

Report of the Head of Planning, Transportation and Regeneration

Address 1 RAYNTON CLOSE HAYES

Development: Two storey side extension and single storey side/rear extension

LBH Ref Nos: 8096/APP/2020/3154

Drawing Nos: 1rayntonclose2019-04 Received 10-12-2020
1rayntonclose2019-05 Received 10-12-2020
1rayntonclose2019-06 Received 10-12-2020
1rayntonclose2019-07 Received 10-12-2020
1rayntonclose2019-07A
1rayntonclose2019-01
1rayntonclose2019-02 (Existing First Floor Plan)
1rayntonclose2019-02 (Existing Elevations)

Date Plans Received: 03/10/2020 **Date(s) of Amendment(s):** 03/10/2020
Date Application Valid: 07/10/2020

1. CONSIDERATIONS

1.1 Site and Locality

The application site relates to a two storey semi-detached dwellinghouse located on the south side of Raynton Close. The application property is setback from the adjacent highway and benefits from a good size garden. There is an existing vehicular access located on the side boundary with hardstanding for off-street parking. To the rear is an enclosed garden.

1.2 Proposed Scheme

The applicant is seeking planning permission for a two storey side extension and single storey side/rear extension following the demolition of the existing garage. The two storey extension would have a width of 2.856m, with a depth matching the dwelling, set back 1.93m from the front elevation on both floors and a ridge height set below the original ridge height. The single storey element would have a depth, from the original rear of the dwelling of 2.9m and a height of 3m (both matching the existing single storey rear extension).

1.3 Relevant Planning History

8096/APP/2019/3719 1 Raynton Close Hayes
Part two storey, part single storey side extension

Decision Date: 05-02-2020 **Refused** **Appeal:** 22-SEP-20 **Dismissed**

Comment on Planning History

8096/APP/2019/3719 : Part two storey, part single storey side extension. Refused and Appeal Dismissed.

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

8 neighbouring properties were consulted via letter on 09-10-20 and expired on 30-10-20. 4 representation and a petition with 26 signatures received objecting to the proposal on the following grounds;

1. Impact on residential amenity of the neighbouring properties in terms of light, loss of privacy, overshadowing and overdominance.
2. The proposed dwelling, by reason of its size, scale, bulk, excessive width and proximity to the side boundary, would result in an incongruous addition which would be detrimental to the architectural composition of the original semi-detached dwelling, would be detrimental to the character, appearance and symmetry of the pair of semi-detached houses.
3. Raynton Close suffers from parking stress as not all properties have sufficient off-street parking available. The development would put further strain on parking for all residents and visitors to properties in Raynton Close.
4. Likelihood of the property being converted to HMO with associated parking issues.
5. Insufficient amenity space.

Officer Comment: A condition is proposed to prevent the enlarged property being subdivided or converted to an HMO without a further grant of planning consent. Other matters are addressed in the planning report.

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP 3.5 (2016) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application 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, the impact on the residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property and the availability of parking.

Impact on character and appearance

The Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHD 1 states that extensions of dwellings will be required to ensure that: i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area; iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;

Section B states that i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;

Section C states that (i) side extensions should not exceed half the width of the original property; iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary; and v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation.

Policy DMHB 11 states that new development will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding scale of development, considering the height, mass and bulk of adjacent structures.

The host dwelling is located in a prominent position in the street, close to the junction of Raynton Close with Raynton Drive (the junction) and has not been significantly extended. Whilst noting the detached dwelling on the opposite side of the junction, the surrounding dwelling types are similar to the host dwelling. This forms a strong and positive characteristic in the street scene.

The application site is a built-up residential area where extensions to properties are considered acceptable. The proposal would involve a two storey side extension and single storey side/rear extension following the demolition of the existing garage. This is a revised submission following the refusal of and dismissal of the appeal of the previous scheme, which was refused on the basis of the excessive width of the proposed extension. In dismissing the appeal, the Inspector commented as follows:

"4. The appeal scheme would provide a significant amount of additional accommodation when compared with the original property. The proposed development would extend the width of the building considerably and thus, increase its scale and massing. The resultant effect would be an overly wide addition to the host dwelling relative to its existing proportions. Whilst the scheme would incorporate a lower ridge line and a 2m set back from the existing front elevation, I do not find these design elements would be sufficient to outweigh the visual harm created by the width of the proposed development in this instance.

5. Additionally, the fenestration details in the front elevation of the proposed development emphasises the excessive width of the scheme. These factors would diminish and unbalance the character and appearance of the host dwelling to the detriment of the wider street scene."

The proposed two storey side extension would be setback from the main front elevation by

the same distances as the previous scheme (1.935m) and would have an increased set in from the side boundary (minimum 3m at the rear increasing to over 6m to the front), due to the reduction in width of the extension. As proposed, the extensions would not exceed half the width of the original property and would be set further from the side boundary when compared to the recently refused application. The current design approach would help integrate the proposed development with existing and neighbouring houses without compromising the quality of the existing street and wider area. Additionally, the fenestration details in the front elevation of the proposed development emphasise the moderate width of the scheme. These factors would ensure the streetscape rhythm and the character and appearance of the host dwelling are not compromised.

The current design would also ensure that the openness of the area is maintained. Whilst it would be visible from the street scene, it is not considered detrimental to the character and appearance of the street scene by reason of its design, scale and siting and would, thus, accord to the design, character and appearance aims of Policy BE1 of the Hillingdon Local Plan: Part One -Strategic Policies (November 2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two -Development Management Policies (2020).

Impact on residential amenity

The application site is bordered by residential properties. The only property likely to be impacted is 2 Raynton Close. No.2 has habitable rooms within its front elevation and is located on the west side of the application site with a degree of separation distance.

The proposed development is set some 6m from the nearest point of 2 Raynton Close and angles away from this property. There are no windows proposed along the flank elevation of the two storey side extension. Whilst there are habitable rooms to the front of adjoining property at No.2, the proposed two storey side extension is unlikely to significantly harm the residential amenity of this property in terms of loss of light or outlook, given the distance of the extension from these rooms and its scale.

The proposal includes a door/window on the ground floor in the flank elevation. The ground floor window/door would look on to the boundary fencing directly facing the front garden of No.2. Taking into account the design, scale and siting of the proposed extension, it is not considered to adversely harm the amenity of the neighbouring property in terms of overlooking or loss of privacy.

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

Policy DMHD 1 section A (vi) states that sufficient garden space to be retained as a consequence of an extension. The property currently benefits from a rear/private side garden of some 95sq.m. This would be reduced to 79sq.m. The existing garage/outbuilding has been demolished and the space incorporated into the amenity space. Therefore, it is considered that sufficient garden space would be retained for the extended dwelling, in accordance with the above policy.

The site has a minimum of two off-street parking spaces served by the existing vehicular access. Therefore, the proposal would not have a negative impact on the highway and pedestrian safety, and comply with Policies DMT 2 and DMT6 of the Local Plan Part 2 -

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 1rayntonclose2019-04, 1rayntonclose2019-05, 1rayntonclose2019-06 and 1rayntonclose2019-07.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2016).

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 DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (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 property at No.2 Raynton Close.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

5 HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

To prevent overlooking to adjoining properties in accordance with policy policy DMHB 11 of

the Hillingdon Local Plan Part 2 (2020).

6 NONSC Non Standard Condition

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 Policies DMH 4 and DMH 5 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

INFORMATIVES

- 1** On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.
- 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).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

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

Part 2 Policies:

DMHB 11 Design of New Development
DMHB 12 Streets and Public Realm
DMHD 1 Alterations and Extensions to Residential Dwellings
DMT 6 Vehicle Parking
LPP 3.5 (2016) Quality and design of housing developments

- 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 may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control that is considered to cause harm to local amenity.
- 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

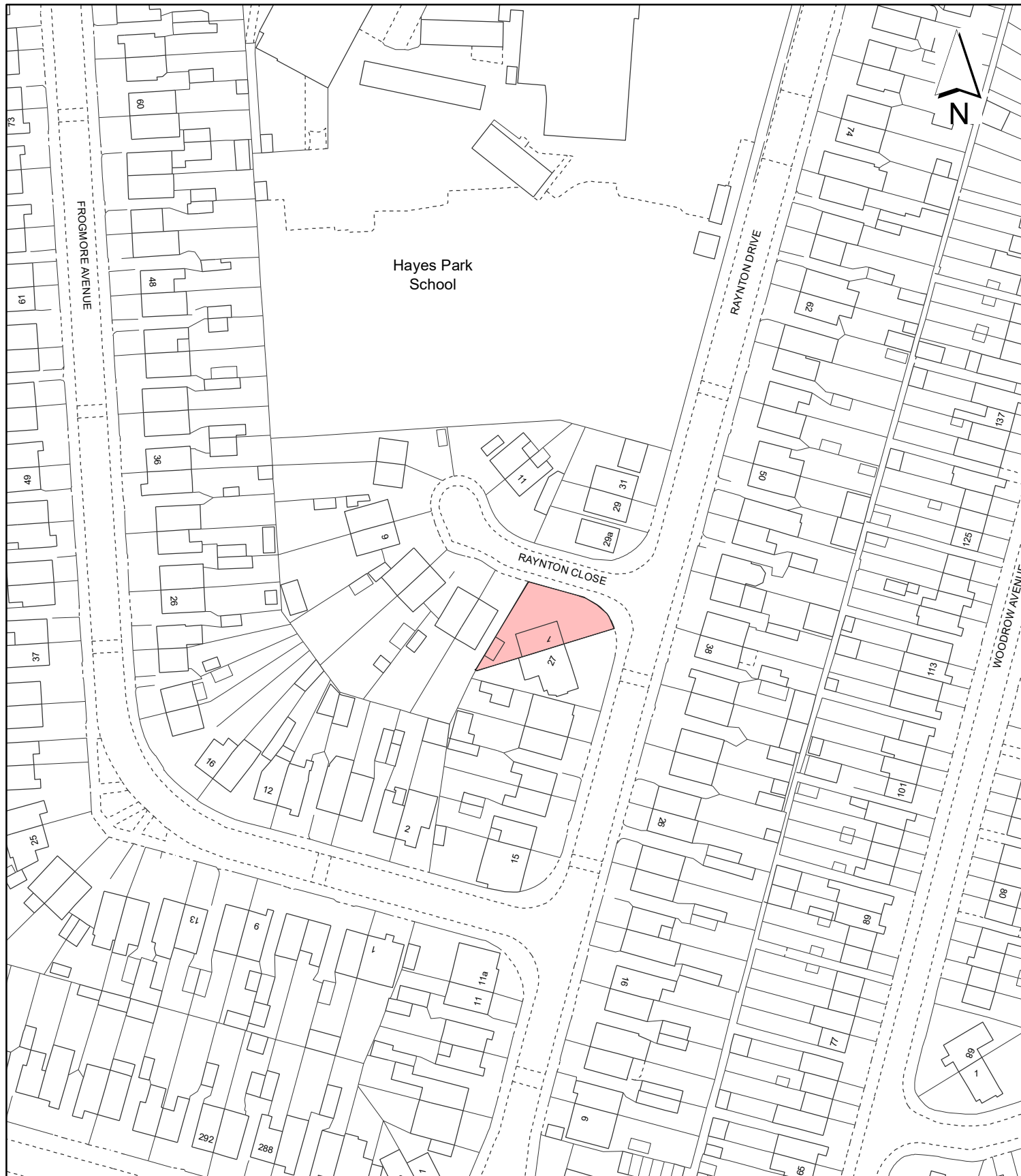
control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

- 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: Batatunde Aregbesola

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**1 Raynton Close
Hayes**

Planning Application Ref:

8096/APP/2020/3154

Planning Committee:

Central & South

Scale:

1:1,250

Date:

February 2021

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

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 01895 250111



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