **Appendix A**.
 - (7) The proposal meets the requirements of HDAS Sections 5.0 and 6.0 which deal with two-storey rear extensions. (NB. In applying the HDAS criteria it should be noted that the rear wall to the first floor of the property has not been extended previously and therefore the proposed first floor extension is from the rear wall of the original dwellinghouse).

- (8) The proposal accords with HDAS, para 5.1, in that the proposed extension is set back at least one metre from the side boundary of the property for the full height of the building.
- (9) The proposal accords with HDAS, para 6.2, in that it would not extend beyond a 45-degree line of sight taken from the nearest first floor window of any room in the neighbouring property.
- (10) The proposal accords with HDAS, para 6.3, which permits full width extensions at first floor where the 45-degree line of sight criteria are met.
- (11) The proposal accords with HDAS, para 6.4, in that the depth of the first floor does not extend beyond a 45-degree angle and does not exceed 4 metres.
- (12) The proposal accords with HDAS, para 6.6, in that the extension does not exceed the height of the existing building; the roof lines of the extension are parallel to those of the existing building; and the new roof will appear subordinate to the original roof by having a ridge height at least 0.5 m lower than the original roof.

Character and appearance of the original dwelling

4.4 In respect of the flat roof, the LPA objected to the scale of the flat roof on the previous proposal which it considered would overwhelm the original roof line and thus the character of the original dwelling. I make the following comments:

- (1) Permitted development rights under Class B to Part 1 of Schedule 2 to the General Permitted Development Order would allow an enlargement to the existing roof on the rear elevation in this case without requiring planning permission. Such an extension would inevitably incorporate a flat roof to achieve useable accommodation because of the nature of the existing roof form. This would have a box-shaped appearance other than the requirement for a minimum 20 cm from eaves to edge of the enlargement under condition B.2 (b). In this case the enlargement could be full width and up to the existing ridge height and still be within the 50 cu. m limitation. Thus a roof extension with a flat roof of similar appearance to the refused scheme (albeit not as deep) could be constructed under permitted development rights.
- (2) The HDAS states that it is desirable that any two-storey extension to a house with a pitched roof should also have a pitched roof and flat roofed extensions will not generally be accepted (my emphasis). This wording clearly indicates (unlike most other HDAS standards) a degree of flexibility and acknowledgement that there are circumstances where a flat roof extension would be acceptable.
- (3) I consider the proposed flat roof extension is acceptable in this case and does not have a harmful effect on the building for the following reasons.

- (4) The Property is a substantial detached house which is capable of accommodating the proposed extension including the flat roof element without harm to the architectural composition of the property.
- (5) The proposed extension is set in about 0.5 m either side of the existing house and the roof extension is 0.6 m lower than the roof of the main house to give a subservient appearance. This reduces views of the flat roof from the street. It also retains a small ridge to the main roof running parallel to the street as existing.
- (6) The flat roof is well set back from the street and screened by the original roof and mature trees and hedging to the front and side boundaries.
- (7) The flat roof element (29 sq m) is only about 30% of the total roof area of 96 sq m (excluding the flat roof garage). This is not overly dominant of the building and not obvious or incongruous when viewed from the street.
- (8) By comparison the flat roof to the previous application was about 50 sq m which equated to more than half the total roof area, i.e. not subsidiary to the original dwelling. The current proposal represents a 42% reduction compared to the previous proposal.
- (9) The previous proposal resulted in a large box-shaped extension because the flat roof extending to the edges of the side and rear elevations. The current proposal is more properly described as a crown roof and retains a pitched roof to the side and rear elevations and therefore better integrates with the existing building.
- (10) The proposal retains the hipped roof profile at either end of the main roof.
- (11) No 22 is a wide-fronted house which provides an opportunity to construct a rear extension with flat roof behind the main front pitch without harming the appearance of the house. This is similar to the treatment of other flat roof examples in the immediate vicinity for example, Nos 34, 40 and 54 Warren Road.
- (12) No 32 is a particularly relevant example. This involved a proposal for the substantial rebuilding of the property including erection of a two storey rear extension and conversion of roof space to habitable use to include a rear dormer and 6 roof lights (application ref 2013/2758). Planning permission was granted on appeal by the Decision Letter of Richard Thomas BA DipArch RIBA IHBC, Inspector, dated 10 February 2014 (ref APP/R5510/D/13/2210412). The Inspector concluded:
 - Warren Road contains a number of house types, but is largely characterised by detached dwellings set within sizeable plots. The houses vary in size and there are a number of architectural styles and roof forms which, combined with a varied palette of finishing materials, give the street a distinctive, eclectic character.

- The proposed two storey rear extension would project to a depth of some 4m, and be set in from the sides of the original dwelling by some 0.5m. The proposal would also add a 'crown' roof that would sit below the ridge of the main roof by some 0.5m, with a dormer window set into its rear slope.
 - The proposed extension would not fall within the strict dimensional criteria set out for extensions of this type in the Council's Hillingdon Design and Accessibility Statement: Residential Extensions SPD (2008) but it would be finished in materials to match the existing house and would be set in from its side elevations and set below the main roof. Subject to a condition requiring the use of such materials, I am satisfied that the proposed extension, given the overall scale of the plot and the size of existing house, would achieve an acceptable degree of subservience and would not dominate the host building and would not appear unduly prominent when viewed within the mix of building sizes found in the street.
 - Whilst the proposed 'crown' and dormer roof forms would not match that of the main building, the positioning of neighbouring properties is such that those elements would only be visible from a small number of locations along Warren Road. In any event, the asymmetrical shape of the proposed roof forms would not be inappropriate when viewed within the variety of roof forms displayed elsewhere in the locality. I am therefore content that the proposal would preserve the locally distinctive character of the area.
- (13) No 40 is another relevant example. Permission ref 61857/APP/2010/2776 for a part two-storey, part single-storey side/front extension and two-storey rear extension including a flat roof was approved by the Council on 1 February 2011. The two-storey rear extension extends across the whole width of the house (with no set back unlike the current scheme). Officers considered that because of the depth of adjacent properties side views of the roof would be largely screened from the street. (In this case we consider the adjacent No 24 and mature screening to the boundaries has the same effect).
- (14) The general appearance of the house from the public views in the street will remain largely unchanged. The front elevation will retain its low eaves and dominant tall roof form with 2 no. dormer windows. There are no public views of the rear of the property (the A40 Western Avenue dual carriageway is more than 200 metres to the south but screened by dense mature woodland).
- (15) Any previous symmetry on the rear elevation has already been lost as a result of the single storey extension and attached flat roof garage which extends across the full width of the rear elevation. The proposal provides

an opportunity to incorporate the single storey flat roof extension into the building to provide a more satisfactory and integrated appearance.

Visual amenities of the street scene

4.5 In terms of impact on the character of the area I make the following comments:

- (1) The Officer's Delegated Report to the previous application acknowledges that the area comprises mainly detached houses of varying styles and designs.
- (2) The Property does not lie within a Conservation Area or within an Area of Special Local Character designated by the Council on the basis of their local architectural, townscape or historic merit under Policies BE5 and BE6 wherein additional protection is afforded to the special character of the area.
- (3) There are numerous examples of other existing properties with flat roof extensions in Warren Road in the immediate vicinity of the application site. These include:

No 13 Warren Road
No 17 Warren Road
No 21 Warren Road
No 28 Warren Road
No 34 Warren Road (allowed on appeal)
No 40 Warren Road
No 47 Warren Road
No 48 Warren Road
No 51 Warren Road
No 53 Warren Road
No 54 Warren Road
No 57 Warren Road
No 61 Warren Road (allowed on appeal)
No 63 Warren Road
No 65 Warren Road
No 81 Warren Road
No 83 Warren Road

These precedents are more fully described and illustrated at **Appendix B**.

- (4) The proposal would reflect the character of these other examples. The character and appearance of properties in the area has been and will continue to be altered by extensions and roof alterations. This includes works consisting of alterations and additions to roofs within the tolerances allowed by Class B to Part 1 of Schedule 2 of the Order. The permitted development rights do not preclude the creation of flat roof elements within these tolerances.

- (5) The proposal accords with UDP Policy BE22 which requires residential extensions of two or more storeys in height to be set back a minimum of 1 metre from the side boundary of the property for the full height of the building. This standard is repeated in the HDAS para 5.1. Its purpose is to protect the character and appearance of the street scene and protects the gaps between properties, preventing houses from combining visually to form a terraced appearance. The Property is large and sits within a substantial plot which can accommodate the proposed extension without any reduction in separation gaps between properties such that would have an effect on the character and appearance of the area.

Impact on amenities of occupiers of neighbouring properties

- 4.6 One of the LPA's reasons for refusal to the previous application related to concerns about potential overlooking from two new side facing windows in the west elevation, both serving bedrooms, facing directly towards No 20 Warren Road which itself has two side facing windows.
- 4.7 The revised proposal does not introduce any new additional windows to the side elevation facing No 20 Warren Road. Two existing windows are to be retained; one will be partially obscure glazed. Thus the relationship between Nos 20 and 22 will remain the same as existing.
- 4.8 Similarly there are no new windows proposed on the opposite side elevation facing No 24 Warren Road. There is an existing bathroom window which will be retained unchanged. Two velux windows are proposed in the eastern roof elevation (one to the existing bathroom and one to an en-suite) but these will be well above eye level (they are above the eaves level) and thus there is no potential overlooking.
- 4.9 The proposed extension would not breach the 45-degree line of sight from any neighbouring habitable room windows and would not cause any undue loss of daylight and sunlight. The Officer's Delegated Report to the previous application concluded that due to the separation distances between Nos 22 and 24 the proposal would have no impact on the light or general outlook from these neighbours.
- 4.10 I conclude that the proposal would not represent an unneighbourly form of development or result in harm to the amenities of occupiers of neighbouring properties and in this respect would comply with relevant policies.

Other Considerations

- 4.11 The Officer's Delegated Report notes that the existing garden area would not be reduced and there would be over 400 sq m available to the future occupiers of the enlarged dwelling. This would conform to the requirements of Policy BE23 which sets a minimum requirement of 100 sq metres for a four bedroom house.
- 4.12 The Officer's Delegated Report notes that the existing off-street parking provision for up to four vehicles, comprising the part converted garage which can still

accommodate one vehicle and hardstanding to the front, will not change. Thus the proposal accords with Saved UDP Policy AM14 and the Council's adopted parking standards which require 2 spaces for a four bedroom house.

- 4.13 The Officer's Delegated Report notes that no protected trees or other landscape features of merit would be affected by the proposal (as the proposed extension is above the existing ground floor extension and the building footprint is not increased).

5.0 CONCLUSION

- 5.1 This resubmitted application is made following the refusal of an earlier application ref 26405/APP/2014/628 for a similar development by the same applicant and which was refused for two reasons for refusal relating to: size, scale, bulk, depth and design of the proposed extension in particular an incongruous box-shaped flat roof; and potential overlooking and loss of privacy from proposed new side windows towards No 20 Warren Road.
- 5.2 The proposal has been redesigned with reduced dimensions. The revised proposal is set in more than 500 mm from the side elevation of the original dwelling on each side and 600 mm lower than the ridge height to the original dwelling. The proposal is therefore a subordinate addition to the existing house.
- 5.3 The proposed roof has been redesigned to eliminate the box-shaped appearance and provide a substantially smaller crowned roof element with pitched roofs to the side and rear extensions. The additional bulk will not be out of keeping with the size of the plot and will be typical of similar larger and extended houses which are a feature within the area.
- 5.4 The crown roof will match the style of several nearby roofs to rear extensions which have been granted both by the LPA and by Inspectors on appeal. Whilst the proposed crown roof form would not match that of the main building, the positioning of neighbouring properties and mature screening is such that those elements would only be visible from a small number of locations along Warren Road. The asymmetrical shape of the proposed roof forms would not be inappropriate when viewed within the variety of roof forms displayed elsewhere in the locality.
- 5.5 The proposal has been redesigned to remove the new side windows previously shown facing towards No 20 Warren Road.
- 5.6 I conclude that the proposed extension would not have an unacceptable effect on the character and appearance of the area and will not have an unacceptable effect on the amenities of occupiers of neighbouring properties.

Paul Dickinson
BA (Hons) MRTPI MRICS MCMI
6 October 2014

LIST OF APPENDICES

Appendix A Photographs of No 22 Warren Road showing screening effect of neighbouring properties and mature trees and hedging to front and side boundaries

Appendix B Survey and photographs of other properties with crown roofs in Warren Road

Appendix A

Photographs of No 22 Warren Road showing screening effect of neighbouring properties and mature trees and hedging to front and side boundaries



Photograph 1 – No 22 Warren Road viewed from in front of the Property



Photograph 2 – No 22 viewed from in front of No 24 Warren Road



Photograph 3 – No 22 views from in front of Nos 24 and 26 Warren Road



Photograph 4 – No 22 views from in front of playing field entrance



Photograph 5 – No 22 views from in front of No 20 Warren Road

Appendix B

Survey and photographs of other properties with
crown roofs in Warren Road

APPENDIX B

EXAMPLES OF PROPERTIES WITH CROWN ROOFS IN WARREN ROAD

Examples:

No 13 Warren Road
No 17 Warren Road
No 21 Warren Road
No 28 Warren Road
No 40 Warren Road
No 47 Warren Road
No 48 Warren Road
No 51 Warren Road
No 53 Warren Road
No 54 Warren Road
No 57 Warren Road
No 63 Warren Road
No 65 Warren Road
No 81 Warren Road
No 83 Warren Road

No 13 and No 17 Warren Road



No 17 Warren Road



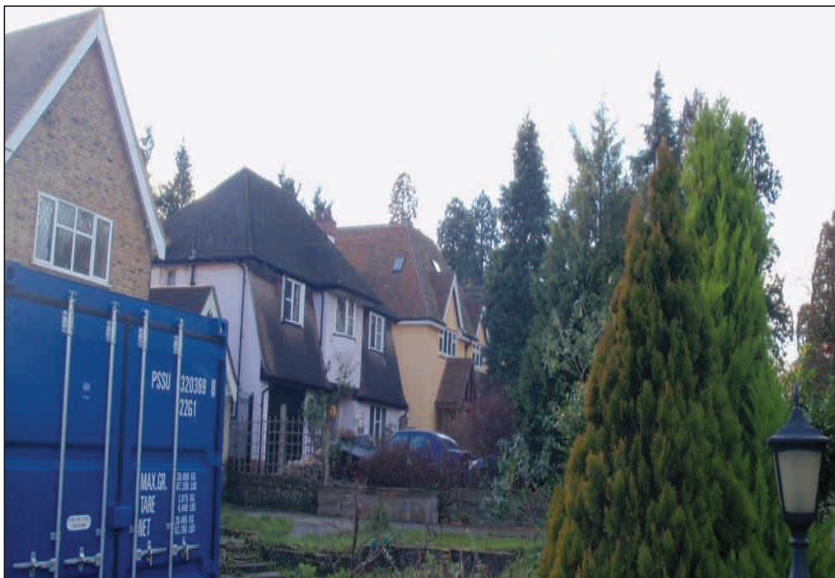
No 21 Warren Road



No 28 Warren Road
Rear Elevation - Crown Roof Extension



No 28 Warren Road
Front Elevation - Crown Roof Extension



No 40 Warren Road
Rear Elevation - Crown Roof Extension



No 40 Warren Road
Front Elevation - Crown Roof Extension



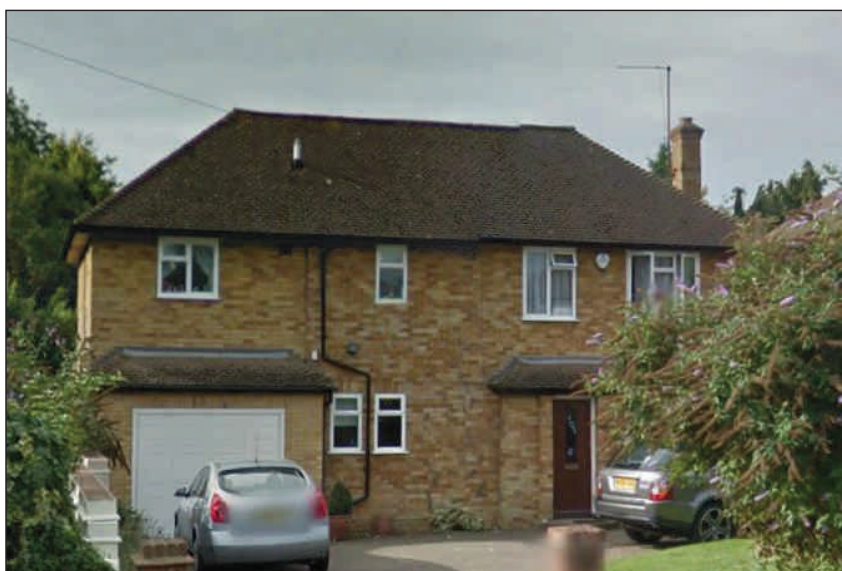
No 47 Warren Road
Rear Elevation - Crown Roof Extension



No 47 Warren Road
Front Elevation - Crown Roof Extension



No 48 Warren Road



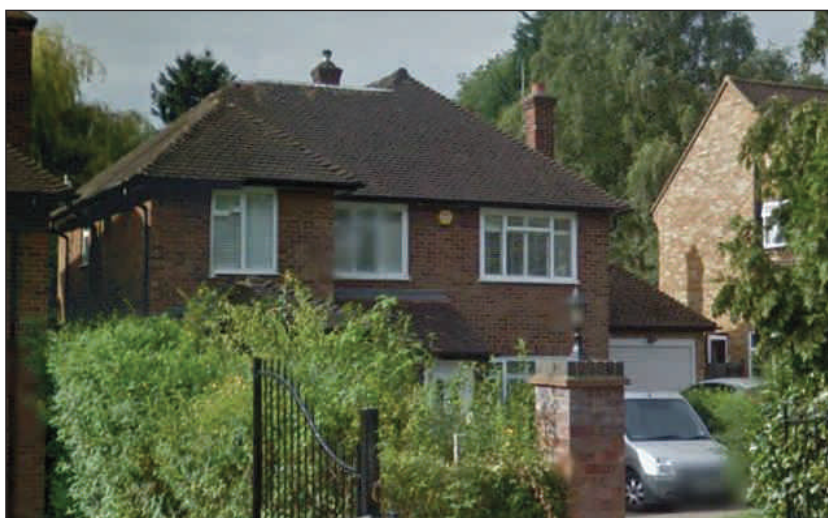
No 51 Warren Road



No 53 Warren Road



No 54 Warren Road



No 57 Warren Road



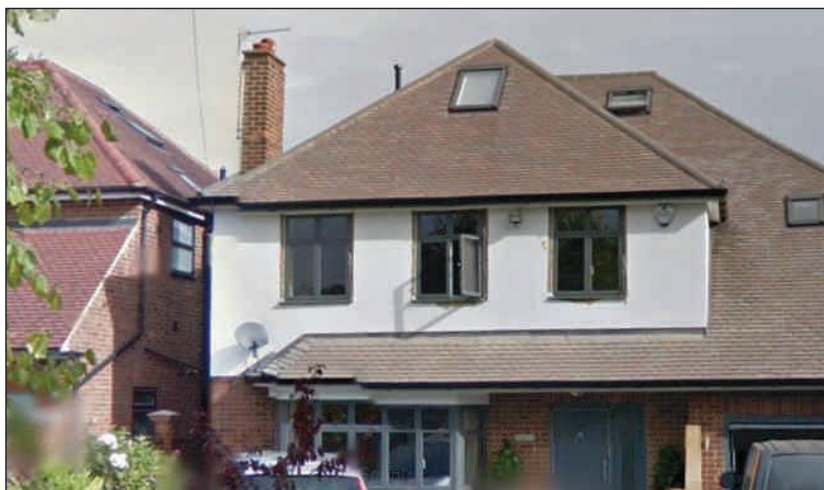
No 63 Warren Road
Rear Elevation - Crown Roof Extension



No 63 Warren Road
Front Elevation - Crown Roof Extension



No 65 Warren Road



Nos 81 and 83 Warren Road

