

Design and Access Statement

Relating to

The replacement of an existing flat roof section with a new pitched roof

at

**50 Rodney Gardens
Eastcote, Pinner
HA5 2RP**

for

Ms Zinat Nourouz

Prepared by

Stones Architects Ltd
50 Coldharbour Lane
Hayes
UB3 3EP

08 April 2024

Project ref: 2023.017

Description of Existing House

The application site comprises of a bungalow situated on a corner plot on the northern side of Rodney Gardens at the junction with Dovecot Close. The dwelling has brick walls and a tiled, hipped roof. Its most recent addition is a flat roof infill extension, which is the subject of this application.

The site is located in the Eastcote Park Conservation Area. The building on site is not listed, however there are Locally and Grade II Listed Buildings on the southern boundary of the Conservation Area.

Existing survey drawings and photo sheets are enclosed with the planning application.

Proposal

The application proposes the alteration of the flat roof to a pitched/crown roof to match the existing rear extension.

Planning History

The application site has the following relevant planning history:

Application Reference	Description	Decision
45146/APP/2021/1239	Open canopy at rear (Application for a Certificate of Lawful Development for an Existing Development)	Refusal 24-05-21
45146/APP/2020/3755	Porch to front, single storey conservatory to rear, glazed canopy and conversion of garage to habitable use with rooflights and alterations to fenestration from diamond lead to Georgian lead glazing.	Part Allowed 30-06-2021
45146/APP/2017/1639	Removal of fascia to rear elevation; alterations to single storey rear extension including pitched roof with crown; new brickwork to match existing; retention of extension once altered.	Approved 20-06-17
45146/APP/2016/2858	Retention of single storey rear extension in a modified form involving removal of fascia to rear elevation; alterations to roof to form a crown roof with parapet to rear; and works to brickwork to match the finish of existing dwelling.	Dismissed 24-01-2017

Planning

The application is a submission of new planning application based on the pre-application advice received from LB Hillingdon (LBH), ref. 45146/PRC/2023/174, dated 18 December 2023 (see Appendix).

Having read the officers pre-application report the following Local Plan policies are considered applicable:

- The Local Plan: Part 1 - Strategic Policies (2012)
- The Local Plan: Part 2 - Development Management Policies (2020)
- The Local Plan: Part 2 - Site Allocations and Designations (2020)
- The London Plan (2021)
- The West London Waste Plan (2015)
- NPPF (2021)
- Hillingdon Local Plan Part 1 (2012)
- Hillingdon Local Plan Part 2 (2020)
- The London Plan (2021) and national guidance

The new application scheme addresses the issues raised in the pre-application. Please see below:

Ref	LBH Pre-Application Report – 45146/PRC/2023/174	SA Application Scheme
1	<u>Principle of development</u> <i>The application site is located in the developed area of the borough where new development is acceptable in principle subject to compliance with relevant development plan policies.</i>	As per the PA advice, the planning scheme would be acceptable in principle and in line with relevant planning policies.
2	<i>There is an evident contrast in the use of the bricks in the extension and those of the existing dwelling, this is largely due to the extent of weathering on the original dwelling. The pre application cover letter proposes the possibility of tinting the bricks, however, more information would be required regarding any proposed tinting treatment to the bricks.</i>	SA have approached brick tinting specialists who are able to match the existing London Stock brickwork. The existing extension can also be included in the tinting process, which comprises of a tinting medium to create a seamless joint by eliminating inconsistencies in colour between different batches of brick and masonry. The tint is not a paint or a surface coating, it is a combination of a liquid chemical binder and iron oxide pigments. This is applied to the bricks and left to penetrate them. If tinting is carried out by a specialist it is lightfast, UV resistant & unaffected by extreme weather.

Ref	LBH Pre-Application Report – 45146/PRC/2023/174	SA Application Scheme
		We suggest that this is controlled by way of a planning condition and sample panel prior to works commencing in this element.
3	<i>Any future submission should ensure the proposed work would not directly affect the tree(s). Therefore, an arboricultural impact assessment and tree protection plan is required, detailing the tree protection during any construction operations.</i>	The new application includes an Arboricultural Assessment by a suitably qualified consultant.
4	<u>Conclusion</u> <i>The proposal would be acceptable in principle and inline with Policies HE1 and BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 4, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020). However, more information would be required regarding any proposed tinting treatment to the bricks.</i>	Brick tinting has been described above.

Brief

The applicant wishes to retain the existing rear extension with proposed alterations to the roof to match existing, so that the infill extension appears part of the main dwelling and in keeping with the Conservation Area.

Design

The proposals are shown on drawings listed in the Appendix at the end of this statement.

Materials used will be to match existing work, the new pitched roof will be tiled to match the existing pitched roof, the flat roof will be treated with solar reflective treatment. The existing extensions will be brick tinted to match London stock bricks, as described above.

Access

The existing street access to the site will be retained.

The new proposals will comply with the Building Regulations current at the time of commencement.

Existing refuse arrangements will continue.

Existing vehicle parking and bicycle parking will be retained.

Appendix A

List of documents submitted with the application.

Drawing no.	Drawing title
S01A	Site location plan
S02C	Existing plans
S03C	Existing elevations
S04	Existing elevations
S05	Existing photosheets
C01	Proposed plans
C02	Proposed elevations
C03	Existing and proposed street elevations
C04	Proposed site layout
DAS	Design and Access Statement by SA
HS	Heritage Statement by SA
Tim Pursey	Arboricultural Assessment

Appendix B

Pre-Application correspondence:

Officers Report

Planning Applications Team
Hillingdon Council
Civic Centre, High Street
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Jaspal Kaur
Stones Architects Ltd
50 Coldharbour Lane
Hayes
UB3 3EP

Tel: 01895 250230
Case Officer: Emilie Bateman
Email: ebateman@hillingdon.gov.uk
Date: 18th December 2023
Our Ref: 45146/PRC/2023/174

Dear Jaspal Kaur

RE: Retention, including alterations, of part single storey rear extension

SITE: 50 RODNEY GARDENS EASTCOTE PINNER

I refer to your request for pre-application planning advice dated 11-10-23 and our subsequent meeting on 04-12-23 relating to the above development. The advice provided is based on the drawings and documents issued to the Local Planning Authority for consideration.

Drawing Nos:	S01 - A	Received: 11th October 2023
	S02 - B	Received: 11th October 2023
	S03 - A	Received: 11th October 2023
	B01	Received: 11th October 2023
	B02	Received: 11th October 2023

Outlined below is a preliminary assessment of the proposal, including an indication of the main issues that should be addressed should you choose to submit a formal planning application. Please note that the views expressed in this letter represent officer opinion only and cannot be taken to prejudice the formal decision of the Council in respect of any subsequent planning application, on which consultation would be carried out which may raise additional issues. In addition, the depth of analysis provided corresponds with the scope of information made available to Council officers.

The Site and Surrounds

The application site comprises a detached chalet style bungalow situated on a corner plot on the north eastern side of Rodney Gardens at the junction with Dovecot Close. The dwelling has distinctive mottled brick walls and a tiled, hipped roof. It currently benefits from a flat roofed extension to the southern elevation, a staggered depth crown roofed extension to the rear, with a further glazed canopy beyond. The veranda has been erected since the approval of the rear extension in June 2017 but does not have planning consent. The front garden is predominantly laid to hardstanding with a carriage driveway and provides parking for providing at least 2 cars. There is an enclosed rear garden providing private amenity space.

Number 48 Rodney Gardens is located to the east of the application site.

The area is residential in character and appearance comprising a mix of one and two storey detached properties of varying design. The site lies within the Eastcote Park Conservation Area.

The Proposal

The application site has a complex history following the erection of an unlawful rear extension which was later refused and dismissed at appeal.

45146/APP/2016/2858 - Dismissed 24-01-2017 (Retention of single storey rear extension in a modified form involving removal of fascia to rear elevation; alterations to roof to form a crown roof with parapet to rear; and works to brickwork to match the finish of existing dwelling.)

Following the dismissed appeal, a revised application was approved which included stepping in the rear extension from boundary and increasing the depth of pitched element of the crown.

45146/APP/2017/1639 - Approved 20-06-17 (Removal of fascia to rear elevation; alterations to single storey rear extension including pitched roof with crown; new brickwork to match existing; retention of extension once altered.)

A third application was refusal and subsequently part allowed in 2021. The appeal was allowed in regards to the conversion of the existing garage into a pottery studio and associated rooflights. The appeal was dismissed in relation to the front porch, glass conservatory extension and extension to the existing glass canopy.

45146/APP/2020/3755 - Part Allowed 30-06-2021 (Porch to front, single storey conservatory to rear, glazed canopy and conversion of garage to habitable use with rooflights and alterations to fenestration from diamond lead to Georgian lead glazing.)

Following the dismissal, a flat roof brick infill rear extension was erected and a parapet was added to the kitchen.

45146/APP/2021/1239 - Refusal 24-05-21 (Open canopy at rear (Application for a Certificate of Lawful Development for an Existing Development))

In addition, an application for a certificate of lawful development for an existing development was refused, on the balance of probability, that the open canopy has not been in existence and in continuous use for at least a four year period prior to the date of the application.

The current pre-application seeks advice regarding the retention, including alterations, of the infill single storey brick rear extension, glazed canopy and parapet.

The plan proposes the alteration of the flat roof to a crown roof to match the existing rear extension which was approved under reference (ref: 45146/APP/2017/1639).

Planning Policy

Development Plan

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)
The Local Plan: Part 2 - Development Management Policies (2020)
The Local Plan: Part 2 - Site Allocations and Designations (2020)
The London Plan (2021)
The West London Waste Plan (2015)

Material Considerations

The National Planning Policy Framework (NPPF) (2021) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

The proposed development has been assessed against the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), including Supplementary Planning Guidance, and all relevant material considerations, including The London Plan (2021) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Other Policies

DMHB 11	Design of New Development
DMHB 1	Heritage Assets
DMHB 14	Trees and Landscaping
DMHB 4	Conservation Areas
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D6	(2021) Housing quality and standards

Main Planning Issues

Principle of development

The application site is located in the developed area of the borough where new development is acceptable in principle subject to compliance with relevant development plan policies.

Design

Paragraph 134 of the NPPF (2021) notes the importance of achieving design which is appropriate to its context stating that 'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design taking into account any local design guidance and supplementary planning documents such as design guides and codes.'

Policy

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires LPAs to have a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Policy D3 of the London Plan (2021) states, *inter alia*, that "development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions."

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'.

In terms of Conservation Areas, Policy DMHB 4 states that new development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will:

- A) Require proposals for new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area.
- B) Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification.
- C) Proposals will be required to support the implementation of improvement actions set out in relevant Conservation Area Appraisals and Management Plans.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:

- i) harmonising with the local context by taking into account the surrounding: scale of development, considering the height, mass and bulk of adjacent structures; building plot sizes and widths, plot coverage and established street patterns; building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment.
- ii) ensuring the use of high quality building materials and finishes;
- iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;
- iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and
- v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

With regard to rear extensions Policy DMHD 1 states:

- 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;
- 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;
- 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;

- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;

As mentioned previously, the application site has a complex history following the erection of an unlawful rear extension which was later refused and dismissed at appeal (ref: 45146/APP/2016/2858). A revised application was approved which was reduced in height and included stepping in the rear extension from boundary (ref: 45146/APP/2017/1639). The pitched crown roof was found to be acceptable following revisions to ensure the pitched element of the roof was deeper, appearing as the more dominant feature and complimenting the main pitched roof. In addition, the slope angle of the pitched roof matches that of the main roof, aiding visual integration, and the eaves height also matches that of the main roof enhancing assimilation and vastly improving on the previously refused scheme.

The step in was later proposed to be infilled with a glass box like extension. The Planning Inspector raised no objections to the 'size and siting' of the extension and found that 'the proposed extension would be subordinate in scale to the property and would not materially alter the appearance of the rear garden, including its contribution to the spacious and verdant character and appearance of the Conservation Area'. However, this element of the proposal was dismissed due to the concerns with the 'box like form and choice of materials'.

Subsequently, a flat roof brick infill rear extension was erected without permission. The current pre-application seeks advice regarding the retention, including alterations, of the infill single storey brick rear extension and glazed canopy.

The plan proposes the alteration of the flat roof to a crown roof to match the existing rear extension which was approved under reference (ref: 45146/APP/2017/1639), including a parapet to the rear. A similar full width design was previously refused (ref: 45146/APP/2016/2858), however, the current design takes into account the revisions to the crown roof which ensured it was acceptable, including reducing the overall height which sits comfortably below the rear dormer window. I note it does enlarge the existing crown roof and infill the step in but given the single storey nature and previous Inspectors comments, it is considered that, on balance, it is acceptable.

The Conservation Officer has raised no objections to the principle of the proposed retention and alterations. It is noted that there is a evident contrast in the use of the bricks in the extension and those of the existing dwelling, this is largely due to the extent of weathering on the original dwelling. The pre application cover letter proposes the possibility of tinting the bricks, however, more information would be required regarding any proposed tinting treatment to the bricks.

In addition, there is an existing glazed canopy to the rear which does not appear to benefit from planning permission and a certificate of lawful development was refused on the balance of probability, that the open canopy had not been in existence and in continuous use for at least a four year period prior to the date of the application. As part of the more recent refusal (ref: 45146/APP/2020/3755), the provision of the canopy was not supported and was considered to be an incongruous addition to the building. The refused scheme was partially dismissed at appeal, it is noted that the canopy was proposed to be extended as a part of that application. As such, the Planning Inspector considered the proposal to be 'an extension to the existing structure' and stated that the extension to the canopy would 'not make a positive contribution to the appearance of the property' but that it 'would have a neutral effect on the character and appearance of the Conservation Area'. On balance, the existing canopy could be acceptable given the current scheme does not propose to increase the size of the canopy. Therefore, the low height and lightweight

nature of the canopy overcomes to concerns the Planning Inspector raised regarding the enlarged canopy in terms of siting, size, design and materials. However, it is clear that any extension to it would not be acceptable.

The proposal would be acceptable in principle and inline with Policies HE1 and BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 4, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Amenity

Residential Amenity:

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Number 48 Rodney Gardens is located to the east of the application site and is set at a higher ground level. To the west is road which separates the application site from the neighbouring dwellings.

Given the proposal and site context, it is considered it would not unduly impact the residential amenity of the adjoining properties, in terms of daylight/sunlight, outlook and overbearing effect.

Overall, it is considered that the extensions would not adversely effect the amenities of neighbouring occupiers, in accordance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Light and outlook:

It is considered that all the resulting habitable room, and those altered by extension, maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

External Amenity Space Provision:

More than a sufficient amount of private amenity space will be retained to meet the minimum standards set out in Table 5.3 (Private Outdoor Amenity Space Standards) of the Hillingdon Local Plan Part 2: Development Management Policies (2020). The proposal, therefore, would not undermine the provision of external amenity space, in accordance with Policy DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Highways

Parking and Highway Safety:

The application site has at least two off street parking spaces, in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020). In addition, the majority of the front garden will be retained.

Other

Trees/Landscaping:

The site lies within the Eastcote Park Estate Conservation Area and there is an oak tree in the back garden / north boundary which is also protected by TPO 355, T44 on the schedule.

While the proposal is largely retrospective, any future submission should ensure the proposed work would not directly affect the tree(s). Therefore, an arboricultural impact assessment and tree protection plan is required, detailing the tree protection during any construction operations.

Planning Obligation and CIL (Mayor and LBH)

S106 PLANNING OBLIGATIONS

It is unlikely that any planning obligations would be applicable to this proposal.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for additional floorspace for residential developments is £95 per square metre. This is in addition to the Mayoral CIL charge of £60 per sq metre. All planning approvals for schemes with a net additional internal floor area of 100m² or more will be liable for CIL payments.

Should you require further information please refer to the Council's Website:

<https://www.hillingdon.gov.uk/community-infrastructure-levy>

Application Submission

The Council has an adopted Local Planning Validation Checklist (June 2020) which is available on the Council's website.

The list of documents to be submitted is likely to include:

- CIL Form
- Location Plan
- Existing Site Plan
- Existing Floor Plans
- Existing Elevations
- Proposed Site Plan
- Proposed Floor Plans
- Proposed Elevations
- Elevational drawings showing the development in the context of the surrounding area
- Design and Access Statement
- Photographs of the site and surroundings
- Construction Method Statement
- Heritage Impact Assessment
- Tree Survey and Arboricultural report

Please note that this list is not exhaustive and other information may be required on the proposals program.

Conclusion

The current pre-application seeks advice regarding the retention, including alterations, of the infill single storey brick rear extension, glazed canopy and parapet.

Concerns were raised in the pre application advice meeting regarding the accuracy of the plans and ensuring that any formal application reflects what has been built out on site.

The proposal would be acceptable in principle and inline with Policies HE1 and BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 4, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020). However, more information would be required regarding any proposed tinting treatment to the bricks.

Please be advised that the Council require confirmation that you wish to enter into a PPA as soon as possible, in order to ensure the necessary resource are in place to meet the terms of the PPA.

Follow Up Pre-application Meeting

Thank you for entering into the Council's pre-application advice service and I trust you have found this service of assistance.

Emilie Bateman
Graduate Planning Officer
London Borough of Hillingdon

Planning Guarantee

For complex applications which are likely to exceed the statutory time frames, the applicant is encouraged to enter into a Planning Performance Agreement (PPA) to allow for the negotiation of complex cases. Central Government encourages the use of PPAs for larger and more complex planning proposals to bring together the developer, the Local Planning Authority and key stakeholders to work in partnership throughout the planning process.

Providing a PPA helps ensure that major proposals progress through the application process in a timely fashion and result in high quality development but the service is both time consuming and costly. The charge for all planning performance agreements will ensure that adequate resources and expertise can be provided to advise on major development proposals, the charges are determined on a site by site basis.

Hillingdon are committed to ensure the best possible service provision to all of our applicants. In order to ensure this, we will not be able to facilitate negotiation which would result in an application being determined outside of statutory timeframes, unless the applicant has entered into a Planning Performance Agreement.