

## Report of the Head of Planning, Sport and Green Spaces

**Address** 120 FORE STREET EASTCOTE  
**Development:** Single storey front and side extension  
**LBH Ref Nos:** 55197/APP/2013/3769  
**Drawing Nos:** 006  
P006  
Design and Access Statement  
LP-01  
001  
002  
003  
004  
005  
TP-01  
P002 E (Proposed Ground Floor Plan)  
P002 E (Proposed Side Elevation)  
P003 E  
P004 E  
P005 E

**Date Plans Received:** 18/12/2013      **Date(s) of Amendment(s):**  
**Date Application Valid:** 24/12/2013

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The proposed site comprises a two storey detached property situated on the east side of Fore Street at the junction with Coniston Gardens. The property benefits from its main entrance off Coniston Gardens including vehicle entrance to detached garage, however its postal address is 120 Fore Street. There is an open plan front garden and a rear/side garden enclosed by a closed board timber fence.

The property is constructed of brick beneath a tile roof. There are two mature trees in the open plan front garden and also a smaller tree on the frontage facing Fore Street and the site is covered by TPO 285.

The wider area comprises a mix of detached and semi detached properties with similar sized plots and open plan frontages. Opposite the application site there is a verge with mature trees and shrubs with open land beyond.

The site is located within the Developed Area as identified in the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

#### 1.2 Proposed Scheme

The proposed development comprises a single storey front and side extension. It is noted that the application form and consultation letter described this as a single storey / rear side extension. However, the principal elevation of the building is considered to be elevation facing towards Coniston Gardens, therefore, the extension is considered a front and side extension and the description has been amended accordingly to better reflect the proposed development.

The proposed extension measures 4.3m deep, 10.2m wide, 2.6m high to eaves and 3.8m high (maximum at ridge). The proposed extension extends 0.83 m to the side of the property.

The extension has a double pitch roof, creating a valley in between and the materials would match the existing. The plan show a low level access ramp being provided, but this is not shown on the site layout plan.

The proposed extension provides a utility room, bathroom and extension to reception room. It is noted that the applicant engaged the Council for advice prior to the submission as the extension is required to provide living space for a disabled person living within the address.

### 1.3 Relevant Planning History

55197/TRE/2000/42 120 Fore Street Eastcote

TREE SURGERY TO ONE SYCAMORE (T1), ONE YEW (T2), ONE WALNUT (T3) AND ONE HOLLY (T5) ON TPO 285

**Decision Date:** 20-07-2000      Approved      **Appeal:**

55197/TRE/2011/16 120 Fore Street Eastcote

To carry out tree surgery to one Sycamore (T1), one Yew (T2), one Walnut (T3) and one Holly (T5) on TPO number 285.

**Decision Date:** 15-04-2011      SD      **Appeal:**

55197/TRE/2012/61 120 Fore Street Eastcote

To carry out tree surgery to one Yew tree (T2), and to carry out tree surgery to (or to fell) one Sycamore (T1) and one Walnut (T3) on TPO 285

**Decision Date:** 03-07-2012      SD      **Appeal:**

#### Comment on Planning History

There is no relevant planning history on this site.

### 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

5 letters were sent to local residents and the Eastcote Residents Association on 27 December 2013 and the site notice was posted on 6 January 2014. No representations have been received in response to the public consultation exercise.

It is noted that the description of the proposal has been amended to better reflect the appearance of the proposal, given the principal elevation faces towards Coniston Gardens. The drawings are an accurate reflection of the proposal and no further public consultation was required.

Internal Consultees:

Trees and Landscaping Officer:

This site is within TPO 285 and there is a large, mature Sycamore and Yew in the front garden of this site. The trees are significant landscape features and contribute to the amenity and arboreal character of the area. It is likely that the proposed extension falls within the root protection areas (RPA's) of these two protected trees, however this was not clear as a tree survey/tree constraints plan was not provided to support the application.

Recommendations: In accordance with BS 5837 (2012), a tree survey, tree constraints plan and tree protection plan should be provided to show that this scheme makes adequate provision for the protection and long-term retention of the protected Sycamore and Yew tree.

A Ward Councillor has requested that the application is reported to committee.

#### **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.
BE13	New development must harmonise with the existing street scene.
BE14	Development of sites in isolation
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
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
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice

## 5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the application proposal on the character and appearance of the original house, visual amenities of the surrounding area, impact upon trees, residential amenity of the occupiers of adjoining properties as well as the future occupiers and providing adequate private amenity space. There are no highways issues raised by this application.

The proposed development does also require consideration of what elevation the proposed extension would be erected on. As the house is a corner plot there are two elevations fronting a highway. In relation to permitted development matters the Government's Technical Guidance states,

"In most cases, the principal elevation will be that part of the house which fronts (directly or at an angle) the main highway serving the house (the main highway will be the one that sets the postcode for the house concerned). It will usually contain the main architectural features such as main bay windows or a porch serving the main entrance to the house. Usually, but not exclusively, the principal elevation will be what is understood to be the front of the house.

There will only be one principal elevation on a house. Where there are two elevations which may have the character of a principal elevation (for example, on a corner plot), a view will need to be taken as to which of these forms the principal elevation. Note, however, that in such cases the second elevation will also be subject to the restrictions under Class A if it is a side elevation and fronts a highway."

The technical guidance suggests a principal elevation would have the main bay windows or porch to entrance. In this case the front entrance is accessed off Coniston Gardens as is the vehicle entrance. In this particular case given the pedestrian access, vehicle access, front door position and internal layout of the existing house, as shown on the submitted as existing plans, it is considered that the elevation facing Coniston Gardens is the principal elevation and hence the application should be considered against the Council's policies in relation to front extensions.

Para 8.1 of HDAS: Residential Extensions is clear that front extensions that extend across the entire frontage will be refused as they change the character and appearance of the building and the wider area. Furthermore, the design of the extension leads to a maximum roof height of 3.8m. This exceeds the heights relating to single storey extensions in HDAS: Residential Extensions which seeks a maximum height of 3.4m. This height would mean that the proposed extension would meet the main house higher than cill level of the middle first floor window, the second pitch would be situated very close to cill level of the higher first floor window. This leads to an unsatisfactory relationship on this prominent elevation. Furthermore, the protrusion of the extension past the side elevation would result in an addition which is wider than the existing dwelling, creating an unbalanced appearance to the currently well proportioned house.

The application property is sited on a prominent corner plot and as such the proposed

extension and its design is readily visible from public viewpoints. Whilst the proposal would not break the building line on Coniston Road and there is a large area to the front of the dwelling, the overall development, by reason of its depth, width and design would provide an extension that would appear unduly dominant on the host property and also an incongruent feature in the streetscene. Accordingly it would be contrary to Part 1 Policy BE1 and Part 2 Policies BE13, BE15, BE19 and BE21 of the Hillingdon Local Plan (November 2012).

With regard to the impact upon trees the Council's Tree Officer has raised concerns and suggested it is likely that the proposed extension falls within the root protection areas (RPA's) of the two protected trees, however this was not clear as a tree survey/tree constraints plan was not provided to support the application. Therefore, in the absence of information to show that the trees would not be unduly harmed by the proposed development it is considered that the proposal could lead to damage or loss of the protected trees. This would further be harmful to the character and appearance of the area and is considered contrary to Policy BE38 of the Hillingdon Local Plan (November 2012).

Due to its proposed siting the development will have no impact upon the amenities of the adjoining occupiers at No. 122 Fore Street. With regard to the occupiers of No. 70 Coniston Gardens there would also be no detrimental impact on their amenity due to the position of the existing garage at No. 120 Fore Street.

The windows and door proposed to the extension would provide an adequate outlook and natural light to the room they would serve. As such, the application proposal would not represent an unneighbourly form of development and in this regard, would be in compliance with policies BE20, BE21 and BE24 of the adopted Hillingdon Local Plan: Part 2 - Saved Policies (November 2012) and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

There is no significant loss of rear garden area and approximately 60 sq.m of private amenity space would be retained which is considered to be adequate for the enlarged property and would be in compliance with paragraph 3.13 of the HDAS: Residential Extensions and policy BE23 of Hillingdon Local Plan: Part 2 - Saved Policies (November 2012).

The applicant engaged the Council for pre-application discussions in advance of submitting the application. The extension is required to allow for the creation of a downstairs bedroom for a disabled occupant. Whilst this is a key consideration in the determination of the application, there remains sufficient space for an extension to be added into the rear garden of the site, which would allow for enlarged living accommodation at ground floor level. The applicant was advised to explore this option. It is not considered that there are any circumstances which outweigh the significant and permanent harm to the street scene which would occur as a result of the development.

Therefore, due to the harm to the appearance of the building and the visual amenities of the surrounding area and the lack of information with regards to the protection of the protected trees within the site, the application is recommended for refusal.

## 6. RECOMMENDATION

### REFUSAL for the following reasons:

#### 1 NON2 Non Standard reason for refusal

The proposal by reason of its size, scale, bulk, width and design represents an unduly intrusive and incongruous form of development, detrimental to the character and appearance of the existing dwelling and the visual amenities of the street scene and the wider area. As such it would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

#### 2 NON2 Non Standard reason for refusal

Due to the absence of a tree survey and report it is considered that insufficient evidence has been provided to safeguard the protection of the two trees on site, which are subject to preservation orders, in particular with regard to the impact upon the trees root protection areas. As such the proposed development is contrary to Policy BE38 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012).

## 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 Plan (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

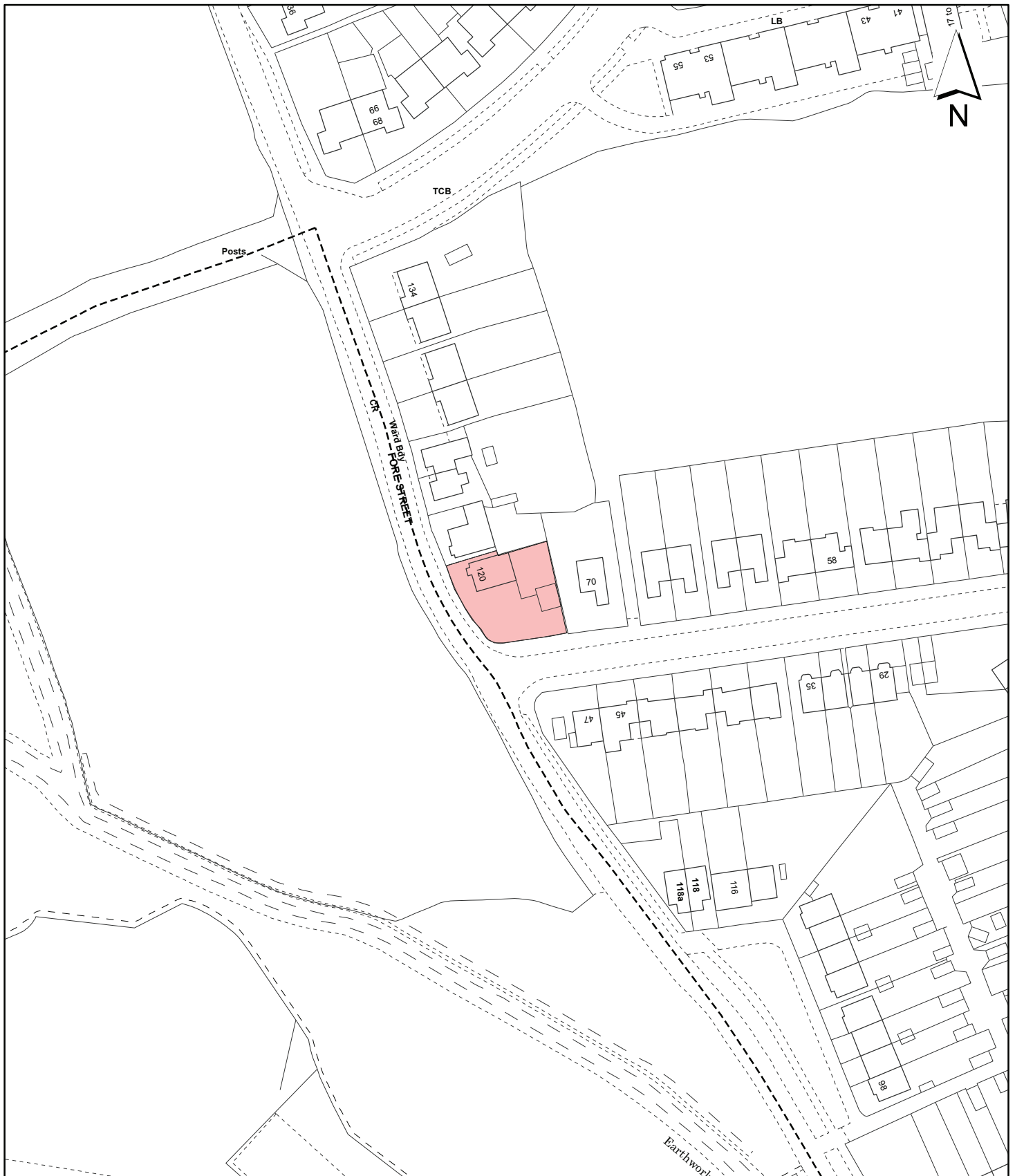
Part 2 Policies:

guidance.

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE14	Development of sites in isolation
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
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BE23	Requires the provision of adequate amenity space.
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LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice

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<p><b>Notes</b></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 style="text-align: center;"><b>120 Fore Street Eastcote</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Residents Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;"><b>55197/APP/2013/3769</b></p>	<p>Scale</p> <p style="text-align: center;"><b>1:1,250</b></p>	
	<p>Planning Committee</p> <p style="text-align: center;"><b>North Application</b></p>	<p>Date</p> <p style="text-align: center;"><b>March 2014</b></p>	
		 <b>HILLINGDON</b> <small>LONDON</small>	