



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

5th August 2024
EMAIL ONLY

Dear Sir/ Madam

TOWN AND COUNTRY PLANNING ACT 1990
HOUSEHOLDER APPLICATION FOR PLANNING PERMISSION FOR EXTENSION TO A DWELLING

1 Enstone Road, Ickenham, Uxbridge, UB10 8EZ

Rackham Planning are instructed by Mr C Minhas ("the applicant") to submit an application for planning permission for a first floor side extension at 1 Enstone Road, Ickenham, Uxbridge, UB10 8EZ ("the application site") to provide additional living accommodation for the existing dwelling.

The application site has been subject to a number of planning applications and an appeal as well as an application for a Certificate of Lawfulness relating to the erection of an extension at the site. The supporting evidence contained within this letter sets out the justification for the current proposal and demonstrates how it is acceptable in land use planning terms, accords with the Development Plan and should be granted planning permission.

In support of this application are the following, all of which are submitted online via the Planning Portal (under ref: PP-13206279):

1. The completed application and CIL forms (including ownership Certificate A);
2. Assessment of the proposal against local and national planning policy within this supporting letter;
3. The following drawings prepared by Rkitekdesign (all drg refs preceded by ref: AE-DR-00-00-00-07-00-):
 - a. Site Location and Block Plan (drg ref: 0001);
 - b. Existing Plans 0 Level Ground (drg ref: 0001);
 - c. Proposed Plans 0 Level Ground (drg ref: 0001);
 - d. Existing Plans 1 Level (drg ref: 0001);
 - e. Proposed Plans 1 Level (drg ref: 0001);
 - f. Existing Plans 3 Level Roof (drg ref: 0001);

- g. Proposed Plans 3 Level Roof (drg ref: 0001);
 - h. Existing Elevations Front (drg ref: 0010);
 - i. Proposed Elevations Front (drg ref: 0010);
 - j. Existing Elevations Side North (drg ref: 0020);
 - k. Proposed Elevations Side North (drg ref: 0020);
 - l. Existing Elevations Rear (drg ref: 0030);
 - m. Proposed Elevations Rear (drg ref: 0030);
 - n. Existing Elevations Side South (drg ref: 0040);
 - o. Proposed Elevations Side South (drg ref: 0040);
- 4. Completed CIL Form;
 - 5. The application fee of £258 (plus £70 administration charge) has been paid directly to the Planning Portal.

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 property features a single storey side extension granted planning permission in 2019 and single storey rear extension that was granted planning permission in June 2021.

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 Close. **Image 2** is of the rear of the property and shows the existing single storey side extension that extends to the rear.



Image 1 – Application site (source: Google maps)



Image 2 – Rear of 1 Enstone Road

In June 2021 planning permission was granted for a single storey rear extension which has been lawfully commenced. Elevation drawings (**Images 3-5**) show the permitted rear extension which are similar to that now proposed on the rear elevation. The surrounding streets are residential in their use and are formed largely by two storey, pitched roof, brick built residential dwellings.



Image 3 – Rear elevation drawing showing rear extension (approved Jun 2021)

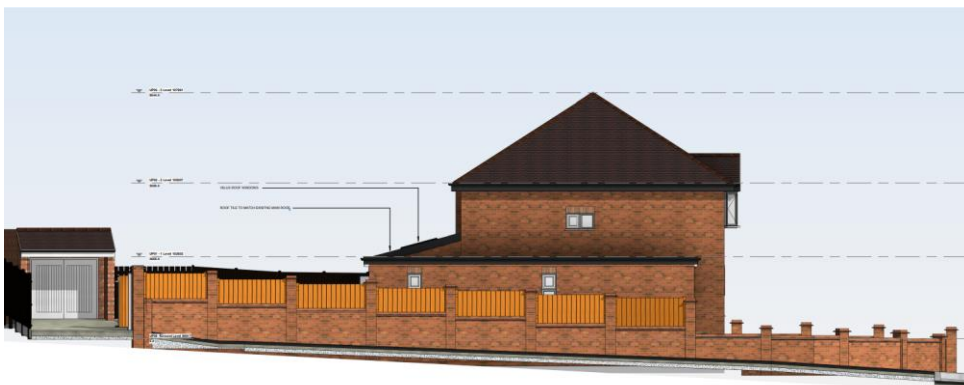


Image 4 – Side (SW) elevation showing rear extension (approved Jun 2021)

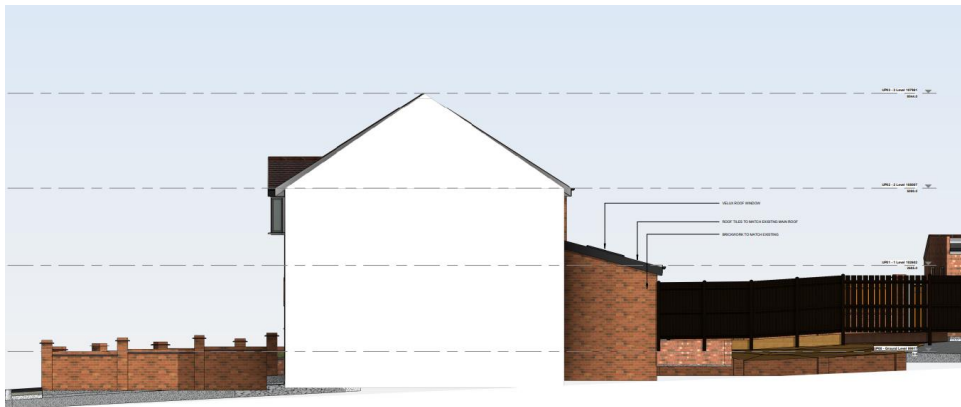


Image 5 – Side (NE) elevation showing rear extension (approved Jun 2021)

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 side extension at first floor level, above the existing side extension granted in 2019 (ref: 35280/APP/2019/3175). The proposal will provide additional living space in the form of 2no. bedrooms and a shower room. The proposed first floor extension will match the footprint of the existing side extension below. The proposed extension will be set back from the main elevation by 1m so that its appearance remains subservient. It will have an external width of 3.7m and extend 10.6m along the side of the dwelling with rear elevation extending 3m beyond the rear elevation of the original dwelling. It will not however exceed the rear elevation of the single storey rear extension (ref: 35280/APP/2021/1460), granted permission in June 2021.

The proposed extension will be set in from the side boundary fence on the Campden Road elevation by 1m, enabling side access to the rear garden to be maintained. The side extension will have a hipped roof, with a maximum ridge height sitting 0.69m lower than the ridge of the main dwelling. This will ensure the extension remains subservient to the original dwelling.

The appearance of the side extension will match that of the main dwelling and will be constructed and finished in red brick. Four windows are proposed – one facing Enstone Road serving the bedroom accommodation; one window will look out towards the rear garden also serving a bedroom and two small, glazed side windows are proposed on the Campden Road elevation.

The windows will be constructed of white uPVC to match the existing windows. The front facing window is the most prominent proposed window in the streetscene and the proposed configuration will reflect the existing glazing size and proportions. The side windows serving the shower room will be obscure glazed. There are no other changes to the application site.

Planning History

There is a lengthy planning history but the most relevant decisions relate to the planning permission granted (ref: 35280/APP/2019/3175) for the erection of a single storey side extension in December 2019 and planning permission (ref: 35280/APP/2021/1460) granted in June 2021 for the single storey rear extension. Prior to this a number of applications were refused or withdrawn prior to determination. Applications of note include:

Part two storey, part single storey side extension ref: 35280/APP/2018/815. Withdrawn before determination 26th March 2018

An extract of the proposed plans and elevations are shown in **image 6** below. It is assumed that this application was withdrawn prior to it being refused planning permission, though no details of the reasons why it was to be refused are available online.



Image 6 – Withdrawn ground floor plans and elevations

Part two storey, part single storey side extension ref: 35280/APP/2017/4191. Refused 24th January 2018 for 1 reason:

“The proposed extension by reason of its size, scale, bulk, proximity to the side boundary and projection forward of the building line along Campden Road, in this open prominent position, would result in the closing of an important gap characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the visual amenities of the street scene and the character and appearance of the surrounding area. The proposed development is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions”.

An extract from the proposed elevations are shown in **image 7** below. The officers report considered the main issues to relate to the effect of the proposal on the character and appearance of the original dwelling; the impact on the visual amenities of the street scene; the impact on the amenity of adjoining occupiers; the provision of residential amenity space; and the availability of parking.

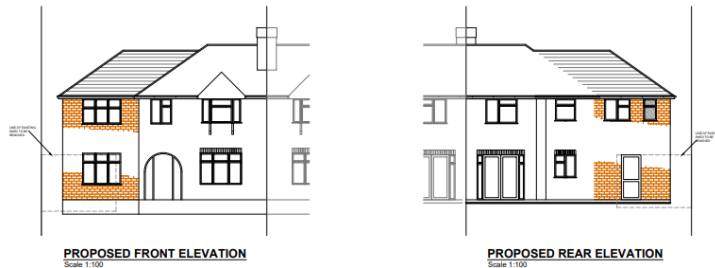


Image 7 – Refused elevations

The report also summarised the key part of the Section 5 of the Hillingdon Design and Accessibility Statement - Residential Extensions (HDAS) which confirmed that two storey side extensions should have a width of between half and two thirds the width of the existing dwelling house and be set back 1 metre from the main front building line with the roof at least 0.5m lower than the main roof ridge. The extension should also be set back from the side boundary by 1m. The guidance also confirms some flexibility on these distances when the openness of the corner plot would be maintained and return building lines are retained.

The dimensions and siting of the extension appeared to conform with the HDAS but the issue related to the fact that the extension would result in the loss of the openness of the corner plot which would harm the streetscene. Reference was made to other corner plot extensions nearby including No. 2 Charlbury Road (**image 8**) and Nos. 38 & 40 Campden Road (**image 9**).



Image 8 – Two storey side extension at 2 Charlbury Road (source: Google maps)



Image 9 – Two storey side extension at Shipton Road (source: Google maps)

An appeal was submitted against this refusal of planning permission and the Inspector dismissed the appeal on the basis that it harmed the character and appearance of the area. In doing so he made the following comments:

- The spacious layout of the Enstone Road/ Campden Road “*emphasised by the splayed layout of the houses on the opposite corner*” (para 6) and that the space on the corner of 1 Enstone Road contributes to this quality.
- The two storey extension would fill almost the entire space to the side of the house, harming this existing spacious quality, thereby harming the character of the area (para 7).
- He considered the extensions on Campden and Shipton Roads and noted their more spacious character.

Planning Policy Overview

The Development Plan for the site is formed by the Hillingdon Part 1 - Strategic Policies (2012) and Part 2 - Development Management Policies and Site Allocations and Designations (2020). The London Plan (2021) also forms part of the Development Plan for the site.

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) (December 2023) 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.

In this respect the Local Plan, **policy BE1** requires development to make a positive contribution to the local area in terms of layout, scale, form and materials. **Policy BE13** requires the layout and appearance of development to harmonise with the existing streetscene; **policy BE15** requires development to be in keeping with the scale, form, composition and proportions of the original building; and **policy BE19** seeks to ensure new development in residential areas complements or improves the amenity and character of the area.

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

- i. there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area; **RESPONSE – the previous planning application (ref: 35280/APP/2017/4191) for a two-storey side extension was refused at appeal on the basis of its “size, scale, bulk, proximity to the side boundary and projection forward of the building line along Campden Road, in this open prominent position, resulting in the closing of an important gap characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the visual amenities of the street scene and the character and appearance of the surrounding area”.** Since this refusal, an application for a single-storey side extension was submitted, approved and implemented (ref: 35280/APP/2019/3175) and as such sets a precedent for the proposed first-floor level extension above. In respect of the reasons for refusal for the previous two storey scheme and in view of the implementation of the side extension, the impact of the proposal on the character and appearance of the existing streetscene and wider area is addressed below:

Size, scale, bulk, proximity to the side boundary and projection forward of the building line

The size of the proposal remains subservient to the existing dwelling given it is smaller in height and set back 1m from the front elevation of the property. The proposed first-floor extension does not exceed the footprint of the existing side extension and therefore does not project further forward than the existing building line along Campden Road. The proximity of the dwelling to the side boundary consequently remains as existing. Unlike the previous appeal scheme, the proposal involves the upwards extension along an existing building line and will therefore have significantly less of an impact on the character and appearance of the streetscene. Two-storey side extensions of similar scale and bulk are also a typical characteristic of the streetscene and wider area, as evident in images 8 and 9.

Impact on open and prominent position

Image 10 shows the relative distances between the blocks of built form in the wider area of the application site. The implementation of the side extension (ref: 35280/APP/2019/3175) forward of the previous existing building line on Campden Road led to a decrease in distance from the application site to properties on the opposite side of Campden Road, namely nos. 2,4 and 6. As a result, the application site has an arguably a less ‘open’ characteristic, given the distance to properties on Campden Road (nos. 2,4 and 6) measures approximately 19.8-22.5m compared to properties to the east of Campden Road where properties have a separation distance of approximately 24m.

There is no impact on the open and prominent position as a result of the single storey rear extension.



Image 10 – Map showing distances between built form (source: Google Maps)

The proposed first-floor extension will therefore have little to no impact on the ‘open’ position of the site due to its location in a largely dense area and its recent increase in proximity to properties located on Campden Road as a result of the implemented side extension.

Closing of a gap characteristic to the area – visual analysis

Planning permission for the ground floor side extension (ref: 35280/APP/2019/3175) was approved in 2019 and has since been implemented. The gap, to the south west of the property, which was described in the previous refused scheme (ref: 35280/APP/2017/4191) as characteristic of the area, has therefore been eroded. As a result, the proposal presents a first-floor extension that is not going to encroach further on the street than what is existing, in accordance with policy BE13 which requires the layout and appearance of development to harmonise with the existing streetscene. The openness of the street will therefore be retained. The extra massing of the proposed first-floor extension is not dissimilar to what has already been approved and implemented. The extension has been designed with a hipped roof, smaller in height than the host dwelling, with the additional bulk of the built form being limited to first-floor level only. This ensures there is limited impact on the gap characteristic of the street and the proposal complements the character of the area, in accordance with policy BE19. The visual impact of the first-floor extension is assessed below (note: the existing GF side extension is not shown in the images).

Streetview images confirm the backdrop of the proposed first-floor side extension to be the built form of the existing dwelling house, when looking north east on Campden Road

(image 11). An image from Google streetview (image 12), looking south east on Shorediche Close also confirms the application site to be screened by large trees. Image 13 further shows the view looking south west on Enstone Road and confirms the backdrop of the proposed extension to be the arguably dense area of Campden Road at its junction with Shorediche Close, particularly nos. 3-5 Campden Road.



Image 11 – view looking NE on Campden Road showing existing dwelling as a backdrop (source: Google Maps)



Image 12 – view looking SE on Shorediche Close showing existing dwelling screened by trees (source: Google Maps)



Image 13 – view looking SW on Enstone Road showing backdrop of houses on Campden Road (source: Google Maps)

- ii. a satisfactory relationship with adjacent dwellings is achieved; **RESPONSE – The adjoining property of 3 Enstone Road is the only adjacent property to the dwelling. No windows are proposed on the north east elevation and 1no. new window is proposed on the rear elevation of the first floor level extension. There will be no change to the existing relationship and therefore no amenity issues such as privacy or loss of outlook will arise as a result of the proposal. A satisfactory relationship with 3 Enstone Road can therefore be achieved. There will be no impact on the relationship with no. 3 as a result of the location of the side extension.**

- iii. new extensions appear subordinate to the main dwelling in their floor area, width, depth and height; **RESPONSE – The extension is clearly subservient given that it is lower in height and set back 1m from the front elevation of the existing dwelling. The maximum ridge height of the extension is proposed to be 0.69m lower than the ridge height of the existing host dwelling. The existing house is 6.2m wide and the maximum width of the extension is 3.7m, which is 59% of the original width. Additionally, the proposed first-floor extension does not exceed the footprint of the existing side extension below it, with a proposed total floor area of 31sqm compared to the total floor area of the main dwelling being 90sqm. This amounts to an increase of one third which further confirms its subservience. For these reasons, the proposed new extension will appear subordinate to the main dwelling.**

- iv. new extensions respect the design of the original house and be of matching materials; **RESPONSE - As discussed above within the 'Proposal' section and shown on the elevations, the use of red brick will match the materials of the original dwelling. The windows will be uPVC as existing and the soffits, fascia and rainwater goods will also be the same as existing (i.e. black plastic). The style, appearance, number and location of the windows reflects that of the original dwelling. The front window is located at the same height as the two existing first floor windows and will appear in keeping. For this reason, it will therefore accord with policy BE15 which requires the extension to be in keeping with the original building. Notably these materials are similar to those proposed**

for the appeal scheme and the Inspector noted that there was no objection in respect of the design.

- v. there is no unacceptable loss of outlook to neighbouring occupiers; **RESPONSE – The proposal will not impact the outlook from neighbouring property 3 Enstone Road as the proposed extension is on the south west elevation. This will have negligible impact on the outlook from the rear windows of no. 3 Enstone Road.**
- vi. adequate garden space is retained; **RESPONSE – the proposed extension will not exceed the footprint of the existing dwelling, the existing adequate garden space will therefore be retained.**
- vii. adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C; **RESPONSE – For a Large Five bedroom house, a total of 2no. parking spaces are required. There is existing provision for 2no. parking spaces on the front driveway.**
- viii. trees, hedges and other landscaping features are retained; and **RESPONSE – the proposal does not involve the removal or alteration of trees, hedges or other landscaping features.**
- ix. all extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials. **RESPONSE – the site is not located within a Conservation Area so this criteria is not relevant.**

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

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 side extension is policy compliant and in accordance with policy DMHB 1A and therefore considered to be acceptable in respect of policy DMHD 11.

Summary

For the above reasons, the proposal is designed in accordance with all relevant Development Plan policies. The proposal also relates to the street pattern and retains the open character of the surrounding area. The main change between the previously refused application (that was refused at appeal) for a two storey side extension is that this current application is for an extension at first floor level on top of an existing single storey side extension.

It has been clearly demonstrated that the proposal accords with the key policies and most notably development management policy DMHD 1 which supports extensions and alterations to residential dwellings. For these reasons, planning permission should be granted.

I look forward to receiving confirmation that the application has been registered and its target determination date. 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).

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

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Enc. As Above

CC: C Minhas; rkitekdesign