

Report of the Head of Planning, Transportation and Regeneration

Address 77 ST GEORGE'S DRIVE ICKENHAM

Development: Alterations from brick to rendering, new non-openable window, installation of roller shutters in each window, installation of PV panels and replacement fence (part retrospective)

LBH Ref Nos: 12943/APP/2021/589

Drawing Nos: EL/100/01 Rev. P05
PL/100/01 Rev. P02

Date Plans Received: 13/02/2021

Date(s) of Amendment(s):

Date Application Valid: 02/03/2021

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey, detached dwelling located on the west side of St. George's Drive. The property was until recently a brick and tile dwelling, set back from the road by approximately 6 metres of hardstanding. Nos. 75 and 79 St. George's Drive adjoin the site to the south and north respectively. To the rear of the dwelling is a garden area which acts as private amenity space for the occupiers of the property. The streetscene is characterised by brick dwellinghouses, none (except now the application site) have roller shutters on their windows.

There is a integral garage to the side and the host property is rendered white. The application site is not located in a conservation area and there are no listed buildings in the immediate area.

1.2 Proposed Scheme

The current application seeks part retrospective planning permission for alterations from brick to white rendering, a new non-openable window, installation of roller shutters in each window, installation of PV panels and replacement fence.

It should be noted that at the time of determination the house has been rendered, a boundary fence replaced and roller shutters added to the windows, only the pv panels have not been installed.

1.3 Relevant Planning History

12943/APP/2019/3504 77 St George'S Drive Ickenham

Conversion of roofspace to habitable use and conversion of roof from hip to gable ends with a gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 19-12-2019

Approved

Appeal:

12943/APP/2020/1134

77 St George'S Drive Ickenham

Alterations to existing garage roof including addition of two windows in front elevation.

Decision Date: 01-06-2020 Refused **Appeal:**
12943/APP/2020/199 77 St George'S Drive Ickenham
Installation of a rear dormer and 2 front rooflights

Decision Date: 17-03-2020 Refused **Appeal:**

Comment on Planning History

12943/APP/2019/3504 - Conversion of roofspace to habitable use and conversion of roof from hip to gable ends with a gable end window (Application for a Certificate of Lawful Development for a Proposed Development) - Approved 19/12/2019

12943/APP/2020/199 - Installation of a rear dormer and 2 front rooflights - Refused 17/3/2020

12943/APP/2020/1134: Alterations to existing garage roof including addition of two windows in front elevation. Refused 01/06/2020.

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

18 neighbouring properties and the local residents association were consulted by letter dated 08-03-21. The consultation period expired on 29-03-21. 15 objections were received and a signed petition objecting with 41 signatures. The objections are summarised as follows:

1. Proposed development is not in keeping with the character of the area.
2. Overlooking and loss of privacy.
3. Proposed materials not matching existing materials.
4. These alterations have a serious detrimental impact to character and overall street scene.

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 D4	(2021) Delivering good design
LPP D8	(2021) Public realm
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

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.

Policy BE1 of the Local Plan: Part One - Strategic Policies (2012) 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 DMHB 12: Streets and Public Realm sets out how we can deliver a well-designed, high quality, durable public realm. Development will be required to be well integrated with the surrounding areas to produce a coordinated and legible public realm.

Policy DMHD 1 requires that alterations and extensions of dwellings would 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.

The applicant is seeking part retrospective planning permission for alterations from brick to rendering, new non-openable window, installation of roller shutters in each window, installation of PV panels and replacement fence. The replacement of the timber boundary fencing is not considered to raise any planning issues.

As it stands, the application property has already been rendered white, windows with roller shutters have been installed within the front and rear elevations and a side fence has been erected. In addition to the above works, the applicant has proposed the installation of PV panels within the garage roof face.

The proposed development is very visible in the street scene and has an incongruous appearance totally at odds with the brick materials and window design of surrounding properties.

There is no objection to the proposed PV panels within the roof face of the side garage which promotes sustainable design to reduce both energy consumption and carbon

emissions.

However, the white rendered facade and graphite aluminium windows with roller shutters within the front, side and rear elevations are not considered to be in keeping with the character and appearance of the host dwelling and the local area. They have become a prominent negative feature in the street-scene and have an adverse impact on the character and appearance of the street scene and wider area.

Overall, the proposal by reason of its design and external facade materials fail to accord with the objectives of Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020).

Residential Amenity

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extensions of dwellings will be required to ensure that there is no unacceptable loss of outlook to neighbouring occupiers.

Given the scale and position of the proposed alterations it is not considered they would adversely impact on the daylight and sunlight and outlook of the neighbouring properties. Whilst there are windows proposed on the flank elevations, they are not considered to significantly harm the residential amenity of the adjoining properties, as there was already side windows and the proposed windows are non opening and can be obscure glazed. The proposed development is considered to comply with Policies DMHB 11 and DMHD 1 in this respect

Both the existing amenity space and on-site parking would not be affected by the proposals.

The application is recommended for refusal due to the harm caused by the change from brick to render and installation of roller shutters to the windows, which are caused to be incongruous and to cause serious visual harm to the streetscene and wider area.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal by reason of its design and external facade materials (render finish and roller shutter window design) fails to harmonise with the local context and has an adverse impact on the character and appearance of the host property, existing streetscene and wider area. The proposals are therefore considered contrary to the objectives of Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012), Policies DMHB 11, DMHB 12, DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020) and Policies D3 and D6 of the London Plan (2021).

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:

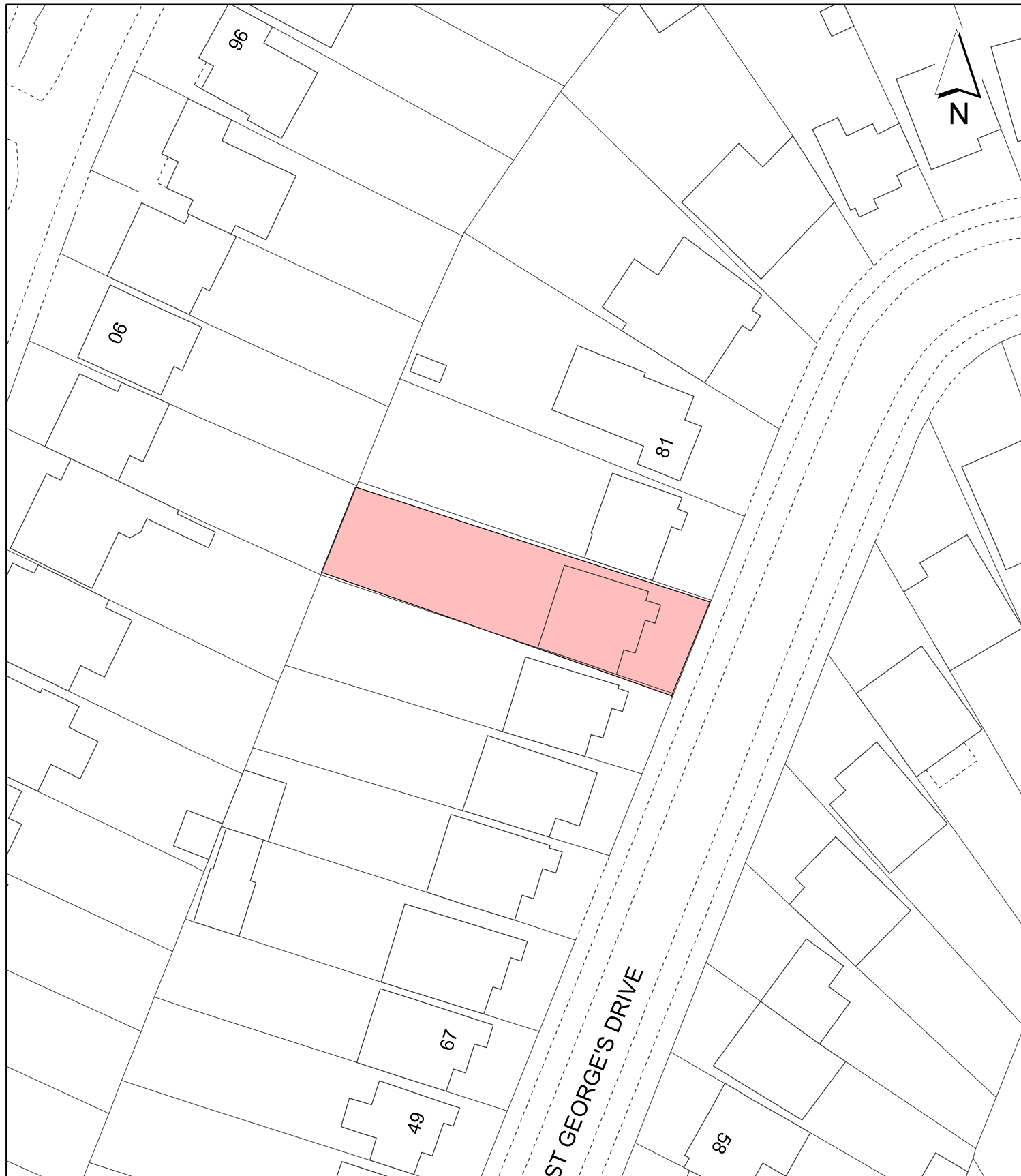
PT1.BE1 (2012) Built Environment

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 D4	(2021) Delivering good design
LPP D8	(2021) Public realm
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

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Notes:

 Site boundary

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Site Address:

**77 St George's Drive,
Ickenham**

Planning Application Ref:

12943/APP/2021/589

Planning Committee:

North

Scale:

1:600

Date:

May 2021

**LONDON BOROUGH
OF HILLINGDON**
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