

**Design and Access Statement
Extension: 63 Victoria Avenue
Hillingdon, UB10 9AH**



Document Revisions

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Project Name - Extension: 63 Victoria Avenue, Hillingdon, UB10 9AH

Document Name - Design and Access Statement

Prepared by - NJB

Checked - <insert approver initials>

Approved - <insert approver initials>

Revision	Status	Issue date	Comments
P01	S2	23/03/2023	First issue
P02	S2	24/03/2023	Amendment to introduction section

Scope

0.1 Design and Access statement in support of a planning application for the extension to 63 Victoria Avenue, Hillingdon, UB10 9AH.

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1. Introduction

The site address is 63 Victoria Avenue, Uxbridge, UB10 9AH. It is located on a corner of the Victoria Avenue – Ryefield Avenue cross junction. On the site there is a five-bedroom, end of terrace dwelling with a large garden to the rear. The property is currently assigned as a single dwelling.

This Design & Access Statement supports a planning application for the extension to 63 Victoria Avenue, Hillingdon, UB10 9AH.

The application includes the proposal to extend the existing property to the rear, convert the existing loft space and add a new pitched roof over the existing flat roof of the side extension. Similar proposals for a new pitched roof were granted planning in 2004 (8499/APP/2004/1514) and 2011 (8499/APP/2011/2534). In 2013, a new pitched roof and loft conversion was granted for the property (8499/APP/2013/660). The new roof would be an attractive addition to the property which is in keeping with the character of Victoria Avenue.

2. Application Site and Context

Location and Use

The application site is 362sq.m, featuring a five bedroom, terraced single dwelling with a garage in the rear garden. The dwelling had been part divided into two units to accommodate the previous property owner and their family. This use of the property is evident from the two front entrances present on the front elevation of the dwelling. Planning permission had subsequently been granted to convert the property into two separate dwellings (ref: 8499/APP/2022/2610) but this has not been enacted.

The application site comprises an end of terrace of two-storey dwelling at the intersection of Victoria Avenue and Ryefield Avenue. The dwelling benefits from a historic flat roof two storey side extension and has a rear garage addition. The main area of parking is to the front – hard surfaced frontage along Victoria Avenue but there is secondary vehicular access to the rear along Ryefield Avenue.

The subject corner plots of no.63 and 65 Victoria Avenue and 4 and 9 Ryefield Avenue have larger plots. The four properties are different in style with no.65 also having a large two-storey flat roof side extension. The properties tend to be uniform in their form, proportion and appearance in rows and clusters. The land levels appear relatively flat.

There are no policy or heritage constraints on site.

Site Context

The surrounding area is residential in character. The street scene in this locality is, in the main, semi-detached and terraced properties in a typical 1930's style. These are constructed using red brick and often finished with painted render or sand and cement pebble dash. They are all relatively similar in their appearance, with the main variation being the presence or absence of a catslide roof on the front elevation.

Existing Site Images



Figure 1: Front Elevation (Victoria Avenue)



Figure 2: Rear Elevation (Ryefield Avenue)



Figure 3: Side Elevation (Ryefield Avenue)



Figure 4: Approach (Victoria Avenue)

3. Design and Access

Summary of Proposals

- Removal of rear conservatory towards the side of no.61 alongside single storey part rear extension and first floor rear balcony;
- Part single; part two-storey rear extension;
- Hip to gable end extension to host dwelling with new pitched roof over existing flat roof two-storey side extension;
- Rear dormer roof extension to the main dwelling;
- Two front rooflights, and one side rooflight;
- Replacement and new (re-located) ground floor side windows facing the highway.
- Removal of both front porches, with new porch to the front entrance adjacent Ryefield Avenue. The existing front entrance and porch closest to No. 61 shall be removed and replaced with a new window.

The dwelling has a disjointed rear elevation. There is a part conservatory, part solid extension of differing size and materiality. There is also a first-floor rear balcony/terrace with railing. Combined with the flat roof side extension, the visual set up and massing of the current dwelling is confused, disjointed, and cluttered.

The application proposes to extend the existing dwelling. A part single; part two-storey rear extension is proposed of which would replace this disjointed image with a more uniform and cohesive addition. Substantial internal alterations will rationalise the configuration commensurate with a single dwelling house, facilitate improved internal access and circulation, and provide for a larger open-plan kitchen and day room space with access to the rear garden.

The ground floor side windows would be altered (replacement and re-location). This was acceptable in the context of earlier applications (ref: 8499/APP/2022/2610).

The new loft dormer to the property will allow for an additional double bedroom and ensuite bathroom. The dormer follows the same siting and proportions of the approved planning application 8499/APP/2013/660.

We consider that the proposed extensions would be proportionate to the main dwelling and would respect the terrace row and improve the visual image from the street scene.

Materials

The proposed extensions shall use facing materials and features in keeping with the fabric of the existing building and the street scene, as follows:

Roofs: Clay plain tile; Colour: Red

External Walls: Smooth Render; Colour: Cream / Magnolia

Windows: uPVC; Colour: White in hardwood subframe; Colour: Brown External

Doors: Timber; Colour: TBC

Velux Rooflights: Finish: Grey

Soffits + Fascias: Timber or uPVC; Colour: Black

Rainwater Goods: Plastic; Colour: Black

Impact on the amenities of the occupiers of neighbouring residential properties

The property adjoins no.61 Victoria Avenue (north) which is a mid-terrace two-storey dwelling. To the rear is no.11 Ryefield Avenue (east) which is an end of terrace two-storey dwelling. The surrounding properties on the corner comprise of no.65 Victoria Avenue (south) which is an end of terrace two-storey dwelling and no.4 and 9 Ryefield Avenue (west) of which are end of terrace two-storey dwellings.

no.61

The proposed ground floor rear extension would be approx. 3m deeper than the rear additions at no.61 but does not extend further than the building line of the existing rear conservatory. The first-floor rear extension element would be approx. 5.9m from the common boundary.

The proposals have no greater impact on the outlook of no. 61 than the present massing of the dwelling and would consider the extensions would not be detrimental to this neighbouring occupier.

no.11

It is noted that there are no side facing habitable windows. The ground floor rear extension would be approx. 10m from the common 'side' boundary with the first-floor rear element approx. 12m away, although sited more in the direction of the forecourt of no.11. Given the separation distances, we consider the proposed extensions would not be of detriment.

In terms of the proposed rear dormer, whilst a new view would be created in the view of the immediate neighbouring gardens, this would reflect a mutual level of overlooking.

Parking / Traffic Impact and Pedestrian safety

The frontage along Victoria Avenue is hard surfaced with a wide crossover. This arrangement would be retained.

No amendments to the current parking provision are proposed.

The existing vehicular crossover will be used.

No impacts shall result from this application.

Access

There are currently two entrances located at the front of the property. The existing front entrance and porch closest to No. 61 shall be removed and replaced with a new window. Access to the property will be retained via the existing porched entrance furthermost from the boundary with No. 61.

Waste

Existing provisions will be retained, consistent with a single dwelling house.

Inclusive Design Statement

The proposals give reasonable consideration to inclusive design. Building Regulations Regulation 4 states where for work on an existing building ... *the work itself must comply with the applicable requirements of the building regulations (and) the building must be no more unsatisfactory in relation to the requirements than before the work was carried out*. New works will comply with the applicable of the building regulations (M4(1) – Visitable Dwellings), which shall include a ground floor WC, and improved circulation areas and internal doorways.

Private Outdoor Amenity Space

The development would retain approx. 150sq. m of useable private amenity space.

Flood Risk Impact

The land has a very low surface water flood risk.

Trees and landscaping

No Trees, shrubs or hedges will be removed or affected by these proposals.

4. Planning Statement

Relevant Site Planning History

8499/APP/2012/2037 63 Victoria Avenue Hillingdon

Conversion of roof space to habitable use to include a pitched roof to side extension, a rear dormer and 2 front rooflights.

Decision: 11-10-1012 Refused

8499/APP/2012/2593 63 Victoria Avenue Hillingdon

Conversion of roof space to habitable use to include a pitched roof to side extension, a rear dormer and 2 front rooflights.

Decision: 12-12-1012 Refused

8499/APP/2013/660 63 Victoria Avenue Hillingdon

Conversion of roof space to habitable use to include a pitched roof to side extension, a rear dormer and 2 front rooflights.

Decision 07-05-2013 Approved

8499/APP/2020/2967 63 Victoria Avenue Hillingdon

Conversion of single dwelling to 1 x 3-bed dwelling and 1 x 1-bed dwelling involving internal alterations.

Decision: 23-11-2020 Refused Appeal:10-11-2021 Dismissed

8499/APP/2022/2610 63 Victoria Avenue Hillingdon

Part single; part two-storey side/rear extension (following removal of rear extensions); hip to gable end extension; rear dormer roof extension; pitched roof to existing flat roof two-storey side extension and front rooflights to create two separate residential dwellings; removal of rear outbuildings; subdivision of the site; private amenity spaces; hard and soft landscaping; boundary treatment; retention of rear garage; car parking and cycle/refuse storages.

Decision: 27-10-2022 Approved

Planning Statement

The scale massing and outlook of the proposals are not dissimilar to those submitted and approved under 8499/APP/2022/2610 (refer to appendix A).

The planning issues raised and addressed in the officer's report for this application will broadly be the same, save that the proposal will retain the property as a single dwelling.

Pre-application advice has been sought by the applicant through the duty planning system (Planning Information Officer: Richard Buxton – Refer to email correspondence (dated 22nd February 2023 through to 3rd March 2023) within Appendix B).

Therefore we submit that the proposal demonstrates compliance with all relevant Local Plan and NPPF policies.

Appendix A

8499/APP/2022/2610 Officer's Report

DELEGATED DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
- Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL Select Option

1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received
2. Application complies with all relevant planning policies and is acceptable on planning grounds
3. There is no Committee resolution for the enforcement action
4. There is no effect on listed buildings or their settings
5. The site is not in the Green Belt (but see 11 below)

REFUSAL RECOMMENDED: GENERAL

6. Application is contrary to relevant planning policies/standards
7. No petition of 20 or more signatures has been received
8. Application has not been supported independently by a person/s
9. The site is not in Green Belt (but see 11 below)

RESIDENTIAL DEVELOPMENT

10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha
11. Householder application in the Green Belt

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses
13. Refusal of change of use from retail class A1 to any other use
14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use.

CERTIFICATE OF LAWFULNESS

15. Certificate of Lawfulness (for proposed use or Development)
16. Certificate of Lawfulness (for existing use or Development)
17. Certificate of Appropriate Alternative Development

CERTIFICATE OF LAWFULNESS

18. ADVERTISEMENT CONSENT (excluding Hoardings)
19. PRIOR APPROVAL APPLICATION
20. OUT-OF-BOROUGH OBSERVATIONS
21. CIRCULAR 18/84 APPLICATION
22. CORPSEWOOD COVENANT APPLICATION
23. APPROVAL OF DETAILS
24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval
25. WORKS TO TREES
26. OTHER (please specify)

The delegation powers schedule has been checked. Interim Director of Planning, Regeneration & Public Realm can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatics are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No.	Report of the Interim Director of Planning, Regeneration & Public Realm
Address	63 VICTORIA AVENUE HILLINGDON
Development:	Part single; part two-storey side/rear extension (following removal of rear extensions); hip to gable end extension; rear dormer roof extension; pitched roof to existing flat roof two-storey side extension and front rooflights to create two separate residential dwellings; removal of rear outbuildings; sub-division of the site; private amenity spaces; hard and soft landscaping; boundary treatment; retention of rear garage; car parking and cycle/refuse storages.
LBH Ref Nos:	8499/APP/2022/2610
Drawing Nos:	22/039_S0 22/039_S1 22/039_S2 22/039_S3 22/039_S4 22/039_P3 - Proposed Roof Plan 22/039_P0 22/039_P1 22/039_P2 22/039_P3 - Proposed Loft Floor Plan Design and Access Statement by EA Architecture Revision A 22/039_P4

Date Plans received : 17/08/2022

Date(s) of Amendment(s):

Date Application Valid: 17/08/2022

1. **SUMMARY**

The application site comprises an end of terrace of two-storey dwelling at the intersection of Victoria Avenue and Ryefield Avenue. The dwelling benefits from a historic flat roof two-storey side extension and has a rear garage addition. The main area of parking is to the front - hardsurfaced frontage along Victoria Avenue but there is secondary vehicular access to the rear along Ryefield Avenue.

The subject corner plots of no.63 and 65 Victoria Avenue and 4 and 9 Ryefield Avenue have larger plots. The four properties are different in style with no.65 also having a large two-storey flat roof side extension. The properties tend to be uniform in their form, proportion and appearance in rows and clusters.

The proposal seeks extensions and sub-division to form two dwellings within the plot.

Whilst the site would be larger, the proposed works would be an improvement to the site whilst providing two separate residential units. No concerns would be raised in regards to highways impact or neighbouring amenity impact.

The previous refusal reasons (8499/APP/2020/2967), which were upheld at appeal, on standards of accommodations grounds are considered to be addressed. The current proposal is materially different in terms of external works and type of units provided.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers

22/039_P4 received 17/08/2022.

22/039_P0, 22/039_P1, 22/039_P2, 22/039_P3 - Proposed Loft Floor Plan, 22/039_P3 - Proposed Roof Plan received 13/10/2022.

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).

3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

4 RES9 Landscaping (car parking & refuse/cycle storage)

Prior to above ground works, a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

1. Details of Soft Landscaping

- 1.a Planting plans (at not less than a scale of 1:100),
- 1.b Written specification of planting and cultivation works to be undertaken,
- 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
- 1.d Outbuildings to be removed from the rear garden.

2. Details of Hard Landscaping

- 2.a Refuse Storage
- 2.b Cycle Storage
- 2.c Means of enclosure/boundary treatments across the site including noise protection screening/fencing to the side fencing
- 2.d Hard Surfacing Materials
- 2.e External Lighting (if any)
- 2.f Electrical Vehicle Charging Points (1 active and 1 passive) including location and

specification

2.g Visibility Splays within the site at the egress point

2.h Manoeuvring plans from each bay using a 4.8m x 2.4m sized vehicle

2.i Removal of hardstanding and existing outbuildings.

3. Schedule for Implementation

3.a Landscape Maintenance Schedule for a minimum period of 5 years

3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON: To ensure the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policy D6 of the London Plan and Policies DMHB 11, DMHB 12, DMHB 14, DMHB 18 DMEI 1 and DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

5 NONSC Non Standard Condition

The dwelling hereby approved must be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

REASON: To ensure high quality and accessible housing in accordance with Policy DMHB 16 of the Hillingdon Local Plan Part 2 (2020).

6 NONSC Non Standard Condition

No development shall commence until a Construction Management/Logistics Plan has been submitted to, and approved in writing by, the Local Planning Authority. The plan shall detail:

(1) The phasing of development works

(2) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).

(3) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.

(4) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).

(5) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).

(6) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.

(7) The storage of demolition/construction materials on site.

This must demonstrate compliance with the Mayor of London's 'The Control of Dust and Emissions from Construction and Demolition' Supplementary Planning Guidance (or any successor document).

The approved details shall be implemented and maintained throughout the duration of the construction process.

REASON: To protect the amenities of local residents, in compliance with Policies DMHB 11, DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

7 NONSC Non Standard Condition

The existing rear outbuildings, shown to be removed on the approved plans, shall be removed in their entirety prior to first occupation of the development approved. All resultant debris shall be removed from the site and the development shall accord with the approved landscaping scheme secured by Condition 4.

REASON

To accord with the terms of this planning permission, prevent overdevelopment of the site and to safeguard the amenities of future occupiers in accordance with Policy D6 of the London Plan and DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

8 HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2021). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16th January 2020.

3 I5 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

4 I6 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the

owner. If you require further information or advice, you should consult a solicitor.

5 I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

6 I47 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

7

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

8 I73 Community Infrastructure Levy (CIL) (Granting Consent)

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure

Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at planning@hillingdon.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an end of terrace of two-storey dwelling at the intersection of Victoria Avenue and Ryefield Avenue. The dwelling benefits from a historic flat roof two-storey side extension and has a rear garage addition. The main area of parking is to the front - hardsurfaced frontage along Victoria Avenue but there is secondary vehicular access to the rear along Ryefield Avenue.

The subject corner plots of no.63 and 65 Victoria Avenue and 4 and 9 Ryefield Avenue have larger plots. The four properties are different in style with no.65 also having a large two-storey flat roof side extension. The properties tend to be uniform in their form, proportion and appearance in rows and clusters.

The land levels appear relatively flat.

The site is within a critical drainage area. There are no policy or heritage constraints on site.

3.2 Proposed Scheme

The application seeks full planning permission for:

- Removal of rear conservatory towards the side of no.61 alongside single storey part rear extension and first floor rear balcony;
- Removal of rear outbuildings;
- Part single; part two-storey rear extension;
- Hip to gable end extension to host dwelling with new pitched roof over existing flat roof two-storey side extension;
- Rear dormer roof extension to the main dwelling;
- Two front rooflights;
- Part regularisation and use of the site as two dwellings (1x3 bed and 1x2 bed);
- Replacement and new (re-located) ground floor side windows facing the highway

- Sub-division of the site;
- Hard and soft landscaping;
- Boundary treatment;
- Refuse storages and cycle storage;
- Use of the existing crossover for parking of 2 spaces on site.

Amendments were sought and received on 13/10/2020 to demolish the rear outbuilding and remove the rear parking space. This has amended the rear layout which now provides a less congested garden space including more amenity space.

3.3 Relevant Planning History

8499/APP/2012/2037 63 Victoria Avenue Hillingdon

Conversion of roof space to habitable use to include a pitched roof to side extension, a rear dormer and 2 front rooflights

Decision: 11-10-2012 Refused

8499/APP/2012/2593 63 Victoria Avenue Hillingdon

Conversion of roof space to habitable use to include a pitched roof to side extension, a rear dormer and 2 front rooflights

Decision: 20-12-2012 Refused

8499/APP/2013/660 63 Victoria Avenue Hillingdon

Conversion of roof space to habitable use to include a pitched roof to side extension, a rear dormer and 2 front rooflights

Decision: 07-05-2013 Approved

8499/APP/2020/2967 63 Victoria Avenue Hillingdon

Conversion of single dwelling to 1 x 3-bed dwelling and 1 x 1-bed dwelling involving internal alterations.

Decision: 23-11-2020 Refused

Appeal: 10-11-2021 Dismissed

Comment on Planning History

8499/APP/2020/2967 - Conversion of single dwelling to 1 x 3-bed dwelling and 1 x 1-bed dwelling involving internal alterations - Refused 23/11/2020 for the following reasons:

1. The proposed development would provide an indoor living area of an unsatisfactory quality for the future occupiers of the proposed residential unit contained within the existing two storey side extension and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal therefore conflicts with paragraph 127 of the National Planning Policy Framework (2019), Policy 3.5 and Table 3.3 of the London Plan (2016) and Policy DMHB 16 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

2. The proposed development, by virtue of its failure to provide amenity space of sufficient size and quality for the occupants of the development would result in an over-development of the site detrimental to the residential amenity of existing and future occupiers. The proposal therefore conflicts with paragraph 127 of the National Planning Policy Framework (2019), Policy 3.5 of the London Plan (2016) and Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Appeal dismissed 10/11/2021. The Inspector agreed with both reasons although considered that on site there were more rear outbuildings than shown on the submitted

plans. It was concluded to be difficult to fully assess although the Inspector agreed to conclude with dismissing the appeal on both the above reasons.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date:- Not applicable

4.2 Site Notice Expiry Date:- Not applicable

5. Comments on Public Consult

5 neighbouring properties and the Oak Farm Residents Association (OFRA) were consulted by letter

dated 24/08/2022. By the end of the consultation period of 15/09/2022 and at the time of the report

write up, no comments were received.

Planning Specialist/Access Officer - No Objection

Highways Officer - No Objection

6. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMH 2 Housing Mix

DMEI 14 Air Quality

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

LPP D5 (2021) Inclusive design

DMT 3 Road Safeguarding

DMT 1 Managing Transport Impacts

DMT 5 Pedestrians and Cyclists

DMT 2 Highways Impacts

LPP T4 (2021) Assessing and mitigating transport impacts

DMT 6 Vehicle Parking

DMEI 9 Management of Flood Risk

LPP T6.1 (2021) Residential parking

LPP D1 (2021) London's form, character and capacity for growth

LPP T7 (2021) Deliveries, servicing and construction

LPP D12 (2021) Fire safety

DMH 4 Residential Conversions and Redevelopment

DMH 6	Garden and Backland Development
DMHB 11	Design of New Development
DMHB 19	Play Space
DMT 4	Public Transport
LPP H10	(2021) Housing size mix
NPPF14	NPPF 2021 - Meeting the challenge of climate change flooding
NPPF9	NPPF 2021 - Promoting sustainable transport
LPP G5	(2021) Urban greening
LPP G7	(2021) Trees and woodlands
LPP H2	(2021) Small sites
NPPF11	NPPF 2021 - Making effective use of land
LLP D1	(2021) London's form character and capacity for growth
NPPF12	NPPF 2021 - Achieving well-designed places
NPPF2	NPPF 2021 - Achieving sustainable development
LPP D3	(2021) Optimising site capacity through the design-led approach
NPPF5	NPPF 2021 - Delivering a sufficient supply of homes
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
LPP D7	(2021) Accessible housing
LPP D8	(2021) Public realm
LPP D14	(2021) Noise
LPP H1	(2021) Increasing housing supply
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking

In addition: Development Plan:

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

- 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)
- The West London Waste Plan (2015)
- The London Plan (2021)

Material Considerations:

The National Planning Policy Framework (NPPF) (2021) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

7. MAIN PLANNING ISSUES

7.1 Impact on the amenities of the occupiers of neighbouring residential properties

Policy DMHB 11 of the Hillingdon Local Plan: Part Two states that buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them, and the amenities of existing houses are safeguarded. Furthermore the policy stresses the importance of new buildings and extensions providing adequate amount of external amenity space, that not only protects the amenity of the occupants of the proposed development, but also of those of the surrounding buildings, as well as protecting both parties privacy.

The host dwelling adjoins no.61 Victoria Avenue (north) which is a mid terrace two-storey dwelling. To the rear is no.11 Ryefield Avenue (east) which is an end of terrace two-storey dwelling. The surrounding properties on the corner comprise of no.65 Victoria Avenue (south) which is an end of terrace two-storey dwelling and no.4 and 9 Ryefield Avenue (west) of which are end of terrace two-storey dwellings.

With regards to no.61, the proposed ground floor rear extension would be approx. 3m deeper than the rear additions at no.61 to which the proposed rear conservatory is actually situated deeper. The first floor rear extension element would be approx. 5.9m from the common boundary. The extensions would not be detrimental to this neighbouring occupiers.

In terms of no.11, it is noted that there are no side facing habitable windows. The ground floor rear extension would be approx. 10m from the common 'side' boundary with the first floor rear element approx. 12m away, although sited more in the direction of the forecourt of no.11. Given the separation distances, the proposed extensions would not be of detriment.

In terms of the proposed rear dormer, whilst a new view would be create in the view of the immediate neighbouring gardens, this would reflect a mutual level of overlooking and as such not worthy of refusal.

The rear patio area would be less than 0.3m in height with the sub-division not considered to cause undue noise and disturbance.

No concerns would be raised to other nearby occupiers.

A condition will be attached to ensure the rear outbuilding is demolished.

As such, the proposed works to form two dwellings on site would not be detrimental to nearby occupiers. Therefore, the proposal would comply with Policies D1, D3, D4 and H2 of the London Plan (2021), Policies BE1 and H1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) and Policies DMH 6, DMBH 11, DMHB 12, DMHB 14, DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Section 12 of the National Planning Policy Framework (2021).

7.2 Impact on Street Scene

The NPPF (2021) notes the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this.

Policy D1 of the London Plan states that design of new buildings and the spaces they create should help reinforce or enhance the character, legibility, permeability and

accessibility of the neighbourhood.

Policy D4 of the London Plan states developments should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area.

The Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

The starting point is realising and understanding the site constraints and then appropriately arranging the site layout. It is important when arranging the site layout that the buildings and associated arrangements are proportionately integrated and well considered. In this case, the starting point is realising whether an additional dwelling can be accommodated following the proposed rear extensions and sub-divisions and ensuring, importantly, that the quality of accommodation is satisfactory in order to assess the previous refusal reasons (8499/APP/2020/2967) and those points raised by the Planning Inspector). Officers previously confirmed that a sub-division would be acceptable despite the previous scheme being submitted with basic information.

The submitted application drawings propose rear extensions including roof expansion to the host dwelling to allow the site to be used as two separate residential units.

Breaking the proposal down, the hip to gable end transformation, whilst large would be an overall visual improvement as it would then allow the existing dominating flat roof two-storey side extension to have a pitched roof added on which would improve the overall appearance of the site and context of the prominent siting. Flat roof two-storey extension do often (as evident) give off bulky, incongruous and boxy viewpoints to which the proposal would improve on.

A relatively large rear dormer would be added to the rear of the host dwelling and whilst large, it would be sufficiently set in from the side common boundaries alongside ridge and eaves of the existing roof. It would be classed as a proportionate addition of which would integrate within the terrace row. Other properties, whilst largely constructed under permitted development benefit from rear dormers of similar sizes (some larger). The front two rooflights would be acceptable.

The dwelling has a disjointed rear elevation in that there is a part conservatory, part solid extension of differing size and materiality. There is also a first floor rear balcony/terrace with railing. Combined with the flat roof side extension, the visual set up and massing of the current dwelling is confused, disjointed and cluttered. Whilst the dwelling would be come larger, notably to the rear, a part single; part two-storey rear extension is proposed

of which would replace this disjointed image with a more uniform and cohesive addition. This would be an improvement with the overall rearward projection being less than existing, although being wider. The proposed extensions would be proportionate to the main dwelling and would respect the terrace row and improve the visual image from the streetscene, despite the site becoming larger.

The ground floor side windows would be altered (replacement and re-location) which would be acceptable.

In terms of site layout, the frontage along Victoria Avenue is hardsurfaced with a wide crossover. This arrangement would be retained and so would the access from Ryefield Avenue. Cycle and refuse storages would be within the gardens and close to the Ryefield Avenue highway which is appropriate.

The rear of the site, following amendments on 13/10/2022, would demolish the rear garage and 'evenly' sub-divide the rear parcel to form private amenity and cycle/refuse storage which would be acceptable.

A compliance hard/soft landscaping condition will be attached seeking details.

As such, the proposal, would be an improvement to the overall site and the intensification would on balance be acceptable on design terms. Therefore, the proposal would comply with Policies D1, D3, D4 and H2 of the London Plan (2021), Policies BE1 and H1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) and Policies DMH 6, DMBH 11, DMHB 12, DMHB 14, DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Section 12 of the National Planning Policy Framework (2021).

7.3 **Traffic Impact/Pedestrian Safety**

Policy DMT 2 (Highways Impacts) states development proposals must ensure that:

- 1) safe and efficient vehicular access to the highway network is provided to the Council's standards;
- 2) they do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents;
- 3) safe, secure and convenient access and facilities for cyclists and pedestrian are satisfactorily accommodated in the design of highway and traffic management schemes;
- 4) impacts on local amenity and congestion are minimised by routing through traffic by the most direct means to the strategic road network, avoiding local distributor and access roads; and
- 5) there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and committed roads, including along roads or through junctions which are at capacity.

Policy DMT 6 (Vehicle Parking) states:

A) Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity.

The Council may agree to vary these requirements when:

- 1) the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity; and/or
- 2) a transport appraisal and travel plan has been approved and parking provision is in

accordance with its recommendations.

B) All car parks provided for new development will be required to contain conveniently located reserved spaces for wheelchair users and those with restricted mobility in accordance with the Council's Accessible Hillingdon SPD.

Parking along Fairdale Gardens is controlled by parking management scheme HY1 which restricts the parking to permit holders only between 09:00 and 17:00. The proposal site has a PTAL rating of 4 indicating that its access to public transport is good suggesting that some trips can be made to and from the site by other modes other than a private car.

Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

Car Parking -

The published London Plan 2021 Policy T6.1 Residential Parking requires that development proposals must comply with the relevant parking standards. For a two-bedroom dwelling in an area ranked PTAL 2, the London Plan standard is a maximum of 1-1.5 spaces for 2-3 bed dwellings.

Each of the units would have one parking space within the frontage following amendments to remove the rear parking space to allow sufficient private amenity. This would be acceptable.

Vehicular Crossover -

Officers note the existing crossover would be used which is acceptable.

Electric Vehicle Charging Point (EVCP) Provision -

In line with the London Plan (2021), within any final parking quantum there is a requirement for a minimum 20% 'active' EVCP provision with all remaining spaces being designated as 'passive' provisions.

In this case, each dwelling should incorporate 1 'active' space in order to future proof for anticipated demand. Details of EVCP will be sought through the pre-commencement hard/soft landscaping condition.

Vehicular Trip Generation -

Concerns are not raised.

Operational Refuse Requirements -

The storages would be within the rear gardens. Full details will be requested through the pre-commencement hard/soft landscaping condition.

Cycle Parking Provision

The storages would be within the rear gardens. Full details will be requested through the pre-commencement hard/soft landscaping condition.

Sub-conclusion:

As such, the proposal would not result in highway and pedestrian/occupier safety concerns. Therefore, the proposal would to comply with Policies D3, D4, T3, T4, T5, T6 and T7 of the London Plan (2021), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) and Policies DMH 6, DMHB 11, DMHB 12, DMT 1, DMT 2, DMT 3, DMT 4, DMT 5 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

7.4 Carparking & Layout

See above.

7.5 Urban Design, Access and Security Considerations

Quality of accommodation and amenity space, given the recent appeal, are the key issues in this case.

Policy DMHB 1 (Housing Standards) states all housing development should have an adequate provision of internal space in order to provide an appropriate living environment. To achieve this all residential development or conversions should meet or exceed the most up to date internal space standards, as set out in Table 5.1.

A 3b 6p person dwelling over three-storey requires to be a minimum of 108sqm to which the host dwelling of 130sqm would meet. Whilst the second floor would be partial as to the rear, it will on this basis be treated as three-storeys given a large bedroom proposed within.

The new dwelling within the existing side extension and proposed rearward extensions would be 2b 3p of which requires to be 61sqm. The floor area would be approx. 70sqm which the dwelling would exceed.

The units would be dual/triple aspect which is positive.

The vertical stacking relation would be acceptable.

The refuse/recycle storages and cycle provision would be adequately placed.

On balance, in particular for the new dwelling, access to and from the site would be acceptable.

The outlook, ventilation and access to light would be acceptable.

Policy DMHB 18 (Private Outdoor Amenity Space) states all new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3: Private Outdoor Amenity Space Standards.

The host site would have approx. 60sqm of useable private amenity space. The new dwelling would have approx. 94sqm which would be acceptable.

In terms of accessibility, following consultation with the Councils Planning Specialist Officer, no objections were raised subject to pre-commencement conditions requiring details of step free access. Furthermore, a pre-commencement condition will be attached to ensure the dwelling is be occupied until certification of compliance with the technical specifications for an M4(2) dwelling.

It is considered that all the proposed habitable rooms, and those altered by the development, would maintain an adequate outlook and source of natural light, therefore

complying with the Mayor of London's Housing Standards Minor Alterations to The London Plan.

The host and proposed occupiers would not be directly impacted by the parking.

The proposal has addressed the previous reasons for refusal and those points raised by the Inspector.

As such, the proposal on balance, would provide a sufficient level of living accommodation. The proposal would comply with Policies D4, D5, D6, D7 and T5 of the London Plan (2021), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) and Policies DMH 6, DMHB 11, DMHB 12, DMHB 16, DMT 1, DMT 2, DMT 3, DMT 4 and DMT 5 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

7.6 Other Issues

Policy DMH 6 of the Local Plan (2020) states that there is a presumption against the loss of gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases a limited scale of backland development may be acceptable, subject to the following criteria:

- 1) neighbouring residential amenity and privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided;
- 2) vehicular access or car parking should not have an adverse impact on neighbours in terms of noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable;
- 3) development on backland sites must be more intimate in mass and scale and lower than frontage properties; and
- 4) features such as trees, shrubs and wildlife habitat must be retained or re-provided.

The principle of development, with the provision of an additional housing unit, purely in land use terms, given the residential context would be acceptable. However, this has to be reviewed in isolation with the appropriateness of the development in the context of the plot and area, relationship with neighbouring occupiers, quality of accommodation and associated highways and pedestrian/occupier considerations (as per the following sections).

Flood Risk Impact:

It is considered that a water butt condition can be attached for the purposes of this proposal to manage flood risk impact.

Trees and Landscaping:

No concerns would be raised.

Conclusion:

The application is recommended for approval subject to conditions.

8. Reference Documents

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)

The West London Waste Plan (2015)

The London Plan (2021)

Contact Officer: Jimill Patel

Telephone No: 01895 250230

Appendix B

Evidence of Pre-application advice

From: Planning <planning@hillingdon.gov.uk>
Sent: 03 March 2023 11:46
To: John Arnold
Subject: [EXTERNAL] RE: Pre-planning advice - 63 Victoria Avenue

Hi John,

Many thanks.

That is a big improvement-removing the turret at the side-with apologies to the architect!

Separation of the two elements shouldn't be an issue and if the outbuilding had a flat roof, and was no higher than 2.5m, it wouldn't even need planning permission (though pitched roofs are always better maintenance wise).

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

Regards

Richard Buxton

BA (Hons) Dip TP

Planning Information Officer
Planning

Place

Location, Civic Centre
London Borough of Hillingdon

01895 250230
rbuxton@hillingdon.gov.uk

From: John Arnold <John.Arnold@microsoft.com>
Sent: 02 March 2023 08:15
To: Planning <planning@hillingdon.gov.uk>
Subject: RE: Pre-planning advice - 63 Victoria Avenue

You don't often get email from john.arnold@microsoft.com. [Learn why this is important](#)

Dear Richard,

Thanks for your quick feedback on the original designs, I wonder if you could comment on the revised plans attached which I hope you will find more acceptable.

Thanks also for comments on replacing the garage with a garden office, it would be our intention to remove all other structures in the garden space.

Speed is important to us so I wonder if you could also advise if you think it better if we separate out planning for the garden office and the main house into two different applications (this would certainly be easier for us in paperwork terms).

Thanks

John

From: Planning <planning@hillingdon.gov.uk>
Sent: Thursday, February 23, 2023 5:26 PM
To: John Arnold <John.Arnold@microsoft.com>
Subject: [EXTERNAL] FW: Pre-planning advice - 63 Victoria Avenue

FYI

From: Planning
Sent: 23 February 2023 17:22
To: John Arnold <jarnold@jarnold.co.uk>
Subject: RE: Pre-planning advice - 63 Victoria Avenue

Hi John,

Thank you for your e-mail.

I think if you could design out the 2nd floor turret element you will definitely be in business but I would be very surprised if we think that element is okay:-

EXTENSION + ALTERATIONS: 63 VICTORIA TERRACE

OPTION 3: ELEVATIONS



Any outbuilding proposal would need to take into account the possible rationalisation of existing structures in the back garden:-



Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

Regards

Richard Buxton

BA (Hons) Dip TP

Planning Information Officer
Planning

Place

Location, Civic Centre
London Borough of Hillingdon

01895 250230
rbuxton@hillingdon.gov.uk

From: John Arnold <outlook_E6BCD11170D082DA@outlook.com> **On Behalf Of** John Arnold

Sent: 22 February 2023 21:48

To: Planning <planning@hillingdon.gov.uk>

Subject: Pre-planning advice - 63 Victoria Avenue

You don't often get email from jarnold@jarnold.co.uk. [Learn why this is important](#)

Dear Planning Team,

We are in the process of purchasing 63 Victoria Avenue, on the Oak Farm estate in Hillingdon and would be hugely appreciative of some advice, which I understand you can provide informally via telephone. Assuming this is the case, could we book an appointment please?

The property has planning permission issued last year (8499/APP/2022/2610) to split the property into two dwellings and extend significantly to enable this. This was never built.

We wish to retain the property as a single dwelling but extend within the confines of the permission already granted and rearrange the internal layout to facilitate a more cohesive family home. I should note that contrary to the previous owners planning application we are not seeking to develop the property for sale but as a family home for us to move our growing family to. I have attached some sketch plans for a proposal that outlines how we would wish to extend and change the internal layout.

In addition, the property has a pre-cast concrete garage with asbestos-cement roof at the rear that we plan to remove and replace with a garden office (literally for working from home) identical to the permission granted to our current property ref (502/APP/2015/1466) - I have attached the drawing submitted with that application - the windows positions may change to suit the orientation of the garden office but the footprint should be identical.

I would be most grateful if you could consider if you think there will be any concerns with these proposal when they reach an application stage.

Thanks

John Arnold

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