

Report of the Head of Planning, Sport and Green Spaces

Address CARDIE HIGH STREET HARMONDSWORTH

Development: Single storey outbuilding to rear for use as relax area and storage to include part demolition of outbuilding (Part Retrospective)

LBH Ref Nos: 51028/APP/2013/2996

Drawing Nos: Design and Access Statement
P-01
P-02
P-03
P-04
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P-07
P-08
P-09

Date Plans Received: 13/10/2013 **Date(s) of Amendment(s):**

Date Application Valid: 18/10/2013

1. CONSIDERATIONS

1.1 Site and Locality

The application site is a semi-detached, two-storey property located on the High Street of the village of Harmondsworth. The dwelling has an existing single storey rear extension and single storey outbuilding. The property has hardstanding to the front which provides parking for one vehicle. The remainder of the front garden is also hardstanding but is enclosed by a high level brick wall. To the rear of the property is an existing single storey rear extension and large rear garden that is also all hardstanding, with high level brick wall boundary treatments. At the southern end of the property's curtilage is an existing single storey flat roofed red brick outbuilding, which is the subject of this application. The outbuilding extends the full width of the site. There are existing outbuildings serving other properties in the locality.

The application site lies within the Harmondsworth Village Conservation Area and is also within the Developed Area as identified in the policies of the Hillingdon Local Plan (November 2012).

1.2 Proposed Scheme

The existing outbuilding does not have planning consent. The current application seeks permission for demolition of part of the existing building. A 3m wide section of the western end of the building, adjacent with the shared boundary with the attached neighbouring property, Northcote, is proposed to be removed. The remaining outbuilding would be used as a storage and sitting area. The outbuilding would measure 8.4m wide and 4.91m deep, with a flat roof height of 2.38m. The building would have one large glazed window in the northern elevation and glazed/wooden folding doors in the western elevation. The

outbuilding would be cedar clad externally and have a footprint of 41.24sq.m.

1.3 Relevant Planning History

51028/A/96/0974 Cardie High Street Harmondsworth

Erection of a single storey side extension to provide a porch (Application for a Certificate of Lawfulness for a proposed use or development)

Decision Date: 09-08-1996 GPD **Appeal:**

51028/APP/2006/565 Cardie High Street Harmondsworth

ERECTION OF SINGLE STOREY REAR EXTENSION.

Decision Date: 21-04-2006 Approved **Appeal:**

Comment on Planning History

An enforcement case was opened against the existing outbuilding (reference number ENF/6/12/ENE) after an allegation was received on 04/01/12 that alleged the outbuilding was not permitted development and therefore required planning consent. An Enforcement Notice has been served against the outbuilding which has been appealed against and which is pending a decision from the Planning Inspectorate.

The applicant has also submitted the current application to determine whether or not the proposed reduced outbuilding would be granted planning consent.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 20th November 2013

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL:

Four neighbouring properties and the Harmondsworth and Sipson Residents Association were consulted on 21/10/13 and a site notice was also displayed. No replies received.

Harmondsworth Conservation Area Advisory Panel:

We are prepared to accept the proposed building, but only because the owners have demonstrated that its size and siting is not unusual in this area; however we are not prepared to see it extended in the future. We are happy with the proposed timber cladding of the walls, but think this would be inappropriate on the (flat) roof. We note that the glazed, folding doors face the side boundary, which would not normally be permitted, but in this case as they face the blank side of a shed in the adjoining garden we do not actively object to them.

INTERNAL:

Conservation Officer:

This site is to the rear of a pre-war semi-detached property within the Harmondsworth Village Conservation area. The immediate vicinity is characterised by substantial semi-

detached and detached properties with modest rear gardens for the size of the dwelling.

Comments: The scheme proposes the part retention of a studio/summer house in a modern contemporary style. There is no objection in principle to a garden structure in the modern idiom (in this case to be finished in cedar timber strip cladding) if low key. There are a number of garden sheds, outbuildings and such structures in the surrounding area. However, the proposed depth and width of the proposed would be bulky and incongruous owing to its size. It would be larger than any of the other outbuildings in the location, and together with the modern design, would result in undesirable attention, harming the appearance of the conservation area. Hillingdon's Design and Accessibility Statement (HDAS) Supplementary Planning Document - Residential Extensions guidance is quite clear; at 9.3 it states, 'Bulk, height, proportion, floorspace, building materials and details of windows and door are the design criteria that will be considered. The external materials should be similar to the ones used in the rear of the existing house.' Therefore, to maintain the special character and appearance of the conservation area, the studio should be reduced in size, similar to the size of other outbuildings and reflecting the size of the previous outbuilding on the site.

CONCLUSION: Unacceptable as proposed. The proposal will not sustain and would cause substantial harm to the significance of the heritage asset.

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:

BE4	New development within or on the fringes of conservation areas
AM14	New development and car parking standards.
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.
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
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the proposal on the character and appearance of the existing dwelling and the wider conservation area, the impact on the residential amenity of the neighbouring occupiers and the provision of private amenity space.

Paragraph 4.42 of the Supplementary Planning Document HDAS: Residential Extensions, states that outbuildings should always appear subordinate in size and appearance to the main dwelling and retain and enhance the character of the surrounding area.

The footprint of the proposed outbuilding would be 41.24 sq m. The original dwelling on the site had a footprint of approximately 56sq m. As such, the proposed outbuilding would have a footprint which is approximately 73.6% of the original dwelling on the site.

Given the footprint of the proposed outbuilding, in comparison to the main dwelling, an outbuilding of this size is considered too large to be required for a purpose incidental to the enjoyment of the dwellinghouse. An outbuilding of this size with the inclusion of separate rooms, would be considered to form a self-contained building, capable of independent occupation, within the curtilage of the site and is thus tantamount to a separate dwelling in a position where such a dwelling would not be accepted.

It is considered that the overall size, scale, bulk and footprint of the building would be excessive and uncharacteristic of an outbuilding within a domestic curtilage and is considered to compete with the existing dwelling, rather than being a subordinate structure contained within the rear garden. Due to the outbuilding's significant size, it would be readily visible from surrounding dwellings. It would be considered an incongruous addition to the residential environment, which would be harmful to the character and appearance of the existing dwelling and the wider Harmondsworth Village Conservation Area, and would be considered contrary to Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The applicant has provided details of other outbuildings in the area, however, these outbuildings are significantly smaller than even the reduced proposal and could not be used as grounds for comparison. The adding of cedar cladding and fenestration would lessen the harsh appearance of the existing building, but the benefit of this would not be sufficient to make the proposal acceptable.

With regard to the impact on the amenities on neighbouring properties, the SPD HDAS: Residential Extensions, Section 9.2 states in order to prevent over shadowing of adjoining houses and patios, any detached outbuildings should be position as far away from the house as possible and that they should be set in by at least 0.50m from the shared boundary. The proposed outbuilding would be a significant distance from any neighbouring dwelling as it is located to the rear of the applicants garden, whilst the proposal would not be set off all shared boundaries there are significant boundary treatments in situ including a 2.4m high wall to the east and south. As such, it is considered that the proposal would not have a material impact on the neighbouring properties. Therefore the proposal would comply with policies BE20 and BE21 of the UDP (Saved Policies September 2007).

The dwelling retains sufficient off street parking spaces in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's parking standards.

Taking the above into consideration the application is recommended for REFUSAL.

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed outbuilding, by virtue of its size, scale, massing, bulk and design, would result in an incongruous, overbearing and visually intrusive form of development, and as a result have an adverse effect on the character and appearance of the existing and adjoining properties and the wider Harmondsworth Village Conservation Area. Therefore the proposal would be contrary to Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposal includes a detached structure which, by reason of its size, scale and layout, is considered capable of independent occupation from the main dwelling and is thus tantamount to a separate dwelling in a position where such a dwelling would not be acceptable. The proposal is therefore contrary to Policies BE19, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

INFORMATIVES

- 1 On this decision notice policies from the Council's 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 Council's 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 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) 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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

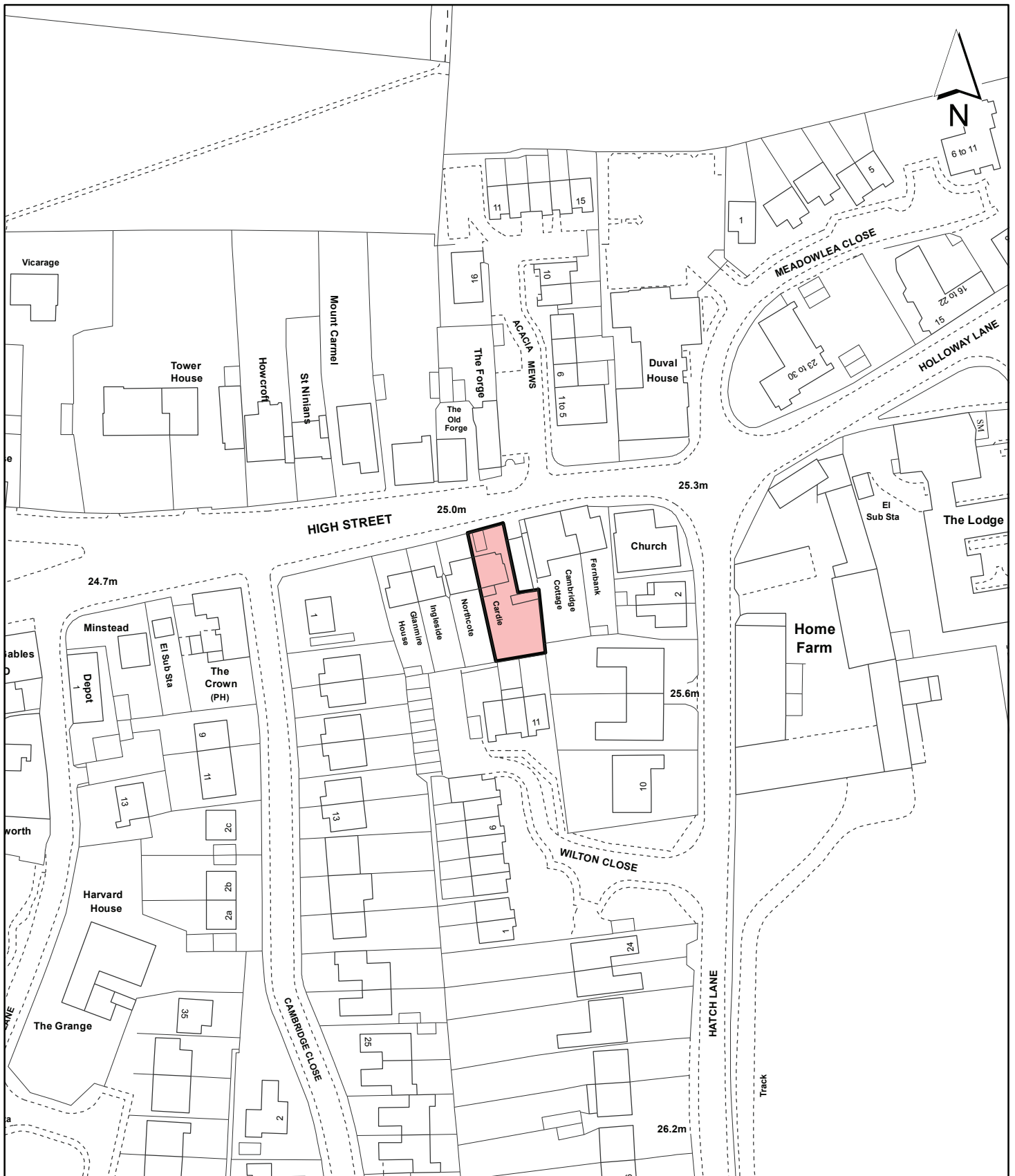
Part 2 Policies:

BE4	New development within or on the fringes of conservation areas
AM14	New development and car parking standards.
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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guidance.

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<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>Cardie High Street Harmondsworth</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>	
	<p>Planning Application Ref:</p> <p>51028/APP/2013/2996</p>	<p>Scale</p> <p>1:1,250</p>		
	<p>Planning Committee</p> <p>Central & South</p>	<p>Date</p> <p>January 2014</p>		