



Interim Director of Planning, Regeneration and Public Realm
Hillingdon Council
3 North
Civic Centre
High Street
Uxbridge
UB8 1UW

15 December 2022

Dear Madam,

CRANTOCK, RICKMANSWORTH ROAD, NORTHWOOD, MIDDLESEX, HA6 HOUSEHOLDER APPLICATION

On behalf of our clients, we enclose a planning application in respect of the above property. Planning permission via a householder application is sought for:

“The erection of a two-storey plus roof side extension.”

In addition to this covering letter, we submit the following documents:

- Completed application form;
- Cover letter, prepared by WSP;
- Drawing Schedule;
- Design and Access Statement prepared by David Coventry Associates
- OS Plan; and
- CIL Form

The required planning application fee has been paid directly to London Borough of Hillingdon.

SITE AND SURROUNDINGS

Rickmansworth Road (the A404) runs southeast to northwest and links the settlements of Northwood and Rickmansworth. Rickmansworth Road forms the edge of the settlement and indeed this part of Greater London and defines the line between the built-up area and the green belt. The area therefore has a distinctive character. To the rear and behind Rickmansworth Road the character is strongly suburban residential, while beyond Rickmansworth Road, with the exception of two hospitals, the character is of unbuilt green open space. Rickmansworth Road contains the built-up area.

The site is located to the Northwest of Northwood, on the edge of the settlement, some 1.65km to the northwest of Northwood train station. The site lies on the west side of Rickmansworth Road, near to its junction with Kewferry Road and opposite Mount Vernon and Bishops Woods Hospitals.

The surrounding area is largely residential in character. The neighbouring property to the east of the site is 185 Thirlmere Gardens and is separated from it by a pedestrian footpath. The properties that

form the surrounding area largely comprise terraced and semi-detached dwellings, and those located on Rickmansworth Road are generally smaller in scale and have less amenity space in comparison to the application site. Therefore, the application site is not typical of its immediate locality fronting Rickmansworth Road and is more comparable in character and scale to the larger residential dwellings located on Kewferry Drive.

The application site is a two storey, detached, family dwelling house. It is built in an arts and crafts style of brick and stone detailing beneath a roof of clay roof tiles. The existing building is distinctive and has an asymmetrical design. The front elevation comprises a central section flanked by two wings, set back slightly from the main building line. The front elevation is characterised by a distinctive oriel window and an entrance set off centre, with rectangular casement windows.

The site benefits from extensive amenity space to the front and rear of the site, which comprises a mix of soft and hard landscaping. A detached garage is located next to the house, adjacent to the western boundary. The front and rear boundaries are defined by extensive screening formed by mature trees and hedges, which act as a natural boundary and significantly restricts the visibility of the site from the street.

The site is not subject to any local Plan allocations or designations. It lies outside, but adjacent to, the green belt and lies within Flood Zone 1. The site has a PTAL rating of 2, and is not located within the Conservation Area or near to any listed buildings

PLANNING HISTORY

A desktop search shows there are no previous planning applications associated with the application site.

THE DEVELOPMENT PLAN

The Development Plan comprises the following documents:

- The London Plan, 2021
- The Local Plan Part 1 (adopted 2012) and Local Plan Part 2 (adopted 2020).
- Local Plan Part 2: Site Allocations and Designations

The London Plan sets out strategic planning policy within London. The London Plan includes planning policy on design-led development (Policy D3, D4 and D5) and housing quality and standards (Policy D6).

Local policies contained in the Local Plan Part 1 set out the Strategic Policies of Hillingdon. Local Plan Part 2 sets out the Development Management Policies and Site Allocations and Designations. Relevant policies include Policy DMHD 1, DMH 1, DMH 2, DMHB 11, 12, 14, 16, 17 and 18, DMT 6 of the Local Plan Part 2.

THE PROPOSAL

The proposal is for a two-storey, plus roof, side extension on the east elevation of the building plus the addition of a new chimney stack.

Side Extension

The proposed side extension would have a width of 4.21 metres and would be constructed with materials to match the existing exterior of the property. The side extension projects beyond the rear building line to match the footprint of the existing rear bay.

The proposed side extension includes windows to the front elevation of the ground floor and first floor element, these windows would match the proportions and design of the existing windows. The side elevation of the proposed side extension would include two new windows at ground floor either side of the proposed chimney.

Roof Alterations

The two-storey side extension sits below a hipped roof designed to replicate the existing roof shape in order to retain the view of the roof shape from the front elevation.

The hipped roof design would wrap around the proposed side extension creating an L-shape over the proposed extensions. The proposed roof shape would match the existing roof shape in respect of pitch and ridge height.

Apart from the removal of the eastern hip, no other alterations are proposed to the existing roof form.

PLANNING ASSESSMENT

Housing Need

The scheme will provide a larger family house having 5 bedrooms. The Hillingdon SHMA 2018 document identifies a need of 900 5+ bedroom units for market housing. Therefore, there is a demonstrated need for 5+ bedroom houses and this proposal will help directly address the housing demand. Therefore, this scheme meets the policy requirements of Policy DMH 2 (Housing Mix).

Character

The site and surrounding area have a strong character formed by residential properties fronting the onto the Northwood side of Rickmansworth Road. The character within the surrounding area is created by the contrast between the built-up area on one side of Rickmansworth Road and the open green belt beyond the existing Mount Vernon Hospital, on the other. The scheme is designed to maintain and replicate the existing character of the site and surrounding area.

Therefore, the proposal would maintain and reinforce the character of the area and appearance and quality of the existing street and will not give rise to any adverse cumulative impacts. The scheme therefore meets Part A (i) of Policy DMHD 1.

Design and Appearance

Key design details such as the proposed roof shape, proposed ground floor windows (right elevation), chimney, the proposed bay window to the rear elevation have been designed sympathetically using existing details and proportions from the original building. The approach has been to design the extension as though it were part of the house as originally constructed, and to do this, the key character and design elements of the existing site have been reused in order to retain the asymmetrical treatment of the existing building.

The proposed bay window to the rear, proposed ground floor windows to the east elevation and windows to the ground floor and second floor all match the existing windows in design, dimensions and proportion. The proposal would maintain the existing building line which is integral to maintaining the existing asymmetry of the existing building. The proposed two-storey extension repeats the existing pitched roof design, and proportions of the original building, and the materials used would match those already present. The roof height and profile would be retained as well as the eaves height in accordance with the existing building, and this sympathetic repetition of detail allows the extension to sit comfortably next to the original building

Therefore, the proposed extension has been carefully designed to be in keeping with the existing building and to neighbouring properties. The scale is modest and meets the policy requirements of Policy DMHD 1, Part A (iii) The design and appearance of the addition is sympathetic to the existing building and seeks to provide alterations that are of a high design quality but also delivering a practical and useable space for the occupants. Overall, the design and appearance of the site satisfies the policy requirements of Policy DMHD 1 and Policy DMHB 11 (A).

Residential Standards

The proposal seeks to add another bedroom at first floor level and a living room area at ground floor level. The building is already a large family sized dwelling that exceeds London Plan and National space standards, and by repeating the proportions of the existing building, the new extension will maintain the existing high quality, and continue to meet, national and London Plan standards. This includes London Plan Policy D6 (Housing Quality and Standards) and Policy DMHB 16 (Housing Standards) of the Hillingdon Local Plan.

Residential Amenity

The site is a detached dwelling house and benefits from significant curtilage space. The proposal would be set away from the boundary fence of the application site as well as neighbouring properties. Furthermore, the site is separated from its neighbours to the east by a public footpath. Therefore, the proposal would not impact the amenities or outlook of neighbouring properties and would meet parts ii and v of Policy DMHD 1 and Policy DMHB 11 (B).

The proposal would also retain a significant portion of the private amenity space/garden space on the site. The site benefits from a large garden space and therefore the impact of the development would be minimal and will not result in a loss of function. The proposal would also retain the existing trees and hedges on the site. The scheme will maintain the high quality of the existing amenity space and will satisfy part vi of Policy DMHD 1, Policy DMHB 18 (Private Outdoor Amenity Space) and part A of Policy DMHB 14.

Furthermore, the proposed side extension would also be set 3.3 metres from the boundary with the public footpath and 6.5 metres away from the of the adjacent neighbour at 185 Thirlmere Gardens and therefore would be adequately set away from the side boundary. This means that the scheme

will not give rise to any harmful impacts on the amenity of adjoining properties, and so will meet part iv of Policy DMHD 1, Part C and Policy DMHB 11 (B)

Sustainable Development

The application site is a brownfield site and therefore the proposal enables the recycling of the brownfield site. This is significant given the sites location and proximity to the Green Belt. The recycling of brownfield sites alleviates the stress on other areas of the Borough to deliver high quality, sustainable housing. Therefore, the policy is compliant with Policy DMH 1 (Safeguarding Existing Housing).

The proposed development allows for a more efficient use of the site because it optimizes its development potential considering all constraints which benefits from extensive amenity space. The proposed development is therefore by definition sustainable development. The proposal would therefore satisfy Policy DMH 1.

Parking and Servicing

The application site is currently benefits from off street parking provision to the front elevation of the site by way of a driveway and a garage. The proposal would have no impact on the existing parking provision which will be retained. The additional floorspace will not generate additional parking demand because the number if residential units does not alter.

The servicing of the property does not change due to the retained parking and access to the site. The proposed development does not propose any changes or alterations to the existing layout of off-street parking, access and servicing.

The proposal would be compliant with Policy viii of Local Plan Policy DMHD 1 which requires adequate off-street parking to be retained and Policy DMT 6 (Vehicle Parking).

CONCLUSION

Our conclusions in respect of this scheme are as follows:

- The proposal is in keeping with the existing character of the existing building whilst also sympathetic to the varied character of the surrounding area.
- The scheme will provide a larger family house having 5 bedrooms. This directly addresses a need identified by the LPA in its most recent SHMA 2018.
- The proposal is modest in its scale and has been designed to ensure key details, such as the proposed rear bay window, match that of the existing building and retains the asymmetrical character of the building without detracting from appearance.
- The proposal will maintain the residential amenities of the occupants. The proposed rooms will enjoy good levels of privacy, daylight and sunlight and a large garden
- The proposal is set away from the boundaries with neighbouring properties and has been designed to ensure no loss of privacy or amenity. The scheme therefore retains significant amenity space for the enjoy of the residents.
- The proposal would exceed the residential standards set out within the London Plan with the addition of a bedroom at first floor level and living room area at ground floor area.
- The proposal utilises an existing brownfield site and maximising the potential of the existing plot. This represents sustainable development.



- The proposal would not impact the existing provision of off-street parking on the site with all parking spaces retained.

This a substantial list of planning needs that just the granting of planning permission. In addition, the scheme is compliant with and fully supported by up-to-date development plan policies. In such circumstances schemes, paragraph 47 of the NPPF says where the proposal is in accordance with the development plan, applications should be speedily approved.

We trust you have everything you need to validate our client's planning application and we will receive confirmation of this shortly. In the meantime, should you have any queries or wish to discuss matters please feel free to contact me or my colleague, Greg Dowden, regarding the proposal.

Yours faithfully

A handwritten signature in black ink that reads 'Kavir Singh Mahil'.

Kavir Singh Mahil
Graduate