

Report of the Head of Planning, Sport and Green Spaces

Address 33 THE DRIVE ICKENHAM

Development: Detached garage to front

LBH Ref Nos: 4811/APP/2015/1113

Drawing Nos: MS/SB/33/15G
Design and Access Statement
Proposed Front Elevation

Date Plans Received: 25/03/2015

Date(s) of Amendment(s):

Date Application Valid: 07/04/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the south-eastern side of The Drive and comprises a two storey brick and rendered detached house set within a spacious plot. The garden falls away from the house sloping south eastwards with the rear garden at a lower level and accessed by steps from a patio area.

The street scene is residential in character and appearance comprising large detached houses of varying designs, some set within large plots.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

The application seeks planning permission for the erection of a detached garage to the front of the site. The garage building would measure 5.5m in width by 5.5m in depth (area 30.25m²) and would be finished with a hipped roof measuring 4m in height and 2.75m to eaves.

1.3 Relevant Planning History

Comment on Planning History

There is an extensive planning history relating to the site, however none of which is directly relevant to this application.

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

4 neighbouring properties were consulted by letter dated 08.04.15 and a site notice was displayed on 13.04.15. 1 letter of objection written on behalf of the adjoining neighbour has been received to raising concerns in relation to the following:

I write on behalf of 31 The Drive, Ickenham to object to yet another application for the adjacent detached dwelling. The cumulative impact of all permitted proposals is to the significant detriment of her living conditions and this fresh proposal should be considered in that light.

The scale of the replacement dwelling is exceedingly large, with basement and three floors above. To the rear the house extends significantly beyond the line of Number 31 and the Council has permitted a large quantity of south facing flank windows that can be seen from rear facing habitable rooms and which overlook and intrude on the private amenity area immediately outside Mrs Fordham's house.

At the moment, the front of her house is open in vista. The proposed adjacent garage is set within 1 m of the boundary wall, completely in front of her dwelling. It intrudes significantly on a 45 degree line and at 4 m in height, will be intrusive in view from the front of Number 33 and from first floor bedrooms.

In terms of both the street scene and with respect to residential amenity, a solution would be to move the proposed garage to the northern boundary of Number 33, where it would lie adjacent to the neighbouring garage serving 33a The Drive and have no adverse impact in view. We would urge the Council to make this suggestion and to refuse the current application.

If approval is granted for a garage, we would ask for a condition to be imposed, that it should be used for parking cars and not as habitable living accommodation.

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.

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 and 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.

It is noted that there are examples of front garages within the locality, particularly at Nos. 23 and 33a The Drive. However, these are screened by established hedges and mature vegetation. The proposed front garage would have an external footprint of 30.25m² in close proximity to the common boundary with No. 31 The Drive. This is unacceptable in the location proposed as it is forward of the main building line to the existing house and would be a bulky addition within this informal front garden. It is also proposed in a highly visible location and its adverse width and overall bulk would provide a discordant addition, crowding the front garden and spoiling the overall view of the existing house.

Furthermore, the proposed garage does not accord with the advice given in the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document - Residential Extensions (page 33) which gives advice on the construction of garages within garden areas of existing properties. It states 'Careful consideration should be given to the location of extensions to buildings, building lines, frontages and entrances should be respected.' Although it is set in from the boundary by at least 500mm; at 9.2 it states that 'Large detached buildings situated in close proximity to the house will therefore normally be refused permission' and that bulk, height, proportion are the design criteria that will be considered. Therefore at a depth of 5.5m and width of 5.5m in close proximity to the main house and the shared boundary with No. 33, it would appear to take the property beyond the established building line in relation to the main house and the adjoining properties and is deemed contrary to guidance.

It is considered that it would unacceptably dominate the front garden area to the detriment of the character and appearance of the dwelling. For the same reasons, it would appear as an incongruous addition within the streetscene, and would be contrary to Part 2 policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Saved Policies (2012).

With regard to the dimensions of the garage, the proposal would have a hipped roof, which would have a height of 4m to the apex. To ensure the garage has minimal contribution to the loss of daylight and over shadowing of the adjoining neighbours, HDAS-EXT guidance paragraph 9.3 states that an outbuilding with a pitched roof must not exceed 4m in height. The proposal would not exceed this guidance and would comply in this regard.

In consideration of garden amenity HDAS-EXT guidance states that sufficient garden space should be retained as a consequence of an extension. The proposal would reduce the amount of amenity space at the property. However, over 100sqm of amenity space would remain, which would satisfy the minimum requirement for a property of this size, hence

complying with BE23 of the Hillingdon Local Plan: UDP Saved Policies (2012).

With regard to the parking provision the proposal would not create an addition bedroom and therefore would create no extra demand for parking. Therefore, no additional parking would be necessary and hence compliant with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

For reasons given above, it is therefore recommended that this application be refused.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development, by reason of its siting, size, scale, bulk and height would represent a visually dominant form of development which would be detrimental to the architectural composition of the existing building, the visual amenity of the street scene and the character and appearance of the locality, contrary to Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document: HDAS Residential Extensions

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 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:

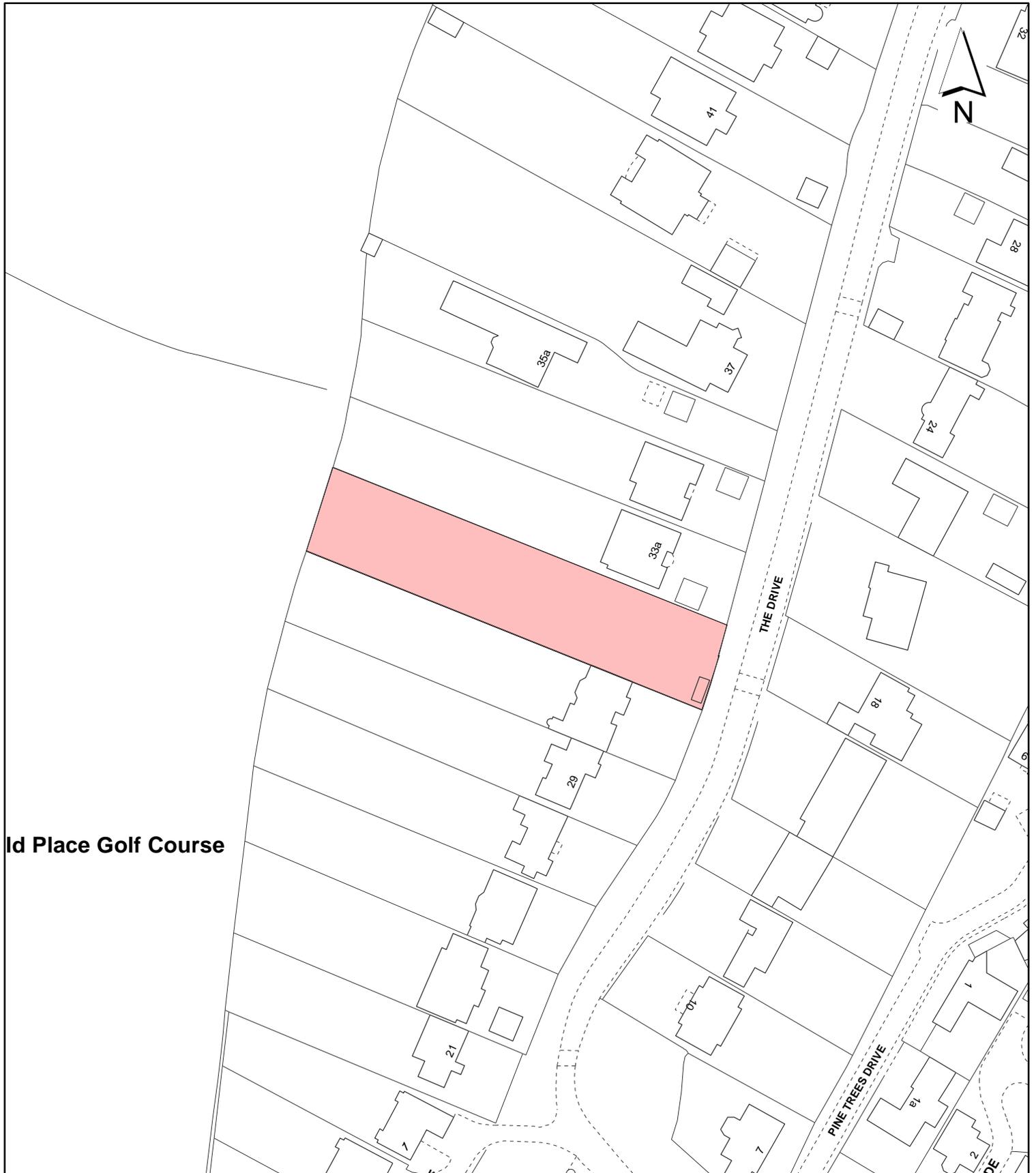
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HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5 (2015) Quality and design of housing developments

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Old Place Golf Course

Notes:

 Site boundary

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Site Address:

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**LONDON BOROUGH
OF HILLINGDON**
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 Telephone No.: Uxbridge 250111

Planning Application Ref:
4811/APP/2015/1113

Scale:
1:1,250

Planning Committee:
North

Date:
June 2015



HILLINGDON
LONDON