

Report of the Head of Planning, Transportation and Regeneration

Address: WYNNSTAY HIGH ROAD EASTCOTE

Development: Part two storey, part single storey rear extension, raising of ridge height and conversion of roof from hip to gable ends with gable end windows involving alterations to elevations.

LBH Ref Nos: 9292/APP/2021/63

Drawing Nos: Location Plan
WYNNSTAY-001
WYNNSTAY-002
WYNNSTAY-003
WYNNSTAY-005
WYNNSTAY-004
WYNNSTAY-006

Date Plans Received: 07/01/2021

Date(s) of Amendment(s):

Date Application Valid: 07/01/2021

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached two storey building situated on the northern side of High Road. The property has a brick finish set beneath a hipped tiled roof. The property currently benefits from an integral garage and front porch, which project forward of the front elevation and a single storey extension and conservatory across part of the rear elevation. The front garden is part landscaped with a part brick paved driveway to one side, providing two additional parking spaces. There is an enclosed rear garden.

The area is residential in character and appearance comprising a mix of two storey detached properties of varying style. The Eastcote Village Conservation Area is opposite the site with the boundary running along the opposite side of the road.

1.2 Proposed Scheme

The application seeks planning consent for the erection of a part two storey, part single storey rear extension, raising of the ridge height and conversion of roof from hip to gable ends with gable end windows. The proposal also includes the conversion of the garage to habitable use, replacing the garage door with a wall and window and alterations, including new windows, on the existing side elevations.

1.3 Relevant Planning History

9292/APP/2001/1914 Wynnstay High Road Eastcote
ERLECTION OF A REAR CONSERVATORY

Decision Date: 21-11-2001 **Approved:** **Appeal:**

Comment on Planning History

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 31st March 2021

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

3 neighbours, the Eastcote Residents Association and the Northwood Hills Residents Association were consulted for a period of 21 days expiring on the 4 February 2021. There were 4 responses raising the following issues:

- Overdevelopment of the site
- Obtrusive development out of character with its surroundings
- A total depth of 8.4m is almost 50%
- Over dominant
- Much higher than the neighbouring properties
- The house is in the middle of a small 1957 development of 6 houses all built from London Stock bricks. Painted render is totally inappropriate in this environment
- Highly prominent property
- Too many rooflights which exaggerate the obtrusiveness of the roof and not necessary to what is identified as storage space
- The site location plan submitted is very old and not representative of the current neighbouring buildings
- Changed roof tiles would not complement the houses in the immediate vicinity
- Loss of privacy and overlooking
- Inconvenience due to construction works
- Request if approved that permitted development rights are removed
- Raising the roof will perhaps then lead to an application for a CLD to convert to habitable accommodation

A petition with 21 signatures against the proposal was also submitted.

Officer response: Noise and disruption due to construction works is considered transitory in nature and insufficient reason to refuse an application in its own right. There is no legal requirement for the applicant to be named if they have given authority to the agent to act on their behalf.

Eastcote Village Conservation Panel - The Eastcote Conservation Panel fully supports the objections submitted by Northwood Hills RA and local residents to this proposal. The size, scale and form of the proposal will be over dominant and will be detrimental to the street scene of the adjoining Eastcote Village Conservation Area. We ask that the application be refused.

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 and provision of acceptable residential amenity for the application property.

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 DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 requires that alterations and extensions of dwellings should not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also requires that there is no unacceptable loss of outlook to neighbouring occupiers. It advises that two storey rear extensions should not contravene a 45 degree line of sight from the neighbouring windows and a single storey extension of 4m in depth with a pitched roof not exceeding 3.4m in height would be acceptable.

To the front of the property the proposal includes the conversion of the garage to habitable use, including the replacement of the garage door with a window. It also proposes the replacement of the window over the front door with two smaller windows and the addition of 2 windows on the western side elevation and 5 windows on the eastern side. In terms of appearance these are relatively minor alterations and would generally be considered acceptable.

However, the proposal also includes a part single storey part two storey rear extension. This extends across the full width of the property and would measure approximately 8m in depth at ground floor level, set beneath a crown roof of about 3.65m in height. Above this in part is a first floor extension of approximately 3m in depth set beneath a roof raised from about 8.3m to approximately 8.7m and including side hip to gable conversions. This is a substantial addition to the original property. Whilst noting that the street scene does comprise of variations in design including other properties with gabled roof forms, the general character is for fairly deep roof forms with a pitch of approximately 45 degrees and a ratio of the roof to the walls of the dwellings around 38% - 62% respectively. The

proposed roof form would be much shallower at around 33 degrees and the ratio of the bulk of the roof to the overall height significantly increased from 53% to 57% respectively. This results in a top heavy appearance for the proposed dwelling, which is further exacerbated by the inclusion of the high level roof lights. It is further noted that this property sits further forward than the neighbouring properties on a curve in road, where High Street turns northwards, raising the prominence of the dwelling within the street scene.

The excessive depth and bulk of the proposal would fail to appear as a subordinate addition to the original dwelling and would be out of keeping with the architectural character and appearance of the wider street scene. As such the proposal fails to comply with Policies DMHB11 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020).

To the western side Midhurst Cottage is set further back within the plot and the proposed plans appear to indicate the two storey element would not project beyond the rear wall of the main property and the single storey element would only marginally extend beyond the neighbouring extension. As such it is not considered this would significantly impact on the occupiers of that property. To the other side South Lawn is set at an angle, orientated approximately 15 degrees towards the rear garden of the application site. The nearest rear corner of this property is approximately level with the rear of Wynnstay. The proposed extension would project approximately 8m to the rear of that property. However from the site history for South Lawn, consent was approved under permitted rights for a 4m deep single storey extension; which has been implemented. The submitted plans also indicate that the proposal would not contravene a 45 degree line of sight from the upper floor windows. As such it is not considered that the proposal would result in any significant over dominance or loss of outlook to the neighbouring properties. The principle windows would face front and rear and the side windows would serve non-habitable rooms or be secondary windows and could be conditioned to be obscure glazed and non opening below 1.8m if all other aspects of the proposal were acceptable. As such the proposal would not significantly increase any overlooking and loss of privacy. The proposal is considered to comply in these respects with Policies DMHB11 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020).

It is considered that all the proposed habitable rooms, and those altered by the proposed extensions, would maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

Policy DMHD 1 (appendix A, Part A) vi), states that for alterations and extensions to residential dwellings; adequate garden space should be retained. The property benefits from a good sized rear garden and sufficient garden space would be retained.

The proposal would result in the loss of the garage and associated parking space but would retain two spaces within the frontage in accordance with policy requirements.

However, due to the excessive depth and bulk of the proposal, it would fail to appear as a subordinate addition to the original dwelling and would be out of keeping with the architectural character and appearance of the wider street scene. It fails to comply with Policies DMHB11 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020) and is therefore recommended for refusal..

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development, by reason of its size, scale, bulk, depth and design, including the disproportionate roof detail, represents an unduly intrusive and incongruous form of development, which would fail to harmonise with the character and appearance of the original dwelling and the wider area. The proposal is therefore contrary to Policies DMHB 11 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020), Policy D6 of the London Plan (2021) and the NPPF (2019).

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 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

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:

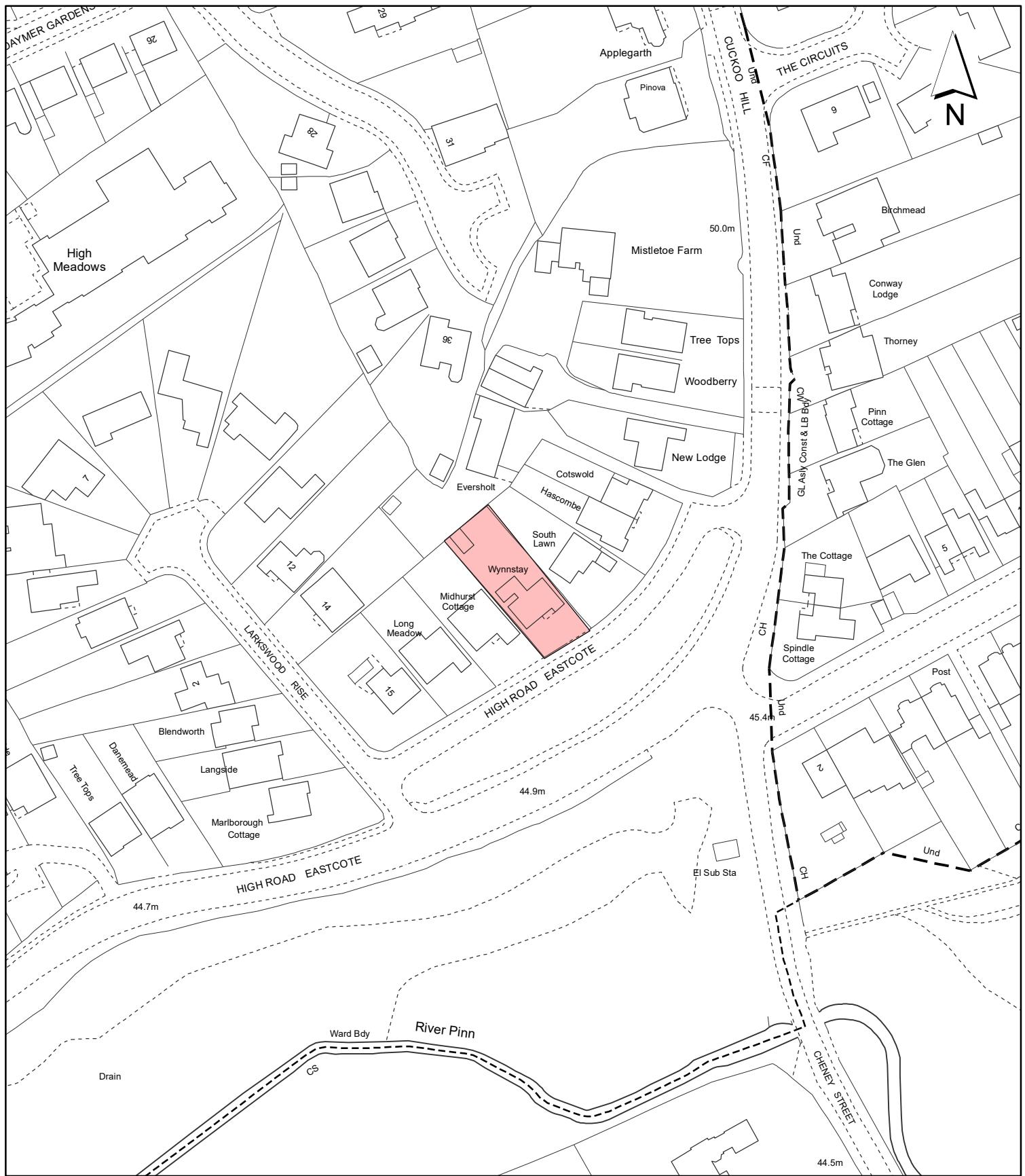
PT1.BE1 (2012) Built Environment

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

Contact Officer: Liz Arnold

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Notes:

Site boundary

For identification purposes only.

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Site Address:

**Wynnstay, High Road,
Eastcote**

**LONDON BOROUGH
OF HILLINGDON**

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Planning Section

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

Planning Application Ref:

9292/APP/2021/63

Scale:

1:1,250

Planning Committee:

North

Date:

April 2021



HILLINGDON
LONDON