

## Report of the Director of Planning & Community Services Group

**Address** 36 HIGHFIELD DRIVE ICKENHAM

**Development:** ERECTION OF A TWO STOREY REAR EXTENSION INVOLVING RAISING OF THE MAIN ROOF HEIGHT INCLUDING ONE FRONT AND TWO REAR DORMERS, AND FIRST FLOOR PART FRONT EXTENSION (INVOLVING DEMOLITION OF PART OF REAR GROUND FLOOR AND CONSERVATORIES).

**LBH Ref Nos:** 12536/APP/2008/1231

**Drawing Nos:** Location Plan at Scale 1:1250  
04A  
01A  
02A  
05A

**Date Plans Received:** 11/04/2008

**Date(s) of Amendment(s):**

**Date Application Valid:** 02/05/2008

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the west side of Highfield Drive and comprises a large detached house with a front gable projection, part single storey/part two storey side extension, two storey rear extension and two conservatories, set within a spacious plot. To the north lies 34 Highfield Drive, a two storey detached house with a full width rear conservatory and canopy extension along the side boundary with the application property. To the south lies 38 Highfield Drive, a two storey detached house set behind the front wall of the application property. The street scene is residential in character and appearance comprising large detached houses set within spacious plots and the application site lies within the developed area as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### 1.2 Proposed Scheme

The previously refused scheme proposed a two storey front extension to the left of the front gable end. It measured 5.7m wide and 1.5m deep, set flush with the front wall of the front gable end wall. A first floor side extension was proposed above the existing integral garage, effectively creating a two storey side extension. It measured 3.15m wide, set flush with the flank wall facing 34 Highfield Drive, and 3.3m deep, set flush with the front wall of the application property.

A front portico, support by two columns, was proposed over the front entrance door. It measured 4.75m wide, 1.1m deep, 2.5m high at eaves level and 3.7m high at its highest point.

At the rear, the part two storey rear extension and conservatory was shown replaced with a full width two storey rear extension. It measured 12.7m wide and 7.6m deep projecting beyond the original rear wall of the application property along the flank wall facing 38 Highfield Drive (3.3m deep beyond the existing rear conservatory) and 7.1m deep along the original rear wall of the application property along the flank wall with 34 Highfield Drive (4.35m deep beyond the existing two storey rear extensions).

The original roof was extended over the front and rear extensions with a raised roof light above. Two front and rear dormer windows were proposed each measuring 1.8m wide, 2m deep and finished with apex roofs, 2m high. 3 rooflights were proposed along the side slopes facing 34 and 38 Highfield Drive.

This current application attempts to overcome the reasons for refusal of the previous scheme by omitting the front portico, supporting columns and raised roof light. As such, the second and fourth reasons for refusal are now no longer relevant. The two storey front extension to the left of the front gable end has been replaced with a single storey front extension, 5.3m wide, 1.5m deep, set flush with the front and flank walls and finished with a mono-pitched roof 2.45m high at eaves level and 3.4m high. The proposed first floor front extension above the existing garage is retained in this amended scheme.

At the rear, the proposed full width two storey rear extension would now measure 12.2m wide and 7.1m deep beyond the original rear wall of the application property along the flank wall facing 38 Highfield Drive (3.0m deep beyond the existing rear conservatory) and 7.1m deep along the original rear wall of the application property along the flank wall with 34 Highfield Drive (4.1m deep beyond the existing two storey rear extensions).

The main roof would be extended over the first floor front extension and two storey rear extension 3.2m above eaves level and would be hipped on an all sides with a central flat roof element. A front and two rear dormer windows are proposed. The front dormer window would be located to the left of the front gable and would measure 1.4m wide, 1.4m deep and finished with a flat roof 1.2m high. It would retain gaps of 0.65m to the eaves, 0.55m to the edge and 0.45m to the roof ridge. The two rear dormer windows would be centrally positioned in the rear roof slope. They would be set 1m apart and would each measure 2.6m wide, 0.65m deep and finished with flat roof 1.2m high. They would each retain gaps of 0.65m to the eaves, 0.6m to the edges and 0.45m to the ridge of the roof.

### **1.3 Relevant Planning History**

#### **Comment on Planning History**

Planning permission (12536/APP/2007/1140) for the erection of a two storey part front extension, front entrance portico, two storey side and rear extensions, enlargement of roof with central flat area incorporating a raised rooflight together with front and rear dormers and side rooflights (involving demolition of existing side and rear parts of the house), was refused by the North Planning Committee in September 2007 for the following reasons:

1. The proposal, by reason of the overall size, scale, bulk, and detailed design, would represent incongruous and unsympathetic additions that would fail to harmonise with the character and proportions of the original house. The enlarged property would appear visually overdominant detracting from the character and appearance of the street scene and locality. The proposal would therefore be contrary to Policies BE13, BE15 and BE19 of the Borough's adopted Unitary Development Plan and Sections 5.0 and 6.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

2. The front portico, by reason of its siting and design would represent a visually intrusive form of development out of character with the existing and enlarged dwelling and the street scene generally. It is therefore contrary to policies BE13, BE15 and BE19 of the Borough's adopted Unitary Development Plan and section 8.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

3. The proposed front and rear dormer windows by reason of their size and design fail to leave an acceptable distance between them and the ridge of the roof and therefore would not appear secondary to the size of the roof face within which they will be set. They would therefore be detrimental to the character and appearance of the enlarged house and visual amenities of the locality, contrary to Policies BE13, BE15 and BE19 of the Borough's adopted Unitary Development Plan and section 7.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

4. The proposed raise rooflight by reason of its position, size and design would be out of character with the existing property and the street scene in general to the detriment of the visual amenities of the area contrary to policies BE13, BE15 and BE19 of the Borough's adopted Unitary Development Plan and section 7.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

## **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**

9 adjoining occupiers have been consulted. 1 letter of objection has been received on the grounds that the proposed two storey side and rear extensions would result in an increase in overshadowing and loss of sunlight to 34 Highfield Drive.

Ickenham Residents' Association

The proposed rear extension appears to be within the guidelines, however, the proposed raising of the roof would in effect turn this house into a 3 storey dwelling with a flat roof, which has the appearance of a hipped roof seen from the ground.

As pointed out in paragraph 1 of your Schedule of Reasons for Refusal of 24-05-07 of the previous application this proposed enlarged property would still appear over-dominant and detracting from the character and appearance of the street scene and locality i.e. be contrary to policies BE13, BE15 and BE19 of the Borough's adopted UDP.

No doubt, this will be taken into consideration by the planning team, and the Association wishes to put these observations on record.

## **4. UDP / LDF Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 5.0-Side and First Floor Side Extension: Two Storey 6.0-Rear and First Floor Rear Extensions: Two Storey 7.0-Loft Conversions and Roof Alterations 8.0-Front Extensions, Porches and Bay Windows

## 5. MAIN PLANNING ISSUES

The proposed extensions would alter the overall character of the original house forming a large house, which would not appear subordinate or harmonise with the character and proportions of the original house. The proposed extensions would result in a form of development that would appear visually overdominant detracting from the appearance of the street scene and surrounding area.

The proposed two storey rear extension would project approximately 4m deep, which combined with the large side extension to the property results in the provision of a large crown roof. This would be out of character with the existing property, the adjoining properties, the street scene and the area in general.

The existing front elevation is characterised by a two storey gable fronted bay window, from which the other elements of the dwelling are set back by differing depths. The proposed first floor front extension would result in a bland front elevation which removes the distinct set back from the gable and removes the gable as the main feature of the front elevation.

Overall, the proposed extensions would fail to respect the proportions of the original house and would be out of keeping with the street scene, contrary to policies BE13, BE15 and BE19 of the UDP Saved Policies September 2007 and sections 5.0, 6.0 and 8.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

The rear dormer windows would not maintain sufficient gaps between it and the edges and eaves of the roof, given the requirement within paragraph 7.8 of the SPD HDAS: Residential Extensions that on larger detached houses the set in from the eaves, ridge and sides of the roof should be a minimum of 1m. Furthermore, the overall size and scale of

the dormers within the roof slope are considered to be excessive and visually intrusive contrary to policies BE13, BE15 and BE19 of the UDP Saved Policies September 2007 and section 7.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

The front dormer window would maintain sufficient gaps between it and the edges and eaves of the roof. This is considered to be sufficient to prevent the dormer window from appearing visually intrusive on the front roof slope of the enlarged house.

34 Highfield Drive would not be adversely affected by the single storey front extension as it lies on the opposite side. The application property projects approximately 3m beyond the front wall of 38 Highfield Drive. The proposed single storey front extension would project a further 1.5m. However, the 3.2m separation gap between the two properties is sufficient to prevent this element of the scheme from having a visually intrusive impact on that property.

38 Highfield Drive would not be adversely affected by the proposed first floor side extension (above the existing garage) as it lies on the opposite side. That extension would not project beyond the front wall of 34 Highfield Drive and therefore will not harm the residential amenities of the occupiers of that house.

The proposed two storey rear extension would project 4m from the rear wall of the application property. However, it would not project more than 1m beyond the rear wall of 38 Highfield Drive and would not project beyond the rear wall of the conservatory at 34 Highfield Drive. The proposed two storey rear extension would project 4.1m beyond the rear first floor wall of 34 Highfield Drive. However the first floor habitable room window closest to the side boundary with the application property is some 4m from the flank wall of the proposed two storey rear extension. This distance is considered to be sufficient to ensure that the proposal would not result in a visually intrusive and overdominant form of development when viewed from the first floor rear window of 34 Highfield Drive.

The front dormer window would overlook the street and the rear dormer windows would overlook the rear garden and will not result in a significant increase in overlooking over and above that from the first floor windows of the application property.

As 38 Highfield Drive lies to the south, the proposal would not result in overshadowing on that house. The proposal would result in an increase in overshadowing onto 34 Highfield Drive during the late morning and early afternoon hours however, this increase is not considered to be so significant over and above that from the impact of the existing building

It is therefore considered that the proposal would not harm the residential amenities of the adjoining occupiers and would therefore accord 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.

Over 200m<sup>2</sup> of private amenity space would be retained and off-street parking will not be affected by the proposed development, in accordance with policies BE23 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

## **6. RECOMMENDATION**

**REFUSAL for the following reasons:**

**1**            **NON2**            **Non Standard reason for refusal**

The proposed extensions by reason of their overall size, scale, bulk, and detailed design, would represent incongruous and unsympathetic additions that would fail to harmonise with the character and proportions of the original house. The enlarged property would appear visually overdominant detracting from the character and appearance of the street scene and locality. The proposal would therefore be contrary to Policies BE13, BE15 and BE19 of the Borough's adopted Unitary Development Plan Saved Policies September 2007 and the adopted Supplementary Planning Document HDAS: Residential Extensions.

**2**            **NON2**            **Non Standard reason for refusal**

The rear dormer windows by reason of their overall size and scale are considered to be excessive and visually intrusive contrary to policies BE13, BE15 and BE19 of the UDP Saved Policies September 2007 and the adopted Supplementary Planning Document HDAS: Residential Extensions.

## **INFORMATIVES**

### **Standard Informatives**

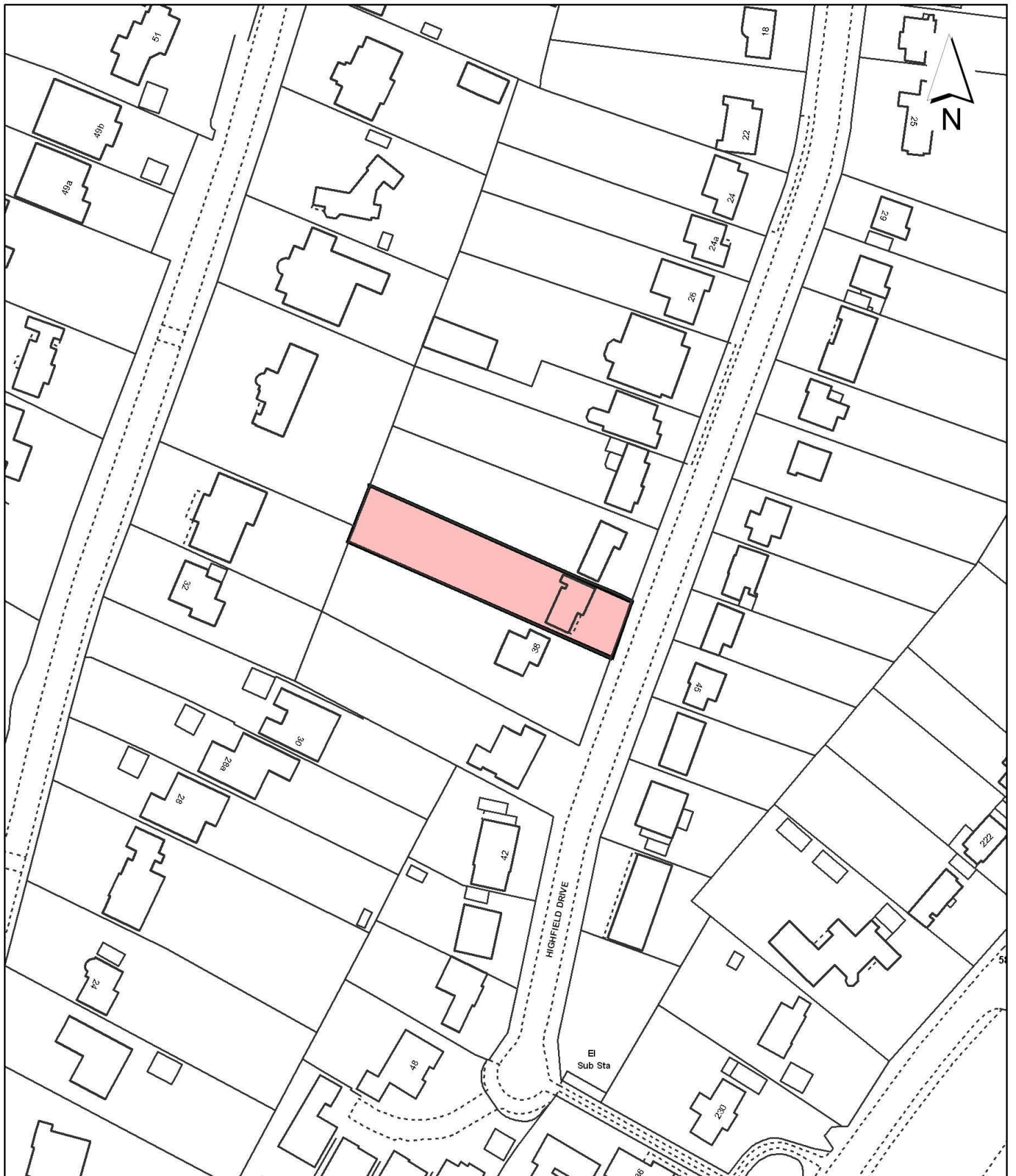
- 1            The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention 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) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:  
**Policy No.**  

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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

AM14            New development and car parking standards.  
HDAS           Hillingdon Design & Accessibility Statement (HDAS): Residential  
Extensions (adopted in August 2006 and to form part of the  
emerging Local Development Framework documents):  
5.0-Side and First Floor Side Extension: Two Storey  
6.0-Rear and First Floor Rear Extensions: Two Storey  
7.0-Loft Conversions and Roof Alterations  
8.0-Front Extensions, Porches and Bay Windows

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**Notes**

 Site boundary  
For identification purposes only.

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Site Address

**36 Highfield Drive,  
Ickenham**

Planning Application Ref:  
**12536/APP/2008/1231**

Planning Committee  
**North**

Scale  
**1:1,250**

Date  
**July 2009**

**LONDON BOROUGH  
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