

June 2024

Dear Planners

Development Management
Directorate of Central Services
Hillingdon Council
3 North, Civic Centre, High Street
Uxbridge
UB8 1UW

Please consider this letter as a supporting document for the application enclosed for the proposed extensions at Langthwaite, 13 Kewferry Drive, HA6 2NT.

The application site is within the Kewferry Drive private residential neighbourhood comprising detached two-storey houses with large gardens, with a few different architectural styles and features. 13 Kewferry Drive is a two-storey detached house to the South side of Kewferry Drive. Some of the properties like Greenacre, Wynchfield and White Ridges on the same road have been converted or extended substantially.

Planning History

The planning application (REF 78425/APP/2023/3492) for the proposed '*erection of part single, part double storey rear and side extensions including attached garage, erection of front extension with porch and gable feature, conversion of loft space to habitable use including roof alterations and extensions, front and rear dormers, amendments to fenestration and roof lights and 4 new parking spaces in the frontcourt*' was refused on 20/02/24 for the reasons below.

Harm to the character of the area

Cumulatively, the proposed development, by reason of its excessive bulk, scale, massing and design would be unduly prominent, visually incongruous and unsympathetic to the original architectural composition of the host dwelling, resulting in the proposed development having a harmful impact to original dwelling, and the character, appearance and visual amenities of the area. The proposal would therefore conflict with Policy BE1 of the Hillingdon Local Plan (November 2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan – Part Two (2020) and Policy D3 of the London Plan (2021) and Chapter 12 of the National Planning Policy Framework (2023).

The Proposal

The proposal entails the demolition of the existing attached/detached garages and the rear conservatory to erect part single, part double storey rear and side extensions, conversion of loft space to habitable use including roof alterations and extensions, front and rear dormers, amendments to fenestration and roof lights and 4 new parking spaces in the front court.

The brief outline of proposals at 13 Kewferry Drive and the principles adopted based on the previous refusal report are mentioned below.

1. Two-Storey Side Extension

Policy DMHD 1 of the Hillingdon Local Plan: Part Two Development Management Policies (2020) states that:

- Side extensions should not exceed half the width of the original property;
- Two-storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
- Two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;

The proposed two-side extension does not exceed half the width of the original property and sets back a minimum of 1 m behind the main front elevation. To appear as a subordinate extension, the roof height of the proposed gambrel roof on the side extension is lowered by a minimum of 1 m at the main roof ridge. The garage that was proposed as part of the previous application has been removed to maintain the openness of the area.

2. Rear Extension

Policy DMHD 1 of the Hillingdon Local Plan: Part Two Development Management Policies (2020) states that:

- Single-storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- 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;
- 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.

The proposed rear extension does not exceed 4 m in depth and two-storey extensions do 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 adjacent properties. The windows on the side elevations are proposed to be frosted to prevent overlooking the neighbours. To appear as a subordinate extension, the maximum roof height of the extended gambrel roof on the rear extension is lowered by a minimum of 500mm at the main roof ridge level with a small discreet crown roof.

3. Roof Extension

Policy DMHD1 requires:

- Roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two-thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;
- The Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;
- Raising of a main roof above the existing ridgeline of a house will generally not be supported;
- All roof extensions should employ appropriate external materials and architectural details to match the existing dwelling; and
- In Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise with the existing building. The highest point of the dormer should be kept well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first-floor windows.

The roof is extended to the rear elevation only and does not exceed more than two-thirds the width of the original roof. It is proposed below the ridge tiles of the existing roof and retains a substantial element of the original roof slope above the eaves line. The proposed gambrel roof follows the pitch and materials to that of the original roof. The refused large crown roof has been substantially reduced to allow a limited amount of ceiling height in the new loft area. Similarly, the proposed gable elements have been completely removed and the sizes and heights of the proposed front and rear dormers have been reduced significantly in this application to appear modest and subordinate to the property.

4. Front Extension

Policy DMHD1 requires:

- Alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;
- Porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported;
- Notwithstanding the above, at least 25% of the front garden must be retained.

All extensions to the front including the porch have been removed from the proposal in this application. Proposed changes to the fenestrations and dormers are minor to retain the overall appearance of the house and to be subordinate to the character of the street.

5. Amenity

The proposal would not affect the external amenity space of the property and would retain the existing gap between the neighbouring properties. The first-floor extensions are further off the boundary and outside of the 45-degree sight lines. As mentioned earlier, the proposed side windows would be conditioned to be obscured glazing and non-opening below 1.8m.

6. Parking and Highway Safety

There is on-street parking in front of the property and the existing driveway provides 2 parking spaces. Emergency vehicles can access the property with no obstructions.

The proposed alterations will create 2 additional parking spaces for the extended property. The provision of 'off-street parking' will not create extra demand for additional parking on the road.

7. Materials

The materiality of the proposed extensions is proposed to match the existing house.

8. Flood Risk

The site is in Flood Zone 1, with a low flood probability.

Conclusion

The revised proposal and this planning statement have been prepared based on the refusal reasons received for the previous planning application and seek to retain the original character of the property. Therefore, we believe our proposal is acceptable on the grounds of planning permission to be granted.

Regards

The Planning Team
The Market Design and Build