



Appeal Decision

Site visit made on 29 July 2021

by P D Sedgwick BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 September 2021

Appeal Ref: APP/R5510/D/21/3272026

1 Hillman Close, Uxbridge, UB8 1QA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Ms Ria Verma against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref 52347/APP/2020/3563, dated 30 October 2020, was refused by notice dated 12 January 2021.
 - The development proposed is single storey side/rear extension to provide an enlarged reception room and ground-floor wc/wetroom and link to front door.
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Decision

1. The appeal is allowed and planning permission is granted for single storey side/rear extension to provide an enlarged reception room and ground-floor wc/wet room and link to front door at 1 Hillman Close, Uxbridge, UB8 1QA in accordance with the terms of the application, Ref 52347/APP/2020/3563, dated 30 October 2020, and the plans submitted with it, subject to the conditions set out in the attached Schedule.

Main Issue

2. The main issue is the effect of the proposed development upon the character and appearance of the building and area.

Reasons

3. The appeal site relates to a house on a corner plot on the junction of Harefield Road and Hillman Close. The parties disagree over which elevation constitutes the front of the house. Access to the property is from Hillman Close and the front porch is on the elevation facing it. Although this elevation is largely obscured from views from the street by the hedge along the Hillman Close boundary, in my view it is both the principal and front elevation.
4. The existing house is detached, 2 storey and comprises 4 main elements. The main part of the house closest to Harefield Road contains a dining room, kitchen, study and hallway on the ground floor, and a bathroom and three bedrooms on the first floor. A porch extends from the front of it. An outrigger extends to the side of the main part of the house, set back behind the main building line, with a living room on the ground floor and a bedroom on the first floor. A conservatory extends to the side of the outrigger. Each of the elements is subservient to the main part of the house. The roof on the 2 storey outrigger steps down from the main roof and the ground floor conservatory steps down again from the outrigger.

5. The proposal is to replace the conservatory with a single storey side extension with a lantern roof and bi-folding rear doors. The front extensions would comprise widening and altering the porch to allow wheelchair access. A flat roofed corridor would then extend from the porch along the front of the house to the proposed side extension. It would provide access to a new utility room and wet room in front of the existing outrigger extension.
6. The proposed porch would be a similar width as the existing one and reflect its design with doors on its side. It would remain subordinate in scale and thus accord with criterion D ii) of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) (DMP). Although together with the attached front corridor it would not extend across the entire frontage of the house, it would alter the appearance of the house to some degree. Nonetheless, the corridor would be set back behind the porch. It would run along the front of the proposed wet room and utility room and then be angled in at the side of it to meet the proposed side extension. Also, its roof would be below that of the proposed wet room and utility room. The combination of different roof heights and recessed and angled walls would ensure that the proposed development, whilst not minor, would reflect the character and appearance of the main house. It would retain its stepped profile and subservient elements would be set back from each other. Therefore, I do not consider that the proposed development would harm the character or appearance of the host dwelling.
7. A protected tree, and the hedge along the front of the house along Hillman Close, contribute to the character and appearance of the area, as noted by the Council. Hedges also contribute significantly to the character and appearance of the wider area, including opposite the site on Harefield Road and the corners of Hillman Close and Beacon Close. The boundary hedge at the appeal site would also largely prevent views of the proposal from the street. The proposal would retain the hedge and protected tree.
8. Overall, I conclude on the main issue that despite the breach of policy in terms of the front extension being more than minor, the proposed development would not harm the character or appearance of the host dwelling or the surrounding area. As such it would not conflict with the overall design aims of Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies DMHB 11 and DMHD 1 of the DMP which require new development to achieve a high level of design which harmonises with the local context and does not dominate the character of the street scene.

Conditions

9. The 3 year period in which planning permission may be implemented is a statutory requirement. Conditions should be imposed to require the use of matching materials in the interests of appearance and to list the plans in the interest of certainty. Conditions to protect the tree and hedge during construction, suggested by the Council, are necessary to protect the character and appearance of the area and have been agreed to by the appellant.

Conclusion

10. For the reasons given above I conclude that the appeal should be allowed.

P D Sedgwick

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with drawing nos: 0268-PLA-01A; 0268-PLA-04A; 0268-PLA-05A; 0268-PLA-06A; 0268-PLA-07A; 0268-PLA-70A; 0268-PLA-71A; 0268-PLA-72A; 0268-PLA-73A; 0268-PLA-74A; 0268-PLA-75A.
- 3) 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.
- 4) No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:
 1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
 2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority. Such fencing should be a minimum height of 1.5 metres. Thereafter, the development shall be implemented in accordance with the approved details.

The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

 - 2.a There shall be no changes in ground levels;
 - 2.b No materials or plant shall be stored;
 - 2.c No buildings or temporary buildings shall be erected or stationed.
 - 2.d No materials or waste shall be burnt; and.
 - 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.
3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.
- 5) Trees, hedges and shrubs shown to be retained on the approved plans shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be

seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

*****End of Conditions*****