

Report of the Head of Planning & Enforcement Services

Address 42 RAISINS HILL EASTCOTE PINNER

Development: Two storey rear extension, part first floor side extension and alterations to elevations

LBH Ref Nos: 27718/APP/2012/2930

Drawing Nos: 12/AGR-2A
Location Plan to Scale 1:1250
Block Plan to Scale 1:500
12/AGR-1A

Date Plans Received: 26/11/2012 **Date(s) of Amendment(s):**

Date Application Valid: 28/11/2012

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey, detached dwelling located on the south side of Raisins Hill. The building is set back from the main highway and benefits from a driveway and a garden to the front of the site. The site slopes upwards at a medium gradient from north to south and the rear garden is level in nature. The dwelling is characterised by a centrally pitched hipped roof to all sides but with a catslide roof feature to the eastern flank elevation. The dwelling is finished with brick and tile hanging to the front elevation.

There is a hardstanding to the front of the dwelling that has sufficient space to park one car and the dwelling also benefits from an integral garage.

The site is adjoined by detached dwellings to the west and east of the site. The street scene is residential in character with the surrounding dwellings along Raisins Hill being of a similar character and appearance to one another.

The application site lies within the developed area and an Area of Special Local Character as identified in the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

The application is for planning permission for the erection of a two storey rear extension, part first floor side extension and alterations to the elevations. The proposed ground floor element of the two storey rear extension would project 3.5m from the rear elevation of the main dwelling, would be erected in line with the eastern flank elevation of the existing dwelling and would merge in with the existing single storey side addition to the western flank elevation. The first floor element of the extension would also project 3.5m from the rear elevation of the main dwelling, would be erected in line with the eastern and western flank elevations of the existing dwelling and would be characterised with a centrally pitched hipped roof which would be erected to the same ridge and eaves height as the main dwelling.

A high level roof light would be inserted to the eastern flank roof slope and a first floor bathroom window to the western flank elevation. The garage is also proposed to be converted to habitable use through the insertion of one window to the front elevation and the bricking up of the remainder of the opening.

The proposed extension would provide a study and an extended kitchen and family room at ground floor level and an extended bedroom and a new master bedroom at first floor level.

1.3 Relevant Planning History Comment on Planning History

There is no relevant planning history in connection with this planning 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

EXTERNAL

11 local addresses were consulted by letter on 30 November 2012. 6 letters of objection and a petition with 42 signatures have been received objecting to the proposal on the following grounds:

- 1) The proposed over-development of this house will result in reduced sunlight and daylight entering our garden, preventing enjoyment of our small garden.
- 2) The 45 degree angle drawn on the site plan gives a wrong impression. In fact a double-storey building will cause a loss of visual amenity by virtue of over-looking our garden. This will lead to a loss of privacy.
- 3) The proposed loss of garage will allow only one vehicle to be parked off-street unless it is the intention to convert the front garden into a car parking area.
- 4) Raisins Hill is an Area of Special Local Character (ASLC), where as well as the street scene, the garden scene is protected from such overdevelopment.
- 5) The proposal is out of character with the existing properties.
- 6) There is no other detached property in the vicinity of Raisins Hill that has a complete two storey development at the back. If this is allowed to go ahead it will allow all these properties semi and detached to go up to two storeys at the back.

INTERNAL

Conservation and Urban Design Officer:

The scheme proposes a single storey side extension in a stepped footprint. This would be well set back from the front and as such would not be visible directly from the street and would not have an impact on the appearance of the area. It is, therefore, acceptable.

To the rear, the scheme proposes a two storey extension which would span the entire rear elevation of the existing property. The extension has been designed to replicate the existing rear elevation. Given the landscape buffer to the rear, the extension would not be

visible from the open space behind and as such would not have an impact on the character of the area. It is, therefore, acceptable in this instance.

There are no objections in principle to the conversion of the garage, however, alternative parking would need to be provided in the front garden. This would have an impact on the character and appearance of the area. Further landscaping to mitigate the same should be incorporated in the scheme.

Conclusion: Acceptable in this instance.

Trees and Landscape Officer:

Tree Preservation Order/Conservation Area: This site is adjacent to TPO 63a.

Significant Trees/Other vegetation of merit in terms of Policy BE38 (off site): There is a large group of trees (some protected) to the rear of the site. The group of trees is highly visible and form a significant landscape feature. There is a possibility that the closest trees could be affected by construction related activity and/or storage of materials. Therefore the trees should be separated from the working area by way of protective fencing.

Conclusion: Acceptable, subject to condition RES8 (part 2).

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

LPP 3.5	(2011) Quality and design of housing developments
LPP 5.3	(2011) Sustainable design and construction
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. **MAIN PLANNING ISSUES**

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area and the Area of Special Local Character, the impact on residential amenity of the neighbouring dwellings, the provision of acceptable residential amenity for the application property and the availability of parking.

The proposed two storey rear extension would be erected in line with the eastern and western flank elevations of the existing building, and would project 3.5 metres from the rear elevation of the original dwelling. It would be characterised by a centrally pitched hipped roof which would be to the same ridge and eaves height as the main dwelling.

Chapter 3 of the Hillingdon Design and Accessibility Statement Residential Extensions (HDAS) states that extensions should always be designed so as to appear subordinate to the original house. In particular, the extension should not protrude out too far from the rear wall of the original house. For a detached house, single and two storey extensions up to 4m deep are normally acceptable. As such in this case it is considered that the overall depth of the two storey rear extension would be acceptable and that it would comply with the Council's HDAS. The roof of the proposed extension would tie in neatly and would relate well with the centrally pitched hipped roof of the existing dwelling. The use of a hipped roof assists in reducing the bulk and massing of the roof. Due to the two storey extension being at the rear of the property, it would not appear prominent from the street scene or from any other public viewpoint. The conversion of the garage would also have an acceptable and sympathetic appearance however, it is worth noting that this element can be implemented under permitted development.

Therefore, the extensions and alterations would have an acceptable impact on appearance of the existing dwelling and the visual amenities of the surrounding area and the Area of Special Local Character, in compliance with Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE5, BE13, BE15 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The dwelling to the east, 44 Raisins Hill, has no habitable room windows to the flank elevation facing the application site and is separated from the site by the garage along the common boundary. The dwelling to the west, 40 Raisins Hill, benefits from a two storey side/rear extension which is sited right up to the common boundary with the application dwelling.

Chapter 6 of Hillingdon Design and Accessibility Statement Residential Extensions (HDAS) states that rear extensions will only be allowed where there is no significant over-dominance, overshadowing, loss of outlook and daylight. The first floor should not extend beyond a 45-degree angle and if this can be achieved then the maximum depth of 4m can be applied.

In this case the proposed extension would not extend beyond a 45-degree angle when

measured from the near side corners from both adjoining dwellings. The proposed extension would be screened from the main rear aspects of No. 40 Raisins Hill due to their two storey side/rear extension along the common boundary.

As such, due to the 3.5 metre projection of the extension from the rear elevation of the host dwelling and the use of a hipped roof which assists in reducing the bulk and massing of the roof, the size of the extension is considered to not cause significant harm to the occupiers of the dwellings to the east and west in terms of loss of light, loss of outlook or sense of dominance. Therefore, the development would comply with Policies BE20 and BE21 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

A first floor bathroom window to the western flank elevation is proposed. However, this window can be conditioned to be obscure glazed and fixed shut up to an internal height of 1.8m. A further condition is recommended to be added to the permission to prohibit the installation of further flank windows as part of the development. This would ensure no significant loss of privacy would occur to any neighbouring occupiers, in compliance with Policy BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed development would create an open plan kitchen/family room and a study room at ground floor level and an extended bedroom and master bedroom at first floor level. The proposed rooms would have light and outlook provided from the patio doors and windows to the rear elevation. Therefore, the development is considered to comply with Policy BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.5 the London Plan (2011).

After the erection of the rear extension, in excess of 100 square metres of the garden space would be retained for the occupiers of the 4 bedroom dwelling. Therefore, sufficient private amenity space would be provided for the occupiers of the dwelling in compliance with Policy BE23 of the adopted UDP Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the HDAS Residential Extensions.

Although the use of the garage would be lost due to the garage conversion, this could be implemented under permitted development. The site would still have 1 off road parking space and there is space within the front garden area to provide a further space and to ensure that there is sufficient space for landscaping. Furthermore, Raisins Hill has no on road parking restrictions. Therefore, the development would be considered to comply with Policy AM14 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The development would have an acceptable impact on the visual amenities of the surrounding area and the Area of Special Local Character and the residential amenity of both neighbouring occupiers and occupiers of the application building. Therefore, the application is recommended for approval subject to the appropriate conditions.

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 HO1 Time Limit

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 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 12/AGR-1A and 12/AGR-2A.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 HO4 Materials

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 retained as such.

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 BE5 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4 HO5 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 flank walls or roof slopes of the development hereby approved facing 40 and 44 Raisins Hill.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

5 HO6 Obscure Glazing

The first floor flank window(s) facing 40 Raisins Hill shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

6 RES8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or

development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- a. There shall be no changes in ground levels;
- b. No. materials or plant shall be stored;
- c. No buildings or temporary buildings shall be erected or stationed.
- d. No materials or waste shall be burnt; and.
- e. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7 HO10 Front Garden Landscaping

No development shall take place until a scheme showing the provision of two parking spaces and a minimum of 25% of the front garden area to be soft landscaped (eg.grass or planted beds) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and retained for so long as the development remains in existence.

REASON

To ensure the proposed development will preserve and enhance the visual amenities of the locality and provide adequate parking facilities in compliance with Policies BE38 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

- 1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

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.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
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.
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LPP 5.3	(2011) Sustainable design and construction
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

- 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.

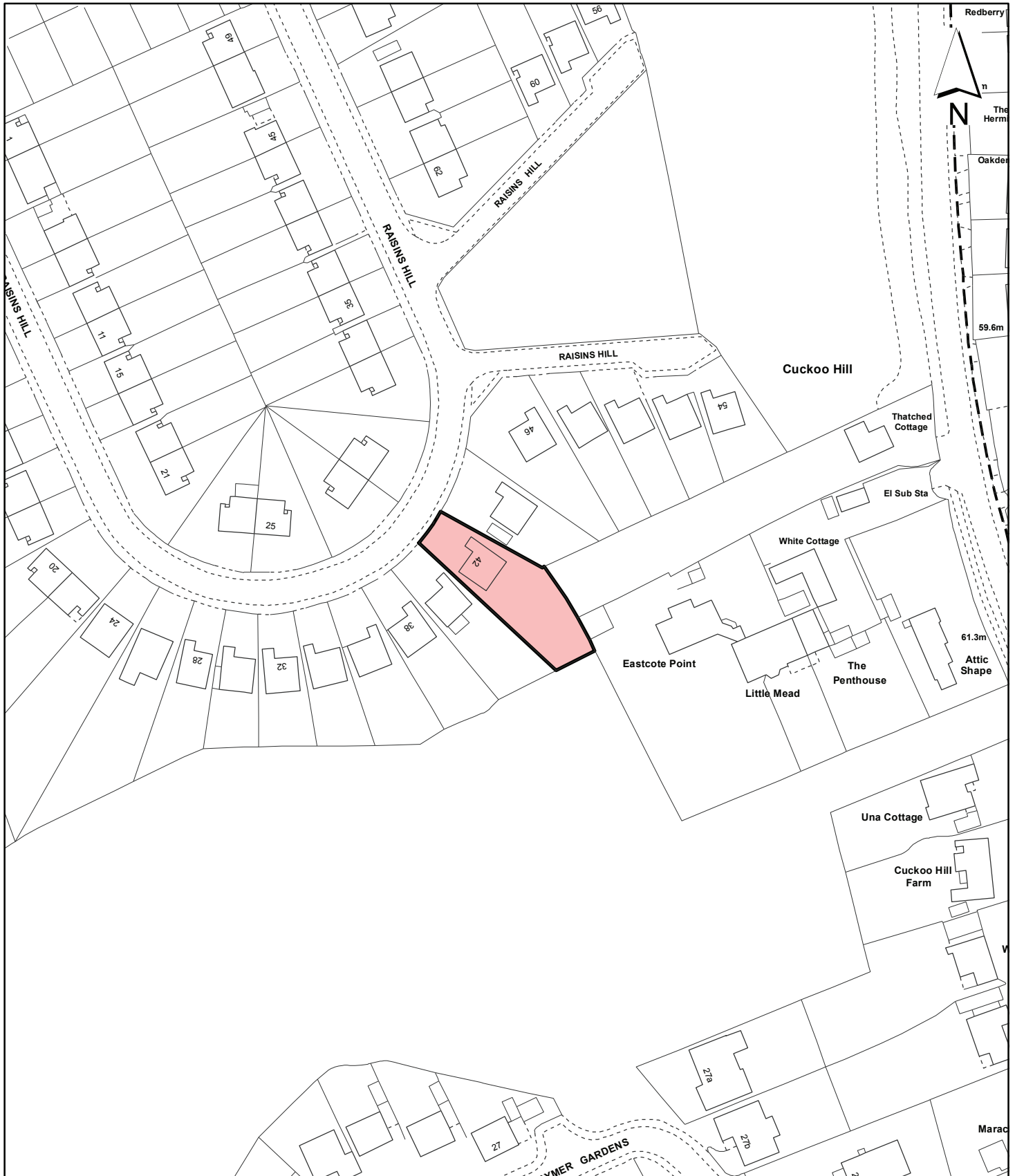
D) No bonfires that create dark smoke or nuisance to local residents.

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: Murtaza Poptani

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**42 Raisins Hill
Eastcote**

Planning Application Ref:

27718/APP/2012/2930

Planning Committee

North

Scale

1:1,250

Date

**January
2013**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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



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