

Report of the Head of Planning & Enforcement Services

Address 11 COLNE AVENUE WEST DRAYTON

Development: Erection of a first floor side extension (involving demolition of existing chimney to side).

LBH Ref Nos: 24766/APP/2011/800

Drawing Nos: Location Plan
2011/01 Existing floorplans and elevations
2011/02A Proposed floorplans and elevations

Date Plans Received: 31/03/2011 **Date(s) of Amendment(s):** 31/03/2011
Date Application Valid: 04/04/2011 28/06/2011

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located in the west side of Colne Avenue and comprises a two storey semi-detached house with a single storey side and rear extension. The attached house, 13 Colne Avenue, lies to the north and has a single storey rear extension. To the south lies 9 Colne Avenue, a two storey semi-detached house with a single storey side garage along the boundary with the application site. The street scene is residential in character and appearance, comprising a mix of two storey detached and semi-detached houses of varying designs, and the application site lies within the Garden City, West Drayton Area of Special Local Character, as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

1.2 Proposed Scheme

Planning permission is sought for the erection of a first floor side extension above the existing side garage. The proposed extension would be set 0.9m behind the front wall and would measure 1.9m wide, 7.3m deep, and finished with a hipped roof set 0.5m below the main roof ridge.

The proposed first floor side extension would provide additional floorspace for the existing bedrooms.

1.3 Relevant Planning History Comment on Planning History

There are no relevant planning decisions.

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

EXTERNAL:

4 adjoining owner/occupiers have been consulted. No comments have been received.

West Drayton Advisory Panel:

I am writing on behalf of West Drayton Conservation Area Advisory Panel. We have no objection to this proposed development as its scale is subsidiary to the existing house and in our opinion has no detrimental effect on the street scene.

INTERNAL:

Trees/Landscape:

There are several conifers (3 Lawson Cypress and a young Cedar) and a Rowan in the adjacent rear garden at 9 Colne Avenue, however they are far enough away to not be affected. The Lime tree outside the front garden (street tree) may need to be crown lifted to allow better access for any delivery vehicles associated with the construction of the proposed extension.

Urban Design/Conservation:

The scheme proposes a first floor extension over an existing flat roof garage. The extension is set back from the front elevation and would be lower than the main roof. In this respect, the extension would appear subordinate to the main house and would be acceptable in principle.

It is felt, however, in order to accord with the HDAS (paragraph 5.1), the extension should be set in from the side boundary by at least 1.5m. The scheme proposes a set in of 1.2m. Whilst not ideal, this would be acceptable in this instance, as it would leave enough gaps between this and the adjacent property to enable views to the rear garden. The extension, therefore, would not be considered detrimental to the character and appearance of this ASLC.

Conclusion: Acceptable in this instance.

(Officer Comment - Amended plans have been received showing a set in of 1.5m from the boundary in accordance with the Conservation Officers comments.)

Councillor Buttivant: Requests that this application is determined by the planning committee.

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

Part 2 Policies:

BE5	New development within areas of special local character
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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS	'Residential Developments'

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the proposal on the character and appearance of the original house; on the street scene and surrounding area; on the character and visual amenities of the Garden City, West Drayton Area of Special Local Character; and on residential amenity.

The proposed first floor side extension by reason of its overall size, siting, design and appearance would harmonise with the character, proportions and appearance of the original house. It would appear subordinate as it would be set behind the front wall and below the roof ridge of the main house, in accordance with paragraphs 5.6 and 5.8 of the Hillingdon Design & Accessibility Statement: Residential Extensions. As such, it is considered that the proposal would not detract from the character and appearance of the street scene and surrounding area, and would not harm the character and visual amenities of the Garden City, West Drayton Area of Special Local Character, in accordance with policies BE5, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and section 5.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

Paragraph 5.1 of the Hillingdon Design & Accessibility Statement: Residential Extensions advises that in situations where an existing ground floor side extension is within 1m of the boundary, the first floor should retain a minimum set-in of 1.5m. The application has been amended to show a 1.5m gap retained to the side boundary with 9 Colne Avenue, and this would be sufficient to maintain the open character and visual amenities of the street scene in accordance with policies BE5, BE13, BE19 and BE22 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and section 5.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

The attached house, 13 Colne Avenue, would not be adversely affected by the proposed development as it lies on the opposite side of the application property. 9 Colne Avenue does not have any habitable room windows facing the application site and the proposal would not project beyond the front and rear walls of that house. It is therefore considered that the proposal will not harm the residential amenities of the occupiers of 9 Colne Avenue, through overdominance and visual intrusion. As 9 Colne Avenue lies to the south it is not considered that the proposal would have an adverse impact by way of overshadowing and no windows are proposed facing that house and therefore, no overlooking will result.

As such, the proposal would comply with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 4A.3 and BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Off-street parking, private amenity space and trees will not be affected by the proposed development.

This application is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HH-T8 Time Limit - full planning application 3 years

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 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-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).

4 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 unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 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 9 Colne Avenue.

REASON

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

6 NONSC Non Standard Condition

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The hours during which development works will occur (please refer to informative 13) for maximum permitted working hours).
- (ii) Traffic management (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (iii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

INFORMATIVES

- 1** 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.

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.

BE5	New development within areas of special local character
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.
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HDAS	'Residential 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 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.

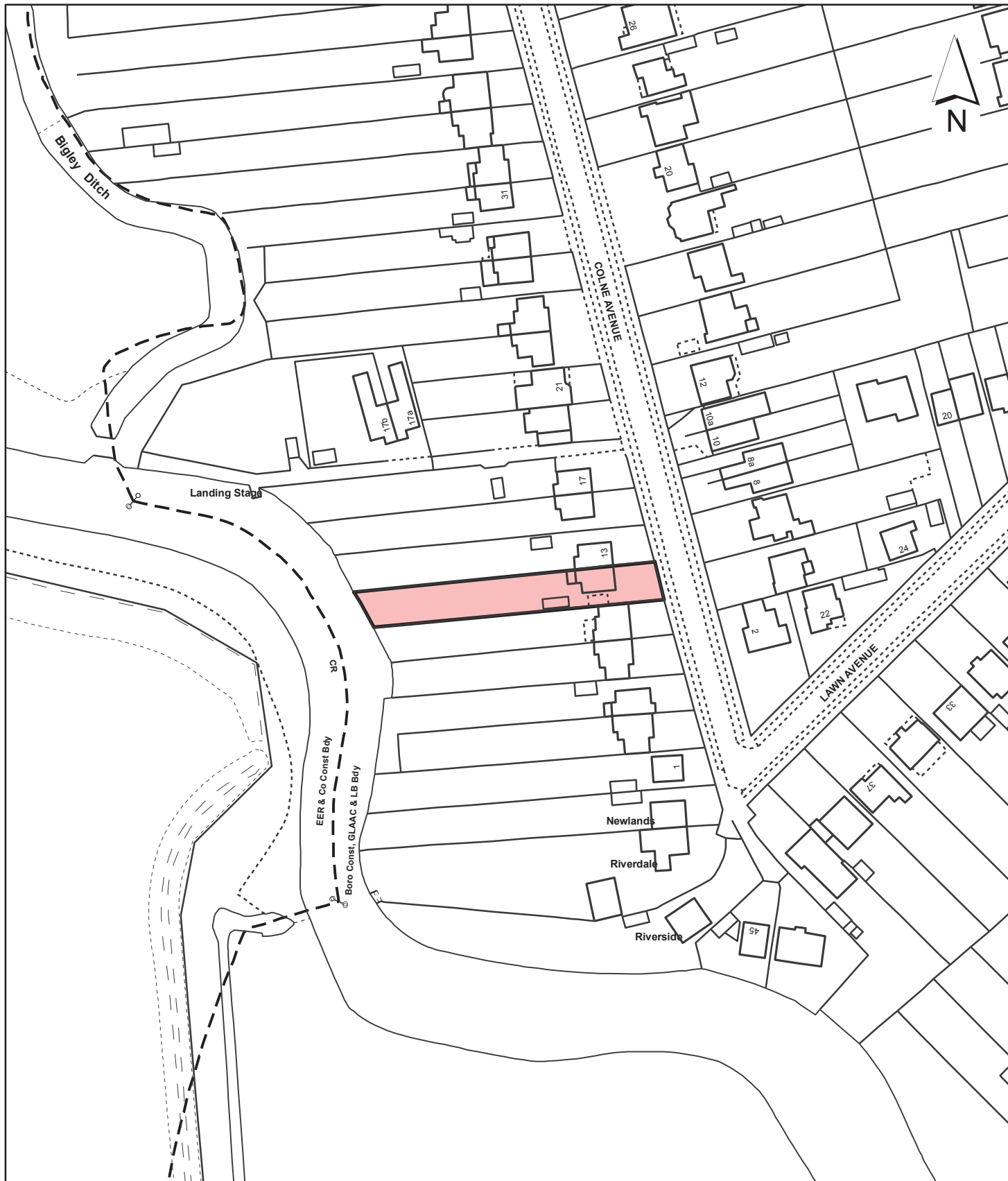
10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result 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: Sonia Bowen

Telephone No: 01895 250230



Notes



Site boundary

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Site Address

**11 Colne Avenue
West Drayton**

Planning Application Ref:

24766/APP/2011/800

Planning Committee

Central and South

Scale

1:1,250

Date

**July
2011**

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

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



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