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Date: 2nd July 2020
Our Ref: 47162/PRC/2020/115

Dear Adaptation Design Ltd

RE: Single storey rear extension

SITE: 10 Sherwood Avenue Ruislip

I refer to your request for pre-application planning advice dated 02/06/2020. Unfortunately due to the Covid 19 virus, it has not been possible to meet you. The advice provided is based on our discussions and on the following drawings and documents issued to the Local Planning Authority for consideration:

Plan Numbers: Existing Ground Floor Plan - received 03 Jun 2020
Proposed Ground Floor Plan - received 03 Jun 2020
IM 5176/01 - received 03 Jun 2020
IM 5176/03 - received 16 Jun 2020
IM 5176/02 - received 03 Jun 2020

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

No. 10 Sherwood Avenue is a two-storey detached dwelling on the west side of Sherwood Avenue, a residential cul-du-sac in Ruislip. Sherwood Avenue is characterised by two storey individually designed detached dwellings in large plots. It is noted that there is an existing single storey rear extension. The site is covered by TPO 459

The Proposal

The proposal involves the erection of a single storey rear extension. The glass canopy would be removed and the extension infills the from the existing kitchen extension. It is proposed offsetting the side wall approximately 1 metre in towards the patio doors on the right hand side (below the chimney stack) to allow additional space between the boundary with number 12

Sherwood Avenue and this area would house the child's large specialist bathroom. The roof line would match the existing kitchen extension and the rest of the extension would be to replace the lost lounge and dining room which will be used as the child's bedroom at the front and en-suite at the rear.

The roof would be flat, no higher than 3 metres and covered in felt, fibreglass or rubber. Flat roof lights may also be used. It will be 9.2 metres deep.

Your covering letter explains that your client is a child with disabilities and the intention is to provide facilities including a ground floor bedroom, therapy room, sensory room and carers facilities. Your client requires a 24 live in care team as well as care from her parents.

Planning Policy

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

1.2 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)
West London Waste Plan (2015)
The London Plan - Consolidated With Alterations (2016)

1.3 The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Emerging Planning Policies

1.4 Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:
(a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
(b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
(c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Draft London Plan (Intend to Publish Version, December 2019)

1.5 The GLA consulted upon a draft new London Plan between December 2017 and March 2018 with the intention of replacing the previous versions of the existing London Plan. The Plan was subject to examination hearings from February to May 2019, and a Consolidated Draft Plan with amendments was published in July 2019. The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor on 8th October.

1.6 The Mayor has considered the Inspectors' recommendations and, on the 19th December 2019, issued to the Secretary of State his intention to publish the London Plan along with a statement of reasons for any of the Inspectors' recommendations that the Mayor does not wish to accept.

1.7 Limited weight should be attached to draft London Plan policies that have not been accepted by the Mayor or that have only been accepted in part/with significant amendments. Greater weight may be attached to policies that were subject to the Inspector's recommendations and have since been accepted by the Mayor through the 'Intend to Publish' version of the Plan. The

weight will then increase as unresolved issues are overcome through the completion of the outstanding statutory process. Greater weight may also be attached to policies, which have been found acceptable by the Panel (either expressly or by no comment being made).

For the purposes of this application I refer in particular to the Hillingdon Local Plan: Part Two - Development Management Policies (2020) (The Local Plan 2020) and most specifically to Policy DMHD 1 which is the policy for residential extensions and Appendix A which gives detailed guidance. Reference should also be made to Policy DMT 6 (car parking).

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Other Policies:

DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking

Main Planning Issues

1. Principle of development

The site is within an established residential area and the principle of extending an existing property is acceptable.

2. Design

The main issues for consideration in determining this application would relate to the effect of the proposal on the character and appearance of the existing dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application dwelling, and provision of sufficient off-street parking provision. In relation to this the following is applicable:

Policy DMHD 1: Alterations and Extensions to Residential Dwellings states, inter-alia -
A) Planning applications relating to alterations and extensions of dwellings will be required to ensure that:

- i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;
- ii) a satisfactory relationship with adjacent dwellings is achieved;
- iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;
- iv) new extensions respect the design of the original house and be of matching materials;
- v) there is no unacceptable loss of outlook to neighbouring occupiers;
- vi) adequate garden space is retained;
- vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C;
- viii) trees, hedges and other landscaping features are retained; and
- 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

B) Rear Extensions

- 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;

The total rear extension will be 9 metres in depth which significantly exceeds the maximum 4 metres depth set out in Policy DMHD 1. However, it will not be seen from the street or from No. 8 Sherwood Avenue. It is also noted that both No. 8 and No. 10 are deeper on the plot than the current extended dwelling. An existing glass canopy will be removed and the extension will be no deeper than the existing rear extension. The extension is similar to the existing extension in overall form.

It is noted that the proposal includes a live in care team. You do not specify the number of persons or bedrooms required. You also need to clarify whether they will be living as part of the same household since subdivision of the house will require permission in its own right. In this regard you will need to include full floor plans of the dwelling with any submission. These should include an indication of which rooms will be used by the carers.

3. Amenity

No. 12 Sherwood Avenue is the only property potentially affected by the development. There is a substantial hedge between the proposed extension and No. 12 which appears to effectively screen the extension from that property and it seems unlikely that any loss of residential amenity will result. All neighbours will be notified on submission of a formal application and any planning issues raised will need to be considered.

4. Highways

There is extensive hardstanding to the front. You have not explained how many carers are involved but it seems likely that vehicular parking can be accommodated and the proposal would comply with Policy DMT 6 of the local plan

5. Other

Over 500 square metres of private amenity space is available and the proposal does not materially reduce this. The proposal is in accordance with Policy DMHB 18 of the local plan.

The site is subject of a TPO but based on the information submitted including photographs no trees appear to be affected. However the onus is on the applicant to investigate and, if necessary to provide a tree survey.

6. Planning Obligation and CIL (Mayor and LBH)

S106 PLANNING OBLIGATIONS

An obligation is unlikely to be required.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Please be advised that as from 1 April 2012, all planning approvals for schemes with a net additional internal floor area of 100m² or more will be liable for the Mayoral Community Infrastructure Levy (Mayoral CIL), as legislated by the Community Infrastructure Levy Regulations 2010 and The Community Infrastructure Levy (Amendment) Regulations 2011. The liability payable will be equal to £65 per square metre. The London Borough of Hillingdon is a collecting authority for the Mayor of London and this liability shall be paid to LBH in the first instance.

In addition the development represents Chargeable Development under the Hillingdon

Community Infrastructure Levy, which came into effect on 1st August 2014. The liability payable will be £95 per square metre

In this case the proposal is less than 100 square metres so currently no CIL is payable.

Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738

7. Application Submission

None beyond normal requirements except that a covering statement would assist responding to the matters raised in this letter.

8. Conclusion

Based on the information submitted it appears unlikely that the residential amenities of neighbours will be adversely affected although account will be taken of any views expressed by neighbours as a result of notification of any application. You may find it advisable to engage with neighbours before finalising your plans. The proposed extension is larger than would normally be allowed under policy although in this case there does not appear to be any material harm as a result in the development.

These views are informal only and are made without prejudice to formal consideration of any application. In this regard I must caution you that any decision to purchase the property is a matter for yourselves and the Council cannot be responsible for any investment decision.

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 Councils pre-application advice service and I trust you have found this service of assistance.

**Cris Lancaster
Planning Consultant
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.