

Report of the Head of Planning, Sport and Green Spaces

Address 27 HALFORD ROAD ICKENHAM

Development: Alterations and reconstruction of the front wall of the garage including the installation of a new roller shutter door

LBH Ref Nos: 16527/APP/2015/339

Drawing Nos: 2894-01
2894-02
Location Plan (1:1250)
Supporting photograph of existing doorway
Photograph of existing raised roof over doorway

Date Plans Received: 29/01/2015 **Date(s) of Amendment(s):**

Date Application Valid: 30/01/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises of a detached bungalow situated on the south side of Halford Road. The surrounding area comprises of detached bungalows, some with extensions and roof additions made, and is wholly residential in character and appearance. As such, it lies within the Developed Area of the Borough as identified in the Hillingdon Local Plan.

No. 27 Halford Road has an attached garage with a pitched roof (2.2m high at the apex, 1.85m at the eaves) to the side and the remainder of the space to the boundary (approx. 0.8m) is infilled underneath a section of corrugated board roofing.

The adjoining property to the west, No. 29, a bungalow, is positioned some six metres or so further forward towards the road and contains three side facing windows to habitable rooms.

1.2 Proposed Scheme

This application seeks consent for alterations and the reconstruction of the front wall of the garage including the installation of a new roller shutter door.

It is proposed to remove the existing doors and front wall of the garage and erect a rendered wall which extends 0.65 metres from the main front wall of the house, to align with the adjacent bay windows, and would be 3.6 metres in width. The wall would be approximately 2.6 metres in height and include an aluminium shutter door.

Beyond this front parapet wall, the structure will remain the same height as the existing, and it is proposed to retain a low pitched felt roof and plastic sheeting adjacent to the boundary with No. 29.

1.3 Relevant Planning History

16527/APP/2010/166 27 Halford Road Ickenham

Raising and enlargement of roof height to provide habitable space with 7 side, 1 front and 1 rear rooflights and the installation of a hip roof over existing side extension.

Decision Date: 09-04-2010 Approved **Appeal:**

16527/APP/2013/3454 27 Halford Road Ickenham

Rebuild front of existing attached garage (part retrospective).

Decision Date: 12-03-2014 Refused **Appeal:**

16527/APP/2014/2120 27 Halford Road Ickenham

Side infill extension to use as store (part retrospective).
(re-submission of 16527/APP/2013/3454)

Decision Date: 28-07-2014 NFA **Appeal:**

16527/APP/2014/3984 27 Halford Road Ickenham

Rebuild Existing front garage with masonry front wall. With the same size footprint and position.

Decision Date: 14-11-2014 NFA **Appeal:**

Comment on Planning History

Application 16527/APP/2013/3454 refused consent for rebuilding the front of the existing attached garage. The proposal previously considered by the Council was to refurbish the existing attached garage front, by replacing the integral timber doors with roller shutter doors, and constructing a rendered and painted blockwork surround with a short section (1.35m) of return wall to the right hand front corner of the house. The surround was to be built to a height of approximately 2.4 metres and project by 0.75m in front of the existing bay windows.

This application was refused for the following reason:

The proposal, by reason of its form and appearance, would be out of harmony with the existing building and thus represent a prominent and incongruous addition within the street scene detrimental to the amenities and character of the surrounding residential area. In this regard, the quality and scale of the submitted plans and lack of side-on elevations is insufficient to enable full consideration of such details as the external finishes, corners, top edges, joints and flashings, door opening, guttering and rainwater downpipes etc. It therefore conflicts with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

The main concerns with this application related to the height, depth, design and scale of the front extensions, which protruded substantially beyond the front elevation. This wall has since been removed from the property.

The main difference between this previous scheme and the current application is that the depth of the front extension has been reduced by 0.6 metres from that originally proposed.

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 residents were notified of the application and a site notice was erected at the site. One response was received from these consultations which raised the following concerns:

1. Noise

- quiet enjoyment would be severely impacted by a building with roller doors directly outside downstairs bedroom window, with a proposed wall less than a foot from our property (considerably closer and higher than the previous wall);

- proximity and the doors will cause significant daily noise disruption.

- applicant's van is parked in close proximity to my son's bedroom window a number of times during each day, with disruption from early morning to late evening. If this new building is permitted with roller doors, there will be an unacceptable disruption both in terms of the additional level of noise and its frequency.

2. Scale/bulk

- proposed building is significantly larger in scale than the previous building, and will add to an already oppressive/overbearing environment (the applicant has previously blocked out completely my other living room window with a brick wall).

3. Loss of light

- new development will block out our east-facing living room window, failing to safeguard access to sunlight and daylight/reduction of daylight;

- existing shed structure roof slopes down to the right (adjacent to living room window) is far lower and at a greater distance away than the proposed wall plus roof of this previous structure was clear plastic, as was the right-side wall, in order not to reduce the amount of daylight entering my living room.

- photographs show both the amount of light the living room currently enjoys and the current height of the existing structure on that side. What is now proposed is over two feet higher on the right side wall and will block out all light to my living room, significantly exacerbating the existing situation by blocking out a second window in my living room with a brick wall

- will contravene recommendations in the Building Research Establishment's report 'Site Layout Planning for Daylight and Sunlight 1991' (suitable daylight to habitable rooms is achieved where a 25 vertical angle taken from a point 2 metres above the floor of the fenestrated elevation is kept unobstructed).

Ickenham Residents Association: No comments received.

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:

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.
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

5. MAIN PLANNING ISSUES

The main issues with the proposal are the impact on the street scene and surrounding area; the design in terms of scale, proportion etc. and the potential impacts on the amenities of the neighbouring occupiers. Parking, amenity space provision and landscaping are also taken into account.

DESIGN

Policy BE15 permits extension that are in harmony with the scale, form, composition and proportions of the original building and street scene. In order to achieve this, front extensions should not extend across the entire frontage (SPD, Hillingdon Design And Accessibility Statement - Residential Extensions, Section 8.0).

The Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) contains policies that seek to safeguard the appearance, character and amenities of the local street scene and surrounding area. Policy BE13 states that development must harmonise with the existing street scene and Policy BE19 that it should complement the amenity and character of the residential area in which it is situated.

The wall proposed to extend across the front elevation of the building, would be of a design and scale subordinate and sympathetic to the detailing and character of the main house. The wall has been reduced in size from previous proposals and would extend the same depth from the front of the main house as the existing bay windows (considerably less than the original garage structure and previous scheme (16527/APP/2013/3454)). The height of the wall, respects the eaves height and proportions of the main house, and its rendered finish, would complement that of the host building. Overall, it is considered that the proposals would comply with the Council's adopted policies and guidance.

RESIDENTIAL AMENITY

The amenities of adjoining occupiers are sought to be safeguarded by Local Plan Policies BE20 (in terms of daylight/sunlight), BE21 (outlook) and BE24 (privacy). HDAS sets out the criteria by which such impacts are assessed including the minimum horizontal and vertical angles of daylight to be maintained between the properties and general bulk due to size, height and proximity to boundary.

No. 29 Halford Road contains three ground floor windows in the side elevation which face No. 27. The side window nearest the road is clear glazed and serves a bedroom. The middle window is obscurely glazed and serves a living room as does the rearmost side window which is already partly hidden by an existing structure at No. 27. The living area served by these side windows, also benefits from unobstructed rear facing windows and

internal windows between the kitchen, which provide some degree of natural light.

The main concern expressed by the neighbouring occupier is that the proposal would cause an unacceptable loss of light and over dominance.

The proposal is to retain the existing storage areas that exist on the site, with no alterations proposed to the height or materials/design of the roof or side walls of these existing structures. The wall, will effectively form a parapet wall section, at its right hand corner.

Despite the proximity to the boundary with No. 29, the proposed scheme would ensure that the current levels of light, when measured by a vertical angle of 25 degrees taken from the centre of these windows at a point 2 metres above floor level, would not be reduced beyond the existing site circumstances. The bedroom window is in front of the wall to be erected and the daylight received to the other windows would remain largely uninterrupted.

The other concern regarding noise is not considered to warrant a refusal as the replacement of garage doors (for instance, with different doors or a window) would ordinarily not require planning permission.

For the reasons given above regarding the relationship of the new garage frontage to No. 29, the impact on neighbour amenities is considered to be acceptable and the proposal therefore accords with Local Plan Policies BE20 and BE21 in these respects.

Overall, the proposed wall by reason of its acceptable design, scale, size and siting, is not considered to have a detrimental impact on the character and appearance of the host building, or its appearance within the surrounding street scene. Further, for these reasons also, the scheme is not considered to give rise to an unacceptable loss of light to the adjoining occupant, nor to appear unduly overbearing or visually obtrusive. Approval of the application is therefore recommended.

6. RECOMMENDATION

APPROVAL subject to the following:

1 NONSC Time limit

Within 3 months of the date of this decision the approved alterations and works to the building, shall be carried out and completed in strict accordance with the plan hereby approved, number 2894-02. Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the alterations are rectified, in compliance with Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

2 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)

INFORMATIVES

- 1 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 (2015). 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.
- 2 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).

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) 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:

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.
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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

- 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, Environment and 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, Environment and Community Services Reception, 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.

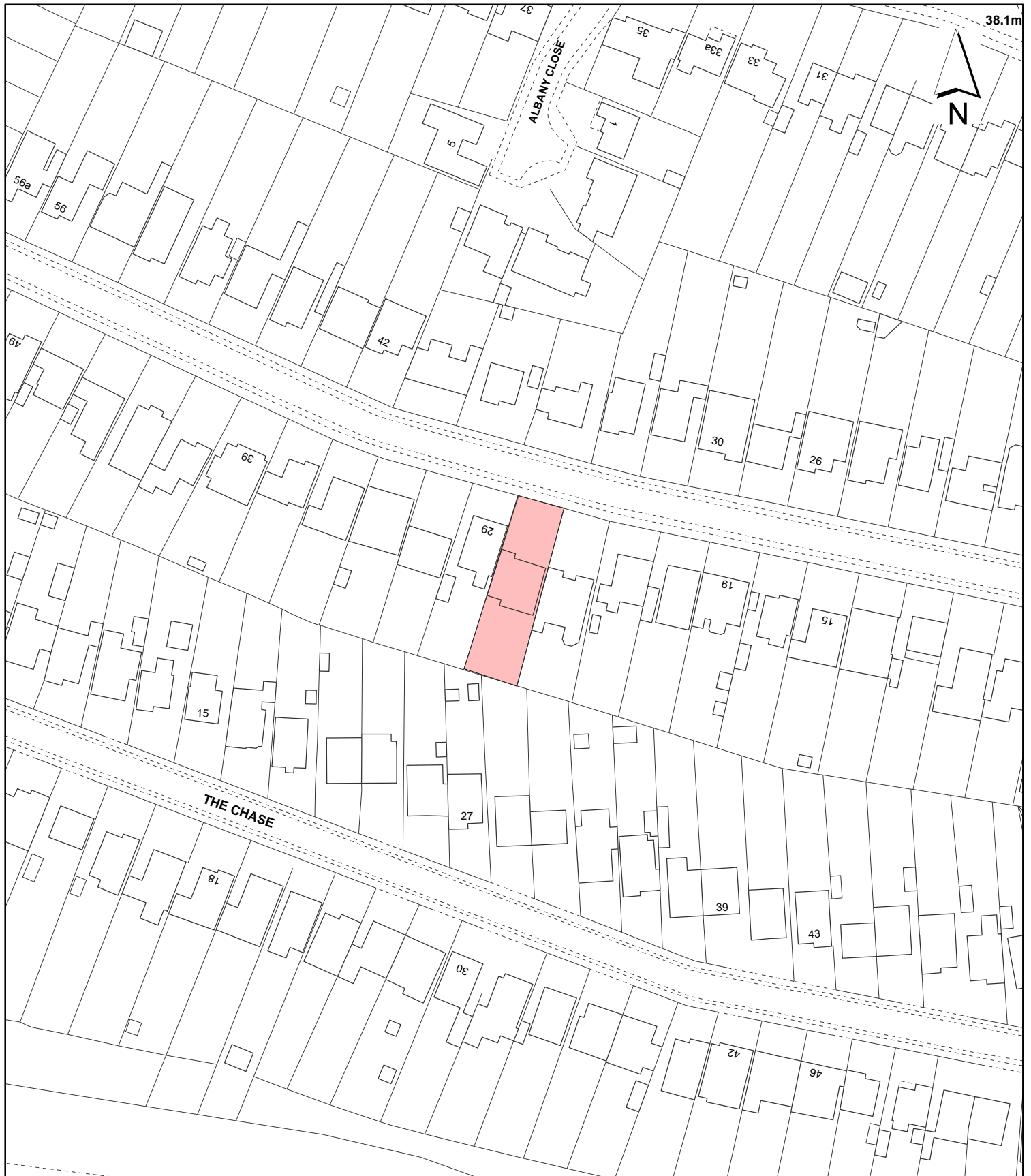
D) No bonfires that create dark smoke or nuisance to local residents.

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 (CO2) 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: Charlotte Bath

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**27 Halford Road
 Ickenham**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section

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

Planning Application Ref:
16527/APP/2015/339

Scale:
1:1,250

Planning Committee:
North

Date:
May 2015



HILLINGDON
 LONDON