

Report of the Head of Planning & Enforcement Services

Address 36 OTTERFIELD ROAD YIEWSLEY

Development: Installation of pitched roof to create additional level for habitable use with rear dormer and 1 front rooflight and installation of mono-pitched roof to existing two storey element to rear.

LBH Ref Nos: 4320/APP/2010/1743

Drawing Nos: 02 - Existing Plans and Elevations
Location Plan - 1:1250
04 - Right Side and Left Side Elevations
01 - Site Plan
05 - Section AA
03 - Proposed Plans and Elevations

Date Plans Received: 27/07/2010 **Date(s) of Amendment(s):**

Date Application Valid: 08/09/2010

1. CONSIDERATIONS

1.1 Site and Locality

36 Otterfield Road is a mid terrace property located directly east of the road. Although a mid-terrace in plan form, the house visually appears as a Georgian semi-detached alongside no 38. Both properties having a plain classical front elevation with parapet wall concealing an almost flat roof behind.

The house has a 26m deep rear garden that backs onto an access road.

1.2 Proposed Scheme

The proposal seeks planning permission to install a 2.5m high pitched roof above the main house. To provide additional accommodation at first floor it is proposed to include 1 no. roof light in the front elevation and a dormer within the rear elevation. The dormer is proposed to measure 3.3m long, 2.2m high and 2.7m deep. The dormer would be set 0.5m in from the sides and 0.5m down from the ridge.

The proposal also seeks to introduce a mono-pitch roof to the rear 2 storey rear element that would be 0.7m higher than the existing flat roof.

The proposal should be considered in conjunction with identical proposal for adjoining property no. 38 (reference: 67185/APP/2010/1739).

1.3 Relevant Planning History

4320/A/90/1251 36 Otterfield Road Yiewsley

Erection of garage at rear of property (Application for determination under Section 53 of the Act)

Decision Date: 03-08-1990 GPD **Appeal:**

4320/D/93/0786 36 Otterfield Road Yiewsley

Erection of a single storey side extension (Application for a Certificate of Lawfulness for a proposed use or development)

Decision Date: 05-07-1993 Refused **Appeal:**

Comment on Planning History

None.

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

11 neighbouring properties have been consulted and no responses have been received.

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:

AM14 New development and car parking standards.

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.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

HDAS 'Residential Developments'

LPP 5.3 (2011) Sustainable design and construction

5. MAIN PLANNING ISSUES

The main planning considerations in respect of this application are those of the impact upon the character and appearance of the property and the surrounding area and the

impact upon the amenities of adjoining occupiers.

Visual Amenity

Policy BE13 of the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007) requires that the layout and appearance of new development must harmonise with the existing street scene whilst policy BE15 requires extensions to be in-keeping with the scale, form and architectural composition of the building. Policy BE19 expects new development to complement or improve the amenity or character of the residential area.

Section 7.0 of the HDAS Supplementary Planning Document, Residential Extensions (December 2008) (SPD) refers to loft conversions and roof alterations. General principles for converting a flat roof to pitched include:

- * Proposals should provide a roof plane of 35 degrees and the roof height should be 3m;
- * The type and colour of roof tiles must be identified and groups of dwellings must use the same type and colour of tile.

The SPD also advises that dormers should be set at least 0.3m below the ridge level and at least 0.5m above eaves level and at least 0.5m from the sides of the roof.

The proposed roof design meets with all the guidance set out within the SPD. The proposed roof would be at a 35 degree angle with an appropriately sized dormer and one rooflight within the front elevation.

No other properties along the road have a flat roof and the proposed pitched roof would infill the only gap within the streetscape. Were the pair of Georgian houses located at a visually important point (e.g. directly at the end of the street or opposite an access point) or were located within a Conservation Area, the preservation of the roof form as a feature may have been prudent. The house is however located within, and opposite, a long line of pitched roof houses. Notwithstanding this, it is considered appropriate for the proposed development to be constructed concurrently with the identical development proposed to the adjoining property at 38 Otterfield Road under planning application ref. 67185/APP/2010/1739 to ensure a uniform appearance in the street scene. Accordingly the proposal is considered to accord with policies BE13, BE15 and BE19 of the Hillingdon UDP, saved policies, September 2007 subject to a condition requiring samples of the proposed roof tiles are submitted and approved, and a planning obligation to ensure development is carried out concurrently with 38 Otterfield Road.

Residential Amenity

Policy BE20 of the UDP seeks to ensure that adequate daylight and sunlight can penetrate into and between buildings and that amenities are safeguarded whilst policy BE21 of the UDP precludes development that would result in a significant loss of amenity due to a proposals siting, bulk and proximity.

The proposed raising of the roof would not result in any loss of light or over-dominance for neighbouring properties as it is simply infilling a gap within otherwise pitched roofs. The introduction of a mono-pitched roof 0.7m higher than that existing to the rear element is considered to be limited in its impact upon the amenity of the adjoining property to the north.

It is considered that all the proposed habitable rooms, and those altered by the development still maintain an adequate outlook and source of natural light, therefore complying with Policy 4A.3 of the London Plan (2008).

Policy BE24 of the UDP seeks to protect privacy and as the proposed rear dormer directly faces the 26m deep garden, it is considered that limited loss of privacy would result.

The application proposal would not alter the existing parking provision on the site and as such the proposal would be in compliance with policy AM14 of the saved UDP and the Councils adopted Parking Standards (UDP, Saved Policies, September 2007).

Over 100sqm of private amenity space would be retained in compliance with paragraph 5.13 of the HDAS: Residential Extensions and policy BE23 of the saved UDP (Saved Policies September 2007).

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-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).

3 HH-M1 Details / Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 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.

REASON

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

INFORMATIVES

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.

AM14	New development and car parking standards.
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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS	'Residential Developments'
LPP 5.3	(2011) Sustainable design and construction
- 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: Mark Smith

Telephone No: 01895 250230



Notes



Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).

Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2011 Ordnance Survey 100019283

Site Address

**36 Otterfield Road,
Yiewsley**

Planning Application Ref:

4320/APP/2010/1743

Planning Committee

Central and South

Scale

1:1,250

Date

**Sept
2011**

**LONDON BOROUGH
OF HILLINGDON**

**Planning,
Environment, Education
& Community Services**

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



HILLINGDON
LONDON