

Report of the Head of Planning, Sport and Green Spaces

Address 8 & 9 NEW YEARS GREEN FARM NEWYEARS GREEN LANE HAREFIELD

Development: Single storey rear extensions to numbers 8 & 9 and a first floor side extension to number 8

LBH Ref Nos: 70392/APP/2014/3842

Drawing Nos: NYF/02A
NYF/03A
NYF/04A
NYF/05A
Plans title page
NYF/06A
NYF/07A
NYF/01A
NYF/08A
NYF/09A
NYF/10A
NYF/11A
NYF/12
NYF/13

Date Plans Received: 28/10/2014 **Date(s) of Amendment(s):** 28/10/0014
Date Application Valid: 03/11/2014 28/11/0014

1. SUMMARY

The application relates to a pair of two storey semi-detached properties located on the southern side of New Years Green Lane, Harefield.

Planning permission is sought for the erection of a first floor side extension and single storey rear extension to No.8 and a single storey rear extension to No.9 New Years Green Farm.

The proposed developments are considered to have an acceptable impact to the appearance of the existing dwellings, the surrounding green belt and the residential amenity of any neighbouring dwellings.

2. 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 NYF/04A, NYF/06A, NYF/08A, NYF/11A, NYF/02A

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 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 walls or roof slopes of the development hereby approved facing 1, 3 and 2 The Shrubs.

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 HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

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

INFORMATIVES

1 I47 Damage to Verge - For Council Roads:

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).

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.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to a pair of two storey semi-detached properties located on the southern side of New Years Green Lane, Harefield. The external pebble dashed walls of the properties are covered by a brown tiled roof with projecting gable end features to the front. The property at No.9 has an existing two story side extension while the property No.8 has an existing single storey side extension, both properties have part single storey extensions to the rear.

To the east of the site is a small caravan site with a number of static homes located on it and beyond that is a waste transfer station. The surrounding area is predominantly rural in character comprising a number of large open fields and farmland.

The site is located within a developed area and the Green Belt as identified in the Policies of the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

The application seeks permission for the erection of first floor side extension and single storey rear extension to No.8 and a single storey rear extension to No.9 New Years Green Farm.

The proposed rear extensions would have a depth of 3m and a flat roof height of 2.7m while the first floor side extension would have a width of 4.6m and would be set down from the ridge of the main roof by 0.5 metres.

3.3 Relevant Planning History

Comment on Relevant Planning History

None relevant to this application.

4. Planning Policies and Standards

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:

- 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.
- AM14 New development and car parking standards.
- OL4 Green Belt - replacement or extension of buildings

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A total of 3 neighbouring properties were consulted on the application on 4th November 2014. By the close of the consultation period on 25th November 2014, one objection had been received from the Harefield Tenants and Residents Association:

- As this is in the green belt we feel any further developments to this site is unwarranted.

OFFICER COMMENT: The issues raised above will be discussed in the main body of the report.

Internal Consultees

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy OL4 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) states:

The Local Planning Authority will only permit the replacement or extension of buildings within the Green Belt if:

- (i) The development would not result in any disproportionate change in the bulk and character of the original building;
- (ii) The development would not significantly increase the built up appearance of the site;

(iii) Having regard to the character of the surrounding area the development would not injure the visual amenities of the green belt by reason of siting, materials, design, traffic or activities generated.

The proposed single storey infill extensions to the rear of the these semi-detached properties would not increase the floorspace of the original dwellings by more 50% and are considered to form subordinate additions that would have an acceptable impact to the appearance of the existing dwellings and the surrounding Green Belt land. Furthermore, the proposed first floor side extension to No.8 would match the size, scale and design of the existing side extension at No.9 and would help re-balance the symmetry of the two properties. Therefore, no objection is raised in principle to the proposal.

7.02 Density of the proposed development

Not applicable to the current application.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

The application site is not within a Conservation Area or Area of Special Local Character and the application site is not a listed building.

7.04 Airport safeguarding

Not applicable to the current application.

7.05 Impact on the green belt

The proposed developments are extensions to an existing dwelling and are of a size and bulk that would be considered to represent subordinate additions to the original properties. Therefore, the proposals are considered not to have a significant impact the appearance of the surrounding Green Belt in accordance with Policy OL4 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012).

7.07 Impact on the character & appearance of the area

The proposed single storey rear infill extensions to both properties would form minor additions and would not have a significant impact to the appearance of the existing dwellings or the visual amenity of the surrounding area. Furthermore, the proposed first floor side extension to No.8 would be set down from the ridge of the main roof by 0.5, to ensure a suboridante appearance and the additional floor space created would not exceed 50% of the original dwelling. The size and design of the side extension would match that of the existing two storey side extension at No.9 and would balance the appearance of the two properties as a result.

Therefore, the proposed development is considered to have an acceptable impact to the character of the existing dwellings, the visual amenity of the surrounding area and the appearance of the wider area in general in accordance with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The distance between the side elevation of the proposed first floor side extension at No.8 New Years Green Farm and the neighbouring static homes at 1, 2 and 3 The Shrubs is considered sufficient enough to ensure no undue loss of residential amenity would occur as a result of the development. Furthermore, the proposals would not result in the loss of light, outlook or privacy to any other properties given the location of the site, on an open and sparsely populated plot of land.

Therefore, the proposed development is in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to the current application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed development would not impact the parking provision to the front of the site and the proposal is considered not to have a significant impact to traffic or pedestrian safety in the area.

7.11 Urban design, access and security

As discussed in 7.07 of this report.

7.12 Disabled access

Not applicable to the current application.

7.13 Provision of affordable & special needs housing

Not applicable to the current application.

7.14 Trees, Landscaping and Ecology

The proposed development would have no impact to the existing trees and landscaping at the site.

7.15 Sustainable waste management

Not applicable to the current application.

7.16 Renewable energy / Sustainability

Not applicable to the current application.

7.17 Flooding or Drainage Issues

Not applicable to the current application.

7.18 Noise or Air Quality Issues

Not applicable to the current application.

7.19 Comments on Public Consultations

No further comments with regards to public consultation.

7.20 Planning Obligations

None required.

7.21 Expediency of enforcement action

Not applicable to the current application.

7.22 Other Issues

No other issues for discussion.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

None received.

10. CONCLUSION

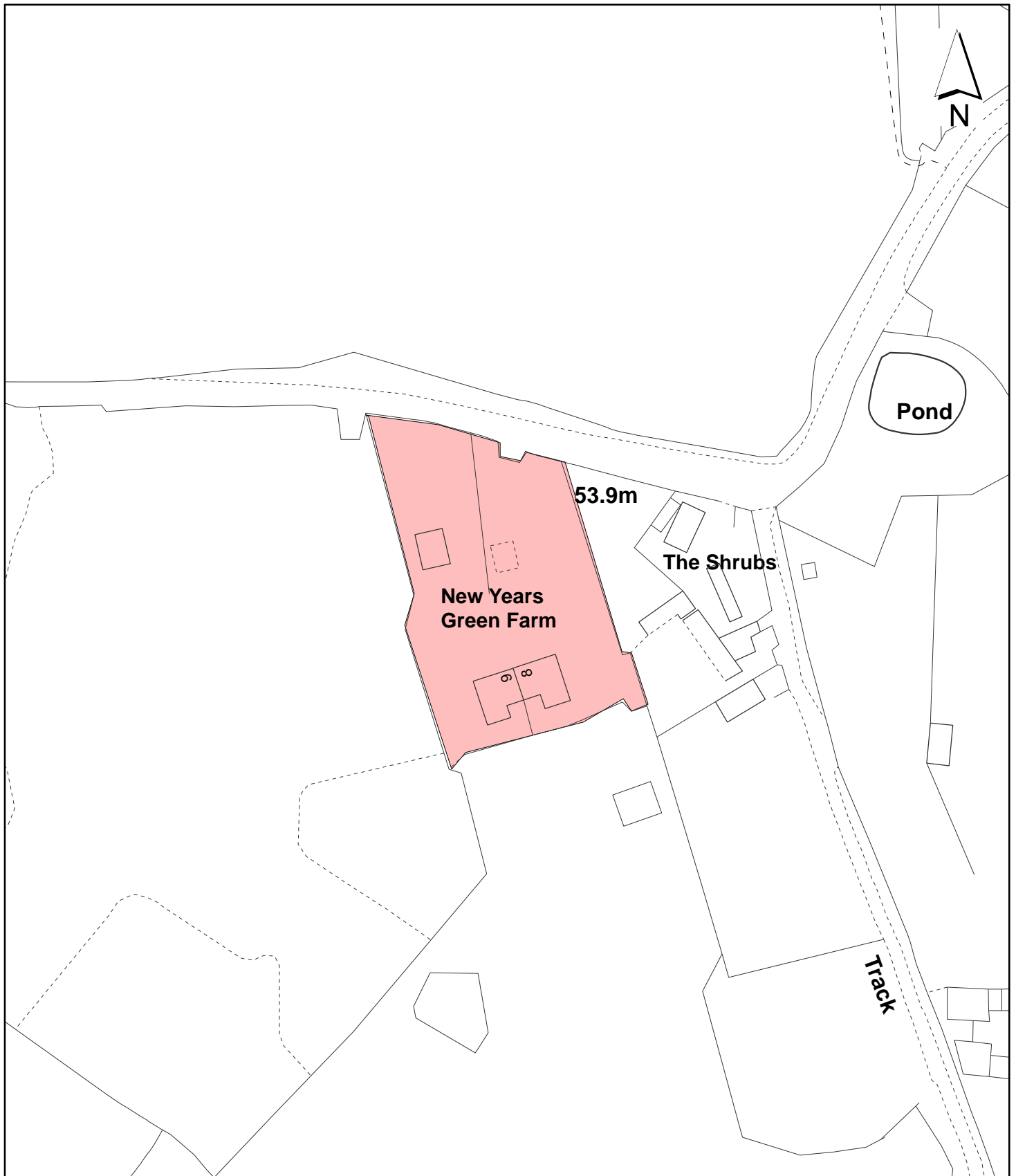
The proposal is considered not to have any significant impact to the visual amenity of the surrounding Green Belt or the residential amenity of any neighbouring properties. Therefore, the application is recommended for approval.

11. Reference Documents


Hillingdon Local Plan (November 2012);
The London Plan (July 2011);
National Planning Policy Framework.

Contact Officer: Patrick Marfleet

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.
 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).
 Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address

**8 & 9 New Years Green Farm
 Newyears Green Lane
 Harefield**

Planning Application Ref:

70392/APP/2014/3842

Planning Committee

North

Scale

1:1,250

Date

January 2015

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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



HILLINGDON
 LONDON