

Report of the Head of Planning & Enforcement Services

Address 120 BREAKSPEAR ROAD SOUTH ICKENHAM

Development: Alterations to dormer windows (Retrospective)

LBH Ref Nos: 13019/APP/2011/3019

Drawing Nos: Photographs
MP155/AL01 Rev. A

Date Plans Received: 13/12/2011

Date(s) of Amendment(s):

Date Application Valid: 13/12/2011

1. CONSIDERATIONS

1.1 Site and Locality

The application property is a three bedroom rendered bungalow with converted habitable roof space situated on the corner of Breakspear Road South and Copthall Road West in west Ickenham. As such, it is very prominent and also unusual by the fact that most of the houses in this area are of two-storey height. The surrounding residential area comprises mainly of large detached, uniformly spaced and set back properties that create a distinctive quality of appearance but is not otherwise designated for any special protection under the current Hillingdon Unitary Development Plan Saved Policies September 2007.

1.2 Proposed Scheme

The proposal is for the retention of alterations made to the existing dormer windows on this bungalow, one on the side roof facing the neighbouring property, No. 118 Breakspear Road South, the other a larger dormer facing the street forming the return frontage on Copthall Road West.

The bargeboard and eaves height of the original flat roofed dormer windows have been retained and a parapet (or hipped) roof added for insulation purposes across their full length and width, thus raising the height of these roof additions by 0.5 metre to match the full ridge height of the bungalow. The top and sides of both the dormers are finished in clay roof and hanging tiles to match those used on the remainder of the roof slopes on the bungalow.

1.3 Relevant Planning History

13019/APP/2011/1947 120 Breakspear Road South Ickenham

Alterations to dormer windows (Application for a Certificate of Lawful Development for an Existing Development)

Decision Date: 21-10-2011 Refused **Appeal:**
13019/C/78/1457 120 Breakspear Road South Ickenham
Householder development (small extension, garage etc.)

Decision Date: 20-10-1978 Approved **Appeal:**

Comment on Planning History

An application to confirm that the dormer window alterations carried out were lawful was refused under ref. 13019/APP/2011/3019 in October 2011. This decision was made on the basis that part of the development extended beyond the plane of the existing roof slope(s) forming the principal elevation of the dwelling and fronting a highway. Furthermore, these alterations had been completed less than four years and thus the Council was not prevented from taking enforcement action.

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

12 neighbouring occupiers consulted, two letters of support received, one accompanied by a petition of 18 signatures, commenting on the improved look of the dormers compared to box-like appearance of the originals.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

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.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the proposal on the character and appearance of the original building and on the visual amenities of the surrounding area. The amenities of neighbouring occupiers are also considered.

Hillingdon Unitary Development Plan Saved Policy BE13 considers whether the appearance of a development would harmonise with the street scene; and Policy BE15 with the scale, form and proportions of the original building. The adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Residential Extensions (HDAS) also sets out, in section 7.0, guidance on various forms of roof extension.

Whilst front roof extensions through the creation of dormer windows are considered acceptable on bungalows, those which may also be highly visible from public views on the rear must also be well designed. The principle factors in such additions are whether they would create the appearance of an additional storey and if added to both sides and the rear for instance, whether they would thus create the impression of one large extension.

At No. 120, the dormer roof additions have been in place for a number of years and were probably added under permitted development rights that applied then. In any case these would have pre-dated the adoption of formal design guidance. The element of these which needs to be assessed here therefore is the introduction of the hipped roofs to the dormers that are the retrospective proposal. At present, these alterations were completed less than four years ago (in August 2008) and are thus still not immune from enforcement action and thereby unlawful.

In general, HDAS (in paragraph 7.9) encourages the use of pitched or hipped roofs in preference to flat roofs on side facing dormers provided that these have a similar angle to the main roof slope and are finished in materials to match those of the existing building. However, paragraph 7.5 of HDAS further states that such roof extensions should also relate well to the proportions, roof forms and massing of the existing house and those of neighbouring properties and should therefore appear secondary to the size of the roof face within which it will be set. Thus if dormers are proposed on both the side and rear roof slopes they must remain independent from each other and not wrap around to create one large extension.

In this regard, the combined length and height of the dormer windows, which match the main ridge height of the bungalow, appear bulky, top heavy and thus out of proportion to the original roof slope and dwelling form. Furthermore, the increased size of the dormers, when viewed from the street, in particular the side facing dormer to Copthall Road West which continues around three sides of the original roof, results in a dominant and thus intrusive feature of the street scene.

Whilst the addition of these roofs has invited some local support, the resultant size and proportion of the dormers in this highly visible position nonetheless fails to harmonise with the original building and is therefore detrimental to the appearance and character of the surrounding area. As such, the proposal is considered contrary to Hillingdon UDP Saved Policies BE13, BE15 and BE19 and the adopted Supplementary Planning Document HDAS: Residential Extensions.

The privacy of the adjoining occupiers, at No. 118, has also been improved by the applicant who has chosen to insert obscure glazing to both windows, though these can be opened, to the bedrooms within the roof space on the first floor (in addition to the bathroom window overlooking the road). This feature is not strictly part of the proposal, as the previously installed windows to the dormers were clear.

Whilst these are habitable room windows, for which the insertion of obscure glazing would not normally be considered acceptable for future occupants, they were not part of the original bungalow and the form of such openings would still allow light and ventilation thus should not otherwise prevent them from being used as bedrooms.

For the reason given, the application should therefore be refused.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed alterations, by reason of the overall size, bulk and resultant increase in the height of the dormers, would be out of proportion with the existing roof and thus fail to harmonise with the scale and form of the original dwelling. As such, it would represent a dominant and intrusive feature of the local street scene, detrimental to the appearance and character of the surrounding area. The proposal is thus contrary to Policies BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

Standard Informatives

- 1 The decision to REFUSE 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 REFUSE 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.

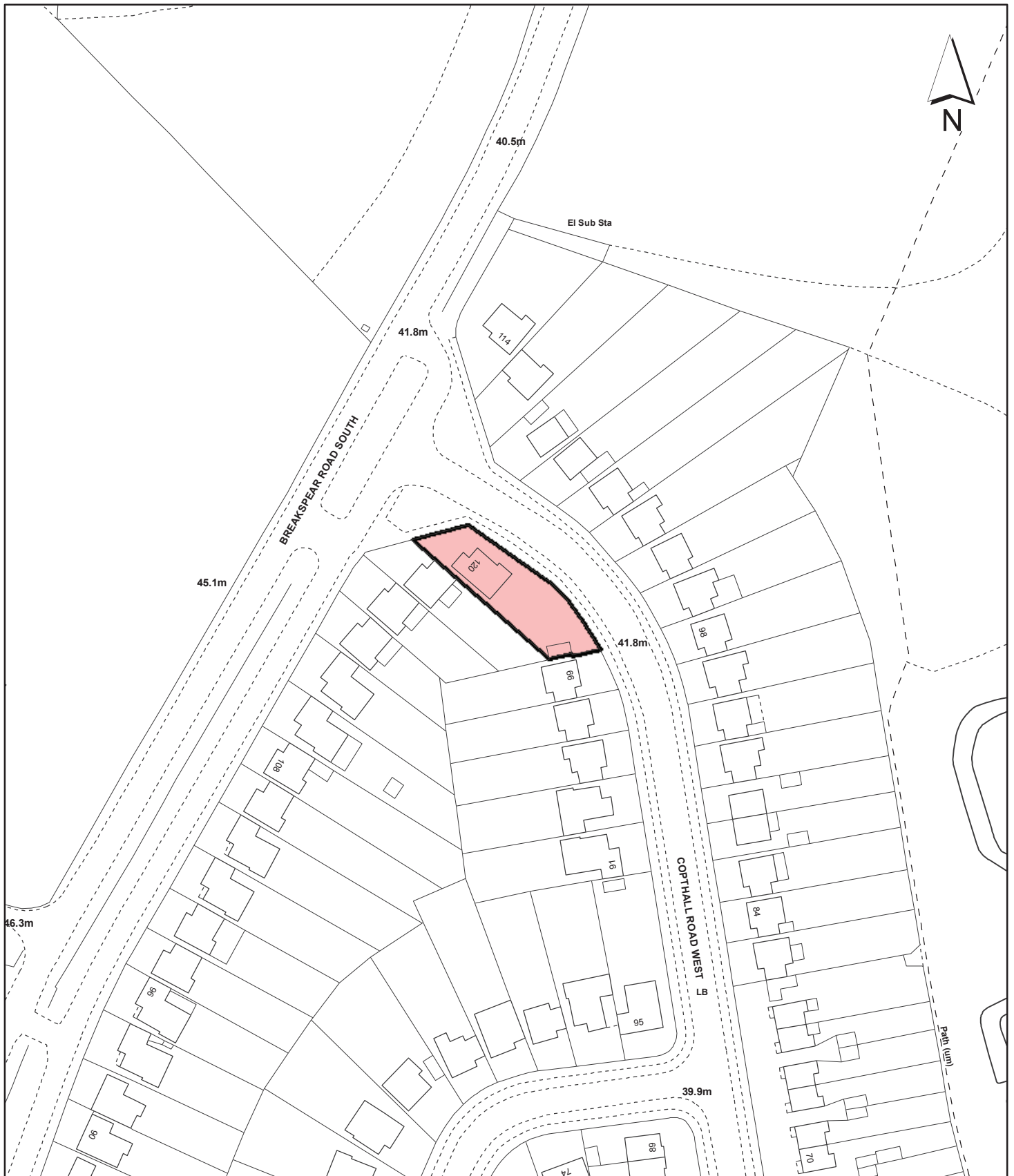
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.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

to neighbours.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement,
Supplementary Planning Document, adopted December 2008

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Notes

 Site boundary

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Site Address

**120 Breakspear Road South
Ickenham**

Planning Application Ref:

13019/APP/2011/3019

Planning Committee

North

Scale

1:1,250

Date

**April
2012**

**LONDON BOROUGH
OF HILLINGDON**

**Planning,
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