

Report of the Head of Planning & Enforcement Services

Address 41 RAISINS HILL EASTCOTE MIDDLESEX

Development: Part two storey, part single storey side extension, part two storey, part single storey rear extension with 1 rooflight, single storey front extension and conversion of roofspace to habitable use with 1 front and 1 rear rooflight, involving demolition of existing integral garage and store.

LBH Ref Nos: 64909/APP/2010/2668

Drawing Nos: 10034 P 01.01 Rev. D

Date Plans Received: 22/11/2010 **Date(s) of Amendment(s):** 28/01/2011

Date Application Valid: 01/12/2010

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the west side of Raisins Hill and comprises a two storey semi-detached dwelling with a fully hipped roof and bay window detail to both the front and rear elevations. An original attached garage with store room behind is located on the north west elevation. The garage is set 0.6m from the boundary with the adjacent property no.43 and flush with the front elevation of the main house. The house is set back 8m from the road with a 5m wide front driveway and lawned area with hedge separating the site from the adjoining semi (no.39). A 22m garden runs to the rear. The adjoining property, No.39, has recently carried out a hip to gable loft conversion with rear dormer, under permitted development, and is currently completing a single storey side, front and rear extension approved in September 2010. The street scene is residential in character and appearance 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 to demolish the existing garage and store to the side and construct a part two storey side extension and a part two storey/part single storey rear extension plus conversion of the roof to habitable space.

To the rear, the proposed single storey extension would measure 3.6m deep with a 3m high flat roof. The two storey element would commence 3.2m from the boundary with the adjoining property (no.39) and measure 2.6m deep. The two storey extension would measure 4.9m wide projecting out from the side elevation by 2.2m, stopping 1m away from the boundary with no.43 and wrapping around the side elevation to continue to stop flush with the front elevation of the house. To the side of the house, the roof of the proposed two storey extension would be at full height with the rear roof set 1m beneath

the ridge.

A single storey extension is proposed to the front, measuring 5m wide and 1m deep that would wrap around the front elevation and be 0.5m wider than the first floor continuing for a depth of 8.4m. 2 no. parking spaces are identified on the existing front driveway.

**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

11 neighbouring properties and the Northwood Hills Residents Association have been consulted. 11 individual letters and a petition with 31 signatories has been received objecting to the proposal on the following grounds:

- i) A 5 bed house and the extension would be too large for the plot and is overdevelopment of the site that would create an unacceptable precedent;
- ii) Loss of garage will lead to inadequate parking provision on site for such a large house, leading to congestion;
- iii) The front extension is forward of the building line;
- iv) The extension would shadow garden/patio of the neighbouring property;
- v) Loss of southerly views;
- vi) Destruction of street scene;
- vii) Loss of light;
- viii) The sewerage and water services will not be able to cope.

Officer Comments: The issues raised are considered in the main body of the report.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- | | |
|------|---|
| AM14 | New development and car parking standards. |
| 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	Residential Extensions
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

5. MAIN PLANNING ISSUES

The main planning issue in respect of this application is considered to be the design of the proposed development, its impact upon residential amenity and the provision of adequate parking at the site.

Visual Amenity

Policy BE13 of the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007) requires that the layout and appearance of new development must harmonise with the existing street scene whilst policy BE15 requires extensions to be in-keeping with the scale, form and architectural composition of the building. Policy BE19 seeks to ensure new development complements or improves the amenity and character of the area. Policy BE22 requires two storey extensions to be set back a minimum of 1m from the side boundary. Guidance is also found within the London Borough of Hillingdon Supplementary Planning Document (SPD) HDAS: Residential Extensions.

For two storey side extensions to be acceptable, the SPD requires such extensions for semi-detached properties to be set in from the boundary with neighbouring properties by at least 1m, be set back 1m from main front elevation and have a roof set beneath the main ridge by at least 0.5m to ensure a sub-ordinate appearance. For two storey rear extensions the SPD states that the depth must not exceed 3.6m, that the first floor must comply with 45 degree rule and that the roof height should not exceed the height of the main roof. Whilst section 8 of the Residential Extensions SPD refers to front extensions, canopies and bay windows and states that front extensions, including porches, should not extend across the entire frontage of a property and if combined with a garage conversion should not project further than 1m forward.

In general, it is expected that a two storey side extension on a semi-detached property is set back from the front elevation with a lower roof to that of the main house. In this instance however, the adjoining semi has carried out a hip to gable roof conversion under permitted development, that has already unbalanced the symmetry of the pair of houses. By continuing the two storey extension at the same height, a far more simple front elevation is maintained rather than further unbalancing the pair of houses with an additional roof pattern. For this reason it is considered that the proposed side extension is acceptable by seeking to ensure some form of composition for the pair of semi-detached properties is retained.

To the rear, the two storey extension at 2.6m deep with a lowered and fully hipped roof is considered to respect the architectural form of both the original house and the surrounding area.

The flat roof single storey rear extension is of a simple design that meets the size and

height requirements of the SPD. The front extension although slightly forward of the existing bay window is reminiscent of a porch/garage conversion extension and also echoes the extension and canopy approved on the adjoining property.

On balance therefore, whilst the side extension is at full height and depth and not in general accordance with the SPD guidance, the work carried out to the adjoining semi-detached property means that a traditional design response for a pair of semi-detached properties would not ensure symmetry is retained. In all other respects the proposed extension follows the recommended HDAS guidance for extensions regarding size and scale and thus is not considered to be an overdevelopment of the site. The use of matching materials is also proposed and this would ensure further harmony with the existing street scene. For these reasons it is considered that the proposal meets the requirements of the SPD and policies BE13, BE15 and BE19 of the UDP (Saved Policies September 2007).

Residential Amenity

Policy BE20 of the UDP seeks to ensure that adequate daylight and sunlight can penetrate into and between buildings and that amenities are safeguarded whilst policy BE21 of the UDP precludes development that would result in a significant loss of amenity due to a proposals siting, bulk and proximity. Policy BE22 continues that extensions should be a minimum of 1m from the side boundary. With regard to adjoining property (no.39), the proposed single storey rear extension would be directly alongside the conservatory recently permitted that would measure the same depth. The two storey extension, set 3.2m from the boundary with no.39 would not affect the 45 degree line taken from the nearest habitable room rear window.

With regard to adjacent property (no.43), the submitted drawings clearly show that the proposed two storey extension would also not break a 45 degree line taken from the nearest window at first floor whilst the side window in no.43 serves a landing/stairwell. The proposal is therefore not considered to impact unduly on the adjoining properties in terms of loss of light and overshadowing. The proposed two storey element is located 1m from the boundary with no.43, as per policy BE22, with no. 43's attached garage alongside the front half of the side extension. Thus, whilst there would be some impact upon the residents of no.43, it would not be of such significance as to warrant a refusal of planning permission. Given the depth of the proposed rear extension it is not considered that no.43 would suffer such a loss of view from the rear patio that would justify the refusal of planning permission.

Given the above, it is considered that there would be no significant loss of amenity as a result of the proposal in accordance with policies BE20, BE21 and BE22 of the Hillingdon UDP, saved policies, September 2007.

With regard to privacy, the two windows proposed within the side elevations of the proposed two storey element are to serve bathrooms and are shown as high level opening with obscure glazing. To ensure this is retained a condition to retain them in this state is recommended plus a further condition restricting the insertion of further openings.

A distance of 22m separates the front of the proposed extension with the house directly opposite (a bathroom window is proposed at first floor) exceeding the SPD requirement of 21m. The rear garden also provides sufficient distance to the properties to the rear. The proposal would consequently accord with Policy BE24 of the UDP (Saved Policies

September 2007) and with the SPD.

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

Over 100sqm of private amenity space would be retained in compliance with paragraph 5.13 of the SPD and policy BE23 of the UDP (Saved Policies September 2007).

Car Parking

Policy AM14 of the UDP (Saved Policies September 2007) requires new development to accord with the Council's adopted car parking standards. For a 2 plus bedroom house, the standards require 2 car parking spaces be provided. A plan indicating that two spaces can be provided on the existing driveway has been submitted. The application therefore meets the Council's adopted standard parking standards and is in accordance with policy AM14 of the UDP (Saved Policies September 2007).

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

3 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).

4 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 39 and 43 Raisins Hill.

REASON

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

5 RPD2 Obscured Glazing and Non-Opening Windows (a)

The window(s) facing 43 Raisins Hill 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).

6 HH-RPD4 Prevention of Balconies / Roof Gardens

The roof area of the 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 H7 Parking Arrangements (Residential)

The parking areas shown on the approved plans shall be constructed and shall be for the sole use of the occupants of the dwelling and thereafter be permanently retained and used for no other purpose.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

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.

AM14	New development and car parking standards.
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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CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

- 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).

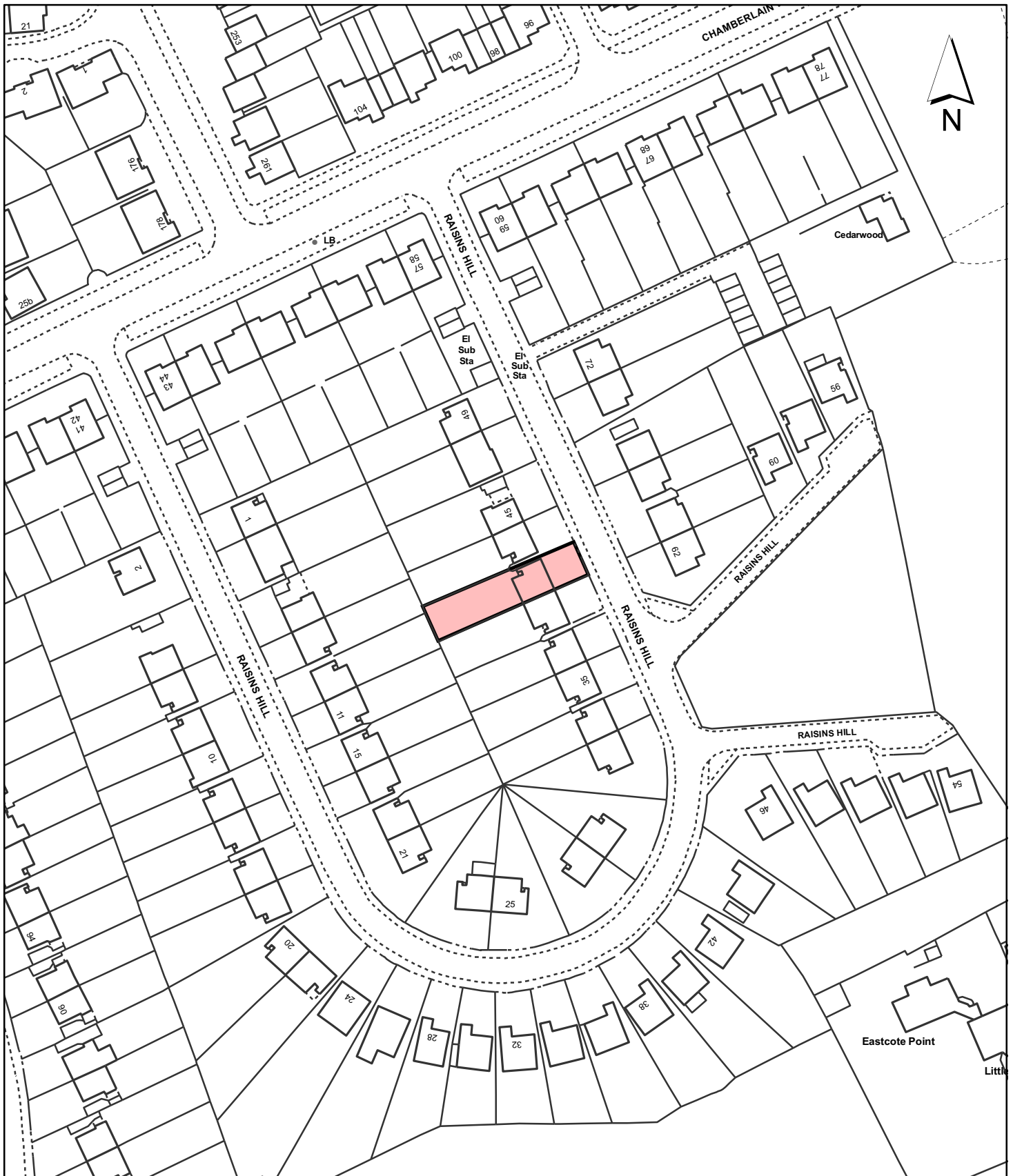
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure 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: Ceri Porter

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address	
41 Raisins Hill Eastcote	
Planning Application Ref:	Scale
64909/APP/2010/2668	1:1,250
Planning Committee	Date
North	March 2011

LONDON BOROUGH OF HILLINGDON

Planning, Environment & Community Services

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

