

Report of the Head of Planning, Sport and Green Spaces

Address 18 PRIORY COTTAGES HARVIL ROAD HAREFIELD

Development: Retention of part of existing decking to rear of dwelling, retention of close boarded boundary fence adjacent to retained decking.

LBH Ref Nos: 2091/APP/2012/2706

Drawing Nos: Location Plan
121010 Existing Plans & Elevations
121011 Proposed Plans & Elevations

Date Plans Received: 01/11/2012 **Date(s) of Amendment(s):**

Date Application Valid: 01/11/2012

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the north-western side of Harvil Road. 17 Priory Cottages is located south-east of the site with 19 Priory Cottages located to the north-west. The rear of the application site backs onto 10 and 12 Truesdale Drive. An area of Green Belt is located east of the site.

1.2 Proposed Scheme

The applicant seeks to retain part of the existing 1.1m high decking (raised platform) to the rear of the dwelling, and the 1.8m high close boarded fence located on the boundary with 17 Priory Cottages. The decking is 3m deep and extends across the full width of the dwelling. A 10.30sq.m section of decking, which extends out a further 3m into the garden, would be removed as part of this application.

1.3 Relevant Planning History

2091/APP/2009/1322 18 Priory Cottages Harvil Road Harefield

Erection of a two storey side and part two storey rear extension and a single storey rear extension (involving demolition of existing detached garage).

Decision Date: 13-08-2009 Refused **Appeal:**

2091/APP/2009/1850 18 Priory Cottages Harvil Road Harefield

Part single storey part two storey side and rear extension to include integral garage and alterations to window at first floor rear and demolition of existing detached garage to side.

Decision Date: 15-10-2009 Approved **Appeal:**

Comment on Planning History

An enforcement notice was issued against the unauthorised erection of a raised platform, a wooden bar/outbuilding and a rear side boundary fence. The applicant appealed against the enforcement notice (Planning Inspectorate ref: APP/R5510/C/12/2168909). The appeal

was part-allowed in relation to the wooden bar/outbuilding and part-dismissed in relation to the raised platform and side boundary fence. The applicant has submitted this retrospective planning application to regulate the situation regarding the raised platform and fence.

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

Consultation letters were sent to two neighbouring properties. No responses were received.

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.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

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 planning issue relates to the impact the raised platform (decking) and the boundary fence has on the character of the area and on residential amenity.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to protect the character and appearance of the street scene whilst Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require alterations and extensions to harmonise with the scale, form, architectural composition and proportions of the original building. Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area. Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to protect the privacy of neighbouring dwellings.

The raised platform extends along the entire width of the extended dwelling house and is 1.1m high and 3m deep; the timber/glazed balustrade around the edge of the raised platform adds a further 1.19m to the overall height. In addition, a 1.8m high fence has been erected on top of the raised platform on the site boundary with 17 Priory Cottage. A 10.30sq.m section of the raised platform, which extends out a further 3m into the garden, would be removed.

The overall size and height of the raised platform to be retained creates a dominant and overpowering feature which is not in character with the area. The 3m projection of the raised platform from the dwelling house, which has already been subject to various extensions, combined with the sloping change in ground level, results in direct overlooking and an unacceptable loss of privacy to the occupiers of 17 and 19 Priory Cottages.

As a result of the installation of the unauthorised decking, the boundary fence has had to be increased to 2.9m when measured from the nearest ground level. This further increases the sense of enclosure to the neighbour at 17 Priory Cottages which affects the residential amenity to this property.

The development is therefore detrimental to the character of the area and to residential amenity of neighbours, contrary to Policies BE13, BE15, BE19, BE20 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application is therefore recommended for refusal.

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The raised platform and boundary fence, by reason of the siting, bulk and proximity to nearby residential dwellings, results in a dominant and overpowering feature detrimental to the character and residential amenity of the area and results in an unacceptable loss of privacy to neighbours. The development is therefore contrary to Policies BE13, BE15, BE19, BE20 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

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 guidance.

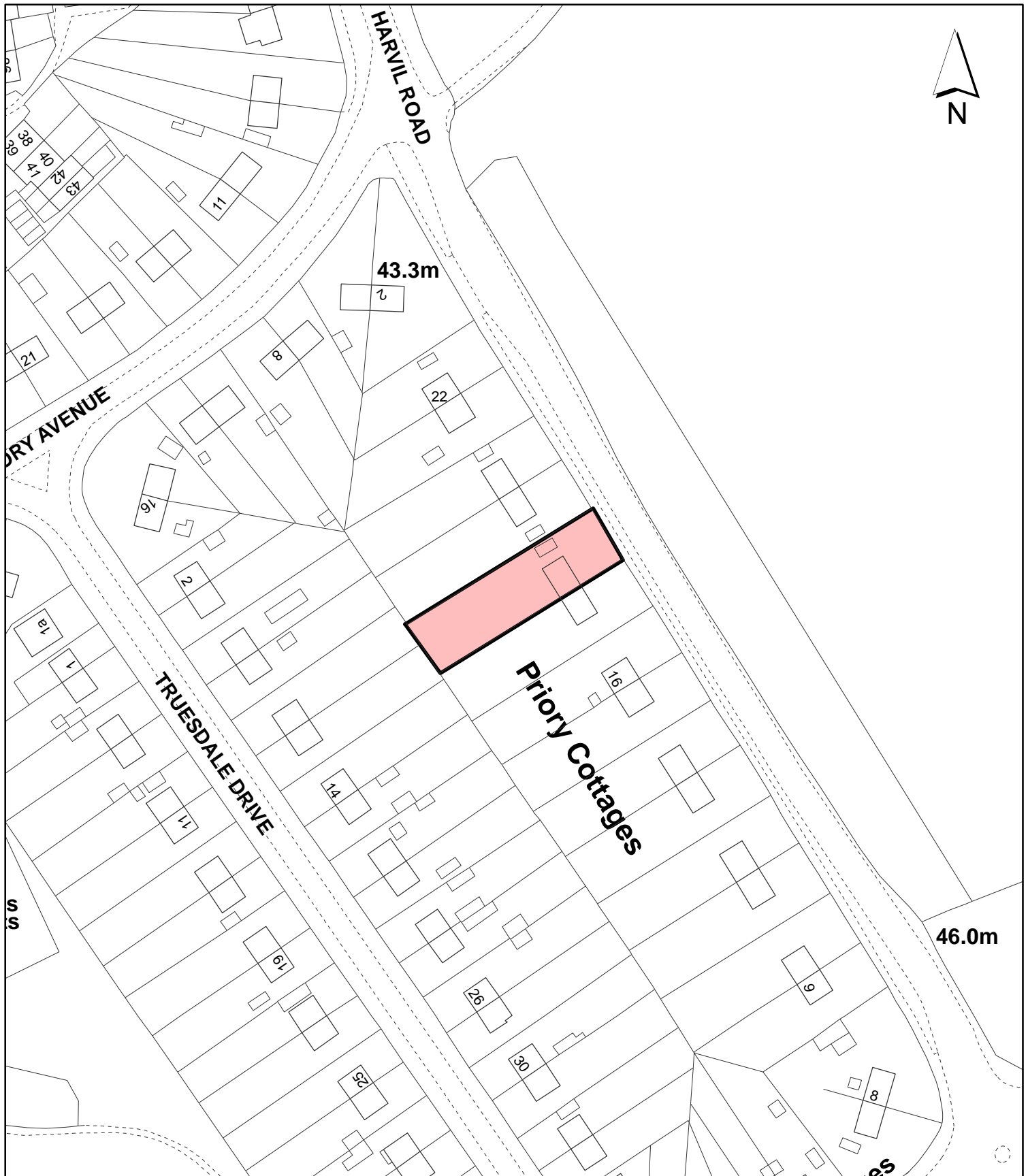
Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
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Notes:

 Site boundary

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Site Address: **18 Priory Cottages
 Harvil Road
 Harefield**

**LONDON BOROUGH
 OF HILLINGDON**
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 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
2091/APP/2012/2706

Scale:
1:1,250

Planning Committee:
North

Date:
May 2015

