

Report of the Head of Planning & Enforcement Services

Address 50 BRANDVILLE ROAD WEST DRAYTON

Development: First floor rear extension and alterations to roof from hip to gable end.

LBH Ref Nos: 47093/APP/2011/1337

Drawing Nos: Location Plan
PL/1032A/02 Existing Elevations
PL/1032A/01 Existing Floor Plans, Roof Plan and Block Plan
PL/1032A/03 Proposed First Floor Plan and Roof Plan
PL/1032A/04 Proposed Elevations

Date Plans Received: 31/05/2011 **Date(s) of Amendment(s):**

Date Application Valid: 31/05/2011

1. CONSIDERATIONS

1.1 Site and Locality

A Non-determination Appeal has been lodged by the applicant in relation to this application, as such members are requested to advise what decision they would have made, had an appeal not been lodged (rather than to determine the application). The Committee resolution will then be communicated to the Planning Inspectorate.

The application property is a two storey detached house with bay windows and porch on the front elevation and a single full width single storey extension with shallow pitched roof plus a conservatory addition at the rear. The site is situated within a residential area south of West Drayton centre consisting of varying style houses, mostly semi-detached.

1.2 Proposed Scheme

The proposal is for a first floor rear extension with a double pitched roof to be formed over the existing extension which measures 6.6m wide x 3.94m deep. The first floor rear extension would tie into the existing roof just above the eaves level. The application also proposes alterations to the roof changing this from a hip to a gable end on both sides to create an additional master bedroom on the first floor and an enlarged roofspace, the proposed use of which is not specified. The extension and gable ends would be finished in matching brick and two new first floor windows would be inserted to serve a bedroom and a bathroom, would be inserted in the northern elevation, one in the existing flank wall. There would also be a new window inserted in the southern existing elevation at first floor level and two rear facing windows in the new new master bedroom.

1.3 Relevant Planning History

47093/92/0804 50 Brandville Road West Drayton
Erection of single storey rear extensions to house and garage

Decision Date: 17-06-1992 Approved **Appeal:**

47093/A/99/1341 50 Brandville Road West Drayton
Erection of a single storey rear extension

Decision Date: 12-08-1999 Approved **Appeal:**

47093/APP/2011/697 50 Brandville Road West Drayton

Conversion of roof space to habitable use, involving hip to gable roof conversion, dormer to rear, 1 x roof light to front and alterations to side (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 18-05-2011 Approved **Appeal:**

Comment on Planning History

There have been two previous extensions, as described above, made to the original property whilst the conversion of the roofspace incorporating a rear dormer, rooflight and gable end roof alterations was approved as a lawful development in May 2011.

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

10 no. adjoining/nearby occupiers have been consulted (6.6.2011) - no responses received.

A Ward Councillor requested the planning application be determined by the Committee.

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.
AM14	New development and car parking standards.
LPP 3.5	(2011) Quality and design of housing developments
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the application proposal on the character and appearance of the original house, the visual amenities of the surrounding area and on the residential amenities of adjoining occupiers. The provision of adequate outdoor amenity space and parking for future occupants of the enlarged dwelling also needs to be assessed.

The depth and overall height of the proposed first floor rear extension would be consistent with those dimensions set out in the Hillingdon Design And Accessibility Statement (HDAS) - Residential Extensions (July 2006). However, despite the incorporation of a shallower and hence much lower double pitched roof, the full width of the extension would not be appear sufficiently subordinate to the original dwelling and is thus considered to be contrary to Hillingdon Unitary Development Plan Saved Policy BE15.

With regard to the roof extension, the introduction of a flat roof section and hip to gable form would fail to harmonise with the street scene and the original building thereby detracting from the visual amenities and character of the surrounding area. As such it would be contrary to Policies BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007) and to sections 6.0 and 7.0 of HDAS - Residential Extensions.

Whilst the proposed rear extension would maintain an adequate separation gap to the side boundary of No. 52 Brandeville Road and would not exceed the recommended angles of light taken from the nearest habitable rooms of Nos. 48/52 as set out in HDAS (i.e. the 45 degree rule), the combination of the additional flank wall and height of the first floor rear extension (behind the rear building lines of these adjoining properties), together with the changes to the roof shape (increasing bulk and height at the boundary), would overall result in harm to the residential amenities of the occupiers of both neighbouring properties by reason of loss of outlook, visual intrusion and over-dominance. In this regard, the proposal would be contrary to UDP Saved Policy BE21.

The proposal results in an existing bedroom only having side facing windows. This bedroom is proposed to have a new window to ensure enough light. The new window would nonetheless substantially overlook 52 Brandeville Road's garden in what is considered to be quite an invasive manner, to the detriment of occupiers of that property.

Over 250 square metres of private amenity space would be retained in compliance with paragraph 6.18 of the HDAS - Residential Extensions and Policy BE23 of the Saved UDP.

There is space for up to three vehicles within the front garden and to the side in front of the original garage, which has been converted. The Council's adopted parking standards for two or three bedroom dwellings are the same (up to two spaces) and thus the proposal complies with Policy AM14 in this regard.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

In terms of its scale, form and overall design, the proposal would fail to harmonise with the existing street scene or original dwelling and would therefore have a detrimental impact on the amenity and character of the surrounding residential area as a whole by its introduction of a flat roof section, the additional bulk of the gable roof ends and the width of rear extension. It is thus contrary to Policies BE13, BE15, BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to sections 6.0 and 7.0 of the Hillingdon Design And Accessibility Statement - Residential Extensions (July 2006).

2 NON2 Non Standard reason for refusal

The proposal represents an overdominant form of development which would have a detrimental impact on the amenities of the adjoining occupiers, Nos. 48 and 52 Brandeville Road, by a combination of the proximity and increased height of the dwelling at the boundaries which would be overbearing and result in a loss of outlook generally. Furthermore, the introduction of an additional first floor bedroom window facing 52 Bradville Road would result in unacceptable overlooking of this property to the detriment of the occupiers amenity. As such, it is contrary to UDP Saved Policies BE21 and BE24 and to section 6.0 of the Hillingdon Design And Accessibility Statement - Residential Extensions (July 2006).

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, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

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.

- AM14 New development and car parking standards.
- LPP 3.5 (2011) Quality and design of housing developments
- HDAS-E) Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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.
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- LPP 3.5 (2011) Quality and design of housing developments
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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Notes

 Site boundary

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Site Address

**50 Brandville Road
West Drayton**

Planning Application Ref:

47093/APP/2011/1337

Planning Committee

Central and South

Scale

1:1,250

Date

**February
2012**

**LONDON BOROUGH
OF HILLINGDON**
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& Community Services

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