



Mohamed Aggwani
33 Hanger Lane
London
W5 1ED

Planning Applications Team
London Borough of Hillingdon
Civic Centre, High Street
Uxbridge UB8 1UW

Tel: 01895 250230
Case Officer: James Wells
Email: JWells@hillingdon.gov.uk
Date: 6th December 2021
Our Ref: 46943/PRC/2021/217

Dear Mohamed Aggwani

RE: Three Storey Rear Extension, Two Storey Rear Extension, Single Storey Rear Extension and Loft Extension

SITE: 44 Mount Pleasant Ruislip

I refer to your request for pre-application planning advice dated 24.09.21 and our subsequent meeting on 12.11.21 relating to the above development. The advice provided is based on the following drawings and documents issued to the Local Planning Authority for consideration:

Plan Numbers: 01 - received 29 Sep 2021
02 - received 29 Sep 2021
03 - received 29 Sep 2021
04 - received 29 Sep 2021
05 - received 29 Sep 2021
06 - received 29 Sep 2021
07 - received 29 Sep 2021
08 - received 29 Sep 2021
09 - received 29 Sep 2021
10 - received 29 Sep 2021

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 is located on the western side of Mount Pleasant in Ruislip and is occupied by a two storey detached property finished in white painted render with an interlocking tiled hipped roof. A detached garage is located towards the rear of the site and the frontage has been block paved. No heritage policies apply to the site, which is located within a Critical Drainage Area and has a Public Transport Accessibility Level (PTAL) of 1a.

Planning History

At 44 Mount Pleasant, under application ref. 46943/APP/2021/1078, planning permission was refused in April 2021 to erect a two storey side extension, second floor front extension, part two storey part single storey rear extension raising and conversion of roofspace to habitable use to include 1 x front rooflight and conversion of roof from hip to gable end with gable end window.

The Proposal

The application seeks to erect a three storey rear extension, a two storey rear extension, a single storey rear extension and a loft extension.

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)

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 proposal has been assessed against relevant development plan policies and material considerations.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Other Policies:

DMEI 9	Management of Flood Risk
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHD 1	Alterations and Extensions to Residential Dwellings
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D6	(2021) Housing quality and standards
NPPF12	NPPF 2021 - Achieving well-designed places

Main Planning Issues

1. Principle of development

The site is located in the developed area of the Borough, where the extension and alteration of an existing residential dwelling is acceptable in principle subject to compliance with other relevant policies as set out in this report.

2. Design

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'.

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.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires that alterations and extensions of dwellings should not have an adverse cumulative impact on the character and appearance or quality of the street scene, and should appear subordinate to the original house. It advises about various design criteria relating to extensions and alterations.

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;
- 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;
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- 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
- ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

With regard to roof extensions Policy DMHD 1 states:

- i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;
- ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;
- iii) raising of a main roof above the existing ridgeline of a house will generally not be supported;
- iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling; and
- v) in Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise with the existing building. The highest point of the dormer should be kept well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first floor windows.

The proposal seeks to erect a roof extension at the front of the property, a three storey rear extension, a two storey rear extension, a single storey rear extension and a loft extension.

The central, projecting, gable end roof extension, with a pitched roof and roof lights, at the front of the property would project over the existing full height square bay.

The three storey rear extension would have a flat roof and be approximately 4.8m wide and project approximately 2.2m from the main rear wall of the property. The two storey rear extension would have a flat roof with two roof lights and be approximately 4.9m wide and project approximately 4.65m from the main rear wall the property. The single storey rear extension would have a flat roof with a roof light and be approximately 5.2m wide and project approximately 10.9m from the main rear wall of the property.

The loft extension will change the existing hipped roof into a gable end roof with a central 'ridge' that runs from side to side of the property. The front section of the roof would slope down from a maximum height of approximately 7.9m (the existing ridge height is approximately 6.54m) and the rear section of the roof would be flat. The height of the roof at eaves level would be increased from approximately 5.04m to approximately 6.4m.

The proposed roof extension at the front of the property, the three storey rear extension, the two storey rear extension, the single storey rear extension and the loft extension are considered contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and could not be supported by the Council. The proposed extensions would not be subordinate to the scale of the original house and their design would have a significant, adverse impact on the character and appearance of the original house and the street scene.

3. Amenity

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

The design and siting of the proposed roof extension at the front of the property, the three storey rear extension, the two storey rear extension, the single storey rear extension and the loft extension would cause significant overshadowing and loss of light to adjacent properties. They would have an adverse impact on the amenity, daylight and sunlight of adjacent properties, would be overbearing and adversely affect the outlook from neighbouring properties. The proposal therefore cannot be supported by the Council.

Private outdoor amenity space

The proposed single storey rear extension appears to reduce the size of the rear garden of no. 44 Mount Pleasant to approximately 41.25sqm, significantly below the 100sqm required for a 4 or more bedroom dwelling in Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and set out in Table 5.3. This could not be supported by the Council.

4. Highways

The maximum off street parking requirement for a house with its own curtilage is 2 spaces. It is proposed to demolish the existing garage. However, there is adequate space on the site frontage to provide 2 on-site car parking spaces. As such there are no concerns with respect to parking.

5. Other

Energy

Policies EM 5 and DMEI 2 of the Local Plan seek a contribution from all development to a reduction in carbon emissions and encourage the use of renewable energy. The potential for renewable energy technologies such as PVs and heat pumps as part of any future development should be explored.

Flood risk

The site is in Flood Zone 1, the area of lowest flood risk, and a Critical Drainage Area. Within a Critical Drainage Area, surface water should be managed on-site. The retention of soft landscaped garden space would help maintain natural drainage.

6. Planning Obligation and CIL (Mayor and LBH)

S106 PLANNING OBLIGATIONS

It is not considered that any planning obligations will be required.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014. The Hillingdon CIL charge for residential developments of 100sqm or more is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £60 per square metre of additional floorspace.

7. Application Submission

The Council has an adopted Local Planning Validation Checklist (June 2020) that sets out in full the drawings and documents required to support applications for planning permission.

Should you require further information, please refer to the Council's website:
<https://www.hillingdon.gov.uk/apply-planning-permission>.

8. Conclusion

The proposed roof extension at the front of the property, the three storey rear extension, the two storey rear extension, the single storey rear extension and the loft extension are considered clearly and substantially contrary to Policies DMHB 11, DMHB 18 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and could not be supported by the Council.

The proposed extensions would not be subordinate to the scale of the original house, their design would have an adverse impact on the character and appearance of the original house and the street scene, they would have a significant adverse impact on the amenity, daylight and sunlight of adjacent properties, would be overbearing and harm the outlook from neighbouring properties. Furthermore, the proposal would reduce the size of the rear

garden to approximately 41.25sqm, significantly below the 100sqm required for a 4 or more bedroom dwelling.

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.

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

**James Wells
Planning Team Leader
Major Applications Team
London Borough of Hillingdon**

Planning Guarantee

For complex applications which are likely to exceed the statutory timeframes, 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 in 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.