

Planning and Design Statement

For
Naresh Malda

In support of a Planning
Application at 7b Court Road,
Ickenham, Uxbridge, UB10 8TF

May 2021



4th Floor
Churchgate House
56 Oxford Street
MANCHESTER M1 6EU

www.mialex.co.uk

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1 INTRODUCTION

- 1.1 This Planning & Design Statement has been prepared on behalf of Naresh Malda in support of a householder planning application to enlarge No 7b Court Road, Ickenham, Uxbridge, UB10 8TF by way of two storey side and rear extensions and associated external alterations.
- 1.2 The proposal follows up from a recently approved application at the site (Ref 5063/APP/2020/3764) which also proposed two storey side and rear extensions with associated external alterations as summarized in **Section 3** of this report. Furthermore, the proposal has been informed by pre-application discussions which have taken place with Officers of LB Hillingdon as summarised at **Section 4** of this report.
- 1.3 The Statement addresses the following matters:
- A description of the site and surroundings;
 - A review of the background and history of the site;
 - A summary of pre-application discussions;
 - An explanation of the development proposal;
 - A review of relevant planning policy;
 - An appraisal of the relevant planning and design issues, and
 - Conclusions.
- 1.4 Accordingly, this Statement addresses the design principles and concepts that have been applied to the development in respect of the location, use, layout, scale, appearance and landscaping – in relation to the site’s context. As such, the statement meets the requirement to formally state how design and access issues have been considered.
- 1.5 The Statement should be read in conjunction with the Heritage Statement prepared by Squire Heritage and the drawings package prepared by Multi Creation Architecture which forms part of this application.
- 1.6 The submissions conclude that the development proposal is acceptable, and supportable, in planning terms and that full permission should be granted.

2 SITE AND SURROUNDINGS

- 2.1 The site comprises a two storey Arts and Crafts style detached dwelling (known as Dormy House) which dates from the mid-20th Century.
- 2.2 The property is characterised by a shallow metal roof, whilst the external elevations are finished with hanging tiles to the first floor and a brick finish at ground floor. It comprises of two built masses with a main house contained within the larger mass and the secondary block containing the garage with habitable accommodation above on the eastern elevation.
- 2.3 It represents one of two dwellings which are positioned within a spacious plot enclosed on all sides by varying degrees of vegetation and trees. It is understood that Dormy House was the original property to be built, whilst the neighbouring dwelling (No 7a) is of a similar style and scale.
- 2.4 The dwelling is situated circa 90 metres to the rear of houses fronting onto Court Road to the west and 70 metres from the rear of houses fronting onto Swakeleys Drive to the south. Approximately 50 metres to the east are houses which face onto Long Lane, whilst Douay Martyrs High School is positioned to the north east.
- 2.5 The site is located within the Ickenham Village Conservation Area and accessed via a narrow lane-like road from Court Yard to the north.
- 2.6 Please refer to the images below.



Image 1 – Front elevation of Dormy House



Image 2 – Rear elevation of Dormy House

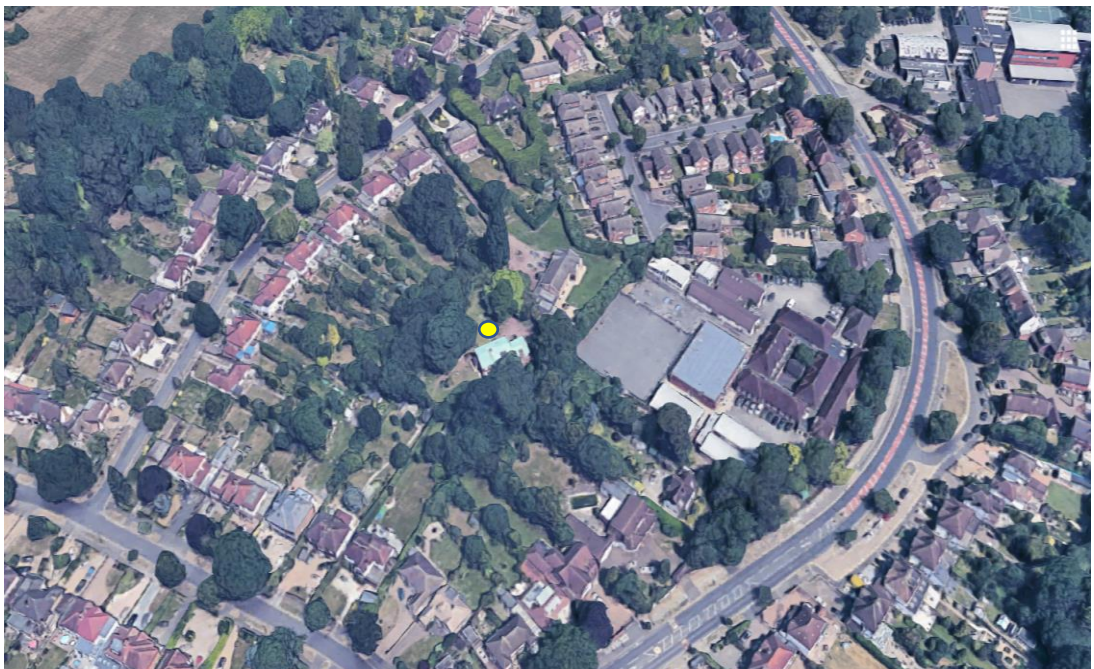


Image 3 – Overhead view of site facing north

3 PLANNING HISTORY

3.1 A review of the Council's records indicates that the site has been subject to one previous planning application as summarised below.

3.2 An application (**Ref 5063/APP/2020/3764**) was made for a two storey side extension, two storey rear extension, conversion of garage to habitable use , single storey side extension and raising of existing height of roof – Approved with Conditions 8th April 2021.

3.3 In concluding their assessment of the above application the Council state with regard to the proposed side extension at page 6 within the Delegated Officer Report (**Appendix 2**) that the side extension:

“would measure 4 metres wide, 7 metres deep and 8.1 metres high. The width of the proposed two side extension would be less than half the width of the host dwelling. It would be set-back from the main front wall of the property by 1 metre and set down from the main ridge by 0.5 metres. Given these factors it is considered the proposed two storey side extension would appear as a subordinate addition when compared to the size and scale of the host dwelling”.

3.4 Page 7 of the Delegated Report then addresses the proposed two storey rear extension stating:

“The proposed two storey rear extension would extend across the width of the property to adjoin the proposed two storey side extension. It would measure 16.6 metres wide, 3 metres deep at ground floor level and between 1.8 metres and 3 metres deep at first floor level. It would form part of the roof profile of the host dwelling with a ridge height of 8.6 metres. Bearing in mind the size of the application site, which is significantly larger than many other properties within the immediate area, it is considered that the proposed two storey rear extension would sit comfortably within the plot and would not appear excessive in size”.

3.5 The single storey side extension to the front of the principal elevation is also addressed at page 7 of the Delegated Report with the Council stating:

“The proposed single storey side extension would measure 2.1 metres deep, 6.4 metres wide and 3.7 metres high. Given its relatively modest size, it is considered that the proposed single storey side extension would appear as a subservient addition”.

3.6 Whilst the Council also confirm within their Delegated Report that the proposed raising of the ridge height of the main building from 8 metres to 8.6 metres is acceptable as:

“the proposed increase to the ridge height of the property would not harm the proportions of the dwelling, nor would there be any harm from the street scene due to the property's backland location”.

3.7 In addition the Council's Delegated Report confirmed there would be no unacceptable impact upon trees, neighbouring residential amenity, amenity space provision or parking and highway safety.

4 PRE-APPLICATION CONSULTATION

- 4.1 The NPPF outlines the need for effective consultation as part of the development process and confirms the importance of early engagement with the local authority in association with the preparation of planning applications.
- 4.2 The applicant made a pre-application submission to planning and design officers on 1st June 2020 to examine the potential for enlarging the property to the side and rear.
- 4.3 A copy of the proposed drawings package is included at **Appendix 1**.
- 4.4 A written response from the Case Officer Charlotte Spencer and Conservation Officer Alisha Lad was subsequently received on 24th June (please refer to **Appendix 2**). The key observations and issues are summarised below:
- The property has benefitted from alterations and small additions over time, however these have not significantly altered its original design intent or appearance;
 - The nature of the existing dwelling allows for a sense of hierarchy to the site and general built form. The dwelling sits comfortably within its site, quietly contributing in a positive manner to the conservation area;
 - The proposed extensions would dramatically alter the character, appearance and scale of the existing dwelling. It would result in a substantial increase to the overall bulk and scale of the original property;
 - The proposed alterations to the existing roof finish would significantly alter its original, distinctive appearance. This would result in a finish reflecting the local vernacular, however the unique interest of the existing building would be lost. The inclusion of repetitive gable ends along the rear elevation would clutter what is a clean, simple roof form;
 - The use of the flat roof as a balcony along the front elevation of the building would be considered in principle unacceptable within the conservation area, and
 - It is recognised there is scope for extending the property, although it would need to be sensitively designed and respect to the character and appearance of the conservation area. Any extensions must remain subservient to the host property.
- 4.5 As a result of the pre-application consultation process, the applicant has prepared an amended scheme which seeks to respond positively to the key concerns of Officers.
- 4.6 Accordingly, the pre-application consultation has proven beneficial in refining the revised development proposal which forms the basis of this planning application.

5 THE PROPOSAL

5.1 In a similar manner to the previous application (**Ref 5063/APP/2020/3764**) this application seeks consent for the following works:

- Conversion of existing garage on eastern side elevation to residential living space (a living/kitchen area) with forward extension of 2.1 metres resulting in a set back of 1 metre to the main front elevation of host property;
- Two storey wraparound extension extending by 4 metres to the western side elevation and approximately 10.95 metres to the rear at ground floor level and 9.95 metres to the rear at first floor level. Before projecting the width of the rear elevation of the host property. The extension will provide additional living space at ground floor with bedroom accommodation at first floor.
- The extension will project 2.35 metres further to the rear than the existing conservatory (which will be demolished as part of the proposed works) at ground floor level and approximately 1.8 metres further to the rear at first floor level (in line with the previously approved scheme).
- At both ground and first floor, the two storey side extension will be set back from the front elevation of the host property by 1 metre.
- The western side extension will be set lower than the height of the host dwelling to ensure visual subservience (in a not dissimilar manner to the existing two storey extension on the eastern elevation).
- The front porch will be extended by approximately 1 metre eastwards whilst maintaining the same distance from the main principal elevation of approximately 2 metres.
- In terms of external materials, the upper floor will be clad to match the appearance of the existing property with matching external brickwork at ground floor. The roof will be finished in green zinc to harmonise with the existing dwelling. All new windows will be designed in a manner which responds positively to the existing fenestration.

5.2 As set out on the accompanying plans, the scheme has been revised to reflect the comments received during the pre-application process.

5.3 The proposed extensions have been reduced in scale to ensure that they will appear subordinate in scale to the host property and will utilise matching external materials and a symmetrical window layout to ensure that the visual character and appearance of the existing dwelling and wider conservation area are preserved.

6 PLANNING POLICY

6.1 This section provides a review of relevant national and local planning policy and guidance

NATIONAL POLICY

6.2 The National Planning Policy Framework (NPPF) was published in February 2019 and sets out the Government's objectives for achieving sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development.

6.3 Development proposals that accord with an up-to-date Development Plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, permission should be granted unless:

- The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development; or
- Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

6.4 Paragraph 8 confirms that there are three dimensions to sustainable development; economic, social and environmental. To achieve sustainable development, economic, social and environmental gains should be pursued in mutually supportive ways through the planning system.

6.5 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. These sustainable objectives should be delivered through the preparation and implementation of plans and the application of the policies in the framework.

6.6 Guidance in paragraph 38 states that local planning authorities should approach decision-taking in a positive and creative way. They should work proactively with planners to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Delivering a Sufficient Supply of Homes

6.7 Paragraph 59 explains that in order to support the Government's commitment to significantly boosting the supply of homes, it is important that a sufficient amount and variety of land comes forward for development where it is needed, that needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

6.8 Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement set out in adopted strategic policies or against their local housing need where strategic policies are more than five years old. The five year supply should include an appropriate buffer. Where the local authority chooses to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan the buffer should be 10% to account for any fluctuations in the market during that year. In the event that there has been significant under delivery when measures against the Housing Delivery Test (November 2018 onwards) then a 20% buffer should be applied.

6.9 The NPPF is clear at paragraph 11 that housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five

year supply of deliverable housing sites or the Housing Delivery Test indicates that the delivery of housing was substantially below the housing requirement over the previous three years.

Promoting Sustainable Transport

- 6.10 To protect and exploit opportunities for the use of sustainable transport modes, development should be located and designed to give priority to pedestrian and cycle movements and have access to high quality public transport facilities; address the needs of people with disabilities by all modes of transport; create safe and secure places minimising conflicts between traffic and pedestrians; allow for the efficient delivery of goods and access by service and emergency vehicles; and be designed to enable the charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Making Effective Use of Land

- 6.11 The NPPF recognises the need for the planning system to promote an effective use of land in meeting the need for homes and other uses. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.
- 6.12 Paragraph 118 (c) explains that the planning system should specifically give substantial weight to the value of using suitable brownfield land within settlements for new homes and other identified needs. Furthermore, sub-section (d) of this paragraph explains that planning should also promote and support the development of under-utilised land and buildings especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.
- 6.13 Sub Section (e) of paragraph 118 outlines that Council's should support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards) and can maintain safe access and egress for occupiers.
- 6.14 The chapter goes on to discuss how appropriate densities can be achieved. Paragraph 122 sets out that the planning system should support development that makes efficient use of land, taking into account the following:
- a) The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
 - b) Local market conditions and viability;
 - c) The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
 - d) The desirability of maintaining an area's prevailing character and setting or of promoting regeneration and change; and
 - e) The importance of securing well-designed, attractive and healthy places.

Achieving Well Designed Places

6.15 This chapter sets out at paragraph 127 that planning policies and decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Are visually attractive as a result of good architecture and appropriate landscaping;
- Are sympathetic to local character and history including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation;
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks, and
- Create places that are safe, inclusive and accessible and which promote health and well-being.

Conserving and Enhancing the Historic Environment

6.16 The NPPF builds upon the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and requires at paragraph 192 that local planning authorities in determining planning applications should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and
- The desirability of new development making a positive contribution to local character and distinctiveness.

6.17 Paragraph 196 advises that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

6.18 At Paragraph 197, it is stated that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

REGIONAL POLICY

6.19 The London Plan sets out the Mayor's strategic development strategy for the capital up until 2046 and forms part of the development plan for Greater London. Of relevance is the following policy.

- 6.20 **Policy HC1 (Heritage Conservation and Growth)** advises that development proposals affecting heritage assets, and their settings, should conserve their significance by being sympathetic to the assets' significance and appreciation within their surroundings.
- 6.21 The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

DEVELOPMENT PLAN

- 6.22 When determining any planning application, the relevant authorities (in this case Hillingdon London Borough Council) are under a statutory obligation, as imposed by section 54a of the Town and Country Planning Act 1990, repeated in section 38(8) of the Planning and Compulsory Purchase Act 2004 to make their determination in accordance with the development plan unless material considerations indicate otherwise.
- 6.23 In this instance the Development Plan currently consists of the Hillingdon Local Plan Part 1 Strategic Policies (adopted November 2012) and the Local Plan Part 2 Site Allocation and Development Management Policies (adopted January 2020). The following policies are considered relevant to the proposed development.

Local Plan Part 2 Site Allocation and Development Management Policies (2020)

- 6.24 **Policy DMBH4 (Conservation Areas)** 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.
- 6.25 **Policy DMHB11 (Design of New Development)** outlines 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.
- 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.
- Ensuring the use of high quality building materials and finishes;
- Ensuring that the internal design and layout of development maximises sustainability and is acceptable to different activities;
- Protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and undesignated, and their settings; and
- Landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

6.26 Furthermore, development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. Development will also be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. Development proposals should make sufficient provision for well-designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

7 PLANNING CONSIDERATIONS

- 7.1 The planning issues relevant to the determination of the development proposal are assessed in detail below.

Principle of Development

- 7.2 The site relates to an existing dwelling located within an established residential area.
- 7.3 As such, the principle of extending the property is acceptable if there will be no adverse impact upon the amenity of the occupiers of any neighbouring properties or upon the visual character of the host property or wider conservation area.
- 7.4 This principle has been further established by the Council in their approval of the recent application at the site as seen at **Appendix 1** for a number of extensions to the property.

Design and Heritage

- 7.5 As summarised within the previous sections, the applicant has instructed an experienced professional team to prepare a revised scheme which seeks to respond positively to the key concerns and comments raised by Officers during the pre-application consultation.
- 7.6 On the eastern side elevation of the existing dwelling, the existing garage will be converted to accommodate residential living space (a living/kitchen area) and will project forward by 2.1 metres to result in a set back of 1 metre from the main front elevation.
- 7.7 This element of the proposal has been reduced in scale from the scheme that was presented to Officers at pre-application stage by removing the previously proposed extension at first floor. Accordingly, the first floor will retain a significant setback at first floor level which ensures that it will remain visually subservient to the host property.
- 7.8 The application also proposes a two storey wraparound extension extending by 4 metres to the western side elevation and approximately 10.95 metres to the rear at ground floor level and 9.95 metres to the rear at first floor level before projecting the width of the rear elevation of the host property. The extension will provide additional living space at ground floor with bedroom accommodation at first floor.
- 7.9 The extension will project 2.35 metres further to the rear than the existing conservatory (which will be demolished as part of the proposed works) at ground floor level, as well as extending to approximately 1.8 metres from the main dwellinghouse at first floor level to the rear.
- 7.10 At both ground and first floor, the extension will be set back from the front elevation of the host property by 1 metre.
- 7.11 Furthermore, the proposed side extension will be set lower than the height of the host dwelling as demonstrated on the enclosed elevation drawings to ensure visual subservience (in a not dissimilar manner to the existing two storey extension on the eastern elevation).

- 7.12 In terms of external materials, the upper floors of the dwelling will be clad to compliment the appearance of the existing property with matching external brickwork at ground floor. The roof will be finished in green zinc to harmonise with the existing dwelling. All new windows will be designed in a manner which responds positively to the existing fenestration.
- 7.13 This represents a positive change when compared to the pre-application scheme which sought to alter the materials of the roof to tile and to add gable features within the rear elevation.
- 7.14 Accordingly, the scheme ensures that the unique interest of the existing building would be retained in this regard.
- 7.15 In a similar manner, the previously proposed first floor balcony that was proposed on the front elevation above an extended porch has now been removed to respond in a positive manner to the comments received during the pre-application process.
- 7.16 It is our view that the proposed changes from the previously approved scheme, namely extending a further 1 metres at ground floor to the rear, a slight widening of the porch by 1 metre and the reduction in the set back of the proposed two storey (western) side extension from the rear should not materially alter the Council's conclusions as summarised within **Section 3** of this statement.
- 7.17 As set out on the accompanying plans, the proposed extensions have been revised to reflect the comments received during the pre-application process and the previously approved application. The proposed extensions have been reduced in scale from the original submission to ensure that they will appear subordinate in scale to the host property and will utilise matching external materials and a symmetrical window layout to ensure that the visual character and appearance of the existing dwelling and wider conservation area are preserved.
- 7.18 Accordingly, our view is that the revised scheme complies with Policy DMHB11 of the Local Plan Part 2.
- 7.19 By way of further demonstration, the applicant has instructed a professional Heritage Statement which forms part of the application submission.
- 7.20 The Statement presents a description of the proposed development and its impact upon the host property and conservation area of which it forms part. It seeks to provide a comprehensive assessment in respect of:
- Information on the history and architectural character of the house, and the current condition of the site and building;
 - The contribution that the site and the current building make to the character of the conservation area;
 - The significance of the site and the likely impact of the development;
 - The evolution of the design in respects of achieving suitable scale, height and massing, and
 - An assessment of whether the design is contextual and utilises appropriate detailing and materials.

- 7.21 The Statement concludes that the proposed extensions will have no harmful impact upon the host property and that the visual character of the conservation area will be preserved in accordance with Policy DMBH4 of the Local Plan Part 2.

Impact Upon Neighbouring Properties

- 7.22 The scheme has been designed in a manner that ensures there will be no adverse overbearing impacts upon any neighbouring properties.
- 7.23 As demonstrated on the enclosed site location and block plans which form part of the application submission, the dwelling is located within a spacious plot which maintains significant separation distances to all neighbouring properties.
- 7.24 Accordingly, the proposed extensions will not result in any adverse impacts upon the amenity of occupiers of any neighbouring properties as confirmed by the Councils assessment of the previous application at the site (**Appendix 1**). As such, the scheme complies with Policy DMHB11 of the Local Plan Part 2.

8 CONCLUSIONS

8.1 It is concluded that the scheme is in accordance with the NPPF and the Council's adopted Local Plan. It therefore constitutes appropriate development and should be supported for the following reasons:

- The proposed extensions have been carefully revised and reduced in scale to respond to the comments of Officers which were received during pre-application consultation.
- The extensions will be of a high quality design which will remain subservient in scale to the host property via set backs from the principal elevation and lower roof height. The proposed design (retaining the existing roof, incorporating matching external materials and symmetrical fenestration) will help ensure that the proposed extensions will harmonise with the visual character of the existing dwelling;
- The application submission includes a comprehensive Heritage Statement which provides a detailed assessment of the proposals and concludes that there will be no harmful impact upon the visual character or appearance of the conservation area, and
- The scheme has been carefully designed to ensure that there will have no adverse impacts upon the amenity of the occupiers of any neighbouring properties by way of overlooking or being overbearing in nature.
- The scheme broadly reflects that which has previously been proven acceptable at the site under **Ref 5063/APP/2020/3764 (Appendix 1 and 2)**. With a slightly enlarged ground floor rear extension, widened porch and reduction in the rear setback of the proposed two storey side extension to the west.

8.2 In light of the above, the scheme has been demonstrated to comply with the NPPF and all relevant local planning policies (most notably Policy DMHB4 and DMHB11 of the adopted Local Plan) in addition to Policy HC1 of the Intend to Publish London Plan and should therefore be considered acceptable.

Appendix 1



Mr Harry Johnson
Workplace
4th Floor Churchgate House
56 Oxford Street Manchester
M1 6EU

Application Ref: 5063/APP/2020/3764

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:-

Description of development:

Two storey side extension, two storey rear extension, conversion of garage to habitable use, single storey side extension and raising of existing height of roof

Location of development: Dormy House, 7b Court Road Ickenham,

Date of application: 03 December 2020

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

Head of Planning, Transportation and Regeneration

Date: 8 April 2021

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 5063/APP/2020/3764

SCHEDULE OF CONDITIONS

- 1 · The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 · The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted drawings, numbered 3443/EXT-06/AM, 3443/EXT-07/AM, 3443/EXT-09/AM (Proposed Elevations), 3443/EXT-09/AM (Proposed Roof Plan) and 3443/EXT-10/AM.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2021).

- 3 · The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

- 4 · Notwithstanding the details shown on the approved drawings, the windows serving the rooms labelled as 'En-suite' and 'Bathroom' as detailed on drawing numbers 3443/EXT-06/AM and 3443/EXT-07/AM shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

In the interest of residential amenity in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

- 5 · Notwithstanding the details shown on the approved drawings and prior to the commencement of any works above ground level, detailed drawings at a scale of 1:20 of the windows of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON

To conserve and preserve the character and appearance of the conservation area in accordance to policy HE1 (Hillingdon's Local Plan Part 1, adopted November 2012) and policies DMHB 1 and 4 (Hillingdon's Local Plan Part 2, adopted January 2020).

SCHEDULE OF CONDITIONS

- 6 . With the exception of T5 (Scots Pine) only, the tree protective measures, including fencing, supervision and working procedures shall be carried out in accordance with the Arboricultural Impact Assessment by By A.T. Coombes Associates Ltd dated 22 March 2021.

REASON

To ensure that reasonable measures are taken to safeguard trees in the interest of preserving and enhancing the visual amenities of the locality in compliance with policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and Policies G5, G6 and G7 of the London Plan (2021).

- 7 . Prior to the commencement of any works above ground level, a scheme of landscaping which shall specify the location, species, planting sizes and maintenance programme of three replacement trees shall be submitted to and approved in writing by the Local Planning Authority. The works approved shall be carried out in the first planting season following the first occupation of the development hereby approved. Any trees which, within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON

In the interest of the visual amenities of the area and in compliance with policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and Policies G5, G6 and G7 of the London Plan (2021).

INFORMATIVES:

- 1 . On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.
- 2 . The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

SCHEDULE OF CONDITIONS

- 3 . Wildlife and Countryside Act 1981: Note that it is an offence under this act to disturb roosting bats, nesting birds or any other protected species. Therefore, if applicable, it is advisable to consult your tree surgeon / consultant to agree an acceptable time for carrying out the approved works.

Standard Informatives

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance:

Part 1 Policies:

- | | |
|---------|--------------------------|
| PT1.BE1 | (2012) Built Environment |
| PT1.HE1 | (2012) Heritage |

Part 2 Policies:

- | | |
|----------|--|
| DMHB 1 | Heritage Assets |
| DMHB 4 | Conservation Areas |
| DMHB 11 | Design of New Development |
| DMHB 12 | Streets and Public Realm |
| DMHB 14 | Trees and Landscaping |
| 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 |
| LPP G7 | (2021) Trees and woodlands |
| LPP HC1 | (2021) Heritage conservation and growth |
| NPPF- 16 | NPPF-16 2018 - Conserving & enhancing the historic environment |

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning

SCHEDULE OF CONDITIONS

application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control that is considered to cause harm to local amenity.

- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Resident Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In

SCHEDULE OF CONDITIONS

particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

GRANT OF PLANNING PERMISSION

Application Ref.No.: 5063/APP/2020/3764

SCHEDULE OF PLANS

Arboricultural Impact Assessment by A.T. Coombes Associates Ltd (dated 22 March 2021) - received 29 Mar 2021

3443/EXT-01/AM Rev. A - received 16 Nov 2020

Heritage Statement - received 16 Nov 2020

3443/EXT-02/AM - received 16 Nov 2020

3443/EXT-03/AM - received 16 Nov 2020

Design and Access Statement - received 16 Nov 2020

3443/EXT-04/AM (Existing Roof Plan) - received 16 Nov 2020

3443/EXT-04/AM (Existing Elevations) - received 16 Nov 2020

3443/EXT-06/AM - received 16 Nov 2020

3443/EXT-07/AM - received 16 Nov 2020

3443/EXT-09/AM (Proposed Roof Plan) - received 16 Nov 2020

3443/EXT-09/AM (Proposed Elevations) - received 16 Nov 2020

3443/EXT-10/AM - received 16 Nov 2020

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice
- Appeals must be made using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are available at www.gov.uk/government/collections/casework-dealt-with-by-inquiries
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

- If either the local planning authority or the office of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Appendix 2

DELEGATED HOUSEHOLDER DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select Option

- | | |
|--|--------------------------|
| 1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received | ☐ |
| 2. Application complies with all relevant planning policies and is acceptable on planning grounds | ☐ |
| 3. There is no Committee resolution for the enforcement action | ☐ |
| 4. There is no effect on listed buildings or their settings | ☐ |
| 5. The site is not in the Green Belt (but see 11 below) | ☐ |

REFUSAL RECOMMENDED: GENERAL

- | | |
|--|--------------------------|
| 6. Application is contrary to relevant planning policies/standards | ☐ |
| 7. No petition of 20 or more signatures has been received | ☐ |
| 8. Application has not been supported independently by a person/s | ☐ |
| 9. The site is not in Green Belt (but see 11 below) | ☐ |

RESIDENTIAL DEVELOPMENT

- | | |
|--|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | ☐ |
| 11. Householder application in the Green Belt | ☐ |

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

- | | |
|--|--------------------------|
| 12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses | ☐ |
| 13. Refusal of change of use from retail class A1 to any other use | ☐ |
| 14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use. | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | ☐ |
| 16. Certificate of Lawfulness (for existing use or Development) | ☐ |
| 17. Certificate of Appropriate Alternative Development | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 18. ADVERTISEMENT CONSENT (excluding Hoardings) | ☐ |
| 19. PRIOR APPROVAL APPLICATION | ☐ |
| 20. OUT-OF-BOROUGH OBSERVATIONS | ☐ |
| 21. CIRCULAR 18/84 APPLICATION | ☐ |
| 22. CORPSEWOOD COVENANT APPLICATION | ☐ |
| 23. APPROVAL OF DETAILS | ☐ |
| 24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval | ☐ |
| 25. WORKS TO TREES | ☐ |
| 26. OTHER (please specify) | ☐ |

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No.	Report of the Head of Planning, Transportation and Regeneration		
Address	DORMY HOUSE 7B COURT ROAD ICKENHAM		
Development:	Two storey side extension, two storey rear extension, conversion of garage to habitable use, single storey side extension and raising of existing height of roof		
LBH Ref Nos:	5063/APP/2020/3764		
Drawing Nos:	Arboricultural Impact Assessment by A.T. Coombes Associates Ltd (dated 22 March 2021) 3443/EXT-01/AM Rev. A Heritage Statement 3443/EXT-02/AM 3443/EXT-03/AM Design and Access Statement 3443/EXT-04/AM (Existing Roof Plan) 3443/EXT-04/AM (Existing Elevations) 3443/EXT-06/AM 3443/EXT-07/AM 3443/EXT-09/AM (Proposed Roof Plan) 3443/EXT-09/AM (Proposed Elevations) 3443/EXT-10/AM		
Date Plans Received:	16/11/2020	Date(s) of Amendment(s):	16/11/2020
Date Application Valid:	03/12/2020		29/03/2021

1. CONSIDERATIONS

1.1 Site and Locality

The application site is designated within the Ickenham Village Conservation Area. It comprises a spacious plot of land measuring approximately 0.25 hectares, with access from Court Road via a private lane. The property at the site is a mid-20th century detached dwelling.

The dwelling was built on a pocket of land between the rear gardens of the houses along Court Road and what was formerly known as the Swakeleys County Secondary School (now Douay Martyrs), which is a locally listed building located to the east of the site. No. 7A Court Road is located to the north-east of the site. The application site is bounded by the rear gardens of the neighbouring properties fronting Long Lane and Swakeleys Drive to the south-eastern and south-western site boundaries.

The site contains numerous trees, eight of which are protected by Tree Preservation Order number 348. According to the Council's GIS map, the site falls within a Potentially Contaminated Land Zone.

1.2 Proposed Scheme

Planning permission is sought for a two storey side extension, a two storey rear extension, a single storey side infill extension, conversion of the garage to habitable use and the raising of the roof height.

1.3 Relevant Planning History

Comment on Planning History

There is no relevant planning history attached to this site.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 9th January 2021

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

15 neighbouring properties and two separate Ickenham Residents Associations were consulted by letters dated 8th December 2020. A press notice was published on 16th December 2020 and a site notice was displayed on 10th December 2020. Following changes to the wording of the proposal description, the same neighbouring occupiers and Residents Associations were re-consulted on 27th January 2021. The consultation period expired on 17th February 2021.

Two representations were received from Nos. 2 and 6 Swakeleys Drive and their comments are summarised as follows:

- Worried about not having my garden privacy;
- The heritage statement (page 61) makes an incorrect reference to No.2 Swakeleys Drive, when in fact the pictured house is 98 Long Lane. Additionally there is little reference to the perspective from the rear garden from No.2 which is directly behind the proposed development.

Officer's Response: It is noted that the Heritage Statement refers to the property at No.98 Long Lane as No.2 Swakeleys Drive. However, this minor error has not prejudiced the assessment of the planning application which is based on the submitted drawings. The concerns raised in regards to neighbouring residential amenity will be covered in the section of the report titled 'Main Planning Issues'.

Trees and Landscape Officer:

The photo shows an old split to the protected T5 Scots Pine, but it is difficult to tell the extent of holding wood left. The split is in the top portion of the crown so if this section was removed, the tree would probably have to be topped which is not ideal. Paragraph 5.5 of the Arboricultural Impact Assessment (AIA) refers to T5 as a Category C tree. Paragraphs 6.4 and 9.1 of the AIA refers to T5 as a Category B tree. The table refers to T5 as a Category U tree.

Paragraph 5.6 of the AIA states, "Additionally, it has been agreed with Hillingdon Borough Council that T5 poses a risk and must therefore be removed for arboricultural purposes." This is inaccurate as we only mentioned they should get a reassessment from their arboricultural consultant. The report mentions three replacement trees to be planted, but the plan does not show where they will be sited.

In spite of the inconsistencies in the AIA report, the removal of the protected Scots pine (T5) is acceptable, subject to the replacement planting with at least three new trees, as recommended in paragraph 6.4 of the tree report. Species to include; Scots pine, Japanese maple and Chanticleer Pear. Tree protection measures have been incorporated within the AIA report by AT Coombes, which must be strictly adhered to. No objection subject to condition RES9 (parts 1,2 and 5).

Officer's response: Condition RES9 is not considered to be appropriate because it relates

to landscaping. In the event of an approval, a condition would be secured to ensure that the development is carried out strictly in accordance with the tree protection measures stated in the Arboricultural Impact Assessment. Also, a condition would be secured requiring details of the three replacement trees to be submitted to the Council for approval.

Conservation and Urban Design Officer:

The proposed development would significantly increase the overall bulk, scale and footprint of the existing property. The side and rear extension would wrap-around the building and comprise of a full width rear, which are not normally deemed acceptable. There would be concerns that cumulatively the existing and proposed additions would no longer remain subservient to the original dwelling.

The submitted drawings appear to also include an increase to the height of the roof however this has not been clearly stated within the description of works. This would need to be clarified prior to the determination of this application. The increase in height would contribute to the increase in scale of the building. Whilst the height increase would be far from ideal the nature of the site would work in its favour. The external material finishes would match the existing dwelling, it is recognised that the development would maintain and respect the character and style of the existing dwelling.

It is important to note that conservation areas are not designated as a series of street scenes. Views of the existing property enjoyed by the owners and neighbouring sites form part of the environment in which the heritage asset is experienced. Therefore, the excuse that they are not public views does not lessen the requirement to pay special attention to the desirability of preserving or enhancing the conservation area.

Subject to all external materials and finishes matching the existing building, the development is likely to result in little to no harm to the conservation area in this instance. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 would still need to be considered by the decision maker.

Officer's Response: The agent has confirmed that the existing height of the roof would be increased as part of the proposed development, and that this is reflected on the submitted drawings. The wording of the proposal description has been amended to take into account this alteration to the property and neighbouring residents have been re-consulted.

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

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
LPP G7	(2021) Trees and woodlands
LPP HC1	(2021) Heritage conservation and growth
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the streetscene and surrounding Conservation Area, the impact upon the amenities of adjoining occupiers, the impact on protected trees and car parking provision.

Character and Appearance:

The proposed development is situated within the Ickenham Village Conservation Area.

Policy HE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) states that the Council will conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape, which includes the designated heritage assets such as statutorily Listed Buildings, Conservation Areas and Scheduled Ancient Monuments.

Policy DMHB 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that the Council will expect development proposals to avoid harm to the historic environment. Policy DMHB 1 also requires any extensions or alterations to be designed in sympathy, without detracting from or competing with the heritage asset.

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: 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.

Policy DMHB 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) 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 the local character and distinctiveness.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping.

With regards to side extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- i) side extensions should not exceed half the width of the original property;
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
- iii) garages should reflect the size guidelines set out in Appendix C Parking standards;
- iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and
- vii) in Conservation Areas, single storey side extensions may be required to be set back.

With regards to rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- 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 regards to roof extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that the raising of a main roof above the existing ridgeline of a house will generally not be supported.

The proposed two storey side extension would be attached to the western flank wall of the host dwelling. It would measure 4 metres wide, 7 metres deep and 8.1 metres high. The width of the proposed two storey side extension would be less than half the width of the host dwelling. It would be set-back from main front wall of the property by 1 metre, and set-down from the main ridge line by 0.5 metres. Given these factors, it is considered that the proposed two storey side extension would appear as a subordinate addition when compared to the scale and size of the host dwelling. Furthermore, the side gable roof on the proposed extension would match the roof profile on the host dwelling, thereby helping to harmonise its appearance with the architectural composition of the main building.

The proposed two storey rear extension would extend across the width of the property to adjoin the proposed two storey side extension. It would measure 16.6 metres wide, 3 metres deep at ground floor level and between 1.8 metres and 3 metres deep at first floor level. It would form part of the roof profile on the host dwelling with a ridge height of 8.6 metres. Bearing in mind the size of the application site, which is significantly larger than many other properties within the immediate area, it is considered that the proposed two storey rear extension would sit comfortably within the plot and would not appear excessive in size.

The proposed single storey side extension would infill the space between the main front wall of the host dwelling and the existing two storey side addition which contains a double garage at ground floor level. The proposed single storey side extension would measure 2.1 metres deep, 6.4 metres wide and 3.7 metres high. Given its relatively modest size, it is considered that the proposed single storey side extension would appear as a subservient addition. Moreover, the mono-pitched roof profile and matching sash window detailing on the proposed single storey side extension would complement the design of the main dwelling.

The proposal would involve increasing the ridge height of the main building from 8 metres to 8.6 metres. It is acknowledged that Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) generally resists the raising of the ridge line of houses. However, there are material considerations relating to this site which carries weight. As previously mentioned, the application property is a detached house located on a generously sized plot of land to the rear of the properties on Court Road. The application property is considered to be in a unique situation as it does not share the same characteristics to the other properties fronting Court Road, Swakeleys Drive and Long Lane, in terms of its generous plot size and backland position. Given these circumstances, the proposed increase to the ridge height of the property would not harm the proportions of the dwelling, nor would there be any harm from the street scene due to the property's backland location.

The submitted drawings state that new windows and doors would be double glazed to match existing. However, there are four first floor windows being proposed that fail to match the sash window design that are found on the existing windows. Whilst it is noted that these specific windows would serve an en-suite, dresser room or bathroom, it is nonetheless important to ensure that these windows respect the architectural detailing on the original host dwelling. In the event of approval, a condition would be secured requiring details of all the window design and framing for the proposed development to be submitted to the Council for consideration.

Subject to the above condition, it is considered that the proposed development would meet the statutory test of preserving the character and appearance of the Conservation Area, and would not adversely impact the character and appearance of the host dwelling or the surrounding street scene. It is therefore considered that the proposal would be compliant with Policies HE1 and BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012), Policies DMHD 1, DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy HC1 of the London Plan (2021).

Impact on Protected Trees:

Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that, "Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height,

spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision."

The application site is located within an area covered by Tree Preservation Order (TPO) number 438. Following initial concerns raised by the Council's Trees and Landscape Officer, an updated Arboricultural Impact Assessment (AIA) report dated 22nd March 2021 was submitted by the applicant. The report states that "[a] Scots pine (T5) that is close to the existing dwelling and the proposed new extension will be removed following defects in the tree discovered after the failure of a limb in recent high winds."

The Tree Officer has noted that there are discrepancies within the Arboricultural Impact Assessment (AIA) report in regards to the Category classification of the T5 tree. However, due to the poor health of the T5 tree, the Tree Officer has raised no objection to its loss subject to 3 replacement trees being planted (as recommended in paragraph 6.4 of the AIA report). In the event of an approval, a condition would be secured to ensure that the development is carried out strictly in accordance with the tree protection measures stated in the Arboricultural Impact Assessment. Also, a condition would be secured requiring details of the three replacement trees to be submitted to the Council for approval.

Neighbouring 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, amongst other matters, 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 spaces.

The host dwelling is separated from the properties fronting Court Road by approximately 80 metres; approximately 65 metres from the properties fronting Swakeleys Drive; approximately 63 metres from the properties fronting Long Lane; and approximately 21 metres from 7a Court Road.

The objections received from neighbouring residents have been duly noted. However, given the aforementioned separation distances, it is considered that the proposed development would not cause undue harm to the living conditions of neighbouring occupiers, in terms of loss of light, outlook, privacy and overbearing impacts. As such, the proposal would be compliant with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), in this respect.

Furthermore, it is considered that all of the proposed habitable rooms, and those altered by the proposed development, would maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

External Amenity Space Provision:

The amount of private amenity space that would be retained at the site would far exceed the minimum 100 square metre requirement set out in Table 5.3 of the Hillingdon Local Plan Part 2: Development Management Policies (2020). It is therefore considered that the

proposal would not undermine the provision of external amenity space at the site, in compliance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Parking and Highway Safety:

It is acknowledged that the existing garage would be converted into habitable accommodation and that the number of bedrooms within the property would increase from five to six. However, there is more than a sufficient amount of space within the front forecourt of the site to provide two off-street car parking spaces, in line with the Council's parking standards. It is therefore considered that the proposal would not significantly exacerbate the demand for street parking or prejudice highway safety, in accordance with Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Contamination Risk:

According to the Council's GIS map, the site falls within a Potentially Contaminated Land Zone. Given its limited footprint, it is considered that the proposed development would not pose any significant contamination risk to human health over and beyond the existing circumstances, in accordance with Policy DMEI 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Conclusion:

It is considered that the proposed development would meet the statutory test of preserving the character and appearance of the Ickenham Village Conservation Area. The proposed development would not unduly impact on the living conditions of neighbouring occupiers. In the event of an approval, a condition would be secured to mitigate any potential harm to the protected trees being retained at the site. Also, a condition would be secured requiring 3 replacement trees to be planted due to the proposed loss of the T5 Scots pine. The application is therefore recommended for approval, subject to conditions.

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 HO1 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted drawings, numbered 3443/EXT-06/AM, 3443/EXT-07/AM, 3443/EXT-09/AM (Proposed Elevations), 3443/EXT-09/AM (Proposed Roof Plan) and 3443/EXT-10/AM.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2021).

3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

4 HO6 Obscure Glazing

Notwithstanding the details shown on the approved drawings, the windows serving the rooms labelled as 'En-suite' and 'Bathroom' as detailed on drawing numbers 3443/EXT-06/AM and 3443/EXT-07/AM shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

In the interest of residential amenity in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

5 NONSC Non Standard Condition

Notwithstanding the details shown on the approved drawings and prior to the commencement of any works above ground level, detailed drawings at a scale of 1:20 of the windows of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON

To conserve and preserve the character and appearance of the conservation area in accordance to policy HE1 (Hillingdon's Local Plan Part 1, adopted November 2012) and policies DMHB 1 and 4 (Hillingdon's Local Plan Part 2, adopted January 2020).

6 NONSC Non Standard Condition

With the exception of T5 (Scots Pine) only, the tree protective measures, including fencing, supervision and working procedures shall be carried out in accordance with the Arboricultural Impact Assessment by By A.T. Coombes Associates Ltd dated 22 March 2021.

REASON

To ensure that reasonable measures are taken to safeguard trees in the interest of preserving and enhancing the visual amenities of the locality in compliance with policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and Policies G5, G6 and G7 of the London Plan (2021).

7 NONSC Non Standard Condition

Prior to the commencement of any works above ground level, a scheme of landscaping which shall specify the location, species, planting sizes and maintenance programme of three replacement trees shall be submitted to and approved in writing by the Local Planning Authority. The works approved shall be carried out in the first planting season following the first occupation of the development hereby approved. Any trees which, within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON

In the interest of the visual amenities of the area and in compliance with policies DMHB

11 and DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and Policies G5, G6 and G7 of the London Plan (2021).

INFORMATIVES

1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

2 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

3 Wildlife and Countryside Act 1981: Note that it is an offence under this act to disturb roosting bats, nesting birds or any other protected species. Therefore, if applicable, it is advisable to consult your tree surgeon / consultant to agree an acceptable time for carrying out the approved works.

Standard Informatives

1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The spatial development strategy for London consolidated with alterations since 2011 (2016) and national guidance.

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

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

LPP G7 (2021) Trees and woodlands

LPP HC1 (2021) Heritage conservation and growth

NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control that is considered to cause harm to local amenity.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the

Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control
3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).

- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning Services Reception Desk, Civic Centre, Uxbridge, UB8 1UW.

- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- of A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.
- B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

prior You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.

11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made

good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Nesha Burnham

Telephone No: 01895 250230