



LRJ PLANNING

Planning, Design and Development

PLANNING, DESIGN AND ACCESS STATEMENT

Retention of single-storey rear extension

92 Elliott Avenue, Ruislip, HA4 9LZ

May 2024



1.0 Introduction

- 1.1 This Statement has been prepared by LRJ Planning Ltd to accompany the householder planning application for the retention of a single-storey rear extension at 92 Elliott Avenue, Ruislip, HA4 9LZ.
- 1.2 This Statement provides a planning analysis to demonstrate that the submitted proposal is acceptable in planning terms and in accordance with the relevant policy and guidance.
- 1.3 The application is supported by a site layout plan, floor plans, full elevational plans, which illustrate that the site is capable of accommodating the development.
- 1.4 The remainder of this Statement is structured as follows:
- Section 2: Site Location and Description
 - Section 3: Background
 - Section 4: Development Proposal
 - Section 5: Planning Policy Context
 - Section 6: Design and Access
 - **i) Layout and Density**
 - **ii) Scale**
 - **iii) Appearance**
 - **iv) Materials detailing**
 - **v) Access**
 - Section 7: Planning Analysis
 - **A) Impact on character and appearance**
 - **B) Impact on residential amenity**
 - **C) Highway safety**
 - Section 8 Conclusion



2.0 Site Location and Description

- 2.1 The application site comprises an existing two-storey dwelling known as 92 Elliott Avenue, Ruislip, HA4 9LZ. The property is located on the southern side of Elliott within a rectangular shaped site. The location of the site is illustrated in Figure 1, below.



Figure 1: Site Location

- 2.2 The application site consists of a two-storey end of link dwelling, set fronting the road. The dwelling enjoys a set back off the highway.
- 2.3 The site forms part of an established residential area that follows a linear pattern with dwellings conforming to an established building line. Within the surrounding area it is evident that there is a mix of rear extensions. The property backs on to a Medical Centre.

3.0 Background

- 3.1 Following a review of the Council's portal there is no recent planning history at this site.



4.0 Proposal

- 4.1 Planning permission is sought for the retention of a single-storey rear extension at the rear of the dwelling. The extension has been created through the conversion of a previous conservatory into a masonry rear extension with the same overall dimensions.
- 4.2 The extension has an overall width of 3.85m by a depth of 3.2m. It rises from an eaves height of 2.46m to a ridge height of 3.37m.
- 4.3 The design utilises a high quality palette of external materials to match existing. Rooflights have been provided in both roof slopes.
- 4.4 Externally, the property would continue to benefit from generous outdoor amenity space at the rear.
- 4.5 Further details of the proposed site layout, floor plans and elevations are provided in the submitted drawings accompanying this application.

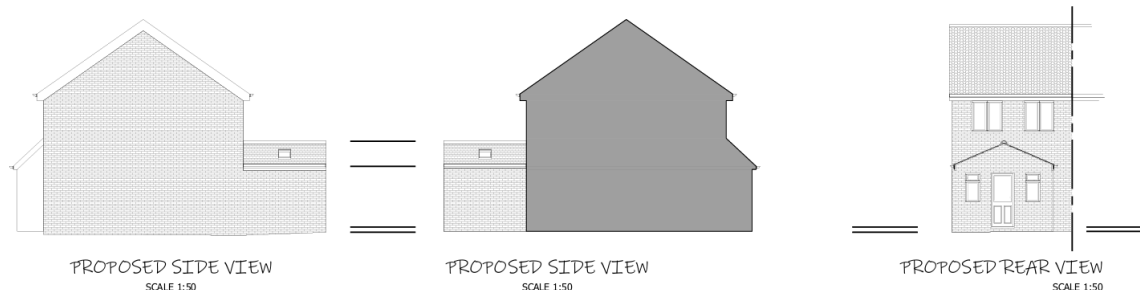


Figure 2: Proposed elevations



5.0 Planning Policy Context

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows *“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”*.

National Planning Policy Framework and National Legislation

- 5.2 In December 2023, the Government published the latest version of National Planning Policy Framework (NPPF). The NPPF sets out the Government’s planning policies for England and sets out how they are expected to be applied. The NPPF took immediate effect.
- 5.3 Paragraph 2 of the NPPF states that *“Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.”* The plan-led approved approach to development as enshrined by Section 38(6) of the Planning and Compulsory Purchase Act 2004. In addition, the NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions, as are previous planning decisions and appeals.
- 5.4 Paragraphs 7 and 8 confirm that the purpose of the planning system is to contribute to the achievement of sustainable development, which comprises economic, social and environmental development. The NPPF retains a presumption in favour of sustainable development.
- 5.5 Paragraph 47 reaffirms that *“applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise”*.



- 5.6 In respect of the presumption in favour of sustainable development, Paragraph 11 identifies that development proposals which accord with the development plan should be approved without delay.
- 5.7 Paragraph 38 of the NPPF relates to decision making and confirms 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”*.
- 5.8 Paragraph 123 requires planning policies and decisions to promote an effective use of land in meeting the need for homes and other uses, making as much use as possible of previously developed land. Similarly, Paragraph 124 promotes the development of under-utilised land and buildings.
- 5.9 Paragraph 131 notes that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. It elaborates 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.
- 5.10 Paragraph 130 seeks to ensure that developments will function well and add to the overall quality of the area, be visually attractive as a result of good architecture, and be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- 5.11 Paragraph 139 states that development that is not well designed should be refused. Conversely, it confirms 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; and/or
- b) outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

The Development Plan

5.12 The Development Plan for the London Borough of Hillingdon 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), West London Waste Plan (2015) and The London Plan (2021). The following is a summary of the relevant planning policies.

Local Plan: Part 1 - Strategic Policies (2012)

PT1.BE1 - (2012) Built Environment

The Local Plan: Part 2 - Development Management Policies (2020)

DMHD 1 Alterations and Extensions to Residential Dwellings	LPP D4 Delivering good design
DMHB 11 Design of New Development	DM2 Highway Impacts
DMHB 18 Private outdoor amenity space	DM6 Vehicle Parking
DMEI 9 Management of Flood Risk	



London Plan (2021)

Policy GG1: Building strong and inclusive communities	Policy D3: Optimising site capacity through the design-led approach
Policy GG2: Making the best use of land	Policy D14: Noise

6.0 DESIGN AND ACCESS

6.1 The design related policies in the development plan identify that context and character are key considerations and that development in existing areas must respond to and respect inherent layout, density, scale, appearance, materials and access. The following sections provide an overview of the relevant considerations, which will be assessed in greater detail within the later Planning Appraisal section.

i) Layout and Density

6.2 The layout of the extension has been informed by both the constraints of the application site, access and relationship with neighbouring properties, as well as the layout of the surrounding built environment. It looks to create an identity and a sense of place to the development, while trying to follow the architectural approach adopted in the similar nearby schemes.

6.3 As far as possible within the constraints of the site, the alterations has also been designed and orientated in a manner which maximises its potential for solar gain and for passive heating, further increasing its sustainability credentials.

6.4 The proposed layout ensures that there is ample separation with neighbouring properties, protecting local residential amenity.



- 6.5 Overall, it is considered that the layout and density of development proposed is commensurate with the host plot and respects the layout and density of the surrounding development found within the immediate area.

ii) Scale

- 6.6 Careful consideration has been given to the building's scale, with its final design being informed by the surrounding built form.
- 6.7 The design is sensitive to the constraints of the site, is commensurate with the nature and scale of the plot and is in keeping with the surrounding scale and form.
- 6.8 The proposal has been designed and positioned to ensure it assimilates within this plot and safeguards local residential amenities by avoiding overlooking or overshadowing. At single-storey it will not materially impact on the amenity of any neighbouring property.

ii) Appearance

- 6.9 During the design process, it was noted that there are similar sized rear extensions in the surrounding area.
- 6.10 The overall appearance of the property would be one of high-quality, design, confined to the rear, utilising areas of glazing and high-quality materials.

iv) Materials detailing

- 6.11 The development would utilise materials of outstanding quality which have been carefully selected to reflect elements of the local character, landscape and heritage.

v) Access

- 6.12 No alterations are proposed to the existing access arrangements.



7.0 Planning Appraisal

- 7.1 This section seeks to highlight the main issues relevant to the determination of the application and assesses the scheme against the local and national planning policies and guidance referenced in section 5.0 above.
- 7.2 In formulating the proposal, special regard has been given to Conservation Area policy contained in the NPPF.
- 7.3 The main issues that are considered pertinent to the appraisal of this proposal are:
- The design of the proposal and its impact on the character and appearance of the area.
 - The impact of the development on local residential amenity.
 - Parking and highway safety.

A) The design of the proposal and its relationship with the surrounding form of residential development

- 7.4 The appearance of a development is a material planning consideration and the National Planning Policy Framework, Section 12 (Achieving Well-Designed Places). Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires all development to be designed to the highest standards and incorporate principles of good design, either complementing or improving the character and appearance of the area.
- 7.5 Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to protect and improve the public realm, including streets. Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to



the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

- 7.6 Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that 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.
- 7.7 In specific regard to rear extensions, paragraph A1.7 of the Hillingdon Local Plan: Part Two Development Management Policies (2020) states that "Rear Extensions should not protrude too far out from the rear wall of the original house or cut in half two-storey bay windows or other features." Policy DMHD 1 (Alterations and Extensions to Residential Developments), Part B sets out : (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; 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.

- 7.8 The extension is on the footprint of a previous conservatory and has an overall width of 3.85m by a depth of 3.2m. The height of the extension is less than 4.0m, thus complying with the above policies.
- 7.9 The extended dwelling will assimilate within the site and the surrounding residential development. As touched upon above, the extension is one that is proportionate to the overall size of the plot and a sufficient level of amenity space will be retained.
- 7.10 The extension is sited at the rear of the dwelling, which allows the original form of the property to be clearly recognisable. The proposal represents a sympathetic addition that would enhance the character and appearance of the rear of the property.
- 7.11 The quality of the architecture proposed is consistent with that approved within the immediate area and this weighs in favour of the scheme.
- 7.12 The extension utilises a number of materials which are sympathetic to the character and detailing of the wider area, strengthening local distinctiveness, property diversity and identity.
- 7.13 The development would therefore comply with the NPPF, as well as local planning policies.

B) The impact of the development on local residential amenity

- 7.14 Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship



with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.

- 7.15 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.
- 7.16 The proposed development has again been sensitively positioned to ensure that it safeguards local residential amenity and with it being single-storey there will be no harm to the amenity of any neighbouring house.
- 7.17 Given the form, scale and location of the extensions, there would not be any unacceptable to neighbouring properties' amenities. It is considered that there would be no unacceptable harm caused to the immediate neighbouring properties in terms of loss of privacy, outlook, daylight, sunlight or otherwise. It would therefore accord with the NPPF, as well as local planning policies.

C) Highway Safety

- 7.18 Sufficient space would remain on site for the parking of cars associated with the dwelling. The proposal would not lead to increased on-street parking, and as such, there would be not harm to highway safety in the surrounding area.

8.0 CONCLUSION

- 8.1 The design of the proposal has been informed and influenced by its location and setting, ensuring that the development is sensitive to the character, form, layout, and scale of the surrounding residential area.
- 8.2 The proposal would be served by suitable access and parking arrangements and would have an acceptable impact on local residential amenity, improving the visual amenities of the area.



- 8.3 Overall, the proposal represents a sustainable development of outstanding design quality, appropriate to its setting and the character of the wider area, and of exceptional sustainability credentials.
- 8.4 The scheme is compliant with Hillingdon Local Plan: Part One Strategic Policies (2012) and Part Two - Development Management Policies (2020). It is therefore requested that planning permission is granted without delay for the proposed development.