

PLANNING, DESIGN AND ACCESS STATEMENT

Proposed Two Storey Rear Extension

At: Carlton Cottage, Bird Lane, Uxbridge, UB9 6DD

On Behalf of: Thomas Purcell

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Introduction

The proposed development is for the construction a two storey rear extension.

This Planning Statement provides the background to the application, including details of the surrounding area together with the relevant planning history, policy context and detailed design of the proposal.

The planning assessment explores whether the proposal is compliant with the policies in the Local Development Plan and considers the proposal against other material considerations including the National Planning Policy Framework.

This Statement should be read in conjunction with the submitted plans prepared by DAXAB Limited.

Site and Surrounding Area

The application site relates to a two storey semi-detached 3 bedroom dwelling. The property is located on the southern side of Bird Lane. To the west of the site is Jacks Cottage followed by Dovedale Close, which comprises a 1970's type development which extends to the north of the site. To the south of the site is Newstead House, a typical 1990's type development of three storey flats. To the west is Chestnut Cottage.

The property benefits from a large amenity space to the south of the site and can be accessed from the entrance/parking area of Newstead House. The front elevation fronts onto Bird Lane. The existing vehicular access point is to the east of the site from Church Hill onto Bird Lane where there is an area of hardstanding which provides off-street parking for the property.

The area is predominantly residential in nature and is within the Urban Areas Boundary. There is mixture of houses and flats, with much infill development in the area.

The building is not Listed however it is located within the Harefield Village Conservation Area. There are a number of Listed Buildings near the site consisting of the following:

- 130-136 High Street are Grade II Listed Buildings. They are listed as a group and are located the other end of Bird Lane on the other side of Chestnut Cottage to the east of the site.
- 140 High Street is a Grade II Listed Building. It is located to the south east of the site on the opposite side of Newstead House.
- Manor Court is Grade II Listed Building. It is located further to the south east of the site at 6-10 Church Hill.

There are no tree preservation orders within, or near the site. Figure 1 below shows that the site is not allocated for any particular use, and the designations as mentioned above.

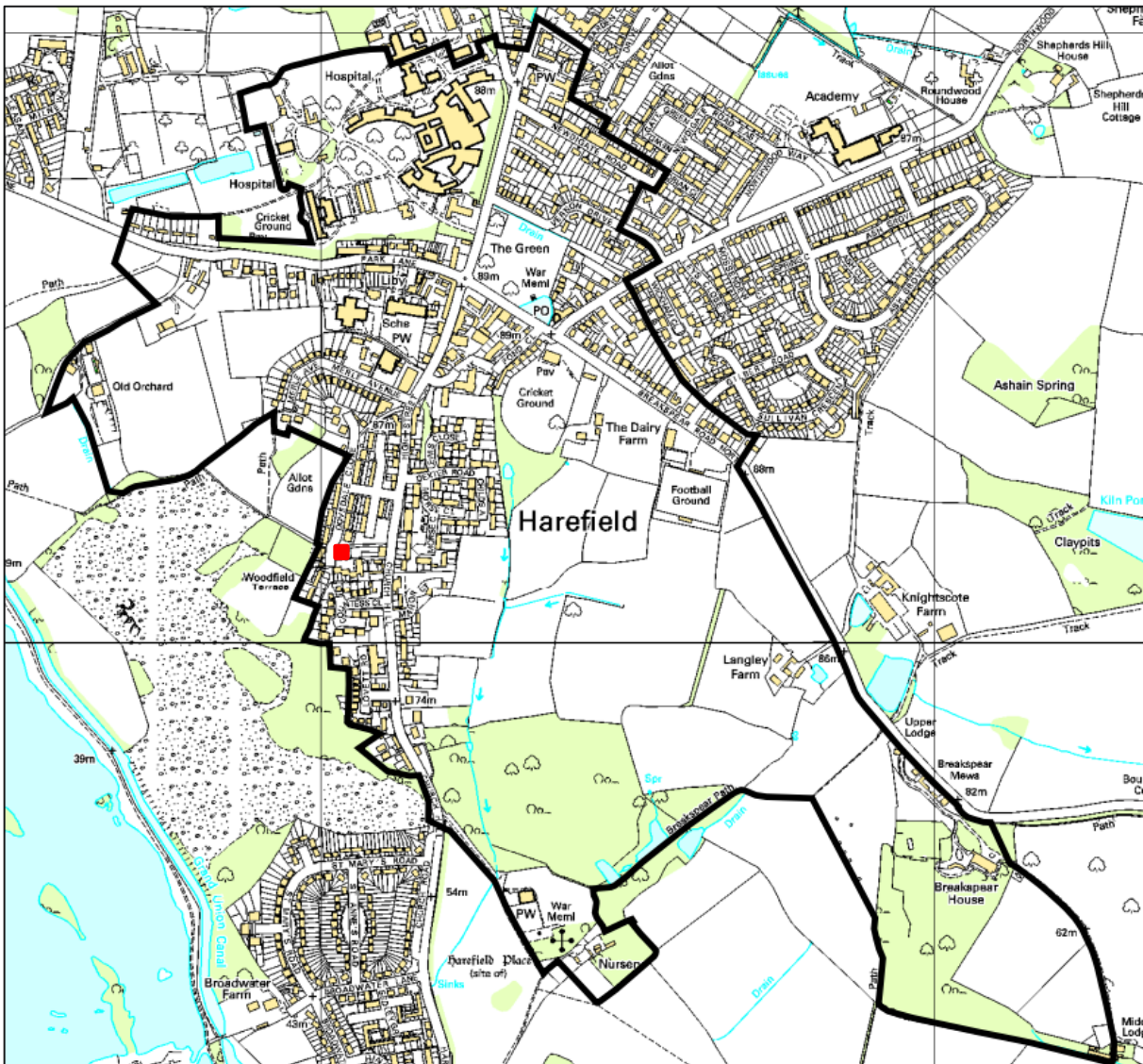


Figure 1: Harefield Village Conservation Area Map

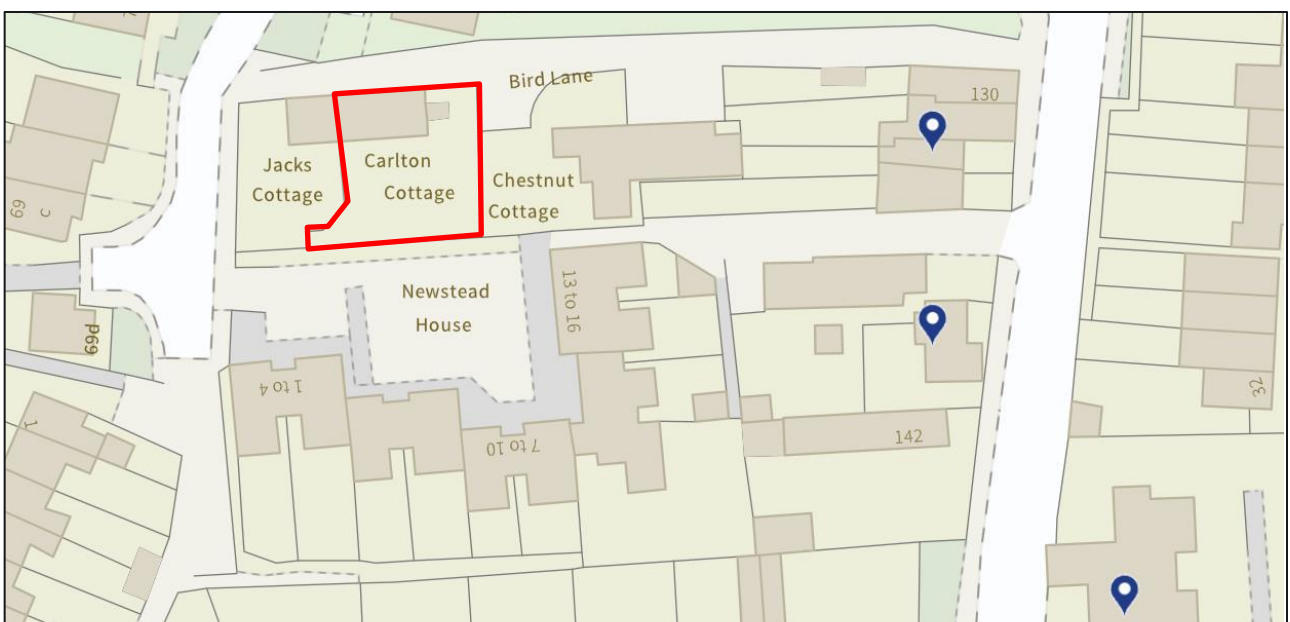


Figure 2: Historic England Map

The site is located in Flood Zone 1 (low probability of flooding), please see Figure 3 below.

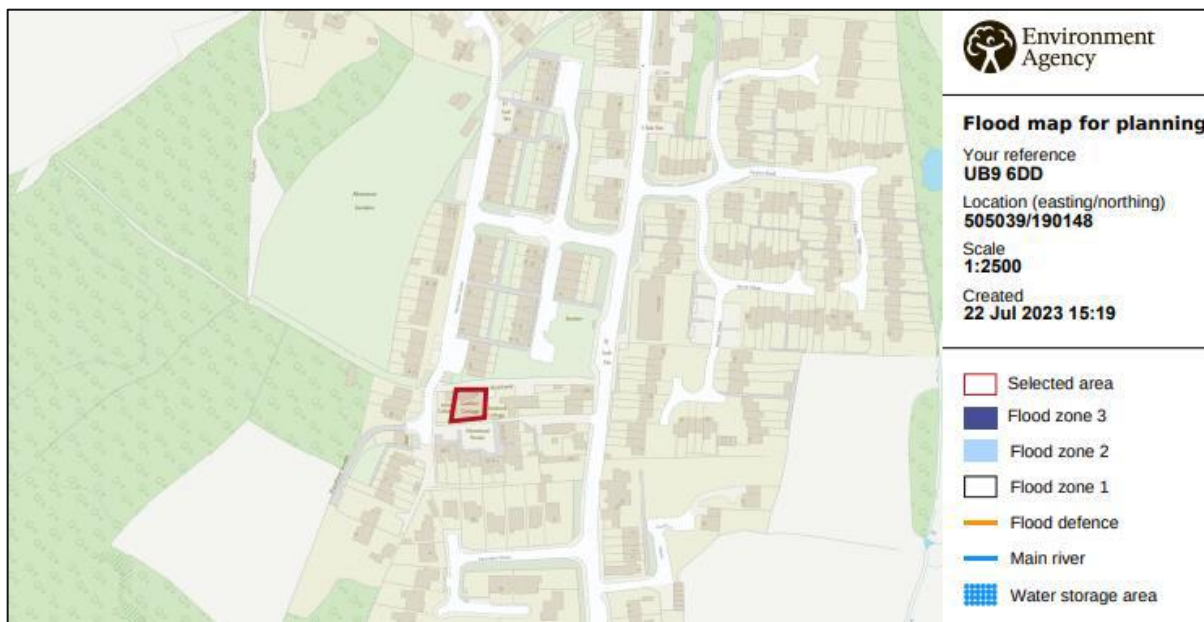


Figure 3: Environmental Agency Flood Risk Map

Relevant Planning History

A search of the Council's Planning Database returned the following relevant Planning Applications:

The Site

- Planning permission ref. 67633/APP/2012/2987 was refused in January 2013 for the erection of conservatory to the rear. The Council's only reason for refusal was as follows:

The proposed development by reason of its siting to the front of the property and its design and appearance, would detract from the character and appearance of the existing and adjoining properties, and the visual amenities of the street scene and the wider Harefield Village Conservation Area. The proposal would therefore be contrary to Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

The applicant appealed the above decision which was allowed subject to conditions in July 2013 ref. APP/R5510/D/13/2196461. The Appeal concluded that the proposed conservatory would be well screened from view from both Newstead House and Chestnut Cottage, and would therefore have a neutral impact on the character and appearance of the Conservation Area.

The above permission was never implemented and therefore there is no conservatory to the rear of the application property.

- Prior to the above, 2no. applications for a conservatory were refused ref. 67633/APP/2012/160 in March 2012 and ref. 67633/APP/2011/2037 in October 2011.
- Planning permission ref. 67633/APP/2011/2037 was granted in May 2011 for the conversion of existing storage area to form 1, two-bedroom dwelling with associated parking, alterations to elevations and installation of vehicular crossover. This dwelling is now known as Jacks Cottage.

Nearby

- Planning Application 2765/APP/2018/1470 was refused in August 2018 for the construction of a part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include a rear dormer and 2 side roof lights at 2 Countess Close, Harfield. The two reasons for refusal included:
 - 1) The proposed extension, by reason of its siting in this visually prominent position, size, scale, bulk and design would fail to appear as a subordinate addition and would thus fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and visual amenities of the street scene and would fail to either preserve or enhance the character or appearance of the surrounding Harefield Village Conservation Area.
 - 2) The proposed rear dormer window, by reason of its siting in this visually prominent position, size, scale, bulk, and design would fail to appear as a subordinate addition and would thus fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and visual amenities of the street scene and would fail to either preserve or enhance the character or appearance of the surrounding Harefield Village Conservation Area.
- Planning Application ref. 74263/APP/2019/2267 was refused in October 2019 for the construction of a part two storey, part single storey rear extension, single storey front extension and conversion of garage to habitable use to include alterations to side elevations at Fairfield, Church Hill. The two reasons for refusal included:
 - 1) The proposed development, by reason of its size, scale, bulk and design would fail to appear as a subordinate addition and would thus fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and visual amenities of the street scene and would fail to either preserve or enhance the character or appearance of the surrounding Harefield Village Conservation Area.
 - 2) The proposed extension, by virtue of its size, scale, bulk, height and depth would be detrimental to the amenities of the adjoining occupier at the Shimmings, by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook.

The above refusal was appealed and subsequently dismissed ref. APP/R5510/D/19/3244016.

The Proposed Development

This Statement supports an application for the construction of a two storey rear extension at Carlton Cottage, Bird Lane, Uxbridge. The extension will provide a dining room at ground floor level and a fourth bedroom at first floor level.

The extension will have a width of 5 metres, a depth of 3 metres and have a pitched roof with a maximum height of 6.7 metres and eaves at 4.4 metres. 2no. windows are proposed to the rear elevation, one at ground floor level and one at first floor level. and the same is proposed to the rear elevation. The walls will be finished in render and the roof will be finished with clay roof tiles to match existing. The proposed windows match existing in proportion and materials.

Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

The Development Plan

The Development Plan for the Site consists of the Local Plan Part 1: Strategic Policies (2012), the Local Plan Part 2: Development Management Policies (2020), the Local Plan Part 2: Site Allocations and Designations (2020) and the London Plan 2021. The following Policies are relevant to the proposals:

The London Plan 2021

Policy SD1 states that Boroughs should support development which creates employment opportunities and housing choice for Londoners.

Policy D3 states that site capacity should be optimised through the design led approach. All development must make the best use of land ensuring that development is of the most appropriate form and land use for the site.

Development proposals should positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions. They should deliver appropriate outlook, privacy and amenity.

Policy D6 advises on housing quality and standards. Its states that housing development should be of high quality design and provide adequately sized rooms with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures.

Policy HC1 states that development proposals affecting heritage assets, and their settings, should conserve their significance.

Local Plan Part 1 – Strategic Policies (2012)

Policy NPPF1 reflects the NPPF’s presumption in favour of sustainable development.

Policy HE1 advises that the Council will conserve and enhance Conservation Areas.

Policy BE1 advises on the built environment. The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and that serve the long-term needs of all residents.

New developments should not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase risk of flooding through the loss of permeable areas.

Local Plan Part 2 – Development Management Policies (2020)

Policy DMHB1 advises on Heritage Assets. The Council will expect development proposals to avoid harm to the historic environment.

Policy DMHB4 advises 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 and appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness.

Policy DMHB11 advises on the design of new development. All development including extensions, alterations and new buildings will be required to be designed to the highest standards and incorporate principles of good design.

Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHB12 advises that development should be well integrated with the surrounding area and accessible.

Policy DMHB18 advises on private outdoor amenity space. All new residential development and conversions will be required to provide good quality and usable private outdoor amenity space in accordance with the standards set out in the following table:

Dwelling Type	No. of Bedrooms	Minimum Amenity Space Provision (sqm)
Houses	1 Bedroom	40
	2 and 3 Bedrooms	60
	4+ Bedrooms	100
Flats	Studio and 1 Bedroom	20
	2 Bedrooms	25
	3+ Bedrooms	30

Policy DMHD1 advises on alterations and extensions to residential dwellings. It states that good design of residential alterations and extensions will enhance the appearance of a house, and thus its value, as well as improving the appearance of the local area. Well designed alterations and extensions, using quality materials, should be of a scale and form in keeping with the house, and sympathetic to existing character, proportions, and floor plan. All proposed extensions should appear subordinate to the existing house, with appropriately selected windows, materials and detailing.

With regard to two storey rear extensions policy DMHD 1 requires:

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

Policy DMT1 states that development proposals are required to meet the transport needs of the development and address its transport impacts in a sustainable manner. To be acceptable developments should be accessible and have no significant adverse transport or associated air or noise impacts on the local and wider environment.

Policy DMT2 advises in highway impacts. Development proposals must ensure that development proposals must ensure safe and efficient vehicular access to the highway network is provided to the Council's standards.

Policy DMT6 advises on vehicle parking and states that development proposals must comply with the parking standards outlined in the table below in order to facilitate sustainable development and address issues relating to congestion and amenity.

Dwellings with Curtilage	
2 spaces per dwelling	a) 1 per 1 or 2 bed unit b) 2 per 3 or more bed unit

Material Planning Considerations

Material considerations include the National Planning Policy Framework (NPPF), National Planning Practice Guidance (PPG) and Supplementary Planning Documents (SPDs).

The National Planning Policy Framework (2023)

The overarching policy principle applicable to the proposed development is the presumption in favour of sustainable development (the ‘presumption’). This sets the tone of the Government’s overall stance and operates with and through the other policies in the National Planning Policy Framework (NPPF).

The purpose of the planning system is to contribute to the achievement of sustainable development and the NPPF sets out three ‘objectives’ to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the NPPF. The presumption is set out in full at paragraph 11 of the NPPF.

The NPPF confirms that the planning system is plan-led and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

Accessible Hillingdon SPD (2017)

The Accessible Hillingdon SPD echoes various codes of practice pertinent to designing inclusive environments, often going beyond minimum requirements. It offers practical and technical best-practice guidance to enable planning applicants, developers, architects, and other professionals to adopt inclusive design.

Planning Obligations SPD (2014)

This SPD provides guidance for developers, applicants and landowners on planning obligations and Section 106 agreements. It sets out how these work alongside the Community Infrastructure Levy (CIL) to ensure the appropriate contributions needed to support local growth are secured.

Community Infrastructure Levy

CIL applies to all proposals that add 100m² of new floor space or an extra dwelling. At a local level it is charged at £142.30 per sqm.

Planning Assessment

This section of the statement assesses the acceptability of the proposals against the following key considerations:

- The Principle of the Proposed Development;
- Visual Impact of the Development;
- Impact on Heritage Assets;
- Impact on Residential Amenity;
- Living Conditions;
- Private Amenity Space;
- Parking.

Principle of Proposed Development

In the past, there has been some confusion as to whether the north or south elevation is the front (principal) elevation. The northern elevation is considered the principal elevation for the following reasons:

- Historically, the property formed 4no. cottages which were accessed from Bird Lane with front doors located on the northern elevation.
- The property is accessed from the side (east) elevation where the front door is located within a porch. Whilst the front door is no longer located within the northern elevation, the front door and driveway are accessed via Bird Lane, therefore the north elevation is the front of the property from a historic and datum point of view.
- The front door and driveway have always been accessed from Bird Lane. In this respect, if the front of Carlton Cottage was the south facing elevation then the address would be Woodfield Terrace.
- The rear access for Carlton Cottage is via a small gate that opens on to private land. This land is now Newstead House, developed in 1980 by a local builder. Newstead House is a private road and is not a public right of way.

A simple conservatory was proposed in 2012, following on from a previous application (ref: 67633/APP/2011/2037) that had been refused due to the fact the Local Planning Authority considered the conservatory would be to the front of the proposed property. They also considered this would cause an adverse impact upon Harefield Village Conservation Area. London Borough of Hillingdon refused the application for the conservatory on the grounds it was unacceptable. They misinterpreted the definition of front and back elevations, a view which was later overturned by the Planning Inspector at Appeal and the development was subsequently approved in July 2013 (ref. APP/R5510/D/13/2196461). The Appeal concluded that the proposed conservatory would be well screened from view from both Newstead House and Chestnut Cottage, and would therefore have a neutral impact on the character and appearance of the Conservation Area.

The above permission was never implemented and therefore there is no conservatory to the rear of the application property.

The proposal is for the construction of a two storey rear extension to a residential property located within a predominantly residential area within the Urban Boundary. The proposals are therefore acceptable in principle.

Visual Impact of the Development

The application site relates to a two storey semi-detached 3 bedroom dwelling. The property is located on the southern side of Bird Lane. To the west of the site is Jacks Cottage followed by Dovedale Close, which comprises a 1970's type development which extends to the north of the site. To the south of the site is Newstead House, a typical 1990's type development of three storey flats. To the west is Chestnut Cottage.

The property benefits from a large amenity space to the south of the site and can be accessed from the entrance/parking area of Newstead House. The front elevation fronts onto Bird Lane. The existing vehicular access point is to the east of the site from Church Hill onto Bird Lane where there is an area of hardstanding which provides off-street parking for the property.

The area is predominantly residential in nature and is within the Urban Areas Boundary. There is mixture of houses and flats, with much infill development in the area. The building is not Listed however it is situated within the Harefield Village Conservation Area. There are also a number of Listed Buildings near the site.

The properties in the immediate area consist of a mixture of dwelling types including two storey detached, semi-detached and terraced dwellings as well as blocks of flats. A number of properties have benefitted from Planning Permission for various extensions and alterations which has modified the character and appearance of the area.

The extension will have a width of 5 metres, a depth of 3 metres and have a pitched roof with a maximum height of 6.7 metres and eaves at 4.4 metres. 2no. windows are proposed to the rear elevation, one at ground floor level and one at first floor level. and the same is proposed to the rear elevation. The walls will be finished in render and the roof will be finished with clay roof tiles to match existing. The proposed windows match existing in proportion and materials.

With regards to Policy DMHD1, the proposals meet the following criteria for two storey rear extensions:

- The proposed two storey extension does not extend into an area provided by a 45 degree line of sight from either a ground floor or first floor window serving a habitable room within the neighbouring property at Jacks Cottage.
- The proposed extension does not contain any windows or other openings that overlook any other neighbouring properties within a distance of 21 metres.

- The extension does not include a flat roof.
- The proposed extension will have a pitched roof with a pitch that mirrors the pitch of the host building, will match the eaves and have a lower total height to appear subordinate to the original roof. Clay tiles will be used to match existing.
- The proposed extension is not the full width of the host building.

The extension is well sited to the rear of the existing dwelling, with a width of 5 metres and a depth of 3 metres. The eaves of the extension are no higher than the eaves of the existing dwelling and the total height of the extension roof is 0.6 metres lower than the existing roof. The proposed extension is at a scale that is subservient to the main dwelling. The extension is set approximately 6 metres away from the shared boundary with Jacks Cottages and therefore would not result in loss of light or overbearing impact to any windows serving habitable rooms. The proposed windows are proportionate to the proposed extension and match the appearance and materials of the existing windows within the dwelling. The walls will be finished in render and the roof will be finished in clay roof tiles to match the existing. The existing parking spaces to the front of the site will not be affected by the proposed development.

Whilst there have been refusals in the locality for two storey rear extension proposals, the proposed developments have been much larger. Planning application ref. 2765/APP/2018/1470 was refused based on design reasons. The overall proposed development significantly increased the footprint, scale and massing of the property. Planning Application ref. 74263/APP/2019/2267 was also refused on design grounds due to the two storey rear extension being the full width of the property, and the increase in bulk and mass due to the width depth and ridge height of the proposed extension.

The proposed development at Carlton Cottage is a much smaller proposal in comparison to the above and is considered to be of an appropriate scale, form, design and massing which would not detract from the character or appearance of the existing dwelling or its surroundings as it respects the scale, proportions, materials and overall design and character of the existing dwelling and neighbouring properties.

Given the above, the proposed two storey rear extension would be a sympathetic addition to Carlton Cottages and complies with Policies DMHB11 and DMHD1 of the Hillingdon Local Plan Part 2.

Impact on Heritage Assets

Policy HC1 of the London Plan states that development proposals affecting heritage assets, and their settings, should conserve their significance. Policy HE1 of the Local Plan Part 1 advises that the Council will conserve and enhance Conservation Areas.

Policy DMHB1 of the Local Plan Part 2 advises on Heritage Assets. The Council will expect development proposals to avoid harm to the historic environment. Policy DMHB4 advises 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 and appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness.

Policy DMHD1 states that full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings. Policy BE1 requires all new development to improve and maintain the quality of the built environment.

The building is not Nationally or locally Listed however it is located within the Harefield Village Conservation Area. There are also a number of Listed Buildings located a short distance from the site.

This property lies to the west of Harefield Village Conservation Area, which is characterised by detached semi-detached, post war buildings on various sized plots. The houses are 1 - 2 storeys (plus roof) in height and generally fronting the street, many with front gardens.

Originally, Carlton Cottage was 4 small cottages that were converted into one property. All four of the cottages had their front doors opening into Bird Lane. The western site boundary is shared with Dovedale Close, which comprises 1970's type development, and to the south is Newstead House, a typical 1990's type of 3 storey development. Historically, Carlton Cottage and the neighbouring Jacks Cottage was one building, however Jacks Cottage does not form part of the site today.

Carlton Cottage is formed on one side of the building. It is larger in width than its immediate neighbour and is divided at the rear by a fence, separating the gardens. The roof is hipped and covers both cottages. There is only one chimney stack to be seen on the ridge of the subject cottage. The overall appearance is given by the render applied to the rear and east side.

A Heritage Statement has been submitted in support of the application which provides a full assessment of the proposals in relation to the Harefield Village Conservation Area and nearby Listed Buildings. The Statement concludes that The proposal would not have any significant effect on the street scene or surrounding area, due to the position of the property located away from the road and sited behind a boundary fence to the side of Dovedale Close. In addition, the proposed extension would be located at the rear of the dwelling and therefore would not be widely visible from outside the site. When seen it will be regarded as a logical return wing to the building.

The proposals would not result in a detrimental impact on the Grade II Listed Buildings 130-136 High Street, 140 High Street and Manor Court at 6-10 Church Hill or their settings given the distance and the buildings located between them including Chestnut Cottage and Newstead House.

In terms of its scale, form and composition, it is considered that the proposal would harmonise successfully with the existing building, appearing as a subordinate addition to the dwelling. As such, the proposed extension accords with the aims of the relevant Local Plan Policies DMHB1, DMHB4, HE1 and BE1.

Impact on Residential Amenity

The site is bounded by Bird Lane to the north, Newstead House to the south, Chestnut Cottage to the East and Jacks Cottage to the west.

The proposed extension will be located to the southern elevation of the existing dwelling with a depth of 3 metres. The distance between the extension and Jacks Cottage is approximately 6 metres, and the distance to Chestnut Cottage is approximately 15 metres. The development will therefore not result in a loss of light or overbearing impact to either neighbouring property. There are no windows proposed to the side elevations and therefore there will be no loss of privacy or overlooking issues.

Two windows are proposed to the rear elevation of the extension, one at ground floor and one at first floor. Given the separation distance between the rear wall of the proposed extension and Newstead House is over 26 metres, the proposals will not result in detrimental harm to neighbouring amenity regarding loss of privacy, overlooking or overbearing impact.

The extension has been designed to ensure there is no overbearing impact on the amenity of neighbours and through careful implementation of windows would not result in a significant loss of privacy or amenity for the occupants of neighbouring properties above what is currently experienced.

Overall, the proposed extension will safeguard amenity of neighbouring residents in terms of daylight, sunlight, privacy, visual intrusion, nuisance and security. Therefore, the proposals comply with policies DMHB11 and DMHD1 of the Hillingdon Local Plan Part 2.

Living Conditions

Policy D6 of the London Plan (2021) states that housing development should be of high quality design and provide adequately sized rooms. According to Table 3.1, a 4 bed 6 person dwelling is expected to have a GIA of 106sqm.

Policy DMHB16 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all housing development should have an adequate provision of internal space in order to provide an appropriate living environment.

With a GIA of approximately 141.9 sqm, the development would exceed the requirement. The room sizes are also policy compliant. It is considered that all the proposed habitable rooms, and those altered by the development, would maintain an adequate outlook and source of natural light.

The proposed development therefore accords with Policy D6 of The London Plan (2021) and Policy DMHB16 of the Hillingdon Local Plan Part Two.

Private Amenity Space

Policy DMHD1 of the Hillingdon Local Plan Part Two states that planning applications relating to alterations and extensions of dwellings will be required to ensure an adequate garden. Policy DMHB18 requires a minimum of 100sqm outdoor amenity space for a four bedroom property.

Following construction of the proposed extension, a garden area of 172.9sqm would be remain. A spacious private amenity space would therefore be retained and this is considered to be adequate for the dwelling of this size, and would be in compliance with Policies DMHD1 and DMHB18 of the Hillingdon Local Plan Part Two.

Parking

Policy DMT6 of the Hillingdon Local Plan Part Two seeks to ensure that all development is in accordance with the car parking standards set out in Appendix C, Table 1 unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

As the car parking requirements for a 3 bed property are the same as for a 4 bed property, there will be no impact on parking provision as a result of the proposal.

Conclusion

This Statement supports a Planning Application for the construction of a two storey rear extension to Carlton Cottage, Harefield.

It has been demonstrated that the proposed development would be compliant with both local and national Planning Policy in this regard and with regards to matters of detail including the impact on residential amenity, visual amenity, the Harefield Village Conservation Area and nearby Listed Buildings and parking.

It is for the reasons set out in this Statement that it is respectfully requested that Planning Permission should be granted for this application.