

Report of the Head of Planning & Enforcement Services

Address 103 HAIG ROAD HILLINGDON

Development: Erection of a part two storey, part single storey rear extension with 1 rooflight (involving demolition of existing attached shed).

LBH Ref Nos: 66648/APP/2009/2793

Drawing Nos: 156/099/01
156/099/L01
156/099/02
156/099/03
156/099/04
156/099/11
Payment Details
156/099/10 Rev B
156/099/12 Rev A
156/099/13 Rev A
156/099/14 Rev A
156/099/15 Rev A

Date Plans Received: 29/12/2009 **Date(s) of Amendment(s):** 29/12/2009

Date Application Valid: 15/01/2010 18/01/2010
06/04/2010

DEFERRED ON 29th July 2010 FOR SITE VISIT ON 18th February 2010

The application was deferred from the Central and South Planning Committee on the 03/06/2010 in order for a member site visit to take place to clarify:

- a) car parking arrangements and the local parking situation;
- b) identify the relationship of the proposal to the neighbouring conservatory and the construction of the conservatory;
- c) observe the levels on site; and
- d) to review or obtain additional information with regard to levels and potential overshadowing.

A Member's site visit has now been undertaken, which allowed members to observe the site with respect of the issues highlighted at under points a - d above.

Officers remain of the view that the application is acceptable and accordingly the application is recommended for approval.

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the south west side of Haig Road, on the bend in the road, and comprises a two storey semi-detached house with a gable end half hipped roof. The attached house, 101 Haig Road lies to the south east and has a part single storey rear porch extension. To the north west lies 105 Haig Road, a two storey semi-detached house with a rear conservatory. The street scene is residential in character and appearance, comprising similarly designed two storey semi-detached houses, and the application site lies within the 'developed area' as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

1.2 Proposed Scheme

Planning permission is sought for the erection of a part two storey, part single storey rear extension.

The ground floor element would measure 5.2m wide, for the full width of the application property, and 3.6m deep. The proposed part two storey rear element would be set flush with the flank wall facing 105 Haig Road and would measure 3.2m wide, 3.6m deep and finished with a hipped roof set 1.2m below the roof ridge of the original house. The remainder of the part single storey rear extension would be finished with a flat roof measuring 3m high with a coxdome rooflight above.

A new ground floor side window is shown in the original wall facing 105 Haig Road, which would provide natural light to the new enlarged kitchen/dining room.

1.3 Relevant Planning History Comment on Planning History

There is no planning history relating to this application site.

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

15 adjoining owner/occupiers have been consulted. 1 letter of support, 2 letters of objection from the same objector and a petition with 24 signatures have been received.

Letters of objection:

- (i) The height of the rear extension is too high - should be reduced to 3m
- (ii) The proposal has the potential to provide a 5 bedroom house. This should be prevented.
- (iii) The foundations should be on 103 Haig Road side to prevent boundary fence being taken down
- (iv) How will drainage be maintained?

Letter of support:

1 letter of support has been received from Hillingdon Homes, supporting the proposal on the basis that it would provide additional space for families in need.

Petition:

The petition raises the issues set out below.

(i) Property feature description incorrect: Attached shed; This is an outhouse extension built by the local Authority in the 1970 for covered entrance/porch to the then outside toilet and entrance to back door.

(ii) By reason of the overall design and appearance, would fail to harmonise with the character and appearance of the original houses - it would be detrimental to the appearance of the original houses and the street scene and surrounding area generally....

(iii) By reason of its excessive height and width in relation to the original house would represent a visually intrusive and over dominant development.

(iv) The proposed by reason to its overall size, design and proximity to the side boundary would result in a closing of the visually open gap between it and the side boundary with the neighbouring property.

(v) It would also impose on the privacy of the neighbouring properties. It would stop light and cast shadows on neighbouring property causing disruption to their quiet enjoyment of their property - also causing a lack of light to the inside of the neighbouring property. It would obstruct light and / or views and could have the same anti-social effect/affect as high hedges/trees.

(vi) Detrimental to sale of neighbouring properties.

(vii) Although it is not showing extra parking on the frontage at this moment in time, any associated parking is limited and any parking or extra parking on the property in the foreseeable future would cause pollution and the leaching of exhaust fumes through open doors/windows would serve to cause anti social behaviour. Any excessive parking on the frontage in the foreseeable future would fail to provide safe pedestrian access out of the guiding to the front of the property if 3 cars are parked - this could result in a safety hazard in an emergency, and be detrimental to pedestrian and highway safety.

(viii) The proposed development seems to be inadequate by reason of the size of the bedrooms - taking into account the potential cost - it appears to provide inadequate accommodation for all persons, now and in the future - taking into account that by the time the development is complete or in the not too distant future, more space would be required for the same amount of people.

(ix) We are at a loss as to why these plans have been submitted when there are clearly 4 bedroom properties available through Hillingdon Homes for a family of this size.

4. UDP / LDF Designation and London Plan

Standard Informatives

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.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- HDAS Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents):
 - 3.0 Rear Extensions and Conservatories: Single Storey
 - 6.0 Rear and First Floor Rear Extensions: Two Storey
- LPP 4A.3 London Plan Policy 4A.3 - Sustainable Design and Construction.

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the proposal on the character and appearance of the original house, on the surrounding area generally, and on residential amenity.

The proposed part two storey, part single storey rear extension, by reason of its overall size, siting, design and appearance, would harmonise with the character and proportions of the original house. It would appear subordinate as the part two storey rear element would be set below the main roof ridge and would maintain a sufficient proportion of the original rear wall of the house. Furthermore, the proposed part single storey rear extension would be set sufficiently below the cill of the first floor rear window.

There are no other part two storey, part single storey rear extension to houses along this part of Haig Road, however, it is considered that given the subordinate nature of the proposal, it would not harm the character and appearance of the surrounding area generally. Therefore, the proposal would comply with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and sections 3.0 and 6.0 of the Hillingdon Design & Accessibility Statement(HDAS):Residential Extensions.

The proposed part single storey rear extension would not be more than 3.6m deep and 3.4m high, in accordance with paragraphs 3.3 and 3.7 of the Hillingdon Design & Accessibility Statement(HDAS):Residential Extensions. Furthermore, the proposed part two storey rear element would not breach a 45 degree line of sight taken from the habitable room rear windows at 101 and 105 Haig Road. No windows are proposed facing the adjoining properties and the existing side boundary between the application property and 105 Haig Road would prevent overlooking from the new ground floor side window.

It is therefore considered that given the above, the proposal will not harm the residential amenities of the adjoining properties through overdominance, visual intrusion, overshadowing and overlooking, in accordance 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).

The proposal does not generate the need for additional parking and does not affect the existing off-street parking arrangement. Over 100sq.m of private amenity space would be retained and this is considered to be sufficient for the enlarged property, in accordance with policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

With regards to the third party comments, on point (i), the proposed part single storey rear extension has been reduced in height to 3m. Points (ii) and (iv) are not a material planning considerations, and on point (iii) there would be no material harm to adjoining occupiers should the application property provide 5 bedrooms.

With regards to the comments of the petitioner, matters relating to property sales and tenancy are not material planning considerations. The proposed extension does not reduce the visual open gap between the side boundaries. The remaining points are addressed in the report.

In conclusion, the proposal would not have a detrimental impact on the character and appearance of the surrounding area and would not harm the residential amenities of adjoining occupiers. As such, this application is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HH-T8 Time Limit - full planning application 3 years

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 HH-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).

3 HH-MRD4 Single Dwellings Occupation

The development hereby approved shall not be sub-divided to form additional dwelling units or used in multiple occupation.

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).

4 HH-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 BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 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 101 and 105 Haig Road.

REASON

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

6 HH-RPD4 Prevention of Balconies / Roof Gardens

The roof area of the part single storey rear extension 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).

7 HH-RPD2 Obscured Glazing and Non-Opening Windows (a)

The rear first floor bathroom window shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 3.0 Rear Extensions and Conservatories: Single Storey 6.0 Rear and First Floor Rear Extensions: Two Storey
LPP 4A.3	London Plan Policy 4A.3 - 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: Sonia Bowen

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2009

Site Address

**103 Haig Road,
Hillingdon**

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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

Planning Application Ref:

66648/APP/2009/2793

Scale

1:1,250

Planning Committee

Central and South

Date

March 2010



HILLINGDON
LONDON