

## Report of the Head of Planning & Enforcement Services

**Address** 82 CATLINS LANE PINNER

**Development:** Part two storey, part single storey side/rear extension with 1 rooflight involving demolition of existing garage to side

**LBH Ref Nos:** 63932/APP/2011/2781

**Drawing Nos:** LOCATION PLAN  
SITE PLAN  
11/ MW-1A  
11/ MW-2B

**Date Plans Received:** 15/11/2011                      **Date(s) of Amendment(s):**

**Date Application Valid:** 15/11/2011

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application property is a semi-detached, two storey dwelling situated on the eastern side of Catlins Lane, almost opposite its junction with Wrenwood Way. It is of brick construction with a hipped, tiled roof and there are two storey, shallow, bay windows on both the front and rear elevations. To its southern side is a single storey garage with utility store behind.

Land levels in the area rise from north to south. The adjoining half of the semi-detached property (No.84) appears to be set at the same level as the application property with the same eaves height, although at the rear, the ground floor is set slightly lower than the application property. The property to the south, No.80, is set at a higher level than the application property, is set further forwards in the streetscene and it has been extended from its original form by means of a single storey side extension and garage adjacent to the application property.

The streetscene is residential in character and appearance comprising two storey semi-detached houses and the application site lies within the Developed Area as identified in the saved UDP, September 2007.

#### 1.2 Proposed Scheme

The application is for a two storey side extension and a part two storey, part single storey rear extension.

The side extension would replace the existing garage and would be 2.6m in width, retaining a 1m gap to the side boundary with No.80. Amended plans have been received

to ensure that the extension is set back from the front elevation of the house by 1m at both ground and first floor level. The two storey element would extend to the rear elevation of the house, and would have a hipped, tiled roof integrated into that of the existing house.

To the rear a single storey extension is proposed that would extend 2.15m from the rear elevation of the house. A two storey rear element is proposed above part of this extension that would also extend 2.15m. This would, however, be set away from the adjoining half of the semi-detached pair (No.84) by 3.2m, and from the boundary with No.80 by 3m. The single storey element of this extension would have a monopitch roof rising from 2.6m at eaves level up to 3.6m where it adjoins the house. The two storey element would have a hipped, tiled roof with the same eaves level as that of the existing house, and integrated into the main roofslope.

### **1.3 Relevant Planning History**

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

There is no recent planning history of significant relevance to this application.

### **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 and nearby properties have been notified of the application by means of a letter dated 18th November 2011. At the time of writing this report 4 responses have been received.

A Ward Councillor requested that this application be reported to the Planning Committee for consideration.

The 4 responses OBJECT to the application and can be summarised as follows..

1. 2-storeys at the back will be unsightly and will reduce the amenity for the neighbours. Also, it could act as a precedent for others to start similar development.

2. The upper middle part of the rear extension will darken the adjoining house, resulting in loss of light and views and being replaced by a brick wall. There are many large extensions in the street but none have an upper middle storey rear extension.

3. The two storey rear extension may set a precedent. Restrictive covenants in the transfer of the land indicate that light, air and user of adjoining owners must not be interfered with. The proposals will be unattractive to both their neighbours and other residents who overlook it.

4. A two storey extension at the rear of the property would be obtrusive. It would establish a precedent to overbuilding for a given area as well as visual derigration.

5. The height of the lower part of the rear extension and the two storey part of the rear extension will completely cut out views which are metres from the conservation area. The

height of this construction will overshadow the adjoining house and be 'over dominant' and also result in the loss of light and air and space. This will create more damp and cold on the neighbours house.

6. The design is out of proportion to the character of the building.

The Northwood Hills Residents Association and the Eastcote Residents Association have both been consulted on the application although no comments have been received.

THAMES WATER have made comment on the application in relation to water and sewerage drainage, although the comments made are not relevant planning considerations to this application.

#### **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-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

#### **5. MAIN PLANNING ISSUES**

The main planning issues are the impact of the extension on the character of the house and the streetscene in general, and the impact on the amenities of adjoining occupiers. The impact on parking provision and amenity space also needs to be considered.

With regard to the impact on the character of the house and the streetscene, the proposed two storey side extension would retain a gap of 1.0m to the side boundary as required by Policy BE22 of the saved UDP and paragraph 5.1 of the HDAS: Residential Extensions. As such, the proposal would not result in the unacceptable closing of the existing visual opening between this and the neighbouring property and would maintain

the open character and appearance of the street scene.

The two storey side element would not be more than 2/3rds of the width of the application property, in compliance with paragraph 5.10 of the HDAS: Residential Extensions. Both the ground and first floor would also be set back 1.0m behind the front wall of the existing house and its roof ridge would be below that of the main house, in line with paragraphs 5.6 and 5.8 of the HDAS: Residential Extensions.

The side extension would thus appear subordinate to the appearance of the main house from the street, and would retain the visual balance of this pair of semi-detached houses. Therefore, it is considered that proposal would not unduly detract from the visual amenities of the surrounding area and would be in compliance with policies BE5, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan(Saved Policies, September 2007) and section 3.0 of the Hillingdon Design & Accessibility Statement(HDAS): Residential Extensions.

The HADS Residential Extensions states that any 2 storey extension extending beyond a 45 degree horizontal angle measured from the middle of a habitable room window on an adjoining dwelling may not be acceptable. This scheme would comply with the 45 degree rule in respect of the relationship with neighbouring dwellings.

With regard to the impact on the amenities of the occupiers of the adjoining properties, the property most affected would be the adjoining half of the semi, No. 84, which lies to the north of the application property and therefore might be affected by the rear extensions in particular.

However, the depth and height dimensions of the two storey rear element would be consistent with those as set out in paragraphs 6.4 and 6.6 of the HDAS: Residential Extensions. Two storey rear extensions should not normally extend more than 4m from the rear elevation on semi-detached houses such as this, providing that a 45 degree angle can be maintained from nearest first floor window of any neighbouring property. With a depth of 2.15m and being centrally located on the rear elevation of the extended house, the outlook from the adjoining properties would be maintained, and the proposal would meet this criteria.

With regard to the single storey rear extension, this is considered acceptable and would not harm the amenities of either adjoining properties. The extension would extend 2.15m in depth from the main rear elevation of the house. HDAS suggests that up to 3.6m is acceptable for semi-detached and terraced houses such as this where the plot is more than 5m wide.

HDAS suggests that pitched roofs on extensions are acceptable up to 3.4m in height. Whilst the proposal slightly exceed this at 3.6m where it adjoins the house, the limited depth of the rear extension is considerably less than that which might be normally permitted, and consequently the impact on the adjoining half significantly less than that which might also be permitted, or permitted to be constructed under permitted development rights.

Given the higher level of No.80 to the south of the application property and the form and nature of that extended property it is considered that there would be no adverse impact on the amenities of the occupiers of No.80. The two storey side element would not adversely affect the outlook from the rear windows of that property given its higher level. Similarly

the properties to the rear of the site are of sufficient distance away as to not be adversely affected by the proposals.

It is thus considered that there would be no adverse impact on the amenities of the adjoining occupiers. There would be no significant adverse impact in terms of loss of light or privacy, or overlooking or any overbearing impact or visual intrusion that would justify a refusal of planning permission. As such, the proposal would not represent an unneighbourly form of development and in this respect would be in compliance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions as well as the London Plan (2011).

The amount of amenity space retained in the rear garden at over 190m<sup>2</sup> would still be sufficient and appropriate to this family dwelling in accordance with paragraph 6.18 of the HDAS: Residential Extensions and Policy BE23 of the saved UDP.

The proposal would result in the loss of the existing garage although off-street parking would be retained in the form of the existing driveway which can accommodate two off-street car parking spaces whilst retaining a significant area of soft landscaping. This would be in compliance with policies AM14 and BE38 of the saved UDP and the Council's adopted Car Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

The application is therefore 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-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 Policies BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **3 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 and shall thereafter be maintained as such in perpetuity.

#### 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).

#### 4 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 side 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).

#### 5 H7 Parking Arrangements (Residential)

The development hereby approved shall not be commenced until details of the parking and landscaping arrangements in the front set back (between the house and street) have been submitted to and approved in writing by the Local Planning Authority. The details shall ensure that at least 25% of the front set back is soft landscaped area. The development shall not be occupied until the approved arrangements have been implemented.

#### REASON

To ensure that adequate facilities and landscaping are provided in accordance with Policies AM14 and BE38 and the parking standards as set out in the adopted 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.**  

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-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
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.

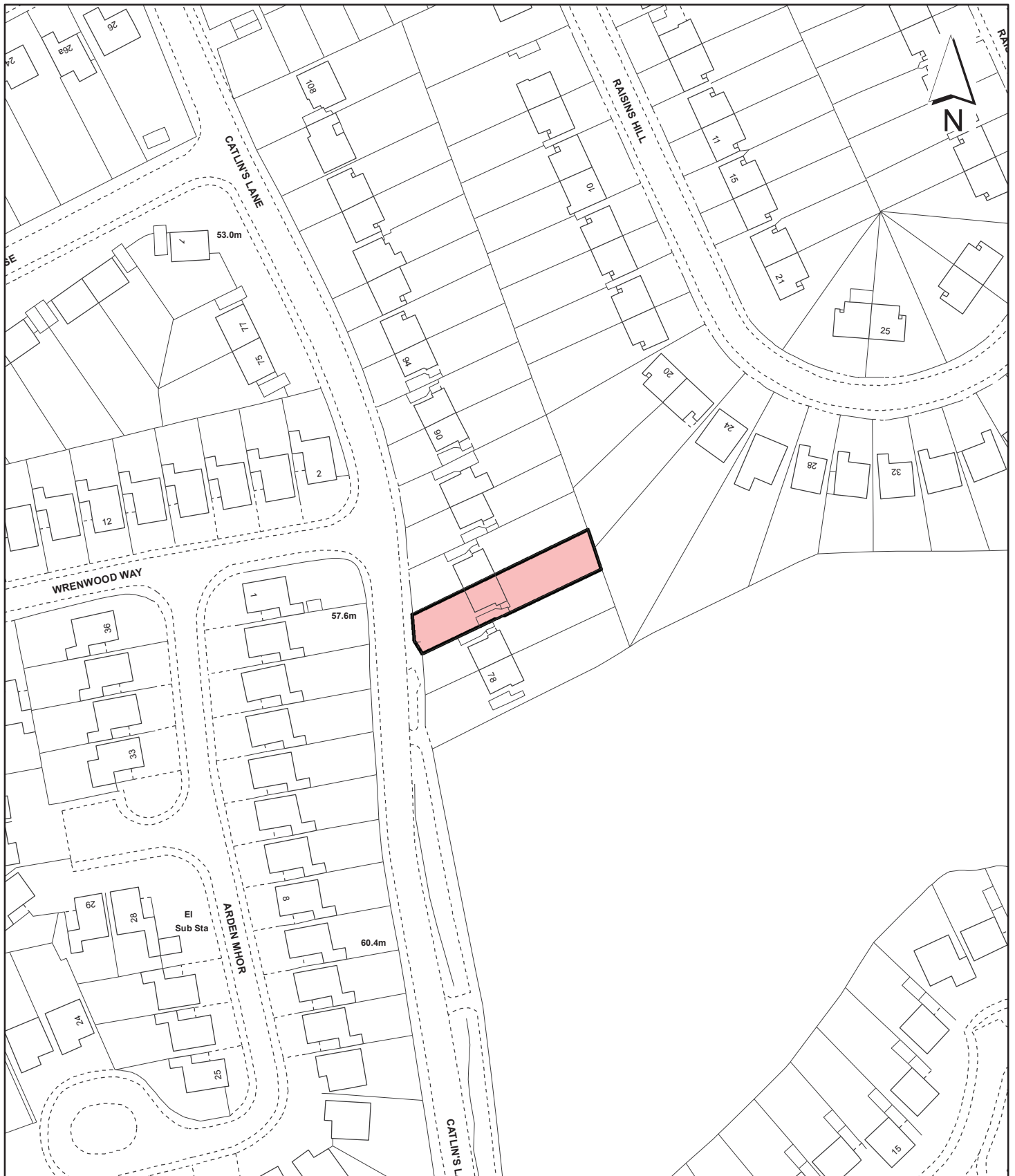


You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the 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 (CO<sub>2</sub>) 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:** Warren Pierson

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**82 Catlins Lane  
Pinner**

Planning Application Ref:

**63932/APP/2011/2781**

Planning Committee

**North**

Scale

**1:1,250**

Date

**January  
2012**

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

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



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