

Report of the Head of Planning & Enforcement Services

Address 1 DERBY ROAD UXBRIDGE MIDDLESEX

Development: Alterations and extension to existing roof to create habitable roofspace to include 2 gable end windows and 4 side rooflights.

LBH Ref Nos: 60777/APP/2010/2713

Drawing Nos: H.08/01 As existing
LOCATION PLAN
BLOCK PLAN
H.08/02 PROPOSED ALTERATIONS
H.08/03 PROPOSED ALTERATIONS

Date Plans Received: 24/11/2010 **Date(s) of Amendment(s):**

Date Application Valid: 24/11/2010

1. CONSIDERATIONS

1.1 Site and Locality

1 Derby Road is a detached bungalow located on the southern side of Derby Road within a residential area of Uxbridge. Along the western side boundary of the application site runs a rear access lane serving the parade of retail properties fronting Cowley Road, with residential properties to the west and south. Derby Road rises from east to west.

The bungalow itself has a fully hipped red tiled roof approximately 5.6m high with a 1.4 lower roof projecting out 4.4m from the eastern half of the rear elevation. A flat roof extension has been constructed across the remaining rear elevation that measures 7m deep (2.6m further than the pitched roof element) and 3.1m high. A single storey lean-to store is located along the majority of the western boundary with no. 3 Derby Road that measures 2.4m at its maximum height.

There is no car parking provision provided to the front of the application site although an access has been created using shuttered concrete from the access road that runs along the side boundary.

The application site forms part of a row of 5 bungalows within the street that alternate in design with no's 5 and 9 repeating the design of no. 1 and no's 3 and 7 with differing frontages and no rear elements.

1.2 Proposed Scheme

Planning permission is sought to alter and extend the existing roof to form two bedrooms

and a shower room within the roof space. This is proposed by raising the height of the main roof by approximately 0.8m to approximately 6.4m, converting the hip to a gable and extending at this height for 4.4m (the depth of the existing pitched roof element) with the 2.6m deep single storey extension remaining on the western half of the rear elevation.

A window is proposed in each gable with 3 no. roof lights within the eastern elevation, facing no. 3 Derby Road, to serve the bedrooms and the central shower room and 1 no. roof light within the west elevation to serve the stairwell.

The proposed materials are plain farmhouse red tiles with rendered walls to match existing.

1.3 Relevant Planning History Comment on Planning History

None.

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

19 neighbouring properties have been consulted and one letter of representation has been received from the neighbouring property (no. 3). The comments are as follows:

'We live at no. 3 Derby Road and we are very concerned that the height of the roof of the proposed alterations will impose on the natural light and sunlight to the rear of our property. You will see from the plans that the existing rear section of the roof to the east elevation is considerably lower than the actual roof at no.1.

You will also see from the street plan of Derby Road that No. 3 is a different shaped bungalow to No.1. No. 3 does not have the lower roof and finishes in line with the main roof of no. 1.

We are also concerned over the proposed velux window that will be placed overlooking our garden at the rear of the east elevation. It is our view that by just having a window placed in this way we will feel overlooked regardless of whether someone can actually see out of it. We do not understand why this window cannot be re-sited in the west elevation which currently only has one planned velux roof window. This would then mean two on each side.

We do hope that you will take our comments into consideration as we feel that we should be entitled to both direct light and privacy in a property where we have enjoyed both for over 8 years since moving to No.3 in 2002.'

A ward Councillor has requested that this application be determined by Committee.

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. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| HDAS | 'Residential Extensions' |
| LPP 4A.3 | London Plan Policy 4A.3 - Sustainable Design and Construction. |
| ** | Pt 1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area |
| | Pt 1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards |
| | Pt 1.17 To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing |
| | Pt 1.26 To encourage economic and urban regeneration in the Hayes/West Drayton Corridor, designated Industrial and Business Areas (IBA's) and other appropriate locations |
| | Pt 1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed. |
| AM14 | New development and car parking standards. |
| BE22 | Residential extensions/buildings of two or more storeys. |

5. **MAIN PLANNING ISSUES**

The main considerations are visual impact, the affect on the amenities currently enjoyed by neighbouring occupiers, adequacy of retained amenity space and car parking considerations.

Visual Amenity

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. Policy BE19 seeks to ensure that new development within residential areas complements or improves the amenity or character of the surrounding area. The Councils adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions provides guidance on the design of different forms of householder development.

Section 7 of the SPD refers specifically to loft conversions and roof alterations and states that any assessment will have due regard for the impact of the extension upon the street scene and character of the property.

Although there are different styles of dwellings along Derby Road, this section of Derby Road consists of a row of attractive bungalows, none of which have been altered in respect of their view from the street and none have altered their roofs. It is considered that the proposed enlargement of the roof by increasing its main height by 0.9m, rear element roof by 2.3m and changing the hip to gable would result in eaves to ridge height that would not appear proportionate to the overall scale of the bungalow. Additionally, the visual impact of the added height and bulk of the gable roof would be considered detrimental within the street scene and the appearance of the surrounding area.

The proposed alteration and extension to the existing roof by reason of its height, and alteration from hip to gable would result in a visually incongruous and overdominant form of development that fails to harmonise with the established character of the street scene and surrounding North Uxbridge Area of Special Local Character. As such, the proposal is contrary to policies BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the guidance contained within the HDAS Supplementary Planning Document, Residential Extensions (December 2008).

Residential Amenity

Policy BE20 of the UDP (saved policies 2007) requires adequate daylight and sunlight to penetrate into and between buildings to safeguard amenities. Policies BE 21 and BE22 require development to be appropriate siting, bulk, proximity and that first floor extensions are set back a minimum 1m from the boundary.

Section 6.0 of the HDAS SPD sets out guidance in respect of first floor rear extensions with the general principles that such extensions will only be allowed where there is no significant over-dominance, overshadowing, loss of outlook and daylight. At first floor level, extensions should not extend beyond a 45 degree line of sight taken from the nearest first floor window of any room of a neighbouring property. Full width extensions at first floor will only be considered on detached properties subject to meeting the 45 degree rule. Paragraph 6.4 of the HDAS SPD advises that a maximum depth of 4m for rear extensions to detached houses should be applied.

The proposed raising of the roof by 0.9m and extension at the rear would result in approximately an additional 8m depth of roof 2.3m higher than that existing. Although set 2m from the boundary with no. 3 Derby Road, as a bungalow with no rear extensions the proposed roof height would just bisect a 45 degree line taken from the closest opening to the boundary and it is considered that this in combination with the increased bulk would result in an over-dominant feature that would reduce the light and outlook received to the rear of no. 3 Derby Road.

The proposed roof extension by reason of its height and depth would be overly dominant and visually obtrusive form of development that would constitute an un-neighbourly form of development, resulting in a material loss of daylight and outlook to no. 3 Derby Road, contrary to policies BE20 and BE21 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the HDAS Supplementary Planning Document: Residential Extensions (December 2008).

It is also necessary to consider the impact upon no's 98, 100 and 102 Cowley Road that have rear elevations facing the western side of the application site. In order to protect outlook a minimum separation distance between the window to a habitable room and a facing blank wall to a two-storey dwelling should be within the range of 12m to 15m. In this instance, the proposal is extending and raising the roof by 0.9m rather than a standard two storey dwelling and at a closest distance of 13m, it is considered that the proposed extension would not overdominate or have an overbearing impact upon the residents of no's 98, 100 and 102 Cowley Road.

As such, whilst the proposal would not result in a significant effect upon the rear of the properties fronting Cowley Road, it is considered that the proposal would result in a significant loss of amenity currently enjoyed by the residents of adjacent property (no. 3 Derby Road) contrary to policies BE20, BE21 and BE22 of the UDP (saved policies 2007).

Policy BE24 of the UDP (saved policies 2007) seeks to protect privacy. The southernmost roof light in the western elevation to serve a bedroom is proposed to be at high level, 1.8m above floor level. The roof light within the eastern elevation would also be high level and serve the stairwell whilst the central roof light would serve a bathroom and the northernmost roof light within the western elevation would be alongside the roof of no. 3. Provided the southernmost roof light and central bathroom roof light were obscure glazed and non-opening, it is considered that these roof lights would be acceptable. This could be ensured via condition should the proposal be approved.

In terms of impact upon privacy to the front and rear of the property, the house faces a gap within the properties on the opposite side of the road and a distance of some 29m separates the rear elevation of no. 1 Derby Road with the rear of no. 2 Walford Road, also a bungalow. This relationship and the adequate distances involved, is considered to meet the requirements of policy BE24 of the UDP (saved policies 2007).

It is considered that all the proposed habitable rooms, and those altered by the development will maintain an adequate outlook and source of natural light, therefore complying with Policy 4A.3 of the London Plan (2008).

Over 100m² of private amenity space would be retained in compliance with paragraph 5.13 of the HDAS: Residential Extensions and policy BE23 of the saved UDP (Saved Policies September 2007).

The application proposal will provide an additional two bedrooms within the property, creating a four bedroom dwelling and it has not been demonstrated that sufficient off street parking for 2 cars can be provided. As such, the development is considered to result in substandard parking provision to the Councils approved car parking standards, leading to possible on-street parking to the detriment of public and highway safety and contrary to AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Conclusion

The proposed roof extension and alterations will significantly enlarge the roof of the house and this is considered to be out of proportion with the existing bungalow and this enlargement would fail to harmonise with the surrounding area. As a result of the proposed height and depth of the alterations to the roof, it is also considered that the proposal would appear over-dominant and un-neighbourly to the residents of no. 3 Derby

Road. In addition, the application has failed to demonstrate that adequate off street parking can be provided for the property and it is therefore recommended that the proposal be refused.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed alteration and extension to the existing roof by reason of its height, and alteration from hip to gable would result in a visually incongruous and over dominant form of development that fails to harmonise with the established character of the street scene. As such, the proposal is contrary to policies BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the guidance contained within the HDAS Supplementary Planning Document, Residential Extensions (December 2008).

2 NON2 Non Standard reason for refusal

The proposed roof extension by reason of its height and depth would be overly dominant and visually obtrusive form of development that would constitute an un-neighbourly form of development, resulting in a material loss of daylight and outlook to no. 3 Derby Road, contrary to policies BE20 and BE21 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the HDAS Supplementary Planning Document: Residential Extensions (December 2008).

3 NON2 Non Standard reason for refusal

The proposal has not demonstrated that sufficient off street parking would be provided, therefore the development is considered to result in substandard parking provision to the Councils approved car parking standards, leading to possible on-street parking to the detriment of public and highway safety and contrary to AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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).

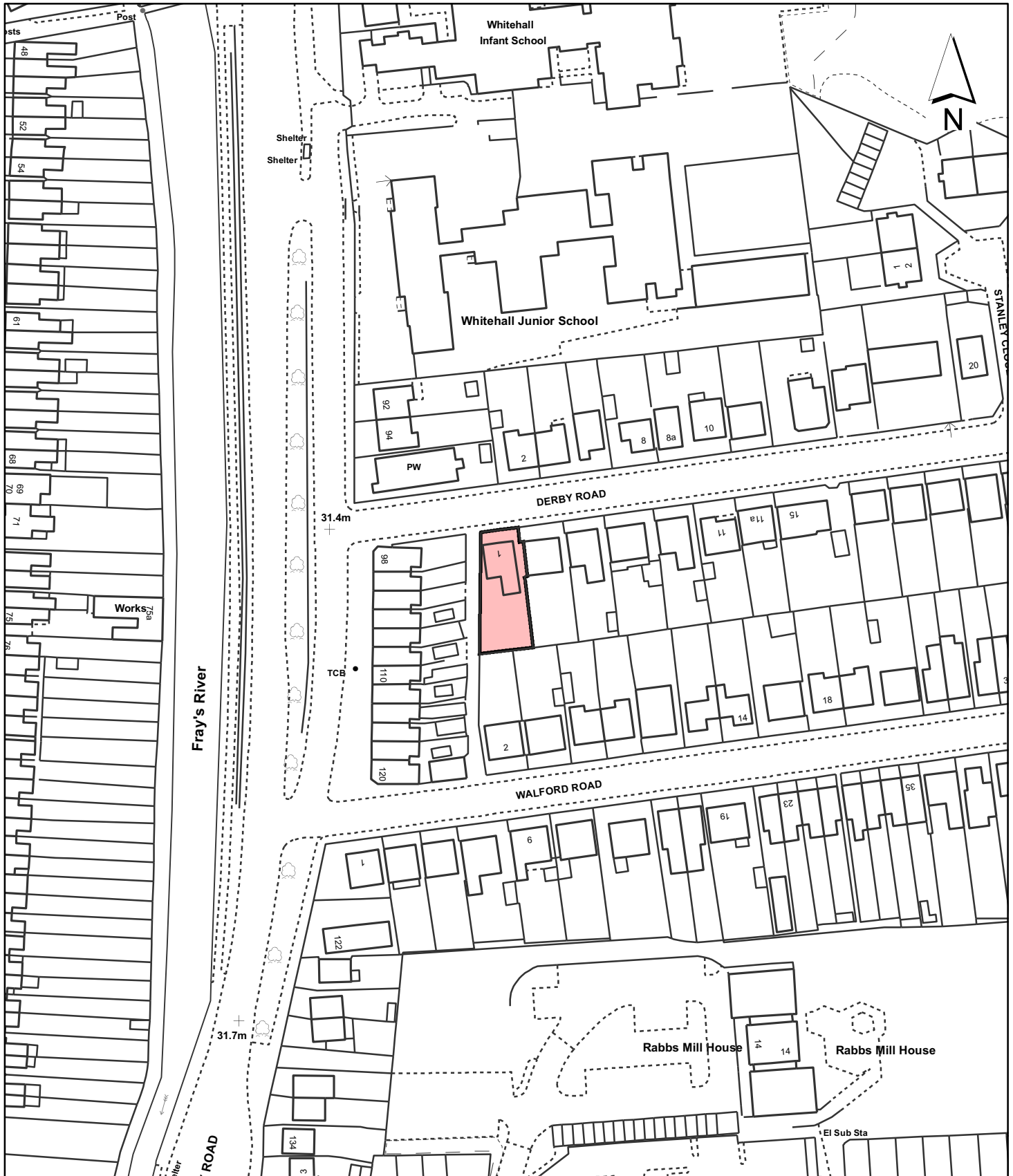
2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Policy No.

| | |
|----------|---|
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |
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Notes

Site boundary

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**Planning, Environment
& Community Services**

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Telephone No.: Uxbridge 250111

Planning Application Ref:

60777/APP/2010/2713

Scale

1:1,250

Planning Committee

Central and South

Date

**January
2011**



HILLINGDON
LONDON