

Report of the Head of Planning & Enforcement Services

Address 66 HATCH LANE HARMONDSWORTH

Development: Single storey side extension (Part retrospective application).

LBH Ref Nos: **19246/APP/2011/1884**

Drawing Nos: Design and Access statement
Location Plan
10/66/HLH/101
10/66/HLH/102/A

Date Plans Received: 02/08/2011 **Date(s) of Amendment(s):** 02/08/2011
Date Application Valid: 16/08/2011 23/09/2011

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey semi detached property located on the western side of Hatch Lane. The property is set within a corner plot, adjacent the junction where Hatch Lane turns into Candover Close.

The external walls of the dwelling have been coated in white pebbledash render with the roof erected from red concrete interlocking tiles.

The dwelling is set 11.6 metres back from the highway and is separated by an area of hardstanding, which provides space to park at least two cars within the curtilage of the site.

At the rear of the dwelling is a 200 sq metre area which has been covered in hardstanding and acts as the amenity space for the dwelling.

A previous extension was partially erected without planning permission. This has since been removed, however, a section of the boundary wall facing Candover Close has been removed and the foundations remain open at the site. These alterations were carried out with permission, however, the applicant failed to complete construction work within the time limits imposed by condition.

The application site lies within the Harmondsworth Village Conservation Area as identified in the adopted UDP (Saved Policies September 2007).

1.2 Proposed Scheme

The application seeks to renew a lapsed permission. The application is for part-

retrospective planning permission for the erection of a single storey side extension. The proposed extension, would extend beyond the side elevation of the dwelling by 3.15 metres with a depth of 6.8 metres. It would be set back from the principal elevation of the property by 1 metre and would sit flush with the rear elevation of the dwelling.

It would have a flat roof design, with a maximum height above ground level of 3 metres. The extension would be built up to the side boundary line and would be attached to the existing boundary wall.

The proposed development was previously granted planning permission under application reference: 19246/APP/2010/1349. That permission related to a scheme which if implemented would have corrected unauthorised building work. In essence the previous permission related to a scheme to reduce the size of the as built side extension. Therefore, two conditions were added to the decision notice for the earlier permission which are provided below:

1. The development hereby permitted shall be begun before the expiration of 3 Months from the date of this permission. REASON To comply with Section 91 of the Town and Country Planning Act 1990 and to ensure that in the interests of securing development in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) there is not an accumulation of un-implemented planning permissions.

2. 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. The works associated with the single storey side extension as shown on approved drawing numbers 10/66/HLH/101 and 10/66/HLH/102, received on 09-09-2010, shall have been completed to the satisfaction of the Local Planning Authority within 9 months of the implementation of this permission. REASON To ensure that the external appearance of the development is satisfactory and complies with Policies BE4, BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

The applicant met condition 1 and started work within 3 months of the date of the decision notice. However, they failed to complete the work within 9 months of implementation of the permission, ensuring it lapsed.

Therefore, the applicant is looking for a new planning permission to complete the previously approved works.

1.3 Relevant Planning History

19246/APP/2005/1033 66 Hatch Lane Harmondsworth

ERECTION OF A SINGLE STOREY DETACHED GARAGE/STORE AT THE BOTTOM OF THE REAR GARDEN AND ERECTION OF A BRICK BOUNDARY WALL (PART RETROSPECTIVE APPLICATION)

Decision Date: 25-11-2008 NFA **Appeal:**

19246/APP/2010/1349 66 Hatch Lane Harmondsworth

Single storey side extension (Part retrospective application).

Decision Date: 14-09-2010 Approved **Appeal:**

19246/APP/2010/2378 66 Hatch Lane Harmondsworth

Part two storey, part single storey side extension, involving demolition of existing single storey side extension (Part retrospective application).

Decision Date: 16-12-2010 Refused **Appeal:**
19246/APP/2010/771 66 Hatch Lane Harmondsworth
Single storey side extension (Part Retrospective application).

Decision Date: 04-06-2010 Refused **Appeal:**

Comment on Planning History

The application property was subject to a planning enforcement notice under application reference: ENF/130/10, as they had erected a single storey side extension which required planning permission.

After the refusal of a planning application for the retention of the existing side extension (ref: 19246/APP/2010/771). The applicant applied for planning permission for a reduced scheme (ref: 19246/APP/2010/1349), which was granted planning permission on 14th September 2010 with the aforementioned time limitation conditions attached. The applicant failed to complete the works within 9 months of implementing the planning permission, ensuring the permission expired.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 19th October 2011

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

7 neighbouring dwellings were notified of the proposed development on 17th August 2011, including No.64 Hatch Lane who share a boundary line with the application site.

Site Notice: Erected: 27th September 2011 Expired: 18th October 2011

Press Advertisement: Printed: 28th September 2011 - Expired: 19th October 2011

By the close of the consultation period on the 19th October 2011, 2 objections had been received from neighbouring occupiers, one of which included a 27 signature petition in objection to the scheme. These objections relates to:

- The scheme does not enhance or improve the appearance of the area.
- Increase noise arising from an increased number of people living at the property.

Case officer notes: There is no clear evidence that the proposed side extension would lead to an increase in the number of people living at the property. As the side extension would be on the opposite side of the property to the objector, No.64 Hatch Lane, the proposed side extension would lead to no direct increase in noise disturbance to this neighbouring dwelling. The other objection will be considered in the main body of the report.

It is noted that the previously approved planning permission for the side extension (19246/APP/2010/1349) raised five letters of objection against the scheme, these

objections related to:

1. The extension would go outside the building line of the neighbouring houses and so destroy the symmetry of neighbouring houses;
2. The extension would detract from the appearance of the Conservation Area and Candover Close;
3. Concern is expressed over the applicant using the free side wall to build against;
4. The application should be refused and enforcement action taken;
5. Concern is expressed over the suitability of foundations to the extension;
6. The additional bedroom would be rented out to people. The property is let out. This would allow the property to be registered as a property of mass occupancy;
7. The entire front and rear gardens has been concerted over and which does not accord with planning policies;

All of these objections were considered under the previous application, with none of the points raised being deemed so harmful to warrant a refusal of the application. The current application is of an identical design.

The Harmondsworth Village and Longford Village Conservation Panel was notified of the proposed development on 17th August 2011, with no consultation response returned.

External Consultees:

National Air Traffic Services: The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Limited has no safeguarding objections to this proposal.

BAA: The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We therefore have no objection to this proposal.

Internal Consultees:

Environmental Protection Unit: We have no requirement for a condition or informative on minor applications for an orchards use. Could you add the construction site informative.

Access Officer: As the application relates to a householder extension I have no comments to make.

Conservation and Urban Design: BACKGROUND: This is a pair of semi-detached property[ies], dating from 1930s. The street is characterised by similar properties and the property is located on a very prominent corner of Hatch Lane and Candover Close.

COMMENTS:

There has been long planning and enforcement history on the above site. Following previous refusals, the scheme proposes a single storey extension set back from the front elevation with a flat roof and parapet detail.

Given the sensitive corner location of the building within the Conservation Area, it is advised that-

- The brick on edge parapet detail is exposed, and not rendered; and
- The extension is finished with a tile crease detail just under the parapet.

Both these details should be carried around the front, side and rear elevations.

CONCLUSION: All materials to match existing.

Case Officer Comments: A number of other applications for extensions within the Harmondsworth Village Conservation Area have been asked to meet the above detailing recommendations, since the previous permission was granted. Therefore, the applicant was asked to amend the plans to incorporate the above detailing points. The applicant provided the amended plans on the 23rd September which ensured the proposed plan would incorporate the above comments of the planning officer and are deemed acceptable.

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.
BE4	New development within or on the fringes of conservation areas
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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 3.5	(2011) Quality and design of housing developments
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. **MAIN PLANNING ISSUES**

The previously approved application was granted planning permission on 14th September 2010 and was determined against the currently adopted UDP (Saved Policies September 2007) and the current HDAS Residential Extensions (December 2008). Therefore, unless there has been a material change of conditions on site, there would be no reason why the previously approved scheme should be refused planning permission.

The main considerations in determining this planning permission are, the impact on the character and appearance of the Conservation Area, the impact on the appearance of the original dwelling, the impact on the amenity of the neighbouring dwellings, the impact on the amenity of the application property, the retention of garden space and the availability of parking.

Impact on the Character and Appearance of the Conservation Area

Under the previously approved application it was determined that, despite the side extension being built forward of the front building line of the properties on Candover Close and being built up to the side boundary line, it would not erode the corner plot to an extent that would be harmful to the character and appearance of the Conservation Area to warrant a refusal.

At present a section of the existing boundary wall has been removed, as part of the remedial works to remove the previously unauthorised extension. The building of the side extension would fill the void in the wall and would positively impact the character and appearance of the area.

Therefore, as an amended scheme has been negotiated, to ensure the detailing of the extension would be in keeping with the surrounding area, the proposed development would be in compliance with Policy BE4, BE13 and BE19 of the adopted UDP (Saved Policies September 2007).

Impact on the Appearance of the Existing Dwelling

The dimensions of the proposed extension would meet all the criteria detailed within the HDAS Residential Extensions, ensuring the proposed side extension would harmonise with the appearance of the existing dwelling.

At present the site has the foundations open and some work has been started on the side extension. These completed works which had permission at the time of completion under the previous permission. The granting of this application would allow for the work to be completed and would improve the appearance of the existing dwelling. Therefore, the proposed development would comply with Policy BE15 and BE19 of the adopted UDP (Saved Policies September 2007).

As the site has foundations exposed and an area of the boundary wall removed, a condition will be added to the decision notice requiring the work to be completed within three months, to ensure the restoration of the visual amenities of the area in a timely fashion.

Impact on the Residential Amenity of No. 64 Hatch Lane

The proposed development would be built on the opposite side of the dwelling to the attached No. 64 Hatch Lane. This would ensure no impact to the amenity of this neighbouring dwelling.

Impact on the Residential Amenity of No. 68 Hatch Lane

No. 68 Hatch Lane is separated from the application site by the highway of Candover Close. As the side elevation of the extension contains no side facing windows, the

proposed development would have no impact to the amenity of this neighbouring dwelling.

Impact on the Residential Amenity of No. 38 Candover Close

The rear elevation of the proposed extension would have a distance separation of 27.5 metres to the side elevation of No.38 Candover Close facing the application site. At this distance separation there would be no impact to the amenity of this neighbouring dwelling.

The proposed development would, therefore, comply with Policy BE 19, BE20, BE21 and BE24 of the adopted UDP (Saved Policies September 2007).

Impact on the Amenity of the Application Property

It has been 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 Policies BE20 of the UDP (Saved Policies September 2007) and 3.5 the London Plan (2011).

The Retention of Garden Space

The proposed side extension would not significantly reduce the amenity space at the rear of the dwelling and would not increase the number of bedrooms in the property. Therefore, the application site would retain sufficient amenity space for its inhabitants in accordance with Policy BE23 of the adopted UDP (Saved Policies September 2007).

The Availability of Parking

The existing parking arrangements within the site would not be affected by the proposed development. As space to park at least two cars would remain, the application site would be in accordance with Policy AM14 of the adopted UDP (Saved Policies September 2007).

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 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. The works associated with the development shall have been completed to the satisfaction of the Local Planning Authority within 6 months of the date of this permission.

REASON

To ensure that the external appearance of the development satisfactorily restores the character and appearance of the Conservation Area in a timely manner and complies with Policies BE4, BE13 & BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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-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 no. 68 Hatch Lane.

REASON

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

4 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).

5 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

- 1** Pursuant to the Control of Pollution Act 1974, the Clean Air Act 1993, the Environmental Protection Act 1990 and any other relevant legislation, you are advised as follows:

The applicant should ensure that the following are complied with as part of their environmental management strategy:

- i) To assist in good management of noise from demolition and construction works at the site, the contractor involved is advised to consider applying to the London Borough of Hillingdon for prior consent under section 61 of the Control of Pollution Act 1974. The application should specify the method of working, the hours of work and noise controls to be applied in accordance with best practicable means as defined in section 72 of the Control of Pollution Act 1974;

- ii) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays and Bank Holidays. All noise generated during such works should be controlled in compliance with British Standard 5228;
- iii) Measures should be taken to eliminate the release of dust and odours caused by the works that may create a public health nuisance; and
- iv) No bonfires on the site should be allowed to take place at any time.

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.
BE4	New development within or on the fringes of conservation areas
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.
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BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 3.5	(2011) Quality and design of housing developments
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.

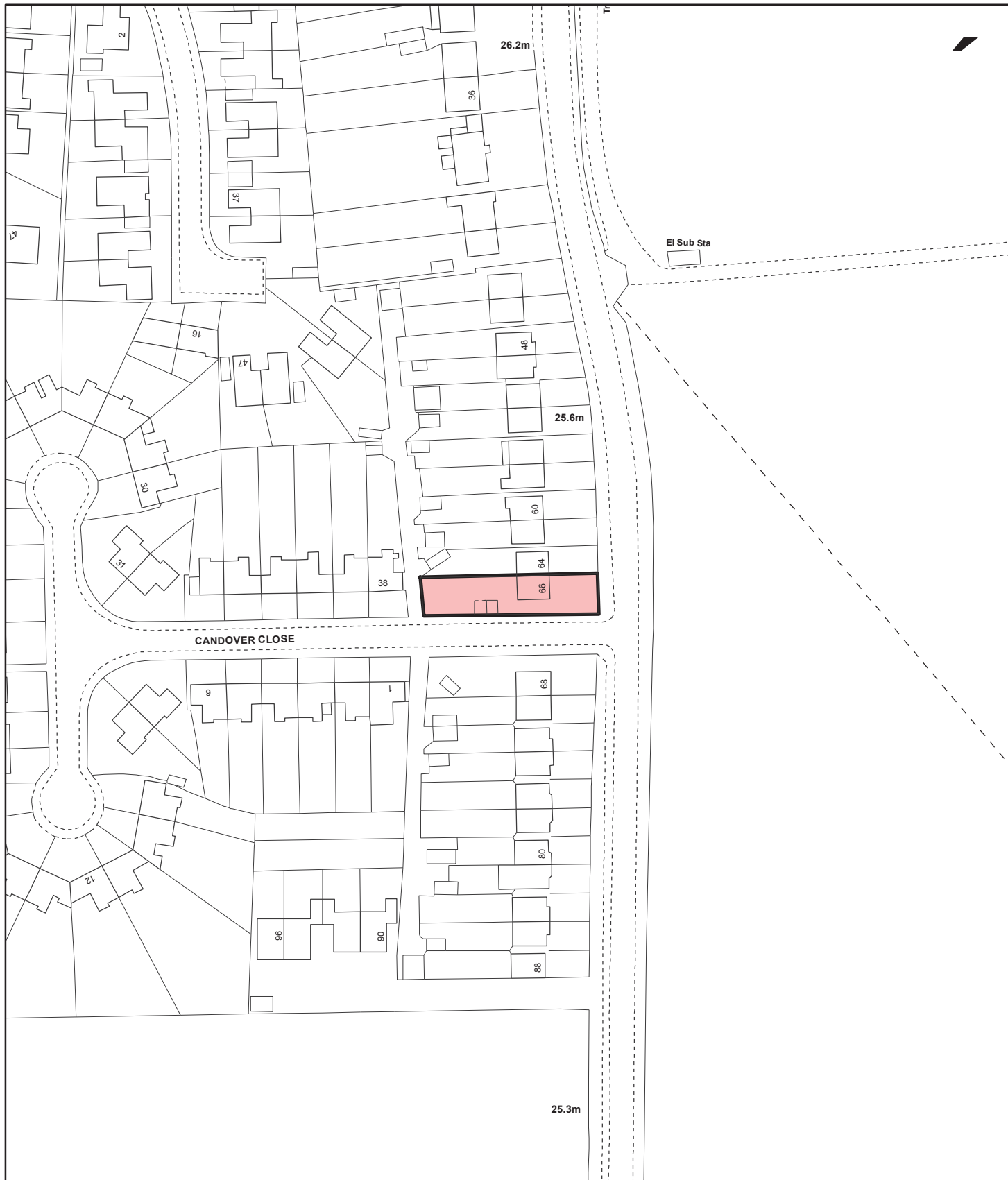
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the 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: Alex Smith

Telephone No: 01895 250230



Notes



Site boundary

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Site Address

**66 Hatch Lane,
Harmondsworth**

Planning Application Ref:

19246/APP/2011/1884

Planning Committee

Central and South

Scale

1:1,250

Date

**October
2011**

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

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



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