



PLANNING STATEMENT

TO ACCOMPANY:

Full Planning Application

BY:

Mr K Jamal

TO:

London Borough of Hillingdon Council

FOR:

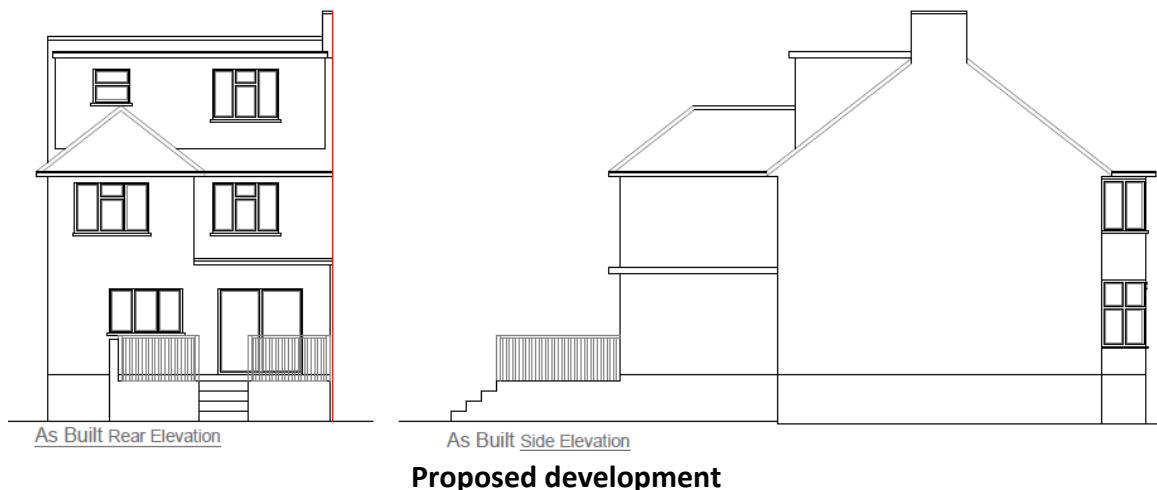
***Part single/part two storey rear extension and raised terrace.
(Resubmission following application 75549/APP/2020/1332)***

AT:

51 York Road, Northwood, HA6 1JJ

1.0 THE PROPOSAL

- 1.1 This application seeks retrospective planning consent for a part single/part two storey rear extension and raised terrace at no. 51 York Road.
- 1.2 Consent was originally gained under application ref 75549/APP/2020/1332 for a '*Part two storey, part single storey rear extension*' on 15th June 2020. The approved extension had a maximum depth of 3.6m.
- 1.3 Unfortunately, the development was not built-in accordance with the approved plans and has been built with a maximum depth of 3.85m. The error occurred due to builders taking measurements from the rear wall of the bay window rather than from the rear wall of the main house.
- 1.4 Following discussions with the council the applicant was advised to submit a new planning application to regularise the development.



- 1.5 As a result of the error the as-built ground floor rear extension measures 6.9m wide and between 3.85m and 3.005m deep set beneath a flat roof height of 3.7m. The first floor element measures 3.6m wide x 3.85m deep with a hipped roof height of 7.5m
- 1.6 The proposed raised terrace measures 3m deep x 5.1m wide x 1m high and has steps leading down to the rear garden. The terrace is enclosed by 1m high railings to the front and a low wall with fence above along the shared boundary with no. 49.
- 1.7 All work has been completed to a high standard utilising complementary matching materials to ensure the proposal respects the character and appearance of the host property.

2.0 SITE LOCATION AND PROPERTY

- 2.1 The application site is positioned on the north western side of York Road. The site is within a residential location although it is not within a conservation area or the curtilage of a listed building.



Aerial view of the application site and surrounding area

- 2.2 The application site comprises a two-storey semi-detached dwelling with detached garage in the rear garden.

3.0 RELEVANT PLANNING POLICY

- 3.1 The following paragraphs provide a brief summary of the relevant national, regional and local planning policies including the National Planning Policy Framework, policies D1 and D4 of the London Plan 2021, policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020). The paragraphs are in a hierarchical order relative to the importance of national and local planning policy.

National Planning Policy Framework (NPPF) 2021

- 3.2 The National Planning Policy Framework set out the Government's planning policies for England and how these are expected to be applied. The following sections and paragraphs make reference to the parts of the NPPF which are directly relevant to this application.

Presumption in Favour of Sustainable Development

- 3.3 Paragraph 11 of the NPPF sets out that plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

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

Decision-making

- 3.4 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants 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.

Achieving well-designed places

- 3.5 Section 12 of the NPPF refers to design, with paragraph 126 describing how the Government attaches great importance to the design of the built environment, stating that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*
- 3.6 Paragraph 130 states that planning policies and decisions should ensure that developments:
- a) *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;*
 - b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

The London Plan 2021

- 3.7 The council embraces the sentiments of the London Plan which sets a clear context for considering development needs at local level taking full account of the borough's character. Policies D1 and D4 are considered relevant.

Policy D1: London's form, character and capacity for growth

- 3.8 Understanding the existing character and context of individual areas is essential in determining how different places may best develop in the future.

Policy D4: Delivering good design

- 3.9 For residential development it is particularly important to scrutinise the qualitative aspects of the development design described in Policy D6 Housing quality and standards. The higher the density of a development the greater this scrutiny should be of the proposed built form, massing, site layout, external spaces, internal design and ongoing management.

Hillingdon Local Plan: Part One – Strategic Policies (November 2012)

- 3.10 The Hillingdon Local Plan is the key strategic planning document for Hillingdon and has an ambition for Hillingdon to be an attractive and sustainable borough. Policy BE1 is considered relevant.

Policy BE1: Built Environment

- 3.11 Policy BE1 states that 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 working and that serve the long-term needs of all residents.

Local Plan: Part Two – Development Management Policies (January 2020)

- 3.12 The Local Plan Part 2 Development Management Policies and Site Allocations and Designations were adopted as part of the borough's development plan at Full Council on 16 January 2020. The new Local Plan Part 2 replaces the Local Plan Part 2 Saved UDP Policies (2012). Policies DMHD 1 and DMHB 11 are considered relevant to the proposal.

Policy DMHD1: Alterations and Extensions to Residential Dwellings

- 3.13 Planning applications relating to alterations and extensions of dwellings will be required to ensure that:
- i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;
 - ii) a satisfactory relationship with adjacent dwellings is achieved;

- iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;
- iv) new extensions respect the design of the original house and be of matching materials;
- v) there is no unacceptable loss of outlook to neighbouring occupiers;
- vi) adequate garden space is retained;
- vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C;
- viii) trees, hedges and other landscaping features are retained; and
- ix) all extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials.

Rear Extensions

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- 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.

Policy DMHB 11: Design of New Development

3.14 All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:

- i) harmonising with the local context by taking into account the surrounding:
 - scale of development, considering the height, mass and bulk of adjacent structures;
 - building plot sizes and widths, plot coverage and established street patterns;
 - building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;
 - architectural composition and quality of detailing;
 - local topography, views both from and to the site; and
 - impact on neighbouring open spaces and their environment.
- ii) ensuring the use of high quality building materials and finishes;
- iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;
- iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and
- v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

4.0 DESIGN AND IMPACT ON CHARACTER AND APPEARANCE

- 4.1 Paragraph 126 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*
- 4.2 Paragraph 130 of the NPPF (2019) requires Local Planning Authorities 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, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- 4.3 London Plan 2021 policies D1 (London’s form, character and capacity for growth) and D3 (Optimising site capacity through the design-led approach) state that development should respond to the site’s context having regard to form and layout; quality and character.
- 4.4 Local Plan policy DMHB 11 (Design of new development) seeks to ensure development harmonises with local context taking into account the surrounding scale of development. Policy DMHD 1 (Alterations and extensions to residential dwellings) requires all development including extensions, alterations and new buildings to be design to the highest standards and incorporate principles of good design.
- 4.5 Policy DMHD 1 provides the criteria required for rear extensions. 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; and, 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.
- 4.6 The applicant previously gained planning consent for a 3.6m deep under application ref 75549/APP/2020/1332 for a *‘Part two storey, part single storey rear extension’* on 15th June 2020.
- 4.7 As highlighted in section 1.0 due to a misinterpretation of the plans the builders failed to take into account the depth of the existing bay window which unfortunately has increased the depth of the rear extensions by 0.25m.
- 4.8 Whilst this depth marginally exceeds the depth set out under policy DMHD 1 the applicant considers that there are mitigating factors which ensure the proposal would not result in a detrimental impact on the character and appearance of the host property, semi-detached pair or wider area including the previous approval at the site.

- 4.9 Moreover, where the extension adjoins no. 49, it would be only 3.005m deep measured from the existing bay window and, as such, it would not appear as a disproportionate increase.
- 4.10 And, although the first floor extension would be 3.85m deep it would be only 3.6m wide and thus would not overwhelm the proportions of the original house or appear out of character.
- 4.11 It is also relevant that no. 53 York Road gained planning approval under application ref 49047/APP/2020/2536 for a 'single storey rear extension' which had a maximum depth of 4.6m but as it was only 3.4m deep where it adjoined no. 55 the extension was deemed acceptable.
- 4.12 Furthermore, by virtue of its position the proposed rear extensions have a negligible impact on the street scene and as there are a variety of extensions on neighbouring properties of various depths the proposal would be in keeping with the established pattern of development.
- 4.13 Regarding the raised terrace which measures 3m deep x 5.1m wide x 1m high and has steps leading down to the rear garden, this has been constructed to form a level area for the applicant, who is registered disabled, to access the property safely as the rear garden slopes down away from the property. As shown in the following aerial image, there is evidence that other properties upon York Road have constructed similar raised terraces and, as such, the design, scale and materials utilised at the application site would complement the prevailing pattern of development.



Context of the application site

- 4.14 By virtue of the topography of the area numerous properties are set in elevated positions that easily overlook neighbouring and nearby dwellings and due to the layout of the land, as indicated, raised terraces are a common feature and as the site is not within a conservation area or within the curtilage of a listed building the applicant states that the property and wider area are not so sensitive that they could not accommodate the changes proposed here.
- 4.15 The following images taken from York Road and Highland Road to the rear of the application site illustrate how steeply the land rises to the south but slopes down to the west thus raised and level terraces to provide safe access are essential.



Google street view image – York Road



Google street view image – Highland Road

- 4.16 In summary, the proposed as-built development would have an acceptable impact on the character and appearance of the site, the street scene and wider area and would as a result, conform with the design aspirations of the NPPF, The London Plan 2021, policy BE1 of the Hillingdon Local Plan: Part One – Strategic Policies (November 2012) and policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two – Development Management Policies (January 2020) which collectively seek high quality design that respects and preserves local character.

5.0 IMPACT ON NEIGHBOUR AMENITY

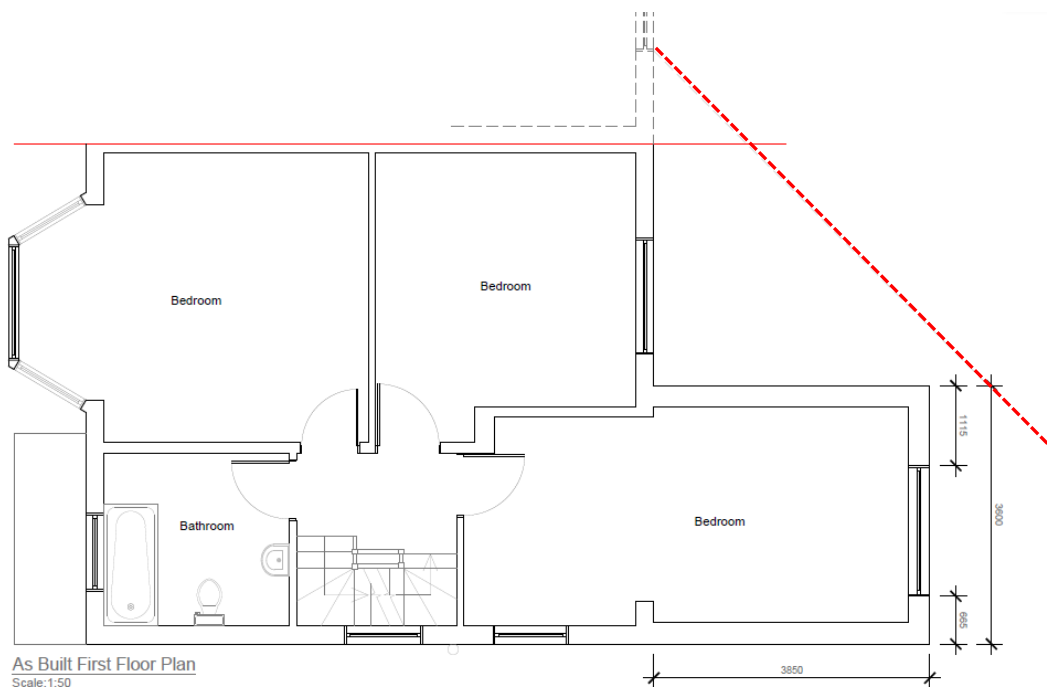
- 5.1 Paragraph 130 of the NPPF states that planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 5.2 London Plan 2021 policy D3 (Optimising site capacity through the design-led approach) states that development should deliver appropriate outlook, privacy and amenity.
- 5.3 Local Plan: Part Two policy DMHB 11 (Design of new development) further seeks to ensure that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.
- 5.4 Whilst the applicant acknowledges that the depth of the extension exceeds that previously approved by 0.25m this modest increase in depth in combination with the raised terrace would not give rise to any unacceptable impacts on the residential amenity of neighbouring occupiers which include adjoining property no. 49 and adjacent dwelling no. 53.



Application site and neighbouring dwellings

No. 49 York Road

- 5.5 Adjoining dwelling no. 49 is positioned to the south western side of the application property.
- 5.6 No. 49 has not been extended to the rear but has retained the original ground floor bay window. Therefore, by virtue of the existing bay window at no. 49 the extension still only projects 3.005m along the shared boundary which when taking into account the orientation and position of the properties and as the height of the extension has not increased the works would not result in a material loss of light.
- 5.7 Furthermore, although the first floor element of the extension has increased to 3.8m by reason of its position it would not breach a 45° line drawn from the neighbour's nearest first floor habitable room window, as shown in the plan excerpt below.

**Proposed first floor extension**

- 5.8 The increased depth would also not have a harmfully overbearing effect or cause a sense of enclosure that unacceptably affects living conditions when assessing the current proposal in comparison to the approved extension.
- 5.9 Regarding the raised terrace this extends for a further 3m along the shared boundary and has a low rendered wall with timber fence above to act as a privacy screen. The modest height of the terrace and boundary screening would not unduly affect outlook or allow unreasonable overlooking and a loss of privacy and thus a high standard of amenity is maintained.

- 5.10 In addition, the adjoining neighbour has a long rear garden which ensures that the habitable rooms and garden area adjacent to the property retain a sufficient outlook.

No. 53 York Road

- 5.11 No. 53 is positioned to the north eastern side of the application property and has been previously extended with a 4.6m deep single storey rear extension under application ref 49047/APP/2020/2536. No. 53 is on lower ground although is set further back in its plot in comparison to no. 51 and these neighbouring dwellings are separated by the shared access driveway.
- 5.12 The proposed extension projects only marginally beyond the rear elevation of no. 53 and as such would not breach a 45° line drawn from this neighbour's nearest habitable room windows.

Summary

- 5.13 In summary, the proposed development would not result in any unacceptable effects on residential amenities and thus, the proposal would not conflict with the aims of the NPPF, the London Plan 2021 or Local Plan: Part Two policy DMHB 11.

6.0 PLAN AND DOCUMENT LIST

• Pre-existing floor plans	Dwg no. MD/6020-01/MT	1:50 @ A3
• Pre-existing elevations	Dwg no. MD/6020-02/MT	1:200 @ A3
• Approved ground floor plan	Dwg no. MD/6020-03/MT	1:50 @ A3
• Approved first floor plan	Dwg no. MD/6020-04/MT	1:50 @ A3
• Approved loft plan	Dwg no. MD/6020-04/MT	1:50 @ A3
• Approved elevations	Dwg no. MD/6020-04/MT	1:100 @ A3
• As Built ground floor plan	Dwg no. MD/6020-07/MT	1:50 @ A3
• As Built first floor plan	Dwg no. MD/6020-08/MT	1:50 @ A3
• As Built loft plan	Dwg no. MD/6020-09/MT	1:50 @ A3
• As Built elevations	Dwg no. MD/6020-10/MT	1:100 @ A3
• Location / Block Plan	Dwg no. MD/6020-11/MT	1:1250/500 @ A4

7.0 CONCLUSIONS

- 7.1 The proposed part single/part two storey rear extension and raised terrace are high quality, proportionate additions to the host property which complement the established character of the area.
- 7.2 The development would also not result in any unacceptable impacts on the residential amenities of adjacent neighbours.
- 7.3 The NPPF states that decision-makers at every level should seek to approve applications for sustainable development where possible and that applications should be considered in the context of the presumption in favour of sustainable development. The proposed '*part single/part two storey rear extension and raised terrace*' would conform with national, regional and local planning policy and, for the above reasons, it is politely requested that the application is approved.

4th July 2022