

## Report of the Director of Planning & Community Services Group

**Address** 10 CHILTERN ROAD EASTCOTE

**Development:** Single storey rear extension with 2 rear rooflights and habitable roofspace above to include 2 rear dormers, enlargement and alterations to existing roof to include 2 side dormers and 3 rooflights to sides and 1 to front (involving demolition of existing rear conservatory).

**LBH Ref Nos:** 13772/APP/2009/1426

**Drawing Nos:** 090208/02  
Location Plan at Scale 1:1250  
090208/04  
090208/05 B  
090208/08 A  
090208/03 C

<b>Date Plans Received:</b>	29/06/2009	<b>Date(s) of Amendment(s):</b>	29/06/2009
<b>Date Application Valid:</b>	13/07/2009		30/08/2009
			12/11/2009

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the southern side of Chiltern Road and comprises a detached chalet bungalow with a detached garage on the boundary with No 12 Chiltern Road. The site has a wider than average frontage. The locality is sloped with the application site at a higher level than the road, and with the land to the east dropping away. Chiltern Road is characterised by a mixture of single and two storey dwellings. The application site lies within the developed area as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

#### 1.2 Proposed Scheme

Planning permission is sought for a single storey rear extension with additional habitable accommodation provided in the roof space.

The rear extension would be 4m deep by 13.98m wide, with a further 3m deep by 4.66m wide central element. This would be finished with a hipped roof at the same height as the host dwelling and would be fully integrated with the existing roof form, resulting in a central square crown roof.

4 x dormer windows would be applied to the newly formed and existing roof planes, one to either side and two to the rear. The side dormer facing towards No 12 Chiltern Road, would be 2m wide by 2.5m deep, with a maximum projection of 2.2m from the plane of the roof. The remaining three dormers would be identical in size although they would have different fenestration details. These would be 2.4m wide by 2.65m deep, with a maximum projection of 2.2m from the plane of the roof.

Two roof lights would be applied to the side elevation facing No.8 Chiltern Road and one roof light to the front roof slope. Although it is noted two of these roof lights could be installed under the properties existing permitted development rights.

### 1.3 Relevant Planning History

13772/APP/2006/3573 10 Chiltern Road Eastcote

ERECTION OF 2, FIVE-BEDROOM DETACHED DWELLINGHOUSES WITH ROOFSPACE ACCOMMODATION AND INTEGRAL GARAGES (INVOLVING DEMOLITION OF EXISTING DWELLINGHOUSE)

**Decision Date:** 28-02-2007 Refused **Appeal:**

13772/APP/2007/744 10 Chiltern Road Eastcote

ERECTION OF 2, 2 STOREY FIVE-BEDROOM DETACHED DWELLINGHOUSES WITH ROOFSPACE ACCOMMODATION AND INTEGRAL GARAGES (INVOLVING DEMOLITION OF EXISTING DWELLINGHOUSE) (REVISED APPLICATION)

**Decision Date:** 27-07-2007 Refused **Appeal:**29-JAN-08 Allowed

13772/APP/2007/933 10 Chiltern Road Eastcote

ERECTION OF A TWO AND A HALF STOREY, 5-BEDROOM DETACHED DWELLINGHOUSE WITH ROOFSPACE ACCOMMODATION AND INTEGRAL GARAGE (INVOLVING DEMOLITION OF THE EXISTING DWELLINGHOUSE) (REVISED APPLICATION)

**Decision Date:** 17-07-2007 Approved **Appeal:**

13772/APP/2009/1897 10 Chiltern Road Eastcote

Single storey detached garage / plant room with habitable roof space with 1 front and 1 rear dormer involving demolition of existing detached garage and car port and installation of swimming pool to rear

**Decision Date:** 28-10-2009 Approved **Appeal:**

#### Comment on Planning History

The site has planning permission for its redevelopment to provide two x two storey five bedroom properties (Ref: 13772/APP/2007/744) and a single five bedroom dwelling (Ref: 13772/APP/2007/933), both granted on appeal. Neither of these permissions have been implemented.

### 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

24 neighbours were consulted, and one response was received, that made a number of comments, some of which related to the garage building with habitable accommodation. This element of the scheme was subsequently withdrawn from the proposal and has now been dealt with under a separate application. As such these comments have not been listed below. The comments in relation to the current scheme are as follows -

1. The side windows will look into the garden of No.12;
2. The size and number of roof dormers is excessive and not in keeping with the neighbouring property;
3. The property was a 2 bedroom dwelling and now will be converted into a four bedroom house;
4. The proposal will require a party wall surveyor;
5. If the side windows are allowed I request they are obscure glazed and non-opening.

Eastcote Residents Association

This side of Chiltern Road consists of modest houses and bungalows, with uncomplicated roof lines. No 10 is unique and attractive. The proposal is for a very large ground floor and roof extension. The multiple hips, dormers and roof lights will give rise to a very cluttered and over dominant roof design, the side dormers will be very visible from the roadway, and thus totally out of keeping. The side dormers will over look Nos.8 and 12.

A Ward Councillor has requested this application is dealt with by the North Planning Committee

EPU

The site of housing in this area is on our database as an old brick works and clay pit identified from pre war historic maps epoch 3, 1900 to 1949. The site was inspected under part IIA but no evidence of contamination was found on the site visit in 2008. Therefore an informative will suffice.

#### **4. UDP / LDF Designation and London Plan**

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

Part 1 Policies:

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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
HDAS	Residential Extensions
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

#### **5. MAIN PLANNING ISSUES**

The main considerations are the design and impact on the street scene and the impact upon the amenities of adjoining occupiers.

With regard to loss of light or outlook, the extension would not have an adverse effect on the adjoining neighbours. The neighbouring dwelling to the west of the application site (No 8) has a deeper rear building line than the application site and there is over 11m between the application site property and the property to the east (No.12). Therefore although the extensions would exceed the depth guidelines in the Supplementary Planning Document

(SPD) HDAS: Residential Extensions, it is not considered to have a material impact on the adjacent dwellings as the extensions would not conflict with a 45 degree line taken from the nearest corner point of either property, and therefore would comply with section 6.2 of the SPD. The proposal is considered to comply with policies BE20 and BE21 of the UDP (Saved Policies September 2007).

With regard to loss of privacy, the dormer windows and roof-lights shown in the flank walls facing Nos.8 and 12 Chiltern Road, would all be either secondary windows or serve non habitable rooms, such as bathrooms/WC's and therefore these are conditioned to be obscure glazed and non-opening below top vent to avoid any overlooking concerns. Therefore it is considered the proposal would comply with section 6.9 of the SPD and Policy BE24 of the UDP (Saved Policies September 2007).

It is considered, that all the proposed habitable rooms, and those altered by the development still maintain an adequate outlook and source of natural light, therefore complying with Policy 4A.3 of the London Plan (2008).

The proposed rear extension, although substantial, is considered to satisfactorily integrate with the existing dwelling. Revised plans have been received to show the rear dormer windows reduced in width and moved in from the edges of the roof slope and this is considered to provide an adequate set-in, and would result in two centred dormers, one to either side of the single storey rear facing gable element. As such, they would appear in-keeping with the overall design and scale of the original dwelling. The proposed extensions and roof additions are considered to be clearly articulated to the main dwelling, such that its character would not be unduly harmed, and would therefore comply with policies BE13, BE15, and BE19 of the UDP (Saved Policies September 2007).

Over 700m<sup>2</sup> of private amenity space would be retained once the extension has been completed and therefore the proposal would comply with Policy BE23 of the UDP (Saved Policies September 2007).

The proposed plans indicate that the parking arrangement at this site would not be altered by this proposal, with at least two parking spaces being provided. As such, the proposal is considered to accord with policy AM14 of the UDP (Saved Policies September 2007).

## **6. RECOMMENDATION**

### **APPROVAL subject to the following:**

**1** T8 Time Limit - full planning application 3 years

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** M2 External surfaces to match existing building

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.

#### 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 Unitary Development Plan Saved Policies (September 2007).

#### **3 OM1 Development in accordance with Approved Plans**

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

#### REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **4 RPD1 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 Nos.8 and 12 Chiltern Road.

#### REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **5 RPD2 Obscured Glazing and Non-Opening Windows (a)**

The window(s) in the roof slopes facing Nos.8 and 12 Chiltern 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 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **INFORMATIVES**

- 1** You are advised that the land in this housing area is identified from historic maps as a brick works and clay pit prior to the present housing being built. We would advise persons working on site to take basic precautions in case any contamination were to be found at depth and also to ensure that any such material is not mixed with clean material near the surface. Please contact the Environmental Protection Unit on 01895 250155 if you require any advice.

#### **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.**

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.
AM14	New development and car parking standards.
HDAS	Residential Extensions
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

- 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 & 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 & Community Services Reception Desk, Level 3, 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.

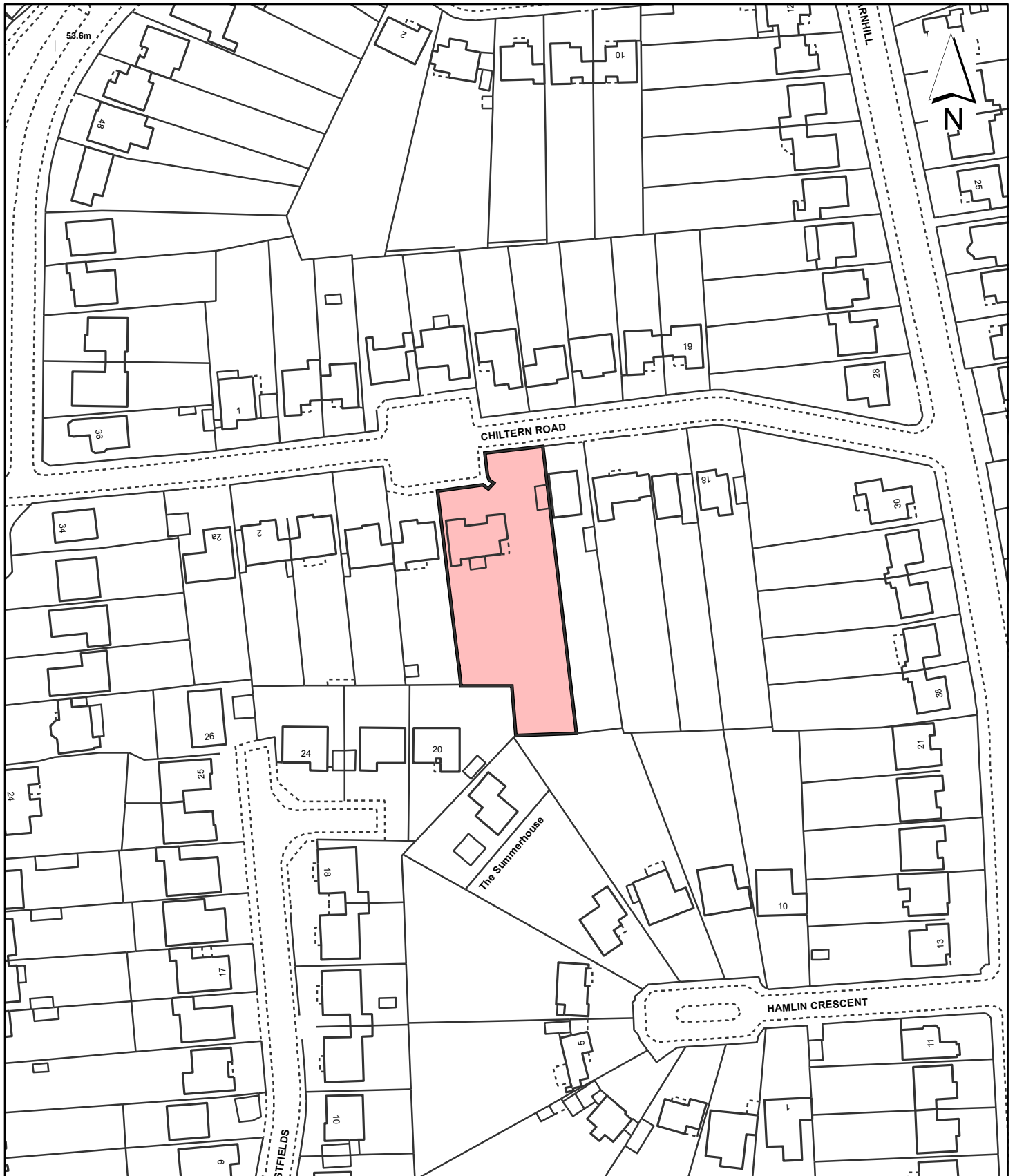
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the 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 (CO<sub>2</sub>) 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:** Catherine Hems

**Telephone No:** 01895 250230





**Notes**

 Site boundary

For identification purposes only.

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Site Address

**10 Chiltern Road  
Eastcote**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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

Planning Application Ref:  
**13772/APP/2009/1426**

Scale  
**1:1,250**

Planning Committee  
**North**

Date  
**November 2009**



**HILLINGDON**  
LONDON