

Report of the Head of Planning, Sport and Green Spaces

Address 18 HIGHFIELD DRIVE ICKENHAM

Development: Part two storey, part single storey rear extension, two storey front extension, first floor side extensions, raising of roof to allow conversion of roof space to habitable use to include a rear dormer, 2 front dormers, 4 side roof lights, conversion of garage to habitable use involving raising of roof of garage alterations to front and rear elevations including new boundary wall to front

LBH Ref Nos: 33211/APP/2015/1061

Drawing Nos: Existing Ground Floor Plan
Existing First Floor Plan
Location and Block Plans
Proposed Ground Floor Plan
Proposed First Floor Plan
Proposed Loft Floor Plan
Existing Front and North Elevation
Existing Rear and South Elevation
Proposed Front and North Elevation
Proposed Front Elevation With Front Boundary Wall/Railings
Proposed Rear and South Elevation
Proposed Roof Plan

Date Plans Received: 23/03/2015

Date(s) of Amendment(s):

Date Application Valid: 08/04/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached two-storey dwelling with a hipped roof and a cat-slide roof on the southern elevation. The property has an integral garage with a driveway and front garden. There is a porch with a hipped roof centrally located to the front of the property. To the rear of the property is a two storey rear element with two hipped roofs set down from the main roof of house. To the north of the application site lies No.14 Highfield Drive, a two-storey detached property. To the south of the application site lies No.18 Highfield Drive, also a two storey detached property.

The street scene is residential in character and appearance comprising detached properties. The site lies within a Developed Area as identified in the policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

The scheme proposes a part-two storey, part single storey rear extension. The part single storey and two storey side extension has been omitted from the previously refused scheme.

The two storey rear extension would reflect the design of the existing two storey rear element with two pitched roofs. The roof would extend downwards following the angle of the cat-slide roof. The two storey extension would be 4m deep, 7.80m wide, set down 0.65m from the main ridge of the house. The two storey rear element would be set a minimum 1.50m from the side boundary. The single storey rear extension would be located adjacent to the two storey rear extension and measure 4m deep, 2.65m wide and 3.516m high with a flat roof and parapet wall. There are no new windows proposed in the side elevations. The eaves would follow the lines of the existing dwelling. The proposal comprises two additional bedrooms resulting in a total of five bedrooms for this property and a living room and dining room on the ground floor. A 2.5m deep patio is proposed to the rear of the property. The materials would match the existing house with a sand cement render finish.

1.3 Relevant Planning History

33211/APP/2013/3453 18 Highfield Drive Ickenham

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8 metres, for which the maximum height would be 3.25 metres, and for which the height of the eaves would be 3.1 metres

Decision Date: 23-12-2013 **Refused** **Appeal:**

33211/APP/2014/4 18 Highfield Drive Ickenham

Demolition of existing utility room and erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8 metres, for which the maximum height would be 3.25 metres, and for which the height of the eaves would be 3.10 metres

Decision Date: 11-02-2014 **PRN** **Appeal:**

Comment on Planning History

This application is a resubmission of planning application ref.68989/APP/2013/215 which was refused for the following reasons:

The proposed first floor side extension, by virtue of its size, scale, bulk and design would represent an incongruous addition which would not harmonise with the architectural composition and proportions of the original building and would be detrimental to the visual amenity of the street scene and the wider area. The proposal is therefore 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 - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

The proposed two storey rear extension, by virtue of its size, scale and bulk would represent an incongruous addition which would not harmonise with the architectural composition and proportions of the original building and would be detrimental to the visual amenity of the wider area. The proposal is therefore 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 - Saved UDP Policies (November 2012).

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

Four neighbouring properties, Residents Association of The Drive and the Ickenham Residents Association x 2 were consulted on 8th April 2013. A site notice was also displayed. No responses have been received.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area. Replaced by PT1.BE1 (2012)

Part 2 Policies:

AM14 New development and car parking standards.

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.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

LPP 3.5 (2015) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property and the availability of parking.

On the 8th November 2012 the adoption of the Council's Local Plan: Part 1 - Strategic Policies was agreed at the Full Council Meeting. Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) is relevant to this application. Section 1 of this policy requires development to be of a high quality of design which enhances the local distinctiveness of the area and section 2 requires that it makes a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties.

The adopted Supplementary Planning Document (SPD) - Residential Extensions at

Section 6.0 on two storey rear extensions for a detached house should not exceed 4m deep, should not breach the 45-degree line of sight taken from the nearest of the first floor window of any room of the neighbouring property. Paragraph 6.6 states new roofs should appear subordinate to the original roof and so have a ridge height at least 0.5m lower than the original roof.

The two storey and single storey element would not appear disproportionate to the scale and form of the original house. The two storey element would sit directly behind the existing dwelling and would not be visible from the street scene. Both the depths and heights comply with the HDAS guidance and given it's position directly to the rear of the main dwelling and the pyramid style roof, would appear subservient to the main roof.

As such, it is considered that the proposal would appear subordinate to the main house, and that it would not dominate the house or the streetscene and therefore would be in compliance with Policy BE1 of the Councils Local Plan: Part 1 - Strategic Policies and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

The finished height of the single storey rear extension exceeds those as set out in sections 3 of the HDAS: Residential Extensions. However, the extension would finish adequately below the cill level of the first floor rear windows on the existing house and would marginally exceed the 3.4m height allowed and as such, would be subordinate to its appearance. The proposal in terms of its scale, form and size would respect the character and appearance of the original house and would not detract from the visual amenities of the surrounding area. As such, this would not justify the refusal of permission and would be in compliance 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 UDP Policies (November 2012).

The two storey rear extension would not introduce new windows facing the adjoining properties and would not breach the 45 degree line of sight. Given the overall depth, width and set down from the main roof of the house, the proposal would not harm the residential amenities of the occupiers of the adjoining properties from increased overshadowing, visual intrusion and over-dominance, thereby complying with section 6 of the HDAS: Residential Extensions and Policies BE21 and BE24.

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 5.3 of the London Plan (2011).

Over 100sqm of private amenity space would be retained which is considered to be adequate for the application property and would be in compliance with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The existing hardstanding frontage and the proposed garage would provide ample parking. The application proposal would therefore be in compliance with policy AM14 of the saved UDP, September 2007, and the Council's adopted Car Parking Standards (Annex 1, Hillingdon Local Plan: Part Two - Saved UDP Policies, November 2012).

This application is therefore recommended for approval.

6. **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 Location and Block Plans, Proposed Ground Floor Plan, Proposed First Floor Plan, Proposed Roof Plan, Proposed Front and North Elevation, Proposed Front Elevation With Front Boundary Wall/Railings, Proposed Rear and South Elevation, and Proposed Loft Floor Plan.

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 (2015).

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 16 or 22 Highfield Drive.

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 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.

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:

PT1.10	To seek to ensure that development does not adversely affect the amenity and the character of the area. Replaced by PT1.BE1 (2012)
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Part 2 Policies:

AM14	New development and car parking standards.
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.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement,
Supplementary Planning Document, adopted December 2008
LPP 3.5 (2015) Quality and design of housing developments

- 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.

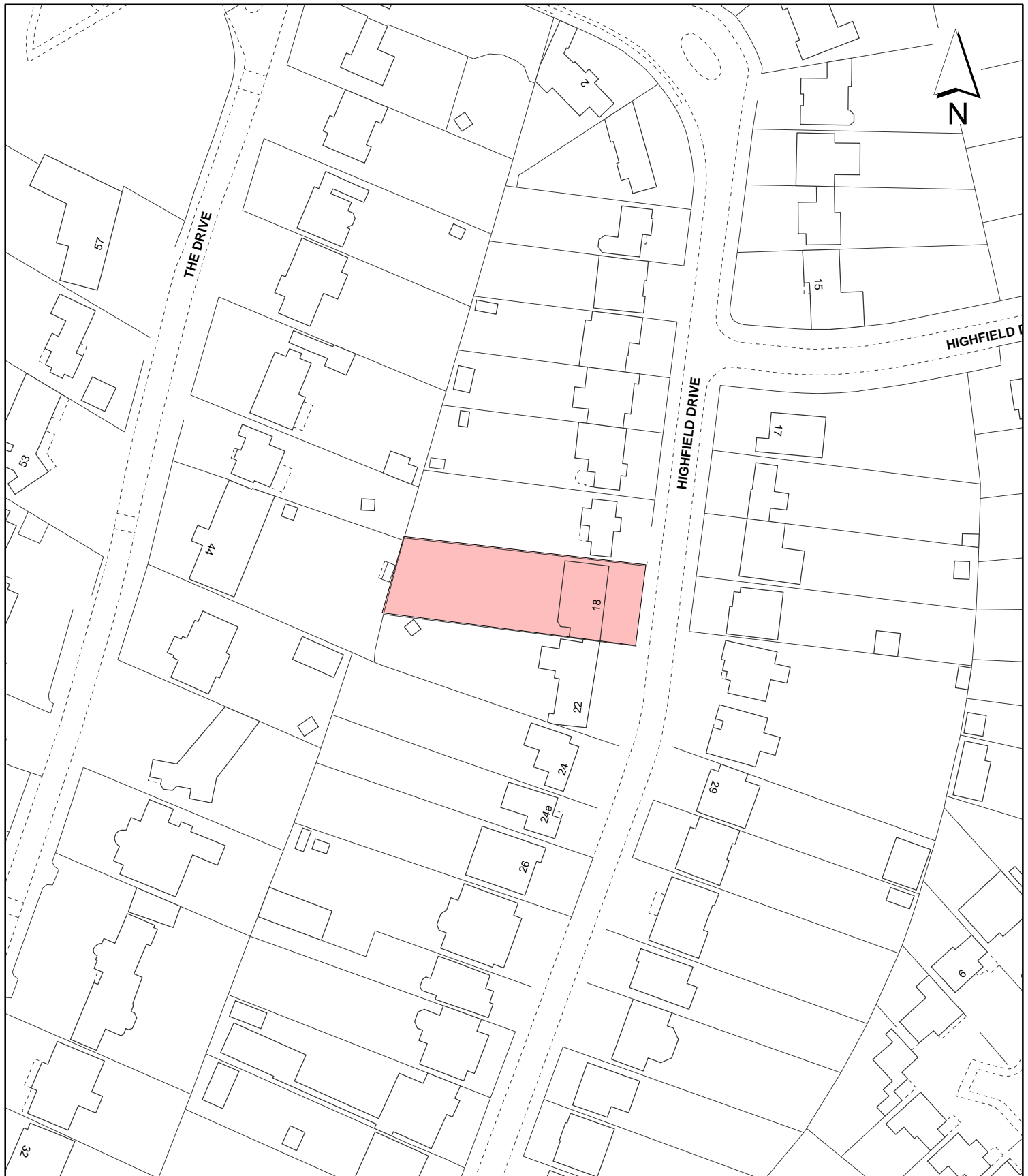
11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions,

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: Peter Korankye-Gyabong

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**18 Highfield Drive
 Ickenham**

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

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

Planning Application Ref:

33211/APP/2015/1061

Scale:

1:1,250

Planning Committee:

North

Date:

June 2015



HILLINGDON
 LONDON