

24th May 2023

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Dear Planning Team

Re: Hillingdon - No 41 Pield Heath Avenue, UB8 3PD
Householder planning application for extensions and alterations to an existing dwelling

Background

We have been instructed to submit a householder planning application which seeks consent for the following works:

- A single storey rear extension at ground floor level;
- A 1.5 storey side extension following the demolition of the existing garage on site to provide habitable space at ground and loft level including the installation of four dormer windows, four Velux windows and a juliet balcony;
- Associated external alterations to the front and rear fenestration.

The application was submitted by Planning Portal and comprises the following:

- Completed planning application forms;
- Completed CIL questions form; and
- Drawings package comprising site location plan, site block plan, existing and proposed floor plans/elevations (prepared by Faluck Patel Architect).

In addition to the above documentation, this cover letter provides a detailed assessment of the key planning issues and should be taken into consideration in the determination of the planning application.

Site and Surroundings

The application relates to a single storey detached dwelling located on the western side of Pield Heath Avenue, a residential street characterised by one and two storey detached dwellinghouses, a number of which have been extended significantly over time.

The property currently benefits from off road parking for three vehicles in a linear manner down the length of the principal elevation.

The majority of neighbouring properties down Pield Heath Avenue are of a chalet style with substantial variation in their external design, scale and materials. In considering this application, of particular interest is No. 5 Pield Heath Avenue which as discussed in detail within the Planning History section of this Covering Letter was granted planning permission for significant extensions and alterations in 2017 and 2019.

Importantly, there is no consistent character deemed worthy of protection by the Council by way of designation as an area of special local character or a conservation area.

Please refer to the site images below.



Image 1: Principle elevation of the site as viewed from Pield Heath Avenue facing west

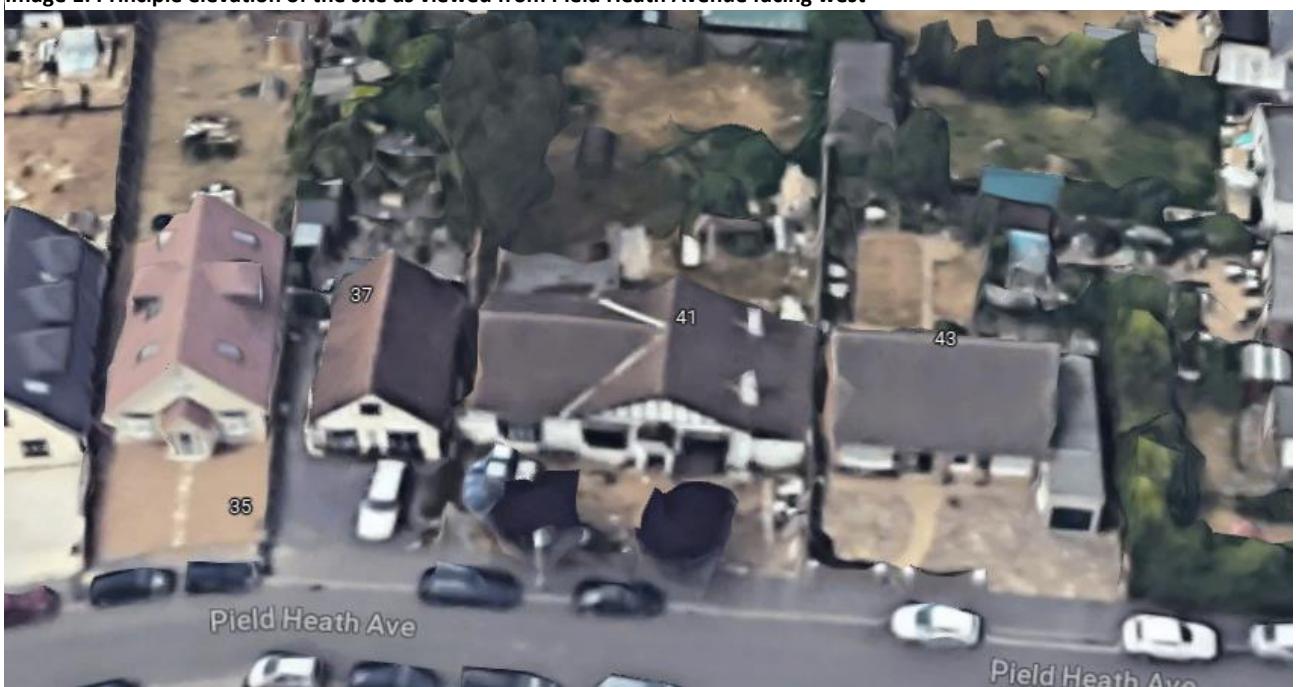


Image 2: Overhead view of the site facing west in the context of immediately neighbouring properties



Image 3: No. 5 Pield Heath Avenue that has benefitted from recent planning permissions for the creation of habitable roof space in a similar manner to the proposed development under applications Ref 72435/APP/2018/3145 and Ref 72435/APP/2017/928

Planning History

The Site

A review of the Council's online records reveals that the property has been subject to two historical planning application of relevance as summarised below.

Initially, an application (**Ref 859/APP/2022/3900**) was submitted for the erection of a single storey rear extension and conversion of garage space to habitable use. Raising of the ridge height, front and rear dormers and roof lights; roof level side window; first/roof level front window; replacement first/roof level rear window; removal of side chimneys and conversion of roof space into habitable use – Approved 17th February 2022.

An application (**Ref 859/APP/2022/3897**) was then made in 2022 for the conversion of roof space to habitable use to include a rear dormer, 3 front roof lights, 2 rear roof lights and the conversion of the roof from hip to gable end with 3 new gable end windows (Application for a Certificate of Lawful development for a Proposed Development) – Withdrawn 14th February 2023.

- This application was withdrawn due to concerns over its compliance with the General Permitted Development Order.

Surrounding Area

Also of note to this proposal is two applications at No. 5 Pield Heath Avenue as summarised below.

Firstly, an application (**Ref 72435/APP/2017/928**) was made in 2017 for a single storey side extension, single storey rear extension and enlargement of roof space to create additional habitable roof space to include two front dormers, two rear dormers, one front roof light and conversion of both sides of roof from hip to gable end with two gable end windows – **Approved 24th July 2017**.

Consequently, an application (**Ref 72435/APP/2018/3145**) was then made in 2018 also for the erection of a single storey side extension, single storey rear extension and enlargement of roof space to create additional roof space to include two front dormers, one rear dormer one front roof light and conversion of both sides of roof from hip to gable end with two gable end windows – **Refused 3rd December 2018**.

Importantly, this application was then appealed to the Planning Inspectorate (**Ref APP/R5510/D/19/3219663**) whereby the Inspectorate concluded on the 29th March 2019 that the proposed works embodied in the appeal proposal would not unduly detract visually from the host property and its context and local character would be protected – **Appeal allowed 29th March 2019**.

Summary

Therefore, it may be concluded that the extension of a single storey dwelling to provide an enhanced living environment for occupiers by way of: side extension; rear extension; the provision of front and rear dormers; and a gable roof is considered acceptable and in keeping with the character of the street scene.

The Proposal

The application seeks consent for the following works:

- A single storey rear extension at ground floor level;
- A 1.5 storey side extension following the demolition of the existing garage on site to provide habitable loft space including the installation of four dormer windows, four Velux windows and a juliet balcony; and
- Associated external alterations to the front and rear fenestration.

As set out on the accompanying plans, the proposed extensions and alterations will be subordinate in scale to the host property, will utilise complementary external materials, roof form and a symmetrical fenestration. This approach will help ensure that the visual character and appearance of not just the existing dwelling but the wider street scene is preserved.

Planning Policy

London Plan (2021)

The London Plan sets the Mayor's strategic development strategy for the capital up until 2046 and forms part of the development plan for Greater London.

The site falls within the London Borough of Hillingdon and so the relevant policies include:

Policy D3 (Optimising Site Capacity Through the Design-led Approach) states that all development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth, and existing and planned supporting infrastructure capacity.

Development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale appearance and shape, with due regard to street hierarchy, building types, forms and proportions.

Encourage and facilitate active travel with cycle parking and legible entrances to buildings. Be street-based with clearly defined public and private environments.

Deliver appropriate outlook, privacy and amenity. Provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity.

Policy D6 (Housing Quality and Standards) outlines that housing development should be of high quality design and provide adequately-sized rooms with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures.

The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.

Local Development Framework

The London Borough of Hillingdon's Development Framework comprises the Hillingdon Local Plan Part 1 Strategic Policies (adopted November 2012) and the Local Plan Part 2 (Site Allocation and Development Management Policies (adopted January 2020). The following policies are considered relevant to the proposed development.

Local Plan Part 2 Site Allocation and Development Management Policies (2020)

Policy DMHB11 (Design of New Development) outlines that all development, including extensions, alterations and new buildings will be required to be designed to the highest standards and incorporate principles of good design including:

- Harmonising with the local context by taking into account the surrounding:
 - i. scale of development, considering the height, mass and bulk of adjacent structures;
 - ii. building plot sizes and widths, plot coverage and established street patterns;
 - iii. building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements such as degree of enclosure;
 - iv. architectural composition and quality of detailing;
 - v. local topography, views both from and to the site; and
 - vi. impact on neighbouring open spaces and their environment.
- Ensuring the use of high quality building materials and finishes;
- Ensuring that the internal design and layout of development maximises sustainability and is acceptable to different activities;
- Protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and undesignated, and their settings; and
- Landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

Furthermore, development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. Development will also be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. Development proposals should make sufficient provision for well-designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

Policy DMHB15 (Planning for Safer Places) states that the Council require all new development to ensure safe and attractive public and private spaces by referring to the Council's latest guidance on Secured by Design principles. Where relevant, these should be included in the Design and Access Statement. Development will be required to comprise good design and create inclusive environments whilst improving safety and security by incorporating the following specific measures:

- Providing entrances in visible, safe and accessible locations;
- Maximising natural surveillance;
- Ensuring adequate defensible space is provided;

- Providing clear delineations between public and private spaces; and
- Providing appropriate lighting and CCTV.

Policy DMHB16 (Housing Standards) requires all housing development to have an adequate provision of internal space in order to provide an appropriate living environment. To achieve this, all residential development should meet or exceed the most up to date internal space standards.

Policy DMHB18 (Private Outdoor Amenity Space) outlines that all new residential development will be required to provide good quality, usable private outdoor amenity space in accordance with the matrix identified in the Local Plan Part 2. Furthermore, any ground floor unit that is non-street facing should have a defensible space not less than 3 metres in depth in front of any window to a bedroom or habitable room.

Policy DMHD 1 (Alterations and Extensions to Residential Dwellings) Outlines that planning applications relating to alterations and extensions of dwellings will be required to ensure that:

- There is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;
- A satisfactory relationship with adjacent dwellings is achieved;
- New extensions appear subordinate to the main dwelling in their floor area, width, depth and height;
- New extensions respect the design of the original house and be of matching materials;
- There is no unacceptable loss of outlook to neighbouring occupiers;
- Adequate garden space is retained;
- Adequate off street parking is retained, as per the standards set out within the plan;
- Trees, hedges and other landscape features are retained.

Rear extensions:

- Single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in length;
- Flat roofed single storey rear extensions should not exceed 3 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- Balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted.

Side extensions:

- Should not exceed half the width of the original property;

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 of 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.

Planning Issues

Principle of Development

The site relates to an existing dwelling located within an established residential area. As such, the principle of extending the property is considered acceptable provided that there will be no adverse impact upon the amenity of the occupiers of any neighbouring properties or upon the visual character of the local area and street scene.

Design

As summarised above, the application seeks consent for a single storey rear extension, 1.5 storey side extension (with habitable roof space), four dormer roof extensions, four velux windows and the installation of a rear juliet balcony.

As demonstrated clearly within the drawings package that supports this submission the proposed single storey rear extension will project a total of 4 metres from the rear elevation to a height of 3 metres.

Meanwhile, the proposed side extension will extend to 2.7 metres in width and directly replace the existing garage which is proposed to be demolished. Although this side extension will rise to a total height of 6.2 metres it will break the eaves at 3 metres allowing a new gable ended roof form to be installed and habitable loft space created.

At loft level, four velux roof lights and four dormer windows are proposed (two within the principle elevation roof plane and two within the rear roof plane) with design reference points taken from other chalet style properties in the street scene, and in particular No. 5 Pield Heath Avenue as pictured within the site and surroundings section of this Covering Letter.

As a whole, the proposed extensions and alterations will utilise complementary external materials and take design cues from surrounding properties within the street scene to ensure that the visual character and appearance of the host property and Pield Heath Avenue is preserved in accordance with Policies DMHB11 and DMHD1 of the Development Management Plan Document.

Amenity

The proposed works will not give rise to any adverse impacts upon the amenity of the occupiers of neighbouring properties, a clear 45 degree view between all neighbouring habitable rooms will be maintained at loft level.

The proposed extensions and alterations will project approximately 4 metres from the original rear elevation of the host dwelling at ground floor level and no further at loft level.

The proposed development thereby accords with Policy DMHB 11 of the Development Management Plan Document.

Residential Living Standards

All rooms have been designed to comply with nationally described floorspace standards and thus the proposed development meets policy DMHB16 of the Development Plan Document.

Conclusion

The proposed extensions and alterations will be of a high quality design which will remain subservient in scale to the host property. The proposed design (incorporating complementary external materials, a symmetrical fenestration and design cues from surrounding properties) will help ensure that there will be no unacceptable impact upon the visual character of the existing dwelling or wider street scene of Pield Heath Avenue.

Accordingly, the proposal complies with Policies D3 and D6 of the London Plan (2021) in addition to Policies DMHB11, DMHB15, DMHB16, DMHB18 and DMHD11 of the Development Management Plan Document (2020) and should be approved on this basis.

Next Steps

We look forward to receiving confirmation of receipt and registration of the application, however, in the meantime if you require any further information or have any queries in respect of the submitted documentation, please contact the undersigned in the first instance.

Yours faithfully

A handwritten signature in black ink, appearing to read "Harry Johnson".

Harry Johnson

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Planner

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