

Report of the Head of Planning, Sport and Green Spaces

Address 17 AND 19 LITTLE ROAD HAYES

Development: Part two storey, part single storey side/rear extensions to No.17 and No.19 involving demolition of existing rear extensions, demolition of detached garage to No.17 and demolition of detached outbuilding to No.19.

LBH Ref Nos: 62383/APP/2013/265

Drawing Nos: 2011-61-11 Rev. A Received 15th October 2013
2011-61-01 A
2011-61-10 Rev. A Received 15th October 2013
2011-61-09 Rev. A Received 15th October 2013
2011-61-08 Rev. A Received 15th October 2013
2011-61-07 Rev. A Received 15th October 2013
2011-61-06 Rev. A Received 15th October 2013
2011-61-05 A
2011-61-04 A
2011-61-03 A
2011-61-02 A
Location Plan to Scale 1:1250

Date Plans Received: 01/02/2013 **Date(s) of Amendment(s):** 01/02/2013
Date Application Valid: 06/02/2013

1. CONSIDERATIONS

1.1 Site and Locality

The application site lies on the south east side of Little Road and comprises a pair of two storey semi-detached houses with original part single storey rear outriggers. No. 17 Little Road has a detached garage located within the space to its side facing No. 15 Little Road.

The dwellings have shallow front gardens, space to their sides and rear gardens. No. 17 Little Road has a gap of 5.2m to its side and No. 19 Little Road has a 4.3m gap to its side boundary with No. 21 Little Road. Both application dwellings have vehicular crossovers from Little Road. 19 Little Road has a detached garage and a detached garden store to the rear of its rear garden.

The property to the south west No. 15 Little Road has a two storey side and part two storey rear extension, with an integral garage. The property to the north east No. 13 Little Road is un-extended to its side.

The street scene is residential in character and appearance comprising predominantly two storey semi-detached houses with visual side gaps, and the application site lies within the Developed Area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

Planning permission is sought for the erection of two storey side, part two storey rear and single storey rear extensions to both houses, involving the demolition of the detached side garage to No. 17 Little Road and the detached rear outbuilding to No. 19 Little Road.

Both No. 17 and No. 19 Little Road would have a two storey side extension with a width of 3.3m, with the extension at No. 17 being set-in 1.2m its side boundary and the extension at No. 19 being set-in 1m from its respective side boundary. Both two storey side extensions would be set back from the main front wall of the original dwelling by 1.8m at ground and first floor levels.

The ground floor rear element of the proposal would project to a depth of 3.6m to the rear, with a pitched roof over having a maximum height of 3.2m.

The first floor rear extension to No. 17 Little Road would have a depth of 3m to the rear, as would the first floor rear element at No. 19 Little Road. They would both have a width of 5.1m.

The pitched roof over the two storey side extension would be 0.55m lower than the original roof's ridge. The roof over the two storey rear element would be around 0.87m lower than the original roof's ridge.

The accommodation would be used as additional living space and a garage on the ground floor of each extended dwelling. The first floor of each dwelling would have three bedrooms each and a study room. There would be a main bathroom and an en-suite attached to one of the bedrooms.

1.3 Relevant Planning History

62383/APP/2006/2992 17 And 19 Little Road Hayes

ERECTION OF TWO STOREY SIDE AND REAR EXTENSIONS INCLUDING INTEGRAL GARAGES WITH FRONT CANOPIES TO NOS.17 AND 19 LITTLE ROAD (INVOLVING DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSIONS AND DETACHED GARAGES).

Decision Date: 02-03-2007 Withdrawn **Appeal:**

62383/APP/2012/279 17 And 19 Little Road Hayes

Part two storey, part single storey side/rear extensions to No.17 and No.19 involving demolition of existing rear extensions

Decision Date: 06-11-2012 Refused **Appeal:**

Comment on Planning History

Planning application 62383/APP/2012/279 for 'Part two storey, part single storey side/rear extensions to No.17 and No.19 involving demolition of existing rear extensions' was refused on 12/11/2012 by the Planning Committee for the following reasons:

1. The proposed two storey side and first floor rear extensions, by virtue of their siting, size, scale and design would fail to appear as subordinate additions and would thus be detrimental to the appearance of the each original house, the semi-detached pair, the visual amenities of the street scene and the character and appearance of the wider area. The proposal would therefore be contrary to policies BE13, BE15 and BE19 of the Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Documents HDAS Residential Extensions.

2. The proposal, due to a lack of off street parking provision, would result in an increase in demand for on-street car parking, in an area where such parking is at a premium, contrary to Policy AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

3. The proposal would fail to maintain an adequate amount of private usable external amenity space for the occupiers of the resultant dwellings, resulting in an over-development of the site detrimental to the residential amenity of future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 of the Unitary Development Plan (Saved Policies 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

4. The proposal, due to a lack of adequate outlook and daylight to the first floor study room and the inadequate internal arrangement to access the bathroom, fails to afford an acceptable standard of residential amenity for its occupiers, contrary to London Plan (2011) Policy 5.3, Policy BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

The current application seeks to overcome these refusal reasons in the following ways:

1. The extensions have been amended so that they are set further back (1.8m as opposed to 1m) from the front wall of the main house and the height of the ridge of the extensions have been reduced (they are now 0.5m lower than the main ridge as opposed to the 0.3m within the previous application). Overall, the amendments are considered to result in extensions which would be subordinate to the original building and appropriate within the street scene.

2. The application has been amended to provide an integral garage for each of the properties. The properties are now proposed with 2 parking spaces each, 1 in the garage and 1 on the driveway. The parking complies with the Council's maximum standard and the Council's Highways Officer considers the arrangements acceptable.

3. The proposals now include the demolition of outbuildings within the rear garden of no.19 Little Road, the demolition of the outbuildings means that in excess of 100sq.m of amenity space would be provided for the future occupiers of the development in accordance with Policy BE23 of the Saved Policies UDP.

4. The first floor layout has been amended so that the study previously proposed has been replaced by a family bathroom, which is a non-habitable room. This amendment both means that all habitable rooms have adequate outlook and that there is reasonable access to the bathroom from all parts of the dwelling.

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**

Five neighbouring occupiers were consulted on 08/02/2013 and a site notice was erected on 19/02/2013. No responses were received.

A ward Councillor has requested that the application be referred to Committee for determination.

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:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

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.

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

LPP 3.5 (2011) Quality and design of housing developments

LPP 7.4 (2011) Local character

5. **MAIN PLANNING ISSUES**

The main issues for consideration relate to the effect of the proposal on the character and appearance of the original house, visual amenities of the street scene and surrounding area generally, residential amenity, parking and amenity space.

The side extensions at both properties would maintain a set back from the respective side boundaries by a minimum of 1m, ensuring any potential terracing effect would not occur, in accordance with paragraph 5.1 of the HDAS: Residential Extensions. The ground and first floor of the side extensions would be set behind the main front wall of the original dwelling by significantly more than 1m, at 1.8m, in accordance with paragraph 5.6 of the adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions.

The width of the two storey side extensions, at 3.3m, would ensure compliance with paragraph 5.10 of the HDAS: Residential Extensions, which advises an upper limit of 2/3rds of the width of the application property. Similarly, the roof of both of the two storey side extensions would comply with paragraph 5.8 of the HDAS: Residential Extensions which requires a minimum set down of 0.5m.

Given the compliance of the two storey side extensions as detailed above, the proposal would appear as a subordinate, sympathetic addition to the existing dwelling, the semi-detached pair of dwellings, the street scene and the character and appearance of the area overall. The proposal would be in compliance with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The first floor rear element of the proposal to both dwellings would extend 3m to the rear of the existing building. This is in accordance with the maximum of 3.6m suggested as being acceptable within the SPD. In addition, the roof of the first floor rear extensions would be set down by 0.87m, more than the 0.5m as required within the HDAS: Residential Extensions SPD. The width of the first floor rear extensions at 5.1m would ensure the proposal would remain a subordinate addition to the existing dwellings, in accordance with section 6 of HDAS: Residential Extensions.

The depth and finished height dimensions of the proposed ground floor rear extensions would be in accordance with the SPD within paragraphs 3.3 and 3.7, with a 3.6m depth and 3.2m maximum height. The proposed rear extensions would be subordinate to the scale and form of the original houses and would harmonise satisfactorily with their character and appearance. The ground floor rear extensions would not detract from the visual amenities of the dwellings or surrounding area. The proposed ground floor rear extensions are considered to be in compliance with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and section 3.0 of the HDAS: Residential Extensions.

In terms of residential amenity, the two storey side element of the proposal at No. 17 Little Road would be set more than 1m away from the boundary with the neighbouring site No. 15 Little Road. This neighbouring dwelling has a two storey side and part two storey rear extension. The neighbouring extension does not contain any habitable room windows facing the application site, and the neighbouring extension projects to a similar distance to the rear as that proposed as part of the extension at No. 17 Little Road. Therefore, the proposed extensions at No. 17 Little Road would not harm the residential amenities of the occupiers of the neighbouring property No. 15 Little Road by way of increased overshadowing, visual intrusion and/or over-dominance.

The two storey side element of the proposal at No. 19 Little Road would also be set 1m away from the boundary with its neighbouring site No. 21 Little Road. This neighbouring dwelling is un-extended and maintains a gap of over 4m from the boundary between the two sites and its flank wall. The neighbouring property does not contain any habitable room windows facing the application site and the nearest window to the first floor rear elevation of the neighbouring property serves a bathroom. The application proposal would not impinge on a 45 degree line when taken from the nearest first floor habitable room (bedroom) window. Therefore, the proposed extensions at No. 19 Little Road would not harm the residential amenities of the occupiers of the neighbouring property No. 21 Little Road by way of increased overshadowing, visual intrusion and/or over-dominance.

Windows are proposed at ground floor level to both side elevations of the extensions to

No. 17 and No. 19 Little Road. However, as these would serve bathrooms and would be conditioned to be obscure glazed, no overlooking/loss of privacy concerns are raised.

Therefore, the application proposal would not constitute an un-neighbourly form of development and would be in compliance with Policies BE20, BE21, BE22 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The habitable room windows would be provided with clear glazed windows providing outlook and light, whilst bathrooms windows would be obscure glazed. All the proposed habitable rooms, and those altered by the development would maintain an adequate outlook and source of natural light, therefore complying with Policies BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.5 of the London Plan (2011).

Given the location of the site and the increase in habitable rooms/bedrooms, it is considered that to comply with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the application proposal would require the provision of two off street parking spaces. Each resultant dwelling would have access to two off street parking spaces; one within the integral garage within the side extension and one within the front garden. The proposal would not result in an increase in on-street demand for parking and would be in accordance with Policies AM7(ii) and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007). It is noted that other two storey side extensions to other dwellings on the street have similar parking arrangements including integral garages.

Given the tandem arrangement of the parking, the dwellings would be unsuitable to be converted into HMO's, as the car parked within the garage could not be removed when a car is parked on the drive. Therefore, this parking arrangement would not be suitable for a HMO and the permitted development rights would be removed by condition.

In terms of Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), over 100sq.m of private amenity space should be retained for each enlarged 4 bedroom dwelling as the proposed first floor 'Prayer room' could reasonably be considered to be a bedroom (given the existing plans depict it as such). The resultant amenity space for No. 17 would be 138sq.m and for No. 19 it would be 105sq.m, following the demolition of the existing outbuilding to the rear of the garden. Both sites would retain sufficient private amenity space and thence the proposal would be in accordance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Whilst the application covers extensions for two dwellings, it is considered that the extension to each dwelling would be acceptable in its own right. Therefore, no condition or legal agreement is required to ensure that the extension is built on both dwellings.

The application is recommended for approval.

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 2011-61-06 Rev. A Received 15th October 2013, 2011-61-07 Rev. A Received 15th October 2013, 2011-61-08 Rev. A Received 15th October 2013, 2011-61-09 Rev. A Received 15th October 2013, 2011-61-10 Rev. A Received 15th October 2013 and 2011-61-11 Rev. A Received 15th October 2013.

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 BE15 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 walls or roof slopes of the development hereby approved.

REASON

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

5 HO6 Obscure Glazing

The windows serving the bathrooms on the ground floor of the flank wall of the side extension at No. 17 and No. 19 Litle Road 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 HO8 Garage retention

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990, the garages hereby permitted shall be used only for the accommodation of private

motor vehicles incidental to the use of the dwellinghouse.

REASON

To ensure that adequate off-street parking to serve the development is provided and retained, in accordance with Policy AM14 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 September 2007), 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.
- 2 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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).

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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2011) Quality and design of housing developments
LPP 7.4	(2011) Local character

- 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.

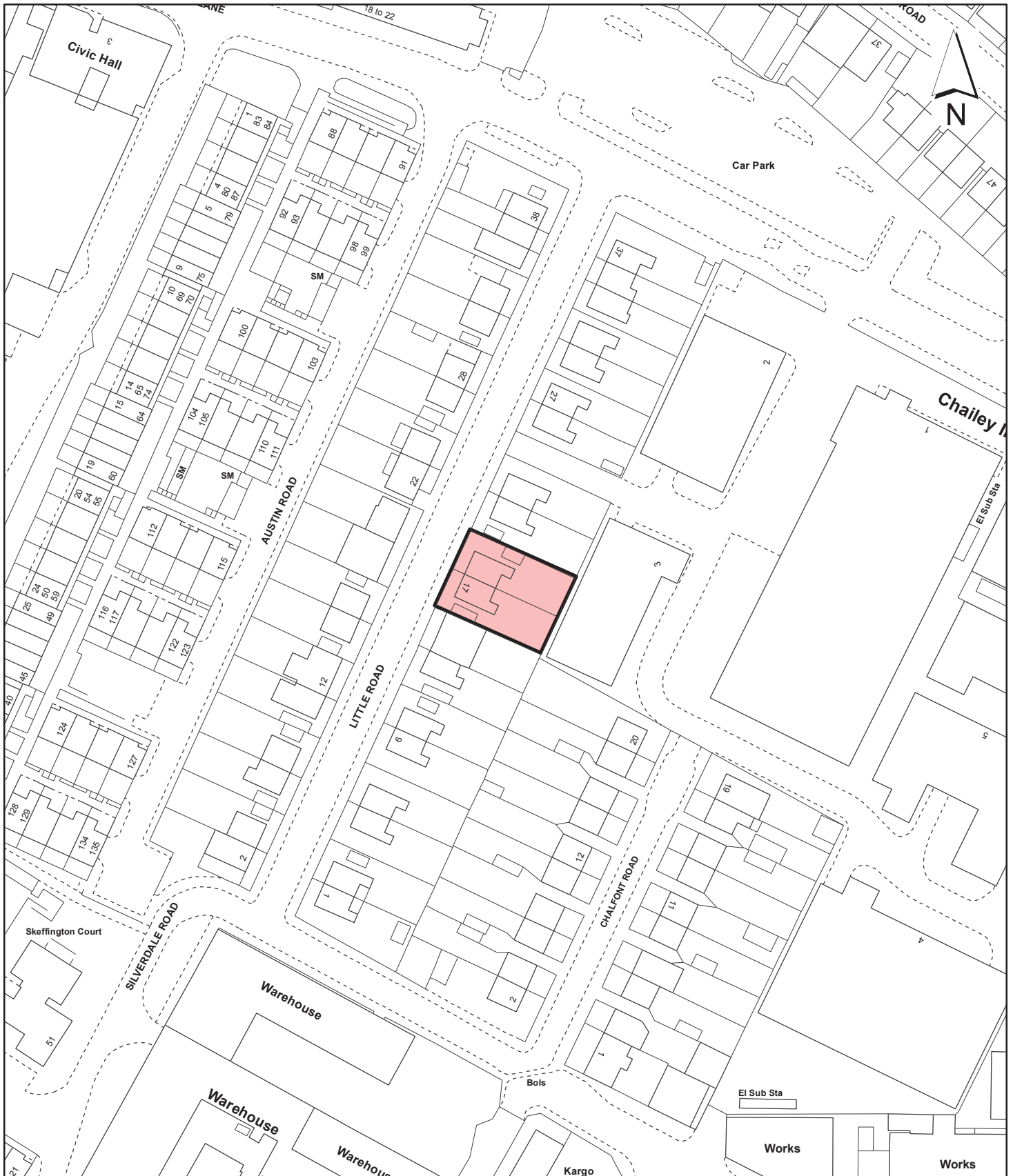
D) No bonfires that create dark smoke or nuisance to local residents.

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: Jazz Ghandial

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**17-19 Little Road
Hayes**

Planning Application Ref:

62383/APP/2013/265

Planning Committee

Central & South

Scale

1:1,250

Date

**November
2013**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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



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