

Report of the Head of Planning & Enforcement Services

Address 80 BRIDLE ROAD EASTCOTE

Development: Two storey rear extension, single storey front extension, conversion of basement to habitable space and raising of roof to allow for conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and 6 side rooflights

LBH Ref Nos: **68430/APP/2012/674**

Drawing Nos: P003 Rev. A
P002 Rev. A
P001a Rev. A
P006 Rev. B
P001 Rev. A
P007 Rev. A
P008 Rev. A
Design and Access Statement
LP-01
TP-01
BP-P01
BP-01
001
002
003
004
005
007
P004
P005

Date Plans Received: 21/03/2012

Date(s) of Amendment(s):

Date Application Valid: 04/04/2012

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the south-east side of Bridle Road and comprises a two storey detached house set back from the main highway with a long rear garden. The house has a hipped roof and a front projecting gable with bay windows and a pitched roof canopy over the front entrance. There is an integral garage and the property currently has 5 bedrooms. To the rear of the property is a raised terraced with railings and steps leading

down to the garden.

To the west of the application site lies No.78 Bridle Road, a detached bungalow with a double garage adjoining the boundary of No.80 Bridle Road. To the east lies No.82 Bridle Road, a two-storey detached house with a single storey flat roof garage adjoining the application boundary.

The street is residential in character comprising a mix of two-storey properties and bungalow properties with varied roof designs. The site is situated within the developed area as identified in the policies of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

1.2 Proposed Scheme

The application proposes a two storey rear/side extension with part-single storey rear extension, single storey front extension, loft conversion including raising the height of the roof and rear dormer window and roof lights. A basement area is proposed under the existing rear extension and proposed rear extension.

The proposed two-storey rear extension would wrap around to the side of the property and measure 3m deep and the full width of the property. The two storey side extension would be 3m wide and no closer to the side boundary than the existing house and an overall depth of 6m where it wraps around to the two storey rear extension.

The ground floor rear extension would extend 1.6m deep off the proposed 3m deep two storey rear extension. The single storey rear extension would have a hipped roof 3.75m high and 3m at the eaves. This extension would serve a reception room.

The existing front canopy entrance would be removed and replaced with a front extension measuring 3.35m high with a pitched roof, 2.45m at the eaves, 1.80m deep and 5.55m wide. This extension would extend the existing garage and porch.

The basement extension would have a floorspace of 89sq.m and would be accessed through an external door to the rear of the property. The basement would create a reception room, bathroom and storage. There would be a 2m deep raised terrace with railings and steps leading down to the garden and the basement.

The existing ridge height of the roof would be increased by 1.15m to allow for conversion of the loft space. The proposed roof would have a hipped roof with a rear dormer window and velux windows to the sides and front elevations. The rear dormer window would be 2.50m wide, 2.45m high with a pitched roof and 3.25m deep. The dormer window would be set in 0.90m from the side of the roof, 0.65m down from the ridge of the roof and 0.90m from the eaves.

The proposed house would create an enlarged reception room on the ground floor, an additional bedroom and enlarged bedroom, both with en-suites on the first floor and two additional bedrooms in the roofspace. The materials would match the existing house.

1.3 Relevant Planning History Comment on Planning History

No comments.

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

7 neighbouring properties were consulted by letter on 11th April 2012. No responses received.

Eastcote Village Conservation Area Advisory Panel:

Bridle Road is situated near to the Eastcote Village Conservation Area and the Eastcote Park Estate Conservation Area. Bridle Road is a bus route and carries a large amount of traffic. There is a mix of styles and sizes of dwelling, all fairly large. The road is tree lined and attractive.

This application is for extensive alterations resulting in an eight bedroom house with four bathrooms two en suite. Which gives rise to concern in many areas.

The dwelling situated next to number 80 is a bungalow, the raising of the ridge to accommodate a loft conversion will dwarf the bungalow and be out of keeping with the street scene.

The bulk of this house is already considerable and the front extension will add to the perception of over dominance.

The basement conversion to a reception room, bathroom and storage does not appear to have an entry from the main house. This gives every opportunity for the store room to be turned into a kitchen and a self contained flat would result.

With the proposed number of bedrooms parking would be a problem, there is no provision made for cycle store or a bin store, the house does not have a side entrance, thus giving rise to the refuse from a possible 14-16 people being stored in the front garden.

These proposals are an over development of the site and we ask that the application be refused.

Eastcote Residents Association: No comments received.

Ward Councillor: Requests that the application be reported to committee.

Trees and Landscape:

Tree Preservation Order (TPO)/Conservation Area: N/A

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (on-site): The plans show a small Pear (T1) to the rear of the house, which is due to be removed. On inspection, it appeared to be a Magnolia or Lawson Cypress, however it is not relevant as the tree is low value and does not constrain the development.

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (off-site): There are two semi-mature Horse Chestnuts along the site's western boundary (shown on the plans as Beech in the rear garden of No.78). The trees can be seen between the two

properties, but are not high value and do not constrain development. The nearest tree is about 12m away from the rear of the existing house, so there is a chance that some minor roots may be affected. This is a private matter, however the applicant may wish to erect temporary fencing across the rear garden (about 8m from the rear of the house), as this will minimise any damage to the tree/s.

Conclusion (in terms of Saved Policy BE38): Acceptable

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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property, and the availability of parking.

Policy BE13 of the UDP Saved Policies September 2007 requires that the layout and appearance must harmonise with the existing street scene, policy BE15 goes on to state that extensions must be in keeping with the scale, form and architectural composition of the original building. BE19 also states that new developments should complement or improve the amenity and character of the area.

Section 5 of the Council's adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions sets out criteria to assess two storey side extensions against. This

includes retaining a 1m distance from the side boundary and the width should be considerably less than that of the original house and be between half and two-thirds of the main house. Paragraph 5.7 states two storey side extension should be integrated with the existing house, for that reason there is no specific requirement for a set-back from the front of the house. Paragraph 5.8 states the roof height of the extension should be equal to that of the main house.

The proposed two storey side extension would be set behind the existing two storey side element of the house and 0.65m from the side boundary adjoining No.82 Bridle Road. Whilst this distance from the side boundary would not comply with the SPD HDAS: Residential Extensions, the distance would be no closer to the boundary than the existing house and taking into consideration the neighbouring property's garage along the adjoining boundary, the proposed two storey extension would not result in the gap between the properties being any less than the existing situation and would thus maintain the current character of the street scene in this respect.

Section 6 of the HDAS: Residential Extensions states two storey rear extensions for a detached house should not exceed 4m deep, should not breach the 45-degree line of sight taken from the nearest of the first floor window of any room of the neighbouring property and the wall of the extension should be set in from the boundary by at least 0.25m.

The proposed two storey rear extension would be within 0.25m of the side boundary, however would follow the existing building line along the boundary. No.78 Bridle Road has a single storey double garage along this adjoining boundary and the house would be set 6.65m away from the extension. It is considered the two storey rear extension would not result in an unacceptable overbearing effect, loss of light and loss of outlook.

HDAS: Residential Extensions paragraph 3.7 allows pitched roof single storey rear extensions with a maximum height of 3.4m and paragraph 3.4 allows a 4m deep single storey rear extension. By reason of its height and depth, the proposed single storey rear extension would be in conflict with the above guidance. However, the proximity of the rear extension to the neighbouring property, No.78 Bridle Road would be a sufficient distance to not result in any unacceptable effect on these neighbours and would therefore not justify the refusal of permission.

Section 7 of the HDAS: Residential Extensions states alterations to the roof should give careful consideration to the volume, height, proportion, details and position and overall appearance of any roof alterations.

The proposal involves an increase in the roof height. However, a pyramidal hipped roof would still be provided. As the street scene consists of houses with varied roof designs, it is considered the proposed roof would not detract from the character and appearance of the street scene or the surrounding area.

The proposed rear dormer window would be centrally located and set in from the sides of the roof and the ridge and eaves of the main roof. The dormer window would have a pitched roof, reflecting the design of the roof. It is considered the rear dormer window would not result in a bulky addition to the roof and would not detract from the surrounding area, in compliance with section 7 of the HDAS: Residential Extensions.

Section 8 of the HDAS: Residential Extensions states porches should be subordinate in

scale and form and should not be detrimental to the visual amenities of the street scene, the depth of any front extension must not extend past the line of any bay window and may be integrated with a forward extension of the garage not exceeding 1m. The proposed front extension would not extend forward of the existing bay window. Taking into consideration the 7.30m deep front garden and the existing open-porch extension, the depth at 1.80m would be considered not to be detrimental to the visual amenities of the street scene.

The basement extension would be accessed through an external door to the rear of the property. An objection to this basement has been received for it being used as a self-contained flat. Whilst the application has not applied for this use, a condition preventing the house from being divided into separate units would ensure the house would remain a single dwelling. Windows would be proposed to the basement to ensure an adequate outlook and source of natural light to these habitable rooms. There would be a 2m deep raised terrace with railings and steps leading down to the garden and the basement. Taking into consideration the existing raised terrace, the proposal would not result in any unacceptable overlooking to either neighbouring properties.

Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours. There would be no new windows to the side elevations and would therefore not overlook any neighbouring properties, thereby complying with Policy BE24. The proposed velux windows would be angled and would therefore not directly overlook the adjoining neighbouring properties. It is considered that the proposal would not harm the residential amenities of the occupiers of the adjoining detached properties from increased overshadowing, visual intrusion and over-dominance.

It is considered, that all the proposed habitable rooms, and those altered by the development would still maintain an adequate outlook and source of natural light, therefore complying with Policy 5.3 of the London Plan (2011).

A garden area in excess of 100m² would be retained in accordance with guidance set out in the Residential Extensions SPD and policy BE23 of the UDP Saved Policies September 2007.

The proposed scheme would provide a garage and off-street parking on the existing hardstanding frontage. The application proposal would therefore be in compliance with policy AM14 of the saved UDP, September 2007, and the Council's adopted Car Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

In conclusion, whilst the proposal would not fully comply with HDAS: Residential Extensions, given the varied design of dwellings in the street and the distance from the neighbouring houses, it is considered the proposal would not detract from the character and appearance of the street scene and the residential amenities of the adjoining neighbouring properties. This application is therefore recommended for approval.

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 HO1 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 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers P002 Rev A, P003 Rev A, P001a Rev A, P006 Rev B, P001 Rev A, P007 Rev A, P008 Rev A, Design and Access Statement, LP-01, TP-01, BP-P01, BP-01, 001, 002, 003, 004, 005, 007, P004, P005.

REASON

To ensure the development complies with the provisions of BE15, BE19 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

4 HO5 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 78 and 82 Bridle Road.

REASON

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

5 HO8 Garage retention

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990, the garage shall be used only for the accommodation of private motor vehicles incidental to the use of the dwellinghouse as a residence.

REASON

To ensure that adequate off-street parking to serve the development is provided and retained, in accordance with policy AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 HH-MRD4 Single Dwellings Occupation

The development hereby approved shall not be sub-divided to form additional dwelling units or used in multiple occupation without a further express permission from the Local Planning Authority.

REASON

To ensure that the premises remain as a single dwelling until such time as the Local Planning Authority may be satisfied that conversion would be in accordance with Policy H7 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.

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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
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HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

- 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: Mandeep Chaggar

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**80 Bridle Road
Eastcote**

Planning Application Ref:

68430/APP/2012/674

Planning Committee

North

Scale

1:1,250

Date

**June
2012**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services

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



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