

Report of the Head of Planning, Sport and Green Spaces

Address 10 WEST COMMON ROAD UXBRIDGE

Development: Creation of additional habitable roofspace to include a front dormer, enlargement of rear dormer with Juliette balcony, 1 rear rooflight and alterations to elevations

LBH Ref Nos: 5313/APP/2016/260

Drawing Nos: 4858-1 Rev. B
Location Plan (1:1250)
4858-2 Rev. B

Date Plans Received: 21/01/2016 **Date(s) of Amendment(s):**

Date Application Valid: 01/02/2016

1. CONSIDERATIONS

1.1 Site and Locality

This planning application relates to a detached house located on the western side of West Common Road within Uxbridge Common Area of Special Local Character. West Common Road bounds the west side of Uxbridge Common which is located on the western side of Park Road opposite to the playings fields of Hillingdon Sports and Leisure Complex.

Properties overlooking Uxbridge Common are typically detached properties within spacious plots.

The application property is set back from the highway behind a front garden and hardstanding. It comprises a front porch with a lean-to roof and integral garage beneath a 'catslide' roof defining the northern side of the house. There are no existing extensions however, there is an existing dormer to the rear of the house.

The application property falls within the 'Developed Area' as defined within the Hillingdon Local Plan: Part Two Saved Policies (2012).

1.2 Proposed Scheme

Planning permission is sought for additional habitable roof space through the enlargement of the rear dormer including a juliette balcony, a dormer to the front of the house, a roof-light to the rear and a minor alteration within the northern flank elevation to remove an existing window.

The proposed rear dormer would be centrally located within the span of the main roof of the house and measure 2.69 metres in width, 3.16 metres in depth and have a flat roof measuring 2.55 metres in height. The dormer would retain a margin of 0.5 metres to the ridge of the roof and 0.65 metres to the eaves.

The dormer to the front of house would be located within the 'catslide' roof covering the integral garage, and situated centrally with its width. The proposed dormer measures 1.61

metres in width, 2.58 metres depth, and have a pitch roof measuring 2.11 metres to the height of the ridge. The proposed dormer would retain a margin of 0.93 metres and 0.81 metres to either side of the dormer and 0.5 metres to the eaves edge.

1.3 Relevant Planning History Comment on Planning History

There is no planning history relevant to this application proposal.

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

4 neighbouring properties were consulted by letter on 3rd February 2016. A site notice was displayed on 11th February 2016. One response received objecting to the proposal on the grounds that the proposed Juliette balcony, having an elevated position, would overlook a bedroom to the rear.

OFFICER COMMENT: The objection raised is covered in the main body of the report.

Conservation Officer:

Front dormers on catslide roofs are not an uncommon feature. I do not consider that the front dormer would have a negative impact on the North Uxbridge Area of Special Local Character.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

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.

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

5. MAIN PLANNING ISSUES

The main planning issues 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 and the impact on the residential amenities of neighbouring dwellings.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design.

The site is located within the North Uxbridge Area of Special Local Character (ASLC). In such areas, Policy BE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) applies which seeks to ensure new development harmonises with the materials, design features and architectural style predominant in the area.

Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to preserve the character/appearance of the area, harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE24 seeks to preserve the residential amenity of occupants and neighbours by ensuring new development would not result in a loss of privacy. The Council's guidance with regards to dormers is set out within the Council's adopted Supplementary Planning Document (SPD) - Hillingdon Design and Accessibility Statement (HDAS) Residential Layout (2006).

Paragraph 7.4 of the Council's adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions seeks to ensure roof extensions located to the rear of the roof and only visible from the rear of the house, are well designed and relate well to the proportions, roof form and massing of the existing house. With regard to detached properties, paragraph 7.6 of the SPD states that there should be set-ins of at least 1 metre.

The roof of the application dwelling is over 9 metres in width, of which the proposed dormer would occupy 2.69 metres. Significant set-in from the sides of the roof are therefore achieved. However, the set-ins from the ridge and the eaves would not achieve the 1 metre requirement. However, given the overall size of the roof and the central positioning of the dormer, the overall appearance and visual impact of the dormer is not considered detrimental. The proposed dormer is well proportioned compared to the host dwelling and neighbouring dwellings, and appears subordinate to the host dwelling and as such would harmonise with character and appearance of the host dwelling and wider area. In this regard the proposed development is considered to comply with Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions.

Paragraph 7.1 of the Council's adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions, in relation to dormers within the front roof slope states that such dormers "will not be acceptable by the Council for most buildings of two or more storeys,

unless this is an original character of the area." Dormer with front roof slope would however, be acceptable on bungalows subject to design criteria.

There are examples of front dormer extensions positioned within the 'catslide' part of the roof, in the road, together with other alterations to the 'catslide' elements, such as their conversion to flat roofs. As such the the proposed front dormer, given its size, scale and design would not appear incongruous on the property or out of context within the street scene. The proposed dormer is considered to be acceptable in design terms by virtue of its modest scale and appearance and subordination. The conservation officer does not raise any objection to the proposal. The proposed front dormer is considered to be acceptable and would comply with Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions.

The proposed rear dormer would have a window with juliette balcony which would look out over its rear garden area and beyond towards No.21 Maylands Drive. However, the proposed dormer would replace an existing dormer with similar views and the nearest properties to the rear of the application dwellings are located over 25 metres away, which is well in excess of the Council's normal overlooking distance requirement of 21m. Therefore, it is not considered that the proposed rear dormer would result in loss of privacy to neighbouring properties and would comply with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions.

Given the position of both dormers and the distance from adjoining properties, it is considered that they would not impact on adjoining properties in terms of loss of light, outlook, overshadowing and overdominance in compliance with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions.

The proposal would not result in any alteration to the existing amenity space or parking provision, both of which comply with the Council's standards.

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 4858-2 Rev. B.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part

Two Saved UDP Policies (November 2012) and the London Plan (2015).

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 Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

2 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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).

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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

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

- 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.

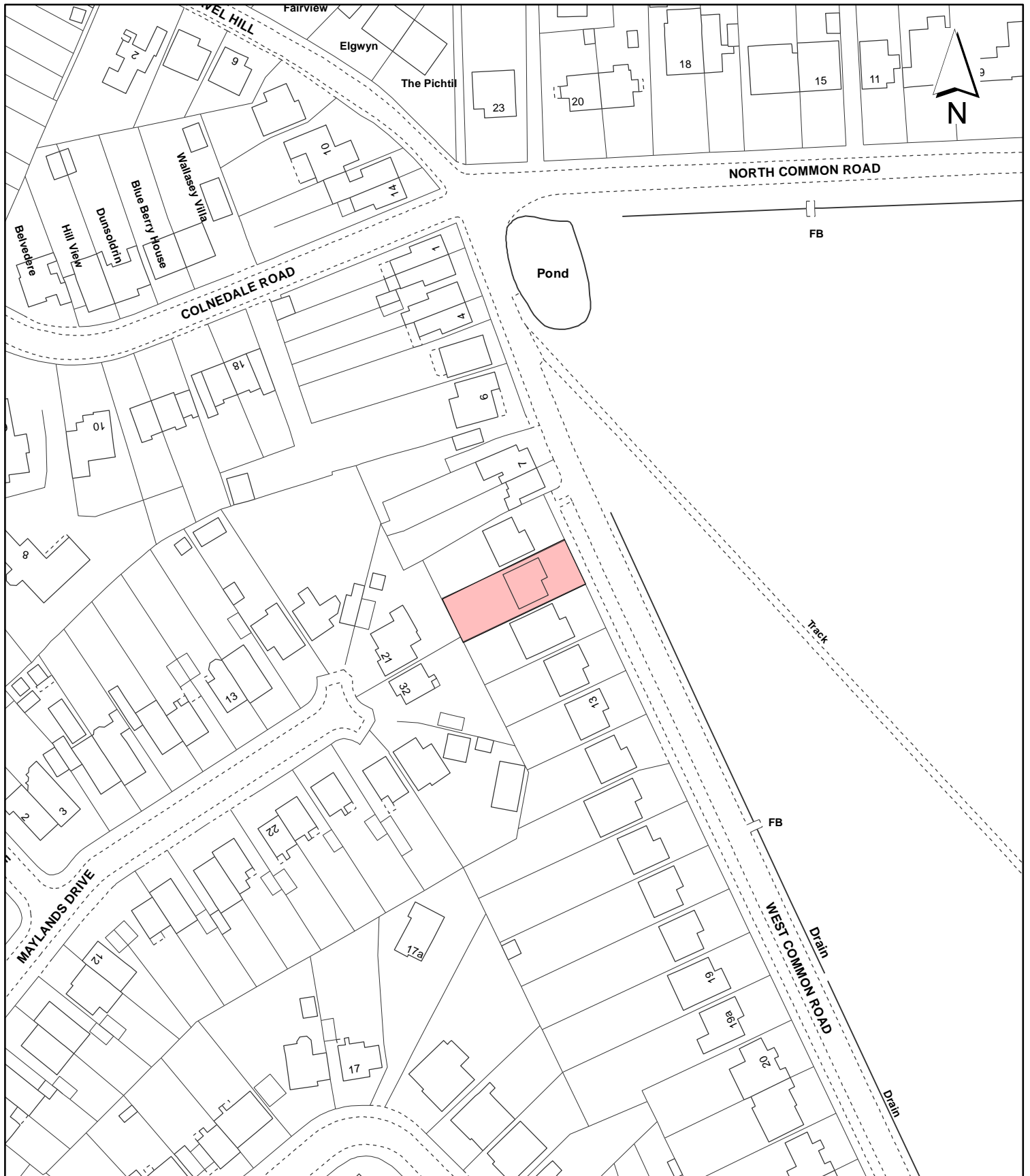
D) No bonfires that create dark smoke or nuisance to local residents.

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: Peter Morgan

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**10 West Common Road
 Uxbridge**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section

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

Planning Application Ref:

5313/APP/2016/260

Scale:

1:1,250

Planning Committee:

Central & South

Date:

June 2016



HILLINGDON
 LONDON