

## **Report of the Head of Planning & Enforcement Services**

**Address** 18 FRAYS AVENUE WEST DRAYTON MIDDXX

**Development:** Erection of a single storey rear extension and single storey side extension involving alterations to side (Part-Retrospective)

**LBH Ref Nos:** 67620/APP/2011/877

**Drawing Nos:** LP/01  
P/375/04 Rev. A  
P/375/01  
P/375/02 Rev. A  
P/375/03 Rev. A

**Date Plans Received:** 08/04/2011      **Date(s) of Amendment(s):** 08/04/2011  
**Date Application Valid:** 14/04/2011      26/09/2011

### **1. CONSIDERATIONS**

#### **1.1 Site and Locality**

The application site is located on the west side of Frays Avenue and comprises a detached bungalow with a part single storey side and rear extension, the subject of this application. To the north lies Frays Avenue and to the south lies 20 Frays Avenue, both detached bungalows. To the rear lies the Frays River. The street scene is residential in character and appearance, comprising detached bungalows of varying designs, and the application site lies within the Garden City, West Drayton Area of Special Local Character, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### **1.2 Proposed Scheme**

Originally, the property had a part single storey rear extension that projected some 1.2m beyond the southern flank wall of the application property. It measured 4.3m wide and 5m deep. At this point it stepped back 3.3m to be 1.5m deep and 6m wide, extending to the northern flank wall.

The new side extension is set flush with the front wall of the application property. It measures 1.2m wide, 8.9m deep, set flush with the flank wall of the original part single storey rear extension, and finished with a flat roof 2.8m high. The new part single storey rear extension is located within the recessed area of the original rear extension. It measures 6m wide and 3.3m deep, matching the rear wall of the original rear extension. The resultant rear extension is finished with a flat roof 2.8m high.

**1.3 Relevant Planning History**  
**Comment on Planning History**

There is no relevant planning history.

**2. Advertisement and Site Notice**

**2.1** Advertisement Expiry Date:- Not applicable

**2.2** Site Notice Expiry Date:- Not applicable

**3. Comments on Public Consultations**

6 adjoining owner/occupiers have been consulted. No comments have been received.

Environment Agency: The development is not within 20m of the River Frays. Therefore, no need to consult.

West Drayton Conservation Area Advisory Panel

"I am writing on behalf of West Drayton Conservation Area Advisory Panel. In principle we have no objection to the appearance of the proposed extension, which may indeed be a visual improvement, benefitting the street scene. However, we feel the adjoining property (No 20) may feel the proposed enlarged sitting room window overlooks them as it is closer to the boundary than the existing window. We are also concerned at the proposed internal layout as there is no toilet available for visitors to use without going into one of the bedrooms. This feature makes us worry that the alterations to the building may be intended to enable it to be let out as a multiple-occupancy house which would be inappropriate in this area."

Officer comments: The internal alterations are not a material planning consideration. The location of the new side window is addressed in the report.

Urban Design/Conservation:

PROPOSAL:

Single storey rear extension and single storey side extension involving alterations to side (Part-Retrospective)

BACKGROUND: The site falls within the Garden City Area of Special Local Character. It currently includes a very modest bungalow of an ordinary design, possibly dating from the late 1950s.

COMMENTS: The scheme proposes to build a small side extension and a rear extension to square off the footprint of the property. This is not ideal, and the side extension should be set back from the main elevation. However, given its width, it would not be considered intrusive to the street scene of the area and would be acceptable in this instance. To the rear, the scheme generally accords with the guidance in the HDAS and would not be considered detrimental to the character and appearance of the area. It is, therefore, acceptable.

CONCLUSION: Acceptable in this instance.

Trees/Landscape:

TPO / Conservation Area: This site is not covered by a TPO, nor within a Conservation Area, however it is within Garden City Area of Special Local Character.

Significant trees / other vegetation of merit in terms of Saved Policy BE38 (on-site): There is a belt of trees between the house and the Fray's River (to the rear). None of the trees appear to have been affected.

Significant trees / other vegetation of merit in terms of Saved Policy BE38 (off-site): None

Scope for new planting: A new tree (medium to large species such as a Wild Cherry or Silver Birch) should be planted in the north-eastern corner of the front garden to mitigate the visual impact of the extensions and to enhance the visual amenity of the Area of Special Local Character.

Conclusion (in terms of Saved Policy BE38): Acceptable, subject to the amendment of the plans and condition TL6.

Cllr Buttivant: Requests that this application is determined by the planning committee.

#### **4. UDP / LDF Designation and London Plan**

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

Part 2 Policies:

BE5 New development within areas of special local character

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

#### **5. MAIN PLANNING ISSUES**

The main issues for consideration relate to the effect of the proposal on the character and appearance of the original bungalow, on the street scene and surrounding area, on the character and visual amenities of the Garden City Area of Special Local Character, and on residential amenity.

The part single storey side and rear extensions, by reason of their overall size, siting, design and appearance, are considered to harmonise with the character, proportions and appearance of the original bungalow. They appear subordinate, as they do not extend significantly above the eaves of the original roof. Taking account of the existing structures the proposal would act to infill portions between existing extensions rather than extending

beyond them. Therefore, the proposal does not detract from the character and appearance of the street scene and surrounding area generally, and does not harm the character and visual amenities of the Garden City Area of Special Local Character, in accordance with policies BE5, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and sections 3.0 and 4.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

There are no residential properties to the north that will be adversely affected by the proposed development. The original part single storey rear extension screens the impact of the new part single storey rear extension from 20 Frays Avenue. The part single storey side extension is not more than 3.4m high, in accordance with paragraph 4.2 of the Hillingdon Design & Accessibility Statement: Residential Extensions and the 1.8m high boundary wall between the application property and 20 Frays Avenue prevents overlooking from the new side living room window.

Therefore, the proposal does not harm the residential amenities of the occupiers of 20 Frays Avenue and as such complies with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 4A.3 and BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Off-street parking and private amenity space are not be affected by the proposed development. Furthermore, the proposal does not harm the character and visual amenities of the Garden City Area of Special Local Character, and therefore, a new tree in the north-eastern corner of the front garden is not merited.

This application is recommended for approval.

## **6. RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **1 HH-RPD1 No Additional Windows or Doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 20 Frays Avenue.

#### **REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **2 HH-RPD4 Prevention of Balconies / Roof Gardens**

The roof area of the extensions hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

#### **REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**3 OM1 Development in accordance with Approved Plans**

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

**REASON**

To ensure that the external appearance of the development is satisfactory and complies with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**4 M2 External surfaces to match existing building**

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.

**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 BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**INFORMATIVES**

**Standard Informatives**

- 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 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:  
**Policy No.**

BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control,  
3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 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 Planning, Environment and Community Services

Reception, Civic Centre, Uxbridge, UB8 1UW.

- 8 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.

- 9 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 should only be carried out between the hours of 08.00 hours 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 and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that 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

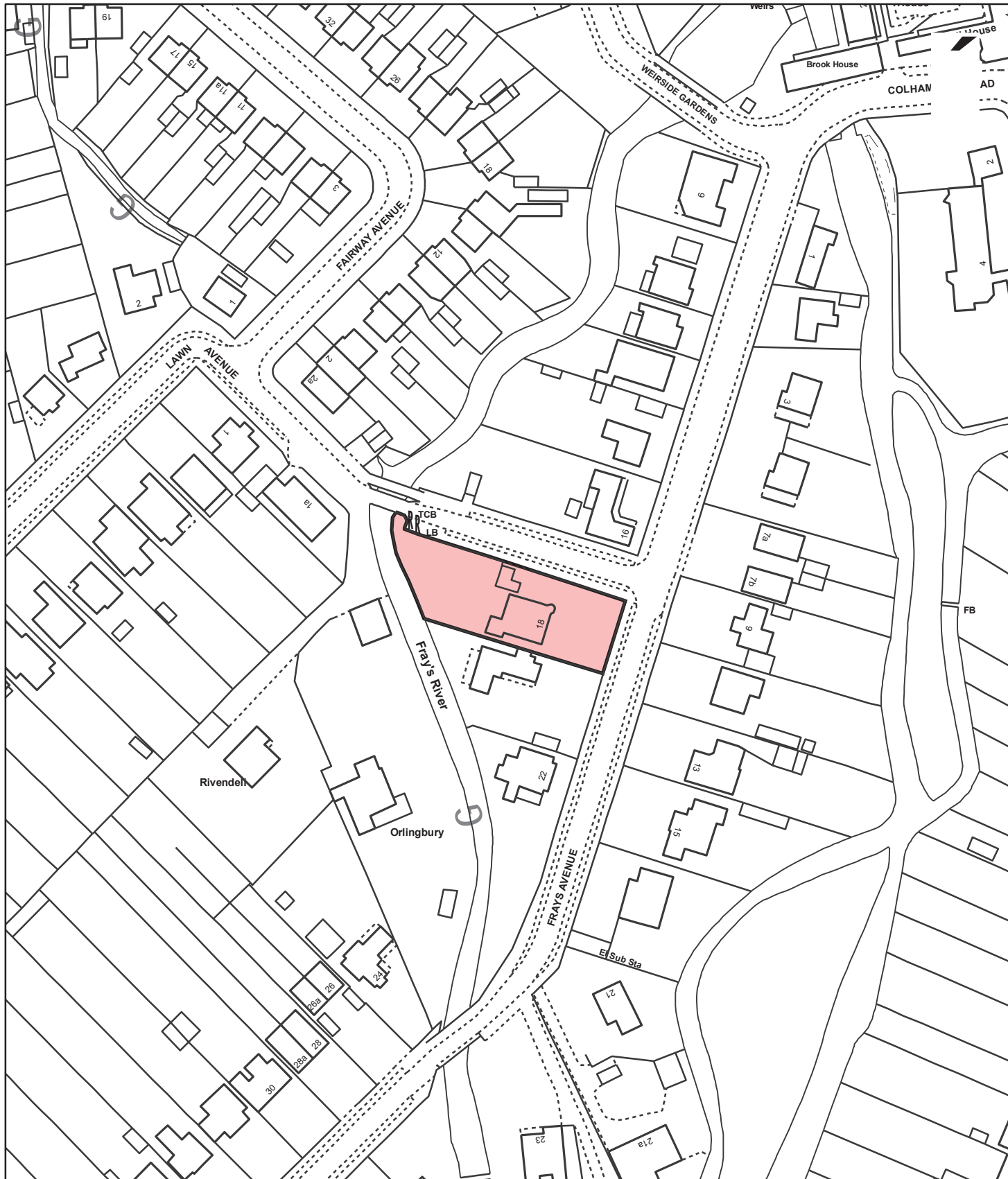


Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon,  
Middlesex, UB3 3EU (Tel: 01895 277524).

**Contact Officer:** Sonia Bowen

**Telephone No:** 01895 250230





## Notes



Site boundary

For identification purposes only.

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Site Address

**18 Frays Avenue  
West Drayton**

Planning Application Ref:

**67620/APP/2011/877**

Planning Committee

**Central and South**

Scale

**1:1,250**

Date

**July 2011**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning,  
Environment, Education  
& Community Services**

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111



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