



**TOWN AND COUNTY PLANNING ACT 1990
SINGLE STOREY FRONT EXTENSION
136 VINE LANE, HILLINGDON UB10 0BQ**

**SUPPORTING STATEMENT TO ACCOMPANY PLANNING
APPLICATION
NOVEMBER 2015**

- 1.0 Introduction
- 1.1 This statement has been prepared in support of a householder application for the erection of a single storey front extension at No 136 Vine Lane, Hillingdon UB10 0BQ ("the Property").
- 1.2 The application follows the refusal of a previous planning application 39874/APP/2015/3047 for the construction of a single storey front extension which was refused by the Council by a decision dated 6 October 2015.
- 1.3 This further application is being made following a meeting between Nicola Taplin, Case Officer, and John Broderick of JPB Architects to discuss the matter.
- 1.4 The proposal is the same as the previous application. However, the application drawings have been revised to provide additional information to clarify matters such as the extent of the original dwelling and previously approved extensions.
- 1.5 The General Development Procedure Order 2015 does not set any mandatory requirement for a design and access statement as part of a householder application. However, this statement has been prepared to assist the Council in the determination of the application. It explains why the proposal is considered to be acceptable and addresses the concerns in the Council's reason for refusal and Report of the Head of Planning, Sport and Green Spaces on the previous application.

2.0 The Proposed Development

2.1 The proposed development is the erection of a single storey front extension to the existing detached house. The proposal is shown on the following drawings:-

10640 101 P1 – Site Location and Block Plans (1:1250 and 1:200)

10640 102 P1 – Existing Ground and First Floor Plans (1:100)

10640 103 P1 – Existing Elevations (1:100)

10640 121 P1 – Proposed Site Plan (1:200)

10640 122 P1 – Proposed Ground Floor Plan (1:100)

10640 123 P1 – Proposed First Floor Plan (1:100)

10640 125 P1 – Proposed Elevations (1:100)

2.2 The Property is a detached two storey house with an approval for a basement situated on the eastern side of Vine Lane. It lies to the rear of two large blocks of three-storey apartment blocks fronting Vine Lane and therefore is not prominent or readily visible within the street scene.

2.3 The house is constructed of red brick and render under a plain tiled roof. It was constructed in 2003 under planning permission 39874/APP/2001/692. There is a detached double garage in the southwest corner of the forecourt to the front of the house. The forecourt is mainly laid to hardstanding and used for parking.



Photograph 1 – Existing house showing location of proposed front extension



Photograph 2 – Application site viewed from Vine Lane to rear of two large blocks of three-storey apartments

- 2.4 The proposed extension would measure 3.7 m depth by 4.5 m width with a pitched roof giving a ridge height of 3.85 m and eaves height of 2.6 m to match the other existing single storey elements to the house. It would provide an enlarged kitchen/family room, downstairs WC and cloakroom.

3.0 Planning Policy

The Development Plan

- 3.1 The development plan for the purposes of section 38(6) of the Planning and Compulsory Purchase Act 2004 is the Hillingdon Local Plan Part 1 Policies and Part 2 (Saved UDP) Policies and "The London Plan – The Spatial Development Strategy for London Consolidated with Alterations since 2011" (March 2015).

Hillingdon Local Plan – Saved UDP Policies (2012)

- 3.2 Relevant policies are:-

Part 1 Policies:

- 3.3 PT1.BE1 Built Environment

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments
 AM14 New development and car parking standards
 BE5 New development within areas of special local character

- 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
- BE23 Requires the provision of adequate amenity space
- BE24 Requires new development to ensure adequate levels of privacy to neighbours
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals

LPP 3.5 (2011) Quality and design of housing developments

- 3.4 The Council's "Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document" adopted December 2008 ("HDAS") is also relevant to the proposal.

National Planning Policy Framework

- 3.5 The National Planning Policy Framework ("NPPF") aims to strengthen local decision making and reinforce the importance of up-to-date plans.
- 3.6 NPPF para 211 advises that for the purposes of decision-taking, the policies in the Local Plan should not be considered out-of-date simply because they were adopted prior to the publication of this Framework. However, the policies contained in the Framework are material considerations which LPAs should take into account. NPPF para 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

4.0 Planning Assessment

- 4.1 The Officer Report to the previous application identified the main planning issues as:-
 - (i) Design and impact on the character of the existing property
 - (ii) Impact on the amenities of adjoining occupiers
 - (iii) Impact on amenity space provision
 - (iv) Impact on car parking provision

Design and impact on the character of the existing property

- 4.2 The HDAS, Section 8.0, comments that front extensions are eye catching and can change the face of the building. Porches should be designed in character with the existing building, subordinate in scale and form and not extend past the line of any bay window. They should also generally be confined to the front entrance area and their roof should be finished in materials to match the main roof.

4.3 The proposed front extension would comply with this guidance:-

- (1) The front extension is small scale and subservient to the main house. The proposed extension (16.5 sq m) replaces the existing front porch and WC (4.75 sq m) and results in a net increase of 11.75 sq m. This is a 3.75% increase only on the overall floor area of the existing house (313 sq m).
- (2) The proposed extension would be situated between the two main wings of the house. As such it maintains the general scale and shape of the overall building envelope and does not extend beyond any existing elevation in any direction.
- (3) The scale, design, height, angle of pitch and materials of the roof to the proposed extension match those of the other existing single storey elements to the main house to ensure a cohesive and integrated design solution.
- (4) The proposal would result in a pleasing and visually appropriate addition in keeping with the overall character and appearance of the house.
- (5) The Council's Landscape Officer raised no objection to the previous application and commented that the property is situated within a generous plot and there are no protected trees on site. The proposal would not result in the loss of any topographical and landscape features of merit or the loss of any trees or shrubs. The proposal would have little impact on the appearance or character of the area.
- (6) The single storey nature of the proposal means that it would not be visible from Vine Lane (see photograph 2) and thus would not result in any harm to the street scene or to the character of the area of special local character.

Impact on the amenities of occupiers

- 4.4 The Officer Report to the previous application notes that given the relatively spacious nature of the site the proposal would not result in a loss of residential amenity to occupiers of neighbouring properties and therefore would comply with Policies BE19, BE20 and BE21.
- 4.5 The Officer Report also concludes that the proposal would not have a detrimental impact on any habitable rooms and that it would maintain an adequate outlook and source of natural light in compliance with London Plan Policy 5.3.
- 4.6 The Officer Report states that 17 neighbouring properties were consulted on the previous application and a site notice was displayed. No objections were received from occupiers of neighbouring properties.

Impact on amenity space provision

- 4.7 The Officer Report to the previous application noted that the proposal would not affect the rear private garden and therefore adequate amenity space would be retained to serve the house. The resultant amenity space would be over 100 sq m and therefore would be in excess of the HDAS standard. The proposal therefore complies with Policy BE23.

Impact on car parking provision

- 4.8 The Officer Report to the previous application notes that because the proposal does not involve any increase in the number of bedrooms (and therefore would not result in any requirement for additional parking based on the Council's standards) the matter of parking provision does not need to be considered in this instance. The Officer Report also notes the existing hardstanding forecourt provides ample parking for two vehicles and therefore complies with Policy AM14.
- 4.9 The proposal would not result in the loss of any of the existing hardstanding area used for parking or affect access into and out of the double garage.

5.0 Conclusion

- 5.1 The proposed single storey front extension would result in an appropriate and well-designed addition which would be in keeping with the scale, design and character of the existing house. It is a small scale addition (3.75% increase on the existing floor area) and would be subservient to the main house. The scale, design, height, angle of pitch and materials of the roof to the proposed extension match those of the other existing single storey elements to the main house to ensure a cohesive and integrated design solution.
- 5.2 The proposal would not be visible from Vine Lane. It would not result in any demonstrable harm to the visual amenity of the street scene or the character and appearance of the wider area as an area of special local character. It would not result in any unacceptable harm to the amenities of occupiers of neighbouring properties.
- 5.3 The proposal would therefore comply with policies BE1, AM7, AM14, BE13, BE15 and BE19, BE20, BE21, BE 23 and BE24 and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

Paul Dickinson
BA (Hons) MRTPI MRICS MCMI
24 November 2014