

Report of the Head of Planning, Transportation and Regeneration

Address 56B WOOD END GREEN ROAD HAYES MIDDLESEX

Development: Erection of two rear dormer windows and 3 front rooflights following full removal of existing unlawful dormer window

LBH Ref Nos: 54624/APP/2020/4303

Drawing Nos: 01 Rev. A
05 Rev. A
04 Rev. A
02 Rev. A (Received 18-01-2021)
03 Rev. A (Received 18-01-2021)

Date Plans Received: 27/12/2020 **Date(s) of Amendment(s):** 29/12/2020

Date Application Valid: 27/12/2020

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey, semi-detached dwelling house located on North of Wood End Green Lane. The brick and tile dwelling is set back from the road by 7 metres of hard and soft landscaping. The property does not benefit from any off street parking. To the rear of the property, lies a garden area which acts as private amenity space for the occupiers of the dwelling.

The site lies on a prominent corner plot at the junction of Wood End Green Road and Albion Road. The application property is attached to No.56A Wood End Green Road to the East. To the rear of the property lies the side boundary of No.2 Albion Road.

The area is residential in character and appearance. The site lies within Hayes Village Conservation Area and Air Quality Management Area.

1.2 Proposed Scheme

This application seeks planning permission for the erection of two rear dormer windows and 3 front rooflights following full removal of the existing unlawful dormer window.

The rear dormer windows have a width of 2.24m, a height of 1.73m and a depth of 3.19m each. One dormer window serves the bathroom and one serves a loft bedroom.

1.3 Relevant Planning History

54624/APP/2018/2940 56b Wood End Green Road Hayes Middlesex

Conversion of roofspace to habitable use to include a dormer to rear and 2 x front rooflights (Retrospective)

Decision Date: 09-11-2018 Refused **Appeal:**01-MAY-19 Dismissed

54624/APP/2019/3983 56b Wood End Green Road Hayes Middlesex

Erection of a rear dormer window and 3 front rooflights following full removal of the existing unlawful dormer window

Decision Date: 04-03-2020 Refused

Appeal: 20-OCT-20 Dismissed

Comment on Planning History

A planning application under planning reference 54624/APP/2018/2940 was refused on 09-11-18 for the conversion of roofspace to habitable use to include a dormer to rear and 2 front rooflights (Retrospective). This application was taken to appeal and was dismissed on 01-5-19.

A planning application under planning reference 54624/APP/2019/3983 was refused on 05-03-20 for the erection of a rear dormer window and 3 front rooflights following full removal of the existing unlawful dormer window. This application was taken to appeal and was dismissed on 20-10-20 for the following reasons:

1. Whilst the proposed roof extension would be below the ridge line, above the eaves and set in from the sides of the roof, it would still appear to dominate it. The site's location on a corner plot means that it would still be prominent from views from Albion Road when approaching the junction with Wood End Green Road and from the latter when travelling into the CA along Wood Green Road. Both the appearance of the building and immediate street scene would be harmed.

2. Given the small scale of the development, within the context of the CA as a whole, it would not harm its character. There would however be harm in terms of its appearance. The harm would be localised, limited and less than substantial but would nevertheless be contrary to policies BE1 and HE1 of the London Borough of Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies DMHB 1, DMHB 4 and DMHB 11 of the LP, Policy 7.8 of the London Plan (March 2016) and the National Planning Policy Framework which require development to make a positive contribution to, and enhance the character and appearance of, an area.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 10th February 2021

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

A site notice was displayed and expires on 2-2-21. A total of three neighbouring owner/occupier and Hayes Village Conservation Panel was consulted. No comments were received by the public at the time this report was written.

HAYES CONSERVATION AREA ADVISORY PANEL:

I am writing on behalf of Hayes Conservation Area Advisory Panel. Although the total volume of the proposed dormers is less than that of the existing (illegal) one, the layout on the roof gives a similar impression from the street. Had the internal layout of the roof conversion been completely re-designed then an acceptable compromise might have been possible. However, the current application is not acceptable for the reasons we have previously given, so we expect it to be refused.

CONSERVATION AND URBAN DESIGN OFFICER:

Summary of comments: Objection

Historic Environment Designation (s)
- Hayes Village Conservation Area

Assessment - Background/ Significance

The existing building is a modern dwelling, located along the western boundary of the Hayes Village Conservation Area. The property dates from the second half of the 20th century. It is a semi-detached property positioned on a highly exposed corner plot at the junction of Wood End Green Road and Albion Road. This allows for clear views of the property's external elevations. The building is simply characterised and of its time, with club hung tiles to the front. The rest of the building is finished in an exposed red brick. The roof is gable ended and had originally been finished in a pantile concrete roof tile, this is still extant to the attached property. The entrance door is highlighted by a flat hooded porch which No 56B has previously enclosed. As existing an unauthorised substantial box dormer has been added to the rear roof slope.

The building forms part of the western gateway into the conservation area as identified within the conservation area appraisal. The roofscape within the conservation area is notably unaltered with a very small number of properties benefiting from any form of a dormer at roof level.

An Enforcement Notice was issued following the refusal of the July 2018 retrospective application requiring the removal of the rear dormer and front roof lights. The Notice was upheld at Appeal. Following this another retrospective application was submitted (December 2019) and subsequently refused due to the impact on the conservation area. It is understood this has also been Appealed.

Assessment - Impact

The proposed development would remove the existing dormer and replace it with two box dormer structures. The development would still significantly change what was an unaltered roofscape.

Whilst the two individual dormers would reduce the volume of structure at roof level to some degree, they would still appear to be bulky, over dominant elements. In general, the proposal would essentially remove the central portion of the existing dormer. There are concerns that the dormers would fail to appear as secondary features on the roof. The amended proposal would not adequately address the previous issues in terms of scale, bulk, appearance and dominance.

The roof tiles have also been poorly altered. The use of the Redland 49 roof tiles fail to match the previous pantile roof tiles as existing on the attached property. Furthermore the addition of the central ridge tiles adds fuss to a simple roof line. Interlocking concrete pantile roof tiles are available on the market the use of the interlocking cambered tile has dramatically and detrimentally altered the appearance of the property and its former quiet contribution to the conservation area.

The dormers would be considered harmful to the character and appearance of the conservation area. Harm in this instance would be less than substantial, paragraph 196 of the National Planning Policy Framework (NPPF, 2019) would be relevant in this instance.

There would be significant concerns in terms of setting an unwelcome precedent for similar developments within the conservation area, which incrementally could result in a further extent of harm to the overall character and appearance of the conservation area. The decision maker would also need to consider duties under section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, in relation to the preservation and/or enhancement of the conservation area.

Conclusion: Objection - less than substantial harm

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

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP 3.5 (2016) Quality and design of housing developments

LPP 7.8 (2016) Heritage assets and archaeology

NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application are the effect of the development on the character and appearance of the residential area, the impact on residential amenity and Conservation area, and whether the proposed works satisfies the issues raised by the Inspector from the Appeal Decision dated 1/5/19 and 20/20/2021.

Design and Impact on the Character and Appearance of the Conservation Area

Policy BE1 of The Local Plan: Part 1 - Strategic Policies (2012) requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all resident.

Policy DMHB 4 of The Hillingdon Local Plan: Part Two - Development Management Policies (2020), states that new development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will: A) Require proposals for new development to be of a high quality contextual design. Proposals should exploit opportunities to introduce new ones that would enhance the character and appearance of the Conservation Area. B)

Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification.

Policy DMHB 11 of The Local Plan: Part 2 - Development Management Policies (2020) states that A) All development, including extensions, alterations and new buildings will be required to be designed to the highest quality standards and, incorporate principles of good design including: harmonising with the local context by taking into account the surrounding scale of development, considering the height, mass and bulk of adjacent structures; building plot sizes and widths, plot coverage and established street patterns; building lines and setbacks, rooflines, streetscape rhythm; protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and undesignated, and their settings.

Policy DMHD 1 of The Local Plan: Part 2 - Development Management Policies (2020) states that A) Planning applications relating to alterations and 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; ii) a satisfactory relationship with adjacent dwellings is achieved; iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height; iv) new extensions respect the design of the original house and be of matching materials; ix) all extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials. E) Roof Extensions i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line; ii) the Council will not support poorly designed or over-large roof extensions; iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling; and v) in Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise with the existing building. The highest point of the dormer should be kept well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first floor windows.

The site is located in a visually prominent position at the junction of Albion Road and Wood End Green Road and is within Hayes Village Conservation Area. The applicant proposes two large rear dormer windows, and each, is measured at 2.24m (w) x 1.73m (h) x 3.19m (d) in size. This scheme differs from the previously refused scheme which was recently dismissed at appeal dated 19 October 2020. The Inspector in dismissing the appeal commented as follows:

"1. Whilst the proposed roof extension would be below the ridge line, above the eaves and set in from the sides of the roof, it would still appear to dominate it. The site's location on a corner plot means that it would still be prominent from views from Albion Road when approaching the junction with Wood End Green Road and from the latter when travelling into the CA along Wood Green Road. Both the appearance of the building and immediate street scene would be harmed.

2. Given the small scale of the development, within the context of the CA as a whole, it would not harm its character. There would however be harm in terms of its appearance. The harm would be localised, limited and less than substantial but would nevertheless be contrary to policies BE1 and HE1 of the London Borough of Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies DMHB 1, DMHB 4 and DMHB 11 of the LP, Policy 7.8 of the London Plan (March 2016) and the National Planning Policy Framework which require development to make a positive contribution to, and enhance the character and appearance of, an area.

3. Any harm to the significance of a heritage asset requires justification in accordance with paragraph 196 of the National Planning Policy Framework. There are no public benefits that would weigh against the harm to the appearance of the CA."

Although the original dormer has now reduced to two slightly smaller dormer windows, this development would appear as an over dominant addition to the roof which is highly visible along Wood End Green Road and Albion Road. The dormer windows would appear bulky and oversize and therefore would fail to appear as a secondary feature to the roof. The width, height and overall scale of the rear window dormer would not relate well to the existing house. The appearance of the additions will harm the appearance of the building and immediate street scene of the Conservation Area.

The Council's Conservation and Urban Design officer has assessed this application and raised objection to the proposal. The amended proposal would not adequately address the previous issues in terms of scale, bulk, appearance and dominance and there are concerns in the choice of materials. The harm of the development would be considered less than substantial and would be harmful to the character and appearance of the conservation area. The officer raised concerns that the proposal would set an unwelcome precedent for future application within the conservation area.

Given the above, the proposal is contrary to DMHD 1, DMHB 4, DMHB 11 of The Local Plan: Part 2 - Development Management Policies (2020).

Impact on Neighbouring Amenity

Policy DMHB 11 of The Local Plan: Part 2 - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The proposed rooflight is to the front elevation of the dwelling. At appeal, dated May 2019, the inspector noted that the "positioning of the rooflights on the front elevation of the property pay no regard to the scale and position of the windows in the main house and therefore detract from the appearance of the host property."

The proposed rooflight is now positioned in line with the first floor windows which appears more structured than previous. It should be noted that the front elevation of the dwelling fronts onto the highway then onto a green open space, as such, there would unlikely be impact to the neighbouring amenity.

The rear dormer windows faces directly onto the side elevation of no. 2 Albion Road with no direct line of sight into the neighbour's habitable rooms. Although it is measured 8.8m away to the nearest neighbouring dwelling, the proposal would be unlikely to cause overlooking or impact on daylight/sunlight.

Conclusion

In conclusion, the proposed rear dormer windows, by reason of their siting in this open prominent position, and size, scale, bulk and design would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and visual amenities of the street scene and would fail to either preserve or enhance the character or appearance of the surrounding Hayes Village Conservation Area. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 4 and DMHB 11 of the Hillingdon Local Plan Part Two - Development Management Policies (March 2019) Policy 7.8 of the London Plan (2016) and the NPPF.

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The rear dormer windows, by reason of their siting in this open prominent position, size, scale, bulk and design would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and visual amenities of the street scene and would fail to either preserve or enhance the character or appearance of the surrounding Hayes Village Conservation Area. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two - Development Management Policies (March 2019), Policy 7.8 of the London Plan (2016) and the NPPF.

INFORMATIVES

- 1 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from The Local Plan: Part 2 - Development Management Policies (2020), Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

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) 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:

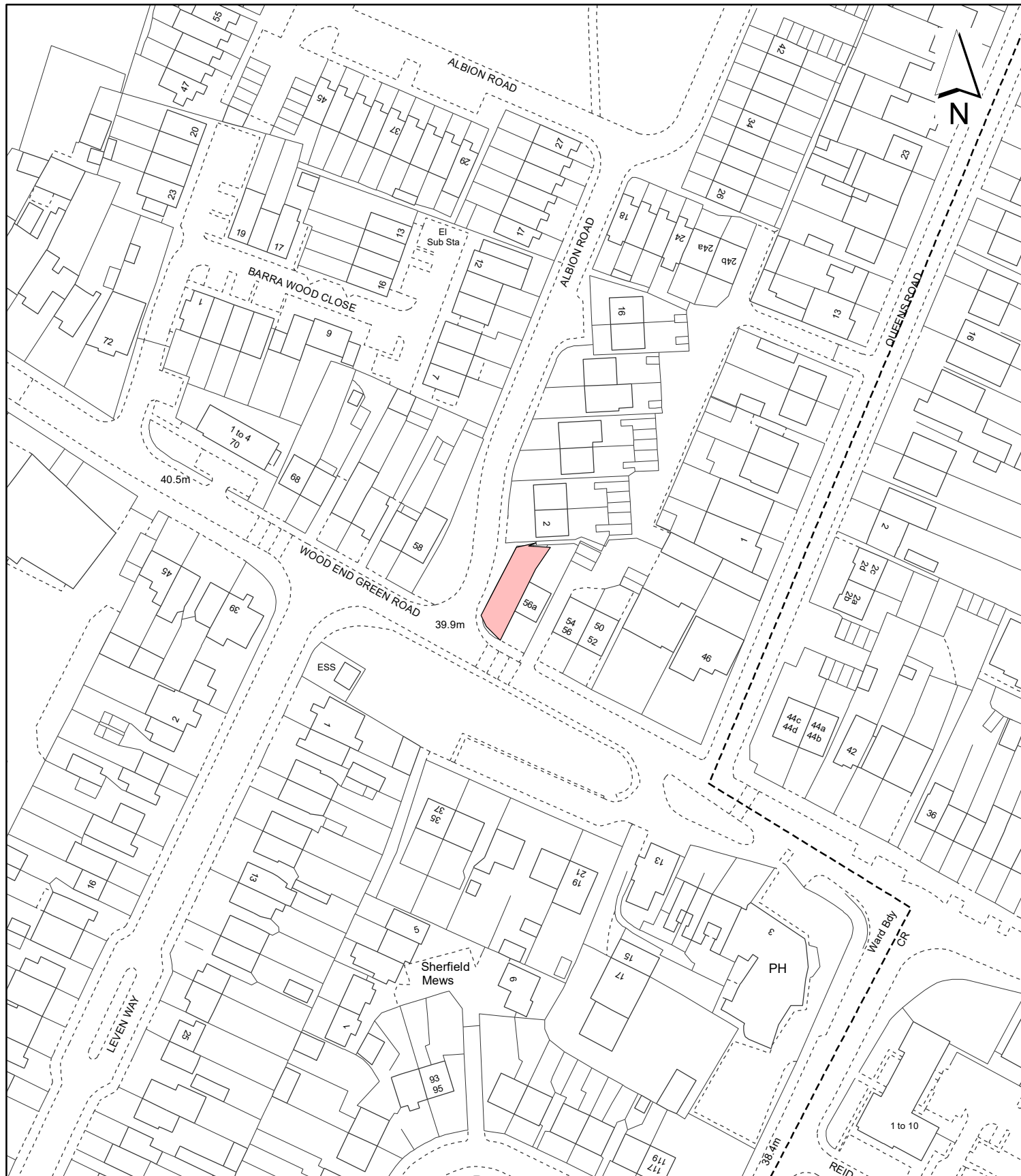
PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMHB 1	Heritage Assets
DMHB 4	Conservation Areas
DMHB 11	Design of New Development
DMHD 1	Alterations and Extensions to Residential Dwellings
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.8	(2016) Heritage assets and archaeology
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

Contact Officer: Rebecca Lo

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**56B Wood End Green Road
Hayes**

Planning Application Ref:

54624/APP/2020/4303

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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