



London Borough of Hillingdon
3 North Civic Centre
High Street
Uxbridge
UB8 1UW

12th April 2021
EMAIL ONLY

Dear Sir/ Madam

Town and Country Planning Act 1990 - Householder application for Planning Permission for rear extension to a dwelling

1 Enstone Road, Ickenham, UB10 8EZ

This letter is submitted on behalf of Mr C Minhas (*"the applicant"*) in support of an application for householder planning permission at 1 Enstone Road, Ickenham, UB10 8EZ (*"the application site"*) for a single storey rear extension.

The application site has been subject to a number of planning applications and an appeal as well as a recent application for a Certificate of Lawfulness (LDC) relating to the erection of an extension at the site. The most recent application (ref: 35280/APP/2020/4280) for a LDC for a single storey extension was refused on 18th February 2021 as it was considered to not satisfy Schedule 2 Part A Class 1 of the General Permitted Development Order (GPDO) as the extension in combination with a side extension would extend beyond a side wall forming a side elevation of the original dwelling house.

Since this decision was made, discussions have taken place with the case officer, Diane Verona, in respect of the submission of an application for planning permission for the same development. Whilst these discussions are informal, they have reviewed the Development Plan policy against which the current application will be assessed and it is on the basis of this email correspondence that this application is now submitted.

Description of Site and surrounding area

The application site is located in the predominantly residential area of Ickenham. **Image 1** is of the site and confirms it is a two storey pitched roof semi-detached dwelling. It is set back from Enstone Road and has off street parking and a front garden. The side extension granted planning permission in 2019 wraps around the side of the property and a timber gate leads to the rear garden.

The property is located on the corner of Enstone Road and Campden Road. The corner of the rear garden extends towards the corner junction of Campden Road and Shorediche Road. **Image 2** is of the rear of the property and shows the single storey rear extension. As these images confirm, other than this recent extension, there have been no other extensions granted and the property remains in its

original form. The surrounding streets are residential in their use and are formed largely by two storey, pitched roof, brick built residential dwellings.



Image 1 – 1 Enstone Road



Image 2 – Rear of 1 Enstone Road

The site is not located in a Conservation Area (CA) or other protected area and that permitted development rights have not been removed, either through a planning condition of 'Article 4' Direction. The site is located within Flood Zone 1, at the lowest risk of flooding and there are no other land use planning constraints attributed to the site.

The Proposal

The proposal involves a single storey extension on the rear of the original dwelling house to create additional living space for the applicant and their family. The proposed drawings submitted with the application show the internal layout and elevations in detail and are reproduced in **images 3 and 4** below.

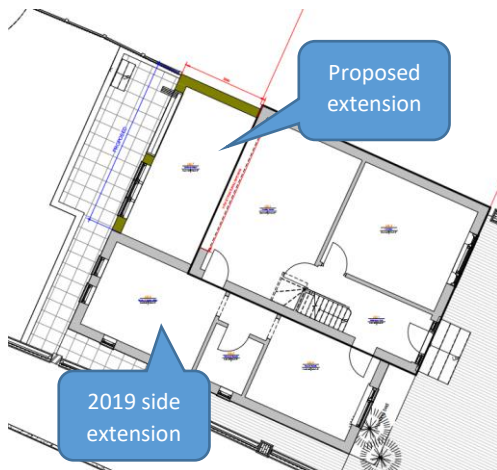


Image 3 – The proposed rear extension



Image 4 – Elevation of the proposed rear extension

The proposed extension extends 3 metres from the original rear elevation of the dwellinghouse. It measures 5.8 metres across its width and is set in by 50mm from the boundary with no. 3 Enstone Road and joins with the side extension granted planning permission in 2019.

The extension measures 2.3 metres in height to its eaves and has a monopitch roof which measures 3.3 metres to the ridge where it joins the original rear elevation of the dwellinghouse. The extension will be constructed of red bricks to match the existing dwelling. The extension will access the rear garden via bi-folding doors. Windows will also serve the new space and two rooflights are proposed in the pitched roof which is finished in concrete roof tiles. There are no other changes to the application site.

Planning History

There is a lengthy planning history but the most relevant decision relates to the planning permission granted (ref: 35280/APP/2019/3175) for the erection of a single storey side extension at the application site. Prior to this a number of applications were refused or withdrawn prior to determination.

The most recent Certificate of Lawfulness application (ref: 35280/APP/2020/4280) for the rear extension that was refused on 24th December 2019 was not considered to satisfy part of Schedule 2 Part 1 Class A of the GPDO. Therefore the proposed single storey rear extension is resubmitted as a

planning application and is assessed against the key planning policy DMHD 1 of the Hillingdon Local Plan Part 2: Development Management Policies (January 2020).

Planning Assessment of Main Issues

The Development Plan for the site is formed by the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) and the London Plan consolidated with Alterations since 2011 (2016). It has been confirmed that the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document – Residential Extensions (December 2008) has been archived and is no longer a material consideration. The National Planning Policy Framework (NPPF) (February 2019) is a material consideration to which significant weight is attached. However, given the fact that this proposal is a householder application sited on brownfield previously developed land, the strategic nature of the policies in the London Plan and NPPF are not considered relevant.

An assessment of the proposal against **part B of policy DMHD 1** of the Hillingdon Local Plan (Part 2 – Development Management Policies with Modifications) is provided below. It supports rear extensions on dwellings subject to the following criteria being met:

- i. single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more; **RESPONSE – the rear depth is 3m so the proposal satisfies this criteria.**
- 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; **RESPONSE – the rear depth is 3m so the proposal satisfies this criteria.**
- 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; **the eaves measure 2.3m and the height to the ridge is 3.3m thereby satisfying this criteria.**
- iv. in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet; **RESPONSE – the site is not located within a Conservation Area so this criteria is not relevant.**
- v. balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted; **RESPONSE - no balcony is proposed so this criteria is not relevant.**
- vi. two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres; **RESPONSE – the proposed rear extension is single storey so this criteria is not relevant.**
- vii. flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house; **RESPONSE – the proposed rear extension does not propose a flat roof so this criteria is not relevant.**

- viii. pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and **RESPONSE – whilst the pitch of the rear extension is shallower than the roof pitch of the main roof, it will maintain the subservience of the extension thereby retaining the form and appearance of the original building.**
- ix. full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings. **RESPONSE – the proposed rear extension is single storey so this criteria is not relevant.**

On the above basis the proposal satisfies all the criteria in key **policy DMHD 1 Part B**.

Policy DMHB 11 is also applicable in relation to assessing the effects on neighbouring properties. The only property that could be affected is the adjoining dwelling at No. 3 Enstone Road. As the proposed elevations confirm, the depth and height of the proposed rear extension is policy compliant and in accordance with policy DMHB 1B and therefore considered to be acceptable in respect of policy DMHD 11.

Summary

For the above reasons, the proposal is in accordance with the relevant Development Plan policies and therefore should be granted planning permission. Submitted in support of this application, which is submitted online via the Planning Portal (under ref: PP-09733451) are the following:

1. Supporting justification set out in this letter;
2. A set of existing and proposed elevations and plans, including Site Location Plan prepared by 21C Design;
3. The completed CIL form;
4. The application fee of £206 plus a £28 administration charge has been paid online via the Planning Portal which we understand will be transferred to the Authority.

Given that Diane Verona managed the most recent application on this site, we request that she is allocated as the case officer to manage this submission.

If there are any queries relating to registration and during the determination of this application, please contact me via either the email address or telephone (07841 674794). Given the number of applications submitted previously on this site, we are of the view that this proposal is now acceptable and should be granted planning permission.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Stuart Rackham', enclosed within a thin black rectangular border.

Stuart Rackham

Rackham Planning Limited

stuart@rackhamplanning.co.uk

Enc: As Above

CC: Mr & Mrs Minhas; 21C Design