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HEAL
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PLANNING STATEMENT

Proposed development: Rear extension, use of the garage as part of the habitable accommodation of the dwelling and some minor remodelling of the existing structure to include three dormer windows

SITE: 2 HALFORD ROAD, ICKENHAM, UB10 8PY

APPLICANT: MR MARK MCLACHLAN

Site Description

Halford Road runs from Long Lane and is a residential area adjacent to, but not part of, the Ickenham Conservation Area. The road consists predominantly of bungalows in diverse shapes and sizes, many of which have been remodelled or extended over the years, many significantly. This leaves the streetscape as a random-looking collection of dwellings with no coherent structure, nor is there any architectural merit to the original properties.

No. 2 Halford Road sits on a corner plot adjacent to 100 Long Lane. It is an unusual shape, like a fan, with the majority of amenity space to the front and side of the property. This space would be unaffected by the proposed development.



No2 on the right adjacent to No 4



Current front elevation



Site location

Proposed Development

The proposal for no. 2 envisages a redesign of the existing dwelling with the aim of greatly improving the living space within the dwelling, whilst having little impact on the overall footprint. This would be achieved by incorporating the existing garage into the house and extending the rear of the property to the extent of the existing 'breakfast room', thus not affecting the current return building line taken from the neighbouring property, 100 Long Lane. The roof height would be raised by 1.0m to make more effective use of the space available and three dormer windows would be created, two on the front elevation and one on the rear.

The proposed design would not include any extension to the front of the property, nor to the north side, facing 100 Long Lane. Therefore, the design will not impact upon the external amenity space of the property.

The height of the ridge will be raised to accommodate the new internal arrangements and care has been taken to ensure that the impact of the raised roofline will appear as a natural progression from the taller property at 100 Long Lane to the smaller bungalow at 4 Halford Road.

The site adjoins, but is not part of, the Ickenham Conservation Area and so it was important to consider the impact of the design when viewed from within this area, the nearest point being Bridge Way on the opposite side of Long Lane. From this point, the view towards Halford Road is unsatisfactory at present. 100 Long Lane is obvious whilst the roof of 2 Halford Road can just be seen above the hedge line. The new design being proposed will increase the visibility of 2 Halford Rd in a positive way, the elevation in view being complementary to 100 Long Lane visually. The two proposed dormer windows to the front reflecting the forward-facing gable end of no.100, and the graduation in roof height between the two properties will enhance the overall view from within the conservation area. Should the hedge at some point be reduced in height, or removed altogether, the street scene will be markedly improved by the superior architectural value of the proposal.



100 Long Lane with roof of 2 Halford Rd appearing above hedge to the left

Site Background

A previous planning application, 56582/APP/2022/299 was refused for the following reasons:

1. The proposed raising of the roof, double hip gable conversion and part two storey, part single storey side/rear extension, by reason of their cumulative size, scale, bulk, height and design (including uncharacteristic roof profiles), would result in an incongruous, disproportionate and cramped form of development that would be detrimental to the appearance of the original host dwelling, and cause harm to the character, appearance and visual amenities of the existing street scene and the setting of the adjoining Ickenham Village Conservation Area. The proposal is therefore contrary to Policies HE1 and BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2021), Policies DMHD 1, DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management (2020), Policies D1, D3, D4 and HC1 of the London Plan (2021) and the National Planning Policy Framework (2021).

2. The proposed part two storey, part single storey side/rear extension, by reason of its siting, size, scale, bulk, and proximity to the side boundary, would result in a closing of the visually open gap at first floor level between it and the mutual boundary shared with number 4 Halford Road, giving rise to a cramped form of development and setting a precedent for a possible terracing effect, which would be detrimental to the visual amenities of the street scene and the surrounding area, including the setting of the adjoining Ickenham Village Conservation Area. The proposal is therefore contrary to Policies HE1 and BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2021), Policies DMHD 1, DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management (2020), Policies D1, D3, D4 and HC1 of the London Plan (2021) and the National Planning Policy Framework (2021).

3. The proposed double hip to gable conversion and increase to the main ridge height of the host dwelling would result in an unduly prominent, visually incongruous and top-heavy form of development that would be detrimental to the character, appearance and visual amenities of the existing street scene and the surrounding area, including the setting of the adjoining Ickenham Village Conservation Area. The proposal is therefore contrary to Policies HE1 and BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2021), Policies DMHD 1, DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management (2020), Policies D1, D3, D4 and HC1 of the London Plan (2021) and the National Planning Policy Framework (2021).

4. The proposed development, by virtue of its proximity, depth, size, scale, bulk and height, would have a harmful impact on the living conditions of the neighbouring occupiers at number 100 Long Lane and their associated private amenity space, in terms of outlook, overdominance, sense of enclosure and overbearing impact. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan Part Two - Development Management Policies (2020) and the National Planning Policy Framework (2021).

5. The proposed development, by virtue of the first floor bedrooms being served by roof lights and not being afforded with any direct outlook, would result in a substandard form of internal residential accommodation to the detriment of the amenity of occupants of the host property at number 2 Halford Road. The proposal would therefore be contrary to Policy DMHB 16 of Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy D6 of the London Plan (2021) and the National Planning Policy Framework (2021).

6. The proposed development, by virtue of its failure to maintain an adequate provision of private external amenity space, would have a harmful effect on the living conditions of the occupants of the host property at number 2 Halford Road. The proposal would therefore be contrary to Policies DMHB 18 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and the National Planning Policy Framework (2021).

The new application has addressed these issues as can be seen from this Planning Statement. The proposal would make changes to the character and appearance of the host dwelling and there is a convincing argument that the scheme represents a vast improvement, both visually and architecturally, on the current dwelling.

This argument is evidenced by precedent relating to previous, successful applications in the same road. For example, in the officer's report for the 'granted' application for no.3 Halford Road is the following extract:

"The roof would be converted from a pyramid style hipped roof to a front and rear facing gable end with the roof being extended over the new rear and side extension. The roof would also be raised by 1.2 metres to a maximum height of 7 metres. It is considered that this alteration would significantly change the visual appearance of the dwelling house. Halford Road consists of mostly hipped bungalows, however, some have been altered to the gable end design with a raised ridge roof. As such, it is considered that there is a strong precedent set for this type of the alteration within the surrounding area. In addition, following an appeal for a similar extension at 38 Halford Road (Ref: 73860/APP/2018/2011) the Planning Inspector stated 'that the character and appearance of the host property would largely be lost, subsumed within what would amount to be a substantially altered and extended structure. This factor would attract significant weight if I considered that the original structure was worthy of preservation for its intrinsic architectural merits. That, however, is not the case. The bungalow, to my mind, exemplifies architectural ordinariness, and the appeal scheme represents an improvement in visual terms on that which currently exists.' The existing property is similar to the unextended property at No.38 and so it is considered that the loss of architectural design of the existing house would not have a detrimental impact on the area."

See Appendix A for photos of relevant examples. Therefore this is evidence that the nature of the host site, like the one in this example which was approved is that the bungalows are not remarkable in design and do not enhance the area as they exist, whilst the proposal as presented does enhance and preserve the area.

The scheme at no.3 was significantly larger than the proposed development of no.2 and the same argument applies to these revised plans, that the existing bungalow has no architectural merit whereas the proposed scheme which is the subject of this application offers an attractive frontage, complementing its surroundings and enhancing the street scene as viewed from within, and without, the adjoining conservation area.

Access

Access to the property would remain the same as present, as will the parking arrangements, therefore there are no issues of substance to address in respect of that.

Design and Local Planning Considerations

Refer to drawings 100588 – 1100 A, 100588 – 3100 B, 100588 – 1500 A and 100588 – 3500 B

The main planning issues, as set out in the officer's report for the refused application, which it should be noted are different now from the scheme now presented, but are dealt with below for completeness and to evidence in accordance with Para. 38 of the NPPF that the applicant is seeking to work with the Council to present a case that can be approved, were as follows :

"The main considerations are the design and impact on the character of the existing property, the impact upon the street scene and locality and the adjoining Conservation Area, the impact upon the amenities of adjoining occupiers, the quality of internal accommodation for the occupiers at the site, the reduction in size of the rear garden and car parking provision"

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form,

scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character

The design of the proposed development is such that it transforms a dwelling of 'architectural ordinariness' with poor energy efficiency into a larger, more attractive building of high energy efficiency that would therefore enhance the street scene and contribute in a positive way to the townscape and local character.

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 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 local character and distinctiveness.

The property is outside a conservation area and so the only impact the proposal would have is the view from the adjoining conservation area. As previously stated...the new design being proposed will increase the visibility of 2 Halford Rd in a positive way, the elevation in view being complementary to 100 Long Lane visually, the two proposed dormer windows to the front reflecting the forward-facing gable end of no.100, and the graduation in roof height between the two properties will enhance the overall view from within the conservation area. Should the hedge at some point be reduced in height, or removed altogether, the street scene will be markedly improved by the superior architectural value of the proposal. The alterations to the dwelling will enhance, rather than detract from, the historic environment.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new development will be required to be designed to the highest standards and incorporate principles of good design. Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area.

As can be assessed from the drawings, the design has a blend of modern and traditional aspects and provides a very versatile living space, adaptable to any future requirements, particularly as the main bedroom is located on the ground floor. As already shown, the development would complement the surrounding area.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extensions to dwellings should not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

As already noted, the alterations will substantially alter the character and appearance of the host dwelling. However, there is much precedent in the road to suggest that the loss of the architectural design of the existing house would not have a detrimental impact on the area and that the proposed scheme would, in fact, represent an improvement on the current street scene.

Note that, regarding point 2 of the previous refusal above, there is currently no gap at ground floor level between no.2 and no.4. At first floor level, although the roof will be extended to match the ground floor, the divergence of the two rooflines will ensure that there is still a visual, open gap at first floor level and so there would be no perceived 'terracing' effect.

Policy D1 of the London Plan (2021) states:

3.1.7 As change is a fundamental characteristic of London, respecting character and accommodating change should not be seen as mutually exclusive. Understanding of the character of a place should not seek to preserve things in a static way but should ensure an appropriate balance is struck between existing fabric and any proposed change. Opportunities for change and transformation, through new building forms and typologies, should be informed by an understanding of a place's distinctive character, recognising that not all elements of a place are special and valued.

By transforming a dwelling of little character into a house with distinctive features, this proposal will fulfil the aim of the policy in respect of London's form and character.

Policies D3 and D4 of the London Plan (2021) seek to optimise site capacity through the design-led approach, delivering good design

This proposal does optimise the site on which it stands, creating a well-designed, versatile and sustainable home for the future

Policy HC1 of the London Plan (2021) states:

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. 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.

As noted, the property does not sit within a conservation area. The only heritage impact is that of the street scene as viewed from within the adjoining conservation area. It has been noted that this proposal will enhance or as a minimum preserve that street scene, thus fulfilling the aim of policy HC1.

Point 4 of the refusal considers the impact on neighbouring occupiers at 100 Long Lane and in relation to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan Part Two - Development Management Policies (2020) and the National Planning Policy Framework (2021).

In particular, Policy DMHB 11 of the Hillingdon Local Plan Part Two - Development Management Policies (2020) states:

- A) All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including
- : i) harmonising with the local context by taking into account the surrounding:
- scale of development, considering the height, mass and bulk of adjacent structures;
 - building plot sizes and widths, plot coverage and established street patterns;
 - building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;
 - architectural composition and quality of detailing;
 - local topography, views both from and to the site; and
 - impact on neighbouring open spaces and their environment.



View from No2 towards 100 Long Lane

As can be seen from above photo, 100 Long Lane has no outlook onto 2 Halford Rd. The proposal does not involve extending towards the neighbouring property, nor does the return building line alter. The design takes account of the policy framework above and so complies with its aims.

Point 5 of the refusal states: The proposed development, by virtue of the first floor bedrooms being served by roof lights and not being afforded with any direct outlook, would result in a substandard form of internal residential accommodation to the detriment of the amenity of occupants of the host property at number 2 Halford Road. The proposal would therefore be contrary to Policy DMHB 16 of Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy D6 of the London Plan (2021) and the National Planning Policy Framework (2021).

This point has been negated by this new application. Each first floor bedroom has a dormer window, providing a standard that complies with the relevant policies mentioned. Refer to drawing 100599 – 3100 B.

Policy DMHB 18: Private Outdoor Amenity Space A) states:

All new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3. This table shows that, for this project, 100sq. metres is the minimum usable outdoor amenity space that should be provided.

Policy DMHD 1: vi) further states 'adequate garden space is retained'

There is no front or north-side extension contained within the proposal and the available amenity space far exceeds this minimum, with the amenity space to the front unchanged at approx. 300 sq. metres and the amenity space to the side and rear of the property being approx. 50 sq. metres. Thus the demands of these policies are met and exceeded.

National Planning Policy Framework

The following sections of the NPPF are relevant:

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure; **The proposal would increase the size of the property, thus increasing the council tax revenue in the future, meeting the economic objective by contributing to council resources.**
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; **this proposal will create a versatile and adaptable home for now and future generations, in harmony with this objective**
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy; **the alterations will have a positive impact on the environment and ecology as, although the site is already developed, the proposed dwelling would be of a higher energy efficiency, helping towards a low-carbon economy and there is no harm to any ecology.**

Conclusions

1. There is much precedence in favour of the application with examples shown in appendix A. The host dwelling being of poor architectural merit and not contributing in a positive way to the overall street scene.

2. The scheme will enhance the living accommodation and conditions of the dwelling by making effective use of the internal space with well-designed features and keeping the overall scale appropriate within the size of the plot
3. The street scene will be enhanced by the design of the proposal and by creating a natural progression in height from 100 Long Lane to the north and 4 Halford Road to the west whilst the design provides a much more attractive and superior impression when viewed from within the Ickenham Conservation Area than does the current dwelling.
4. The impact of the alterations upon 100 Long Lane will be alleviated by keeping the rear extension to the limit of the existing building, so retaining the current return building line. The impact of the raised roof line upon 100 Long Lane is minimal, given that there are no windows on the side of no.100 facing the site and the gap between the two buildings is maintained
5. The amenity space within the plot will remain well in excess of the requirements despite the unusual shape of the plot.

In the context of the above and given the plethora of precedence for well-designed remodelling of dwellings on Halford Road, together with the meeting of all appropriate policies contained in the NPPF, the London Plan and the Hillingdon Local Plan, it is very much considered that it is now safe for this application to be approved as it does not harm any interests of acknowledged importance.

RECOMMENDATION:

That the planning application be approved.

Appendix A



3 Halford Road prior to redesign



...and following



38 Halford Road prior to redesign



...and following



72 Halford Road prior to redesign



...and following



No 20 Halford Road prior to redesign



...and following (on right)



No 42 Halford Road



No 52 Halford Road