

PLANNING STATEMENT

TO ACCOMPANY:

Full Planning Application

BY:

Mr J Singh

TO:

London Borough of Hillingdon Council

FOR:

Erection of first floor rear extension

AT:

***13 Oak Avenue, West Drayton,
UB7 9EP***

1.0 THE PROPOSAL

- 1.1** This application seeks planning consent for the erection of first floor rear extension to the property at 13 Oak Avenue, West Drayton, UB7 9EP.
- 1.2** All work would be completed to a high standard utilizing complementary matching materials to ensure the proposal respected the character and appearance of the host property and adjoining terrace row.

2.0 SITE LOCATION AND PROPERTY

- 2.1** The site is within a predominantly residential location and is situated within the Oak Avenue.



Aerial view of the application site and surrounding area

- 2.2** The application site comprises no 13 Oak Avenue which is end terraced house.

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 D3 and HC1 of the London Plan 2021, policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies DMHB 5, DMHB 11, DHMB 12 and DMHD 1 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) 2023

- 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.

Decision-making

- 3.4** Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way.

Achieving well-designed places

- 3.5** Section 12 of the NPPF refers to design, with paragraph 131 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 135 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.*

Conserving and enhancing the historic environment

- 3.7** Section 16 of the NPPF refers to the conservation and enhancement of the historic environment. Paragraph 203 sets out that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness.
- 3.8** Paragraph 205 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 3.9** Paragraph 207 states any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 3.10** Paragraph 208 of the NPPF states that where a development proposal would 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, where appropriate, securing its optimum viable use.

The London Plan 2021

- 3.11** 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 D3 and HC1 are considered relevant.

Policy D3: Optimising site capacity through the design-led approach

- 3.12** Development proposal should
- 1) enhance local context by delivering buildings and spaces that 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
 - 7) deliver appropriate outlook, privacy and amenity

Policy HC1: Heritage conservation and growth

- 3.13** 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.

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

- 3.14** 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

- 3.15** 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)

- 3.16** 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 DMHB 5, DMHB 11, DMHB 12 and DMHD 1 are considered relevant to the proposal.

Policy DMHB 5: Areas of Special Local Character

- 3.17** Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area.

Policy DMHB 11: Design of New Development

- 3.18** 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.

Policy DMHB 12: Streets and public realm

3.19 Development should be well integrated with the surrounding area and accessible. It should:

- i) improve legibility and promote routes and wayfinding between the development and local amenities;
- ii) ensure public realm design takes account of the established townscape character and quality of the surrounding area;
- iii) include landscaping treatment that is suitable for the location, serves a purpose, contributes to local green infrastructure, the appearance of the area and ease of movement through the space;
- iv) provide safe and direct pedestrian and cycle movement through the space;
- v) incorporate appropriate and robust hard landscaping, using good quality materials, undertaken to a high standard;
- vi) where appropriate, include the installation of public art; and
- vii) deliver proposals which incorporate the principles of inclusive design. Proposals for gated developments will be resisted.

Policy DMHD1: Alterations and Extensions to Residential Dwellings

3.20 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.

3.21 Regarding rear extensions policy DMHD 1 states:

- 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) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- v) 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;
- vi) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- vii) 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
- viii) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

4.0 IMPACT ON CHARACTER AND APPEARANCE

4.1 Paragraph 131 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 135 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 D3 (Optimising site capacity through the design-led approach) and HC1 (Heritage conservation and growth) state that development should respond positively to local distinctiveness and conserve the significance of heritage assets.

4.4 Local Plan policies DMHB 5 (Areas of Special Local Character), DMHB 11 (Design of New Development) and policy DMHB12 (Streets and public realm) extensions should be designed to a high standard that reflects local character.

4.5 Policy DMHD1 (Alterations and extensions to residential dwellings) sets out specific criteria in relation to rear extensions.

4.6 No. 13 Oak Avenue has existing single storey rear extension. The extension would match the eaves height of the existing property.

4.7 It is considered that the proposed now respect the character and quality of the host buildings and would appear sufficiently subservient. The development by reason of its position to the rear of the dwellings would not unduly impact on the visual amenities of the street scene.

4.8 Furthermore, the design complies with the design guidance set out under policy DMHD1 (Alterations and Extensions to Residential Dwellings) as:

4.8.1 the depth would not exceed 3.6m,

4.8.2 the first-floor rear extension would not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest first floor habitable window; and

4.8.3 the pitched roof would be subordinate and of a similar pitch and materialsto that of the original roof.

4.9 The design criteria set out under policy DMHD 1 does not explicitly state that first floor rear extensions are not permitted where the property has previously been extended with a side extension or roof extension. It is clear that if a proposal respects the designof the original house, would be built from matching materials and there is no adverse cumulative impact on the character, appearance or quality of the existing street or wider area then it should be approved.

4.10 The NPPF states at paragraph 139 that significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes;

4.11 In summary, the proposed development would comply with the aims of the Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 5, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), Policies D3 and HC1 of the LondonPlan (2021) and Chapters 12 and 16 of the National Planning Policy Framework (2023).

5.0 IMPACT ON NEIGHBOUR AMENITY

5.1 Paragraph 135 f) of the NPPF states that planning policies and decisions should ensurethat 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 futureusers.

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. Policy DMHD 1 (Alterations and Extensions to Residential Dwellings) states that there should be no unacceptable loss of outlook to neighbouring occupiers.

6.0 FURTHER MATERIAL CONSIDERATIONS

6.1 There is evidence of other first floor rear extensions within this locality as highlighted below which should be a material consideration in favour of the proposal.

No. 112 Central Avenue

6.2 No. 112 gained planning consent under application ref 45040/APP/2021/3627 for 'Partial demolition of the existing rear extensions. Erection of a single storey rear extension, with part two storey rear extension' on 22nd November 2021



No. 78 Central Avenue

6.3 No. 78 gained planning consent under application ref 73859/APP/2018/4019 for '*First floor rear extension*' on 16th February 2019.



Two storey rear extension at no. 78 Central Avenue

No. 47 Central Avenue

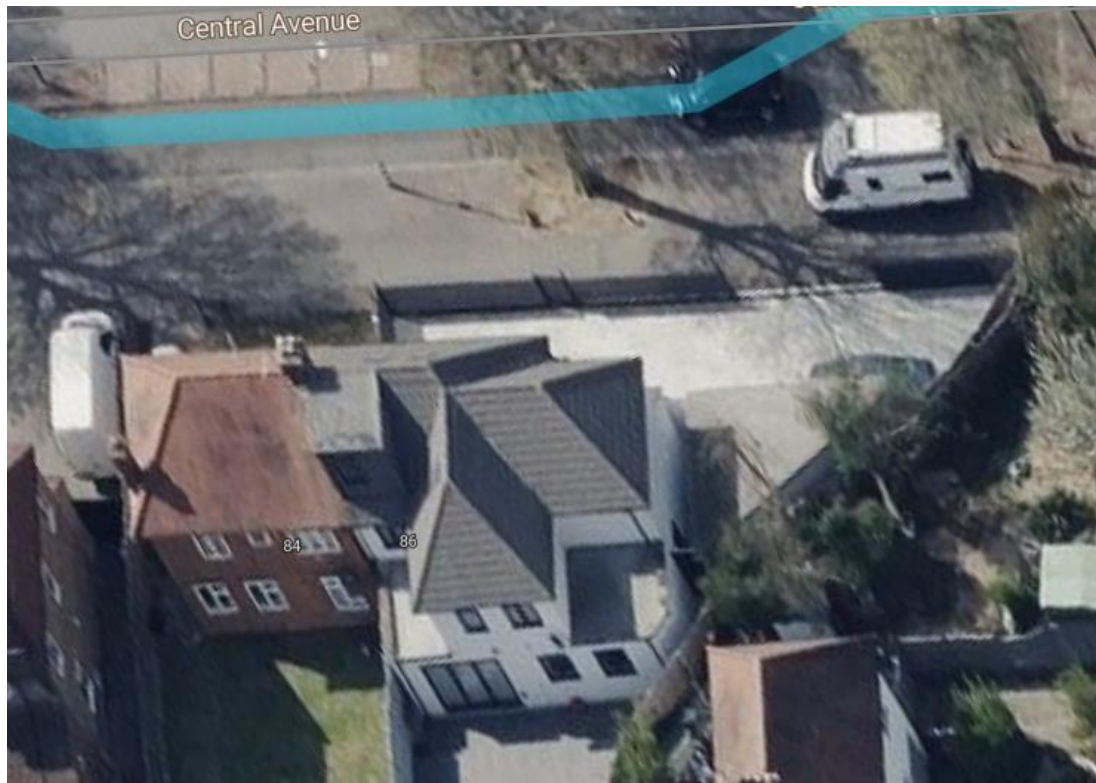
6.4 No. 47 gained planning consent under application ref 36654/APP/2019/106 for '*Part two storey, part first floor rear extension*' on 18th March 2019.



First floor rear extension at no. 47 Central Avenue

No. 86 Central Avenue

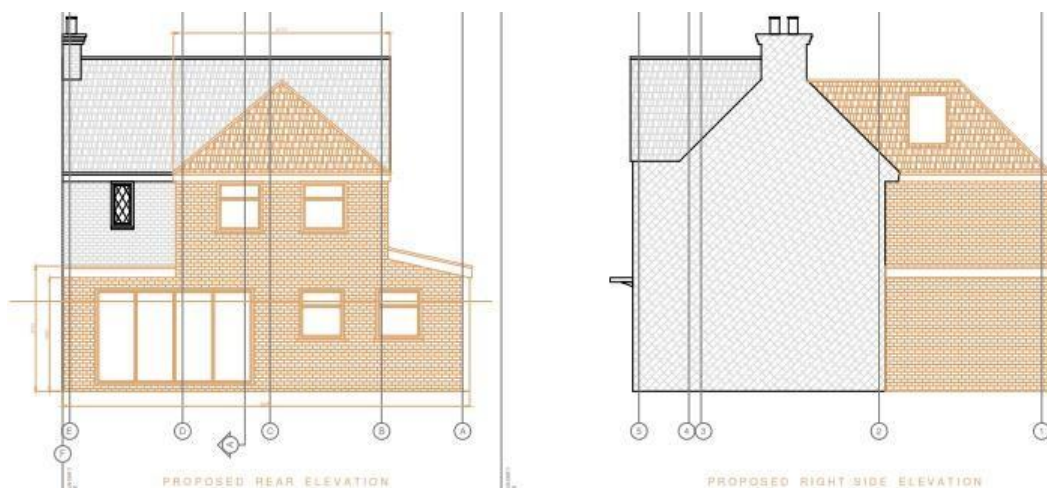
6.5 No. 86 gained planning consent under application ref 50516/APP/2017/3068 for 'First floor rear extension and conversion of roofspace to habitable use to include a rear dormer and 2 front rooflights' on 17th October 2017.



Part two storey rear extension at no. 86 Central Avenue

No. 186 Central Avenue

6.6 No. 186 gained planning consent under application ref 72441/APP/2017/1790 for 'Single storey side and part two storey, part single storey rear extension' on 10th July 2017.



Approved development at no. 186 Central Avenue Drawn by Studio CAD Projects

No. 48 Central Avenue

6.7 No. 48 gained planning consent under application ref 7285/APP/2008/2427 for '*Erection of a two storey side/rear extension and single storey rear extension and conversion of enlarged property to provide 2, three-bedroom flats, with frontage parking and two rear cycle sheds*' on 5th November 2008.



Two storey side/rear extension to original property no. 48 Central Avenue

No. 184 Central Avenue

6.8 No. 184 gained planning consent under application ref 59070/APP/2003/2887 for '*Erection of a two storey rear extension*' on 28th January 2004.



Approved two storey rear extension at no. 184 Central Avenue

No. 10 Drenon Square

6.9 No. 10 gained planning consent under application ref 50212/95/1274 for '*Erection of a two storey rear extension*' in 1995.



Two storey hipped roof extension at no. 10 Drenon Square

No. 11 Drenon Square

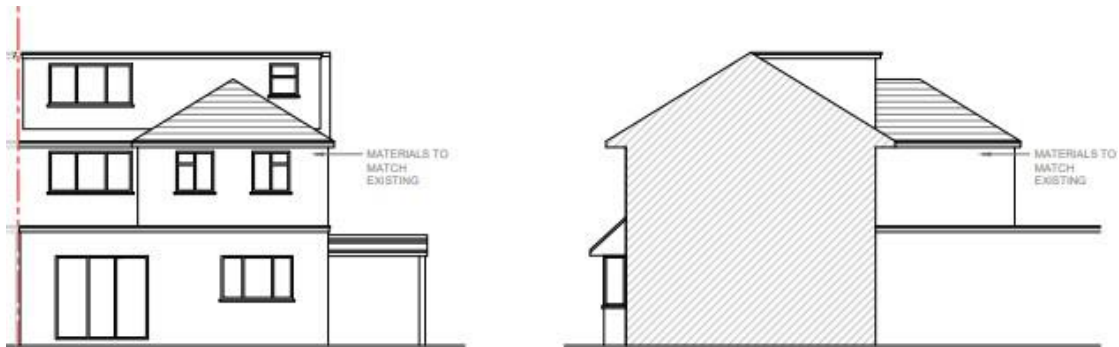
- 6.10 No. 11 gained planning consent under application ref 21223/APP/2012/2213 for a '*Part two storey, part single storey side/rear extension, involving demolition of existing single storey side/rear extension*' on 30th October 2012. This example is in close proximity to a neighbouring property although was not deemed to result in any harmful impacts.
- 6.11 The delegated officer's report confirms "***It is considered that the proposal would not have a significant impact on the amenities of any of the neighbouring occupiers and hence the proposed extension is considered to be in accordance with policies BE20, BE21 and BE24 of the UDP***".



Two storey rear extension at no. 11 Drenon Square

No. 84 East Road

- 6.12 No. 84 gained planning consent under application ref 31005/APP/2023/788 for the 'Erection of a first floor extension to the rear of the dwelling' on 18th May 2023.



Approved first floor rear extension at no. 84 East Road
Drawn by Multi Creation

No. 23 Harrow View

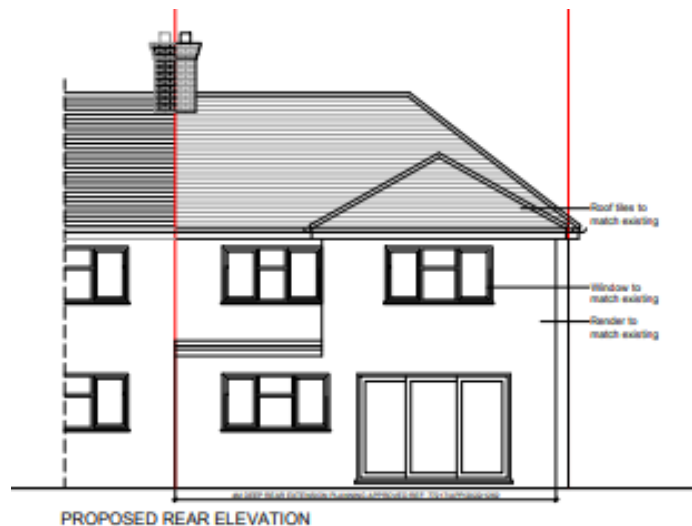
- 6.13 No. 23 gained planning consent under application ref 33816/APP/2004/2207 for 'Erection of a first floor rear extension' on 30th September 2004.



Approved development at no. 23 Harrow View

No. 15 Fir Tree Avenue

- 6.14 No. 15 gained planning consent under application ref 77217/APP/2022/2462 on 11th January 2023 for 'Erection of two storey extension to rear'.



Approved two storey extension at no. 15 Fir Tree Avenue
Drawn by La Vaastu Limited

Nos. 30-32 Crowland Avenue

- 6.15 Nos. 30-32 gained consent under application ref 77660/APP/2022/3402 for 'Erection of two part single storey, part two storey rear extensions (joint application for Nos. 30 & 32 Crowland Avenue)' on 3rd January 2023.



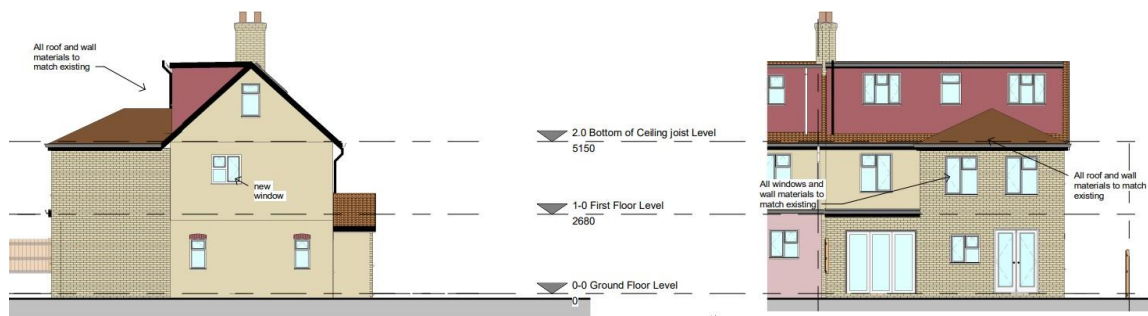
Approved plans at nos. 30-32 Crowland Avenue
Drawn by Multi Creation

- 6.16 The officer's report in relation to the above mentioned development concluded:

"Given the limited public views and subordinate design of the proposal to the host dwelling it is considered that there would be limited impact from the public realm or adjacent neighbouring properties, in compliance with Policy DMHB11 of the Hillingdon Local Plan Part Two (2020)."

No. 19 West Avenue

- 6.17 No. 19 gained planning consent under application ref 75117/APP/2021/3821 for 'Erection of a single storey and part two storey rear extension' on 8th December 2021.



Approved plans for no. 19 West Avenue
Drawn by ASM Architectural Services

7.0 CONCLUSIONS

- 7.1 The proposal for a first-floor rear extension by reason of its design, size and scale would be an appropriate addition to the host buildings that would complement their character and appearance. The development would also preserve the visual amenities of the street scene.
- 7.2 The proposal would additionally safeguard the residential amenities of neighbouring occupiers by reason of its modest size, scale and position.
- 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 '*first floor rear extension*' would conform with national, regional and local planning policy and, for the above reasons, it is politely requested that the application is approved.

26th March 2024