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DESIGN AND ACCESS STATEMENT

**FIRST FLOOR REAR AND SIDE GABLE EXTENSION WITHIN ROOF
PROFILE WITH SIDE DORMER**

AT

32 THE AVENUE

ICKENHAM

UXBRIDGE UB10 8NP

7.12.20



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1. BUILDING CONTEXT AND PLANNING HISTORY

- 1.1 32 The Avenue, Ickenham, is a detached property located within the Ickenham Village Conservation Area and within the Developed Area as defined within the Hillingdon Local Plan Part 1 – strategic Policies (November 2012).
- 1.2 The property is also within Flood Zone 2 of the River Pinn and section 4 of this report provides a justification for the proposal, when compared to the requirements of the 'standing advice for minor extensions within the Flood Risk Standing Advice (FRSA).'
- 1.3 The majority of properties within The Avenue have been extended since they were originally constructed.
- 1.4 The neighbouring property at 30 The Avenue has recently received consent for a large extension to their home. (ref: 17274/APP/2017/2712).
- 1.5 32 The Avenue is a two storey dwelling with the upper storey incorporated within the roof profile.
- 1.6 The property was extended to the side and rear ref: 30553/APP/2000/808 which resulted in a dual pitched roof to the side of the house and front dormer, with an inappropriate flat roofed rear extension.
- 1.7 The property was the subject of a planning refusal reference 30553/APP/2017/4218 dated 26.1.2018 and Appeal reference APP/R5510/D/18/3200284 which resulted in a revised application which was also refused.
- 1.8 Following the publication of the refusal notice of the most recent application 30553/APP/2018/2951 a meeting was held on 30.10.2018 between the applicant, his agent and a planning team member of the LPA. which concluded in a recommendation from the LPA that a revised application be submitted, incorporating all the changes suggested within the planners report, issued on the previous application.



2. PROPOSAL DESCRIPTION

2.1 The existing building is to be modified to provide a dual pitched roof over the existing flat roofed extension, to mirror the existing side gable approved in 2000 under reference 30553/app/2000/808, which was considered generally acceptable by Inspector Greenwood in his decision letter reference APP/R15510/D/18/3200284 shown at Appendix 5.

2.1.1 Inspector Greenwood was in agreement with the following proposals shown within application 30553/APP/2017/4218:

1. Distance between the adjacent buildings is adequate.
2. The side gable incorporating a window is acceptable.
3. Rear gable with window is acceptable.
4. The principle of a side window between the flank gables is acceptable as it does not impact upon the neighbour.

2.1.2 Inspector Greenwood found against the high level flat roof, which is now replaced by a smaller pitched roof.

2.2 The last refusal notice reference 30553/APP/2018/2951 dated 12.10.2018 is shown at Appendix 4 and shows that the planning officer, Hoda Sadri, referred to the planning inspector's comments upon the previous application, within her report at page 7 paragraph 18 Appendix 4.

2.3 The comments received by Hoda from the conservation officer at page 6 paragraph 14 Appendix 4 states an opposite view from the inspector, stating:

'the extension would not relate to the character of the existing house or its plan, and would detract from the building's setting, the views to the rear and the street scene'

All the above points had been considered by Inspector Greenwood and found to be acceptable.

The street view of the house is shown at Appendix 3 which shows there is only an oblique view possible of the side of the subject building from the street with public views only possible from the flank woodland, as observed by Inspector Woodward, who found the main parts of the extension acceptable.



- 2.4 The conservation officer agrees with inspector Greenwood when considering the gable on the West (rear) elevation considering it *'a less distracting option than the previous hip with dormer, and more in keeping with the original styling.'*
- 2.5 The conservation officer advises that *'the barge boards and eaves should match the original'*. **This advice has been replicated within the current proposal.**
- 2.6 The dormer window size between the two flank gables was commented upon by the conservation officer who suggested reducing the size of the shower room and thereby reducing the size of the dormer. Page 6 para 11. **This advice has been replaced within the new proposal.**
- 2.6 The reduced dormer, between the two side gables mirrors the existing dormer on the flank dormer on the opposing side elevation and is shown on the application drawing shown at appendix 2.

3. FLOOD RISK ASSESSMENT

- 3.1 The Environment Agency has confirmed informally that the only constraint on the site is that it is located within Flood Zone 2/3 of the River Pinn.
- 3.2 The proposal does not increase the foot-print of the building and as it is only proposed to modify the roof profile of the building, and provide accommodation within the new roof area, the provision of the Flood Risk Standing Advice (FRSA) is not relevant.
- 3.3 The extension of the building at roof level will be more than 300mm above the surrounding ground level, with flood resistance and resilience measures having already been adopted by the applicant within their existing building.
- 3.4 Hoda Sadri within her previous report stated at Appendix 4 page 7 para. 21 ***'The application lies within Flood Zone 2. However, given the proposal is for a first floor addition it is considered that a refusal on the grounds of a lack of a flood risk Assessment could not be justified in this instance'***. The current proposal has the same characteristics.



4. CONCLUSION

- 4.1** The proposal to provide a dual pitched roof over an existing flat roofed extension is a significant improvement to the appearance and performance of the subject property, which is within a Conservation Area.
- 4.2** The detailing of the proposed roof extension has been discussed with the LPA officers, following their refusal reference 30553/APP/2018/2951, with the design modified to reflect their recommendations as follows:
 - 4.2.1** The rear gable is retained with the barge boards and gable eaves detailed to match the original building.
 - 4.2.2** The window within the rear gable is reduced to match other first floor windows on this elevation as advised.
 - 4.2.3** The shower-room has been reduced and as a result the side dormer window has been reduced, with the resultant smaller dormer matching the dormer on the opposite elevation, which is shown on the application drawings at Appendix 2.
 - 4.2.4** The proposed extension is lower in ridge height than the original building's ridge and care has been taken to ensure the new works respect the character and features of the original, and ensure that all the works proposed are subordinate in scale to the original building.
- 4.3** The materials forming the proposed works will match those used in the original building.
- 4.4** The position of the building at 32 The Avenue when related to the boundary to 30 The Avenue is found to be in accordance with the HDAS and found acceptable by Inspector Greenwood in his decision letter dated 9.7.2018 which is shown at Appendix 5 of this statement.



APPENDICIES

APPENDIX 1
Location plan

APPENDIX 2
Plans and elevations of the proposal.

APPENDIX 3
Photographs of the building from the street and side woodland.

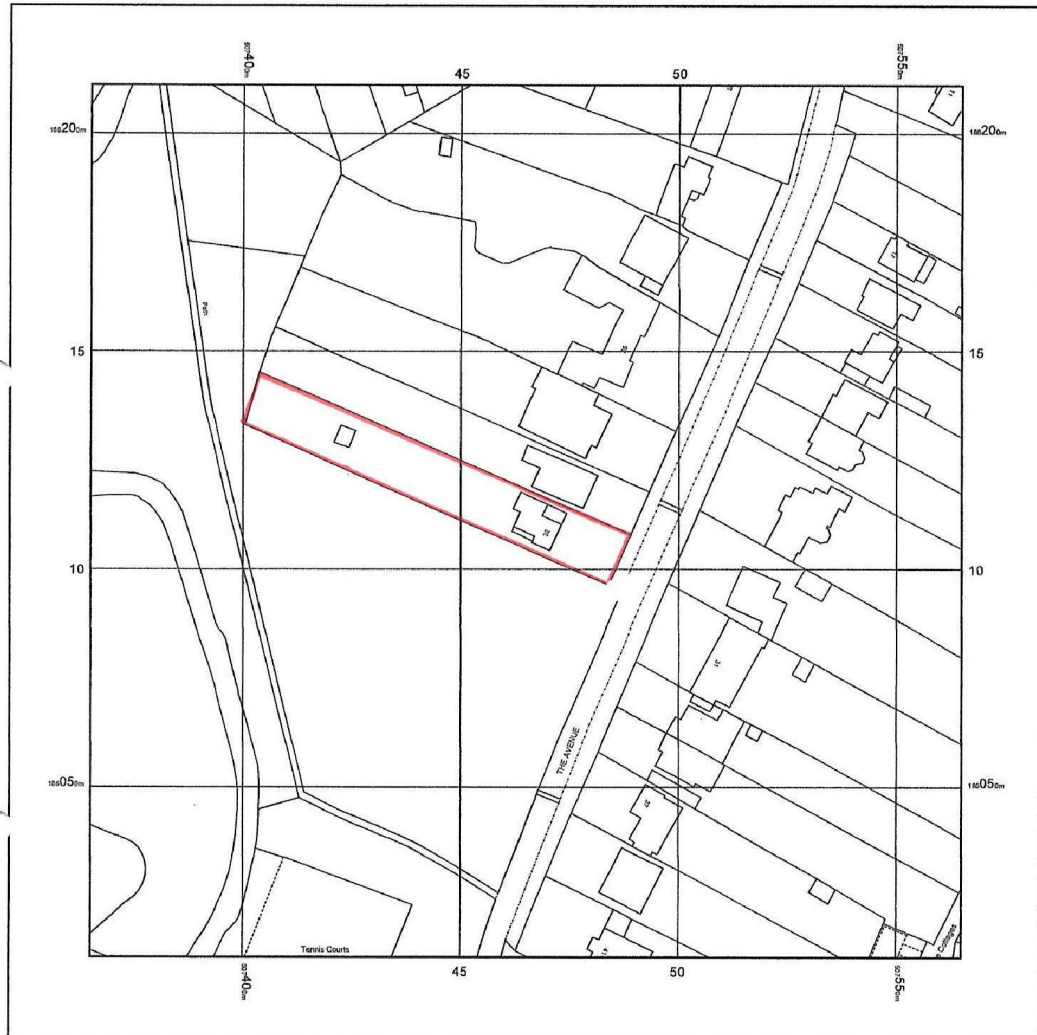
APPENDIX 4
Planning refusal notice ref: 30553/APP/2018/2951 dated 12.10.2018 and planners report.

APPENDIX 5
Planning Inspectors decision notice ref: APP/R5510/D/18/3200284 dated 9/7/2018.



APPENDIX 1

Location plan 1:1250



APPENDIX 2

Plans & Elevations of the existing building compared with the proposed extension

Drawing 3228.PL2 F





APPENDIX 3

PHOTOGRAPHS OF THE ORIGINAL BUILDING FROM THE STREET AND FLANK WOODLAND.



No. 32 (application site)

No. 30

STREET VIEW SHOWING LIMITED OBLIQUE VIEW



VIEW FROM THE FLANK PARKLAND OBSCURED BY TREES



APPENDIX 4

PREVIOUS PLANNING REFUSAL REF: 30553/APP/2018/2951 AND OFFICERS REPORT DATED 12.10.18



Mr Gili-Ross
1 Thornhill House
14 Upton Road
Watford WD18 0JP

Application Ref: 30553/APP/2018/2951

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **REFUSES** permission for the following:-

Description of development:

First floor side/rear extension and rear dormer

Location of development: 32 The Avenue, Ickenham

Date of application: 16 August 2018

Plan Numbers: See attached Schedule of plans

Permission is refused for the reason(s) listed on the attached schedule:-

Head of Planning, Transportation and Regeneration

Date: 12 October 2018

NOTES: (i) Please also see the informatives included in the Schedule of Reasons.

(ii) Should you wish to appeal against this decision please read the attached sheet which explains the procedure.

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

Application Ref: 30553/APP/2018/2951

SCHEDULE OF REASONS

- 1 . The proposal, by reason of its size, scale, bulk and design would fail to appear as a subordinate addition and would thus fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and visual amenities of the street scene and would fail to either preserve or enhance the character or appearance of the surrounding Ickenham Village Conservation Area. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.8 of the London Plan (2016), the adopted Supplementary Planning Document HDAS: Residential Extensions and the NPPF.

INFORMATIVES:

- 1 . 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. The Council's supports pre-application discussions however we have been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

SCHEDULE OF REASONS

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

Part 1 Policies:

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

Part 2 Policies:

- | | |
|----------|---|
| AM14 | New development and car parking standards. |
| BE4 | New development within or on the fringes of conservation areas |
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE22 | Residential extensions/buildings of two or more storeys. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| OE7 | Development in areas likely to flooding - requirement for flood protection measures |
| OE8 | Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures |
| HDAS-EXT | Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008 |
| LPP 3.5 | (2016) Quality and design of housing developments |
| LPP 5.12 | (2016) Flood risk management |
| LPP 5.13 | (2016) Sustainable drainage |
| LPP 7.8 | (2016) Heritage assets and archaeology |

Application Ref: 30553/APP/2018/2951

SCHEDULE OF REASONS

guidance.

- | | |
|----------|---|
| NPPF- 14 | NPPF-14 2018 - Meeting the challenge of climate change, flooding and coastal change |
| NPPF- 16 | NPPF-16 2018 - Conserving & enhancing the historic environment |

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk



APPENDIX 5

PLANNING INSPECTOR'S DECISION NOTICE DATED 9.7.18 REF: APP/R5510/D/18/3200284



Appeal Decision

Site visit made on 25 June 2018

by **Les Greenwood MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 09 July 2018

Appeal Ref: APP/R5510/D/18/3200284

32 The Avenue, Ickenham UB10 8NP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr T Hill against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref 30553/APP/2017/4218 was refused by notice dated 26 January 2018.
 - The development proposed is a first floor rear extension within the roof profile.
-

Decision

1. The appeal is dismissed.

Main issues

2. The main issues are:
 - i) whether the proposal would preserve or enhance the character or appearance of the Ickenham Village Conservation Area; and
 - ii) the effect of the proposal on living conditions at the neighbouring house, 30 The Avenue, in terms of impacts on light and outlook.

Reasons

Character and appearance

3. The Avenue a private road characterised by individually designed detached houses, many with elements of Arts and Crafts style, in a landscape of mature trees and hedges. No 32 is an attractive and well detailed 1.5 storey house of unusually small proportions, with low eaves heights and narrow gables covered by very steep pitched roofs. Its somewhat unusual architecture adds to the variety which is an important part of the character of this part of the conservation area.
4. The house sits at the end of a row with its front door facing south towards an area of woodland rather than towards the street. The proposal is for a first floor extension over an existing flat roof section on the north side, which is described by the appellant as being the rear of the house. It would include 2 new gables to the north and a new gable to the west, facing away from the street, with a new flat roof largely concealed behind the gables and pitched roofs.

<https://www.gov.uk/planning-inspectorate>

5. First floor accommodation in the house is limited by its small proportions and high degree of articulation, so that it is a challenge to provide additional accommodation while respecting these aspects. The proposed gables would all be reasonably in character with the existing house, in terms of scale, roof pitches and detailing. The bulk of the proposed high level flat roof would, however, be excessive. This would be evident from the general proportions of the extended house and particularly evident in views from the west (mainly from within No 32's garden) where the flat roof would bridge the gap between 2 gables. Although this view would be private, I consider on balance that the proposed extent of the high level flat roof would be sufficiently out of character with the existing house's much finer proportions that it would be significantly harmful. I note that it would replace an existing low level flat roof, but that is a much more subsidiary feature.
6. The proposal would introduce further first floor accommodation slightly less than 1.5m from the boundary with No 30, in breach of a guideline in the Council's Supplementary Planning Document (SPD) *Residential Extensions*. Both houses would however, continue to be set back from the shared boundary. I find no harm here to the spaciousness of the area, given in particular that there is an extensive area of woodland to the other side of No 32.
7. The Council also raises concerns about the impact on a chimney, but neither of the house's chimneys would be affected. I recognise that other properties on The Avenue have been extended or replaced, but do not know the full circumstances of those cases. I have assessed this proposal on its own merits.
8. I conclude that the proposal would fail to preserve the character or appearance of the conservation area. It therefore conflicts with the aims of Policies BE1 and HE1 of the Hillingdon Local Plan Part 1 Strategic Policies, Policies BE4, BE13, BE15 and BE19 of the London Borough of Hillingdon Unitary Development Plan Saved Policies (UDP) and the SPD, to ensure that extensions improve and maintain the quality of the built environment, harmonising with the building and the street scene, especially within conservation areas. In the terms of National Planning Policy Framework paragraph 134 the harm would be *less than substantial*, and at the lower end of that scale, but I give great weight to this matter in accordance with Framework paragraph 132.

Living conditions

9. The Council raises specific concerns about the impacts on light and outlook in relation to a first floor rear bedroom window and a ground floor side window at No 30. The rear window is, however, high enough up and far enough back that it would be little effected by the relatively low extension to No 32. The side window is positioned fairly close to the front of the house, more or less opposite an existing gable at No 30. The extension further to the west would have little impact on it. I am not aware, in any case, that this window provides the primary light and outlook to a habitable room.
10. The occupier of No 30 has not objected and the Council raises no concerns regarding other windows. I conclude that the proposal would not unduly affect living conditions at the neighbouring house, No 30, in terms of impacts on light or outlook. It therefore accords in this respect with UDP Policies BE19, BE20

and BE21 and the SPD, to ensure that extensions do not resulting a significant loss of residential amenity.

Conclusion

11. I recognise the appellant's reasonable wish to improve their home. This is not, however, a significant public benefit to weigh against the harm to a designated heritage asset, as required by Framework paragraph 134. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should not succeed.

Les Greenwood

INSPECTOR