

## Report of the Head of Planning, Sport and Green Spaces

**Address** 7 MORFORD WAY EASTCOTE

**Development:** Conversion of roof space to habitable use to include a rear dormer, 2 rear roof lights, 2 front roof lights, new window in western side roof and conversion of roof from hip to gable ends (removal of chimney stack in rear roof)

**LBH Ref Nos:** 42971/APP/2015/1629

**Drawing Nos:** Location Plan  
007/MOR/002 Rev A  
Supporting Photo  
Supporting Photo (2)  
Supporting Photo (1)

**Date Plans Received:** 01/05/2015

**Date(s) of Amendment(s):** 01/05/0015

**Date Application Valid:** 12/05/2015

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the southern side of Morford Way, Eastcote.

It comprises a two storey detached dwellinghouse with a main hipped roof and a recessed cat-slide roof feature to the western side. There is a single storey projection to the western side and an attached garage to the eastern side, behind which is a detached mono-pitched structure. There are two bay projections (with pitched roof canopies) to the rear. There are two chimney stacks in the eastern side and rear roofs of the dwellinghouse.

To the west of the application property is No.9 Morford Way, which has single storey side and rear extensions (incorporating a garage and a conservatory). To the east is the extensively wide property at No.5 Morford Way, which has a single storey rear extension. The rear garden of the application property is bounded by dense vegetation in the form of tall trees, and it adjoins the rear gardens of 10, 12 and 14 Elm Avenue to the south.

The streetscene is residential in character and appearance, and it comprises a mix of two storey detached and semi-detached dwellinghouses with mainly hipped roofs.

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

#### 1.2 Proposed Scheme

The application seeks planning consent for the conversion of the existing roof space to habitable use to include a rear dormer, 2 rear rooflights, 2 front rooflights and conversion of the hipped roof to gable ends. The existing chimney stack in the rear roof would be removed to allow for the rear dormer. A new window would also be inserted in the western side of the

converted roof.

### 1.3 Relevant Planning History

42971/APP/2014/149 7 Morford Way Eastcote Ruislip

Single storey rear extension involving demolition of existing conservatory (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision Date:** 20-02-2014      **Approved**      **Appeal:**

42971/APP/2015/836 7 Morford Way Eastcote

Conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and 2 rear roof lights and conversion of roof from hip to part gable end with a new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision Date:** 13-04-2015      **Refused**      **Appeal:**

#### Comment on Planning History

42971/APP/2015/836 - Conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and 2 rear roof lights and conversion of roof from hip to part gable end with a new gable end window (Application for a Certificate of Lawful Development for a Proposed Development).

Decision Date: 13/04/2015    Refused.

Refused for the following reason:

The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No2) (England) Order 2008 as the site is situated on article 1(5) land (within a Conservation Area).

42971/APP/2014/149 - Single storey rear extension involving demolition of existing conservatory (Application for a Certificate of Lawful Development for a Proposed Development).

Decision Date: 20/02/2014.

### 2. Advertisement and Site Notice

**2.1** Advertisement Expiry Date:- 17th June 2015

**2.2** Site Notice Expiry Date:- Not applicable

### 3. Comments on Public Consultations

Advertisement and Site Notice

Advertisement (Local Paper - Uxbridge Gazette) Expiry Date: 17th June 2015

Site Notice Expiry Date: 12th June 2015

The application is called into Committee by a Councillor. The Eastcote Residents' Association and seven neighbouring occupiers were consulted for a period of 21 days expiring on 4th June 2015.

One letter of objection was received from a neighbour, objecting on the following grounds: 7 Morford Way is situated in a declared Conservation Area. The proposed loft extension at number 7 will completely change the architectural form of the Conservation Area which has existed for the last 90 years. Therefore we ask that the change of roof shape from hip to gable ends, which is uncharacteristic for the Morford Way Conservation Area be rejected.

Objections were received from the following external consultees.

Eastcote Village Conservation Panel:

7, Morford Way is part of the Morford Way Conservation Area.

The architectural style of the CA is 'Arts & Crafts', and was the first development in Eastcote after the arrival of Metropolitan Line Underground service.

The estate was developed by Telling Bros, Architect Frank Osler. There has been very little change to the architectural form of the Conservation Area during the last 90 years. The unique Arts & Crafts character being mostly maintained.

One of the predominant character features, is the steep sloping roofs. This application will completely change the roofscape of the Conservation Area.

It is possible to install a loft room to this property, without destroying the visual aspects of the Conservation Area.

We would hope that the Conservation Officer would object to this change of roof shape from hip to gable ends, which are uncharacteristic for the Morford Way Conservation Area.

We ask that this application be refused

Ruislip, Northwood and Eastcote Local History Society:

The proposed changes will alter the look and proportions of the house with the roof shape changing from hip to gable end, which will be out of keeping with the other houses in the road. It will be detrimental to the character of the Arts and Crafts style houses designed by Frank Osler and built in the early 1920s for a garden suburb look. The application makes no mention of the house being located in the Morford Way Conservation Area and the special attention needed therefore to make sure that any changes do not detract from the area's character. The type of building materials to be used is not listed either so we do not know if they will be appropriate.

In view of the CHIPS report on this area a few years ago which indicated more positive action was needed to retain its special character and features, we request that this application be refused. The proposed roof extension will be obtrusive and detrimental to the look of the Morford Way Conservation Area.

Internal Consultee

Conservation and Urban Design Officers: The comments of the Conservation Officers are reflected in the 'Main Planning Issues' section of this report. The conclusion of the Conservation Officers comments is that the proposed scheme is unacceptable.

#### 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

PT1.HE1 (2012) Heritage

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

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.

BE4 New development within or on the fringes of conservation areas

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 impact of the proposal on the character and appearance of the application dwellinghouse, the impact on the visual amenities of the wider Conservation Area, the impact on residential amenity of the neighbouring occupiers and provision of adequate residential amenity for occupiers of the application property.

The streetscene and wider Conservation Area are characterised by various properties of the Arts and Crafts style, with several having existing full hipped roofs with steep slopes. The application property is prominent on the streetscene given its detached setting and the fact it is higher than the adjacent properties at Nos.5 and 9 Morford Way. The existing chimney stacks in the side and rear roofs are also prominent and these features add visual interest to the appearance of the property on the streetscene.

Whilst there is no objection in principle to the insertion of the 2 rear roof lights, 2 front roof lights and window in the western side roof (provided they are conservation flush style roof lights), the proposed conversion of the roof from hip to gable ends with associated rear dormer is considered unacceptable.

The proposed conversion of the sloped hip-ends of the roof to flat gable ends would unbalance the overall appearance of the dwellinghouse. As proposed, the gable ends would not have the full height of the existing hipped roof; they would be set down from the highest point of the roof on both sides by 1.1m. This would result in a roof form with a contrived and

awkward design and appearance. The increased bulk resulting from the converted roof is such that it would be an overly dominant feature, and be out of keeping in relation to the character, style and appearance of the original dwellinghouse. Therefore the proposed conversion of the roof from hip to gable ends is considered detrimental to the preservation of the character of the dwellinghouse and the wider Conservation Area. The proposal would be detrimental to the visual amenities of the surrounding area.

The proposed rear dormer would not comply with the requirements of the Council's HDAS SPD: Residential Extensions in terms of separation distances and adequate containment within the existing rear roof. As proposed, the dormer would measure 2.0m in width, 1.6m in depth and have a flat roof with a height of 1.7m. The rear dormer would be set down from the ridge of the roof by 1.2m and set above the eaves by 1.43m. However, the rear dormer would only be set in from the hip ends of the existing roof at the nearest points by approximately 0.4m. In and of itself, the rear dormer would not achieve adequate containment within the existing rear roof plane. The rear dormer would not represent a subordinate feature in the rear roof and it would have an incongruous appearance. When viewed in conjunction with the proposed gable ends, it would represent a visually intrusive form of development and would not satisfactorily harmonise with the character and appearance of the original dwellinghouse. Therefore, the proposed development fails to comply with Policies BE4, 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 Council's Conservation Officers have advised that a rear dormer may be achieved without the need to alter the existing hipped roof form. The size of the rear dormer would need to be significantly reduced and traditionally designed with a hipped roof form and hung tiles to the associated dormer cheeks. The fenestration would need to be in proportion or ideally smaller than the existing fenestration of the dwellinghouse, with the window filling the entire front elevation of the dormer.

With regards to the proposed window in the western side roof, which would serve a landing area, it is acknowledged that there are existing upper floor windows in side elevations of neighbouring properties that appear to serve landing areas and bathrooms. If this application proposal had been otherwise considered acceptable, it would be acceptable to condition this window to be obscure glazed and non opening below 1.8m to minimise any potential additional overlooking. The rear dormer window would offer views that would be no worse than those offered from the existing first floor rear windows. Given this consideration, the proposal would not have a significant impact to the residential amenity of the neighbouring occupiers at Nos.5 and 9 Morford Way in terms of loss of light, loss of outlook, overshadowing or increased overlooking, and is therefore in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that all the proposed habitable rooms and those altered by the proposal would maintain an adequate outlook and source of natural light for host occupiers, therefore complying with Policy 3.5 of the London Plan.

Paragraph 3.13 of the HDAS SPD: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. There is no increase in footprint as a result of this proposal, so sufficient garden space will be retained for the amenity purposes of the host occupiers.

The proposal would have no impact on the existing off-street parking provision in the application site.

## **6. RECOMMENDATION**

### **REFUSAL for the following reasons:**

#### **1 NON2 Non Standard reason for refusal**

The proposed conversion of the roof from hip to gable ends in conjunction with a proposed rear dormer window, by reason of position, size, scale and contrived and poor quality design, would be incongruous and unbalanced additions, which would be detrimental to the preservation of the character and appearance of the existing application property, the wider Eastcote: Morford Way Conservation Area and the visual amenity of the street scene. As such it is considered that the proposal is contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions (December 2008).

## **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 (2015) and national guidance.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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.

BE4 New development within or on the fringes of conservation areas

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

## LPP 3.5 (2015) Quality and design of housing developments

### 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:

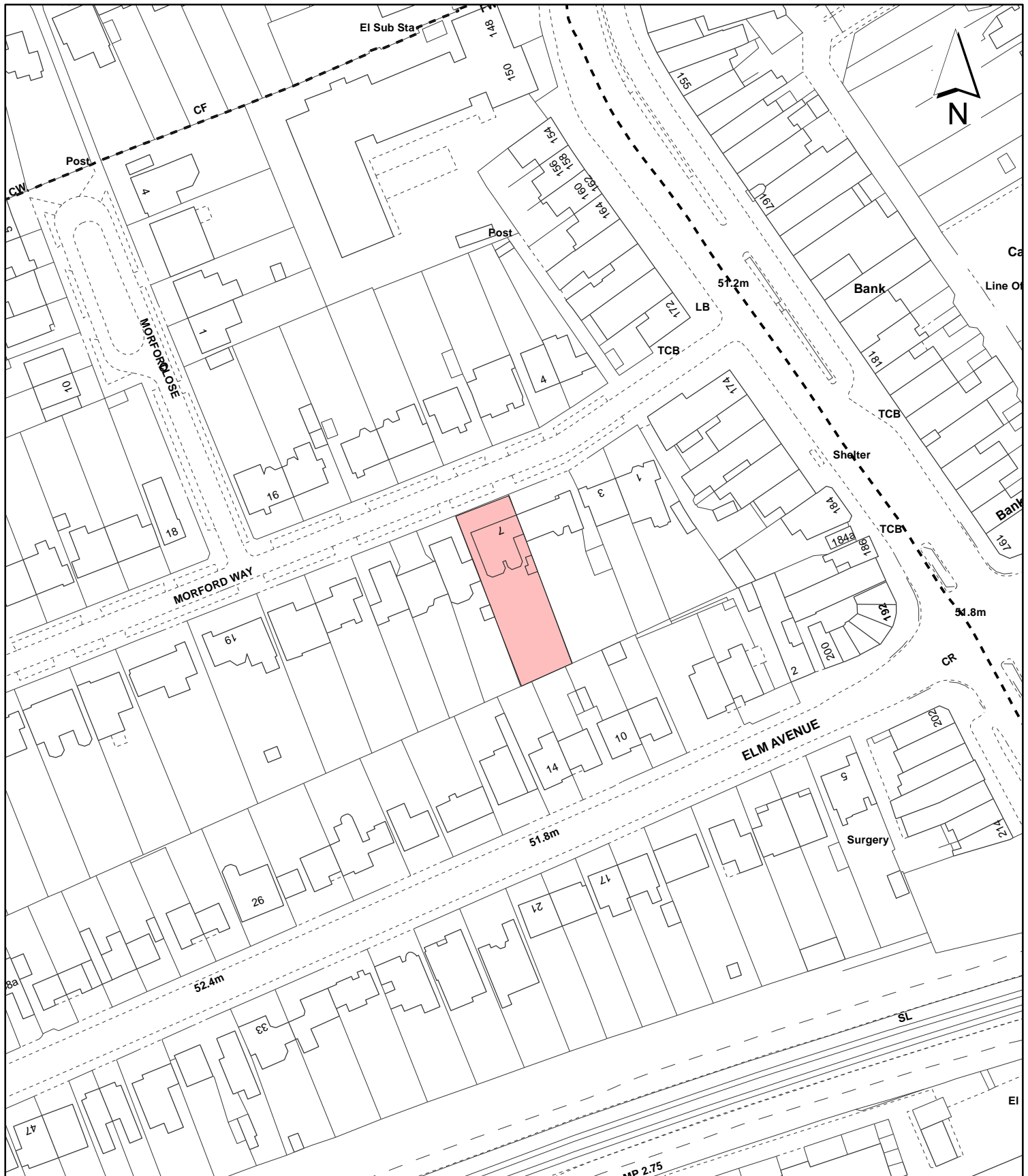
|         |                          |
|---------|--------------------------|
| PT1.BE1 | (2012) Built Environment |
| PT1.HE1 | (2012) Heritage          |

#### 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   |
| 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.   |
| BE4      | New development within or on the fringes of conservation areas   |
| 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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**Notes:**

 Site boundary

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Site Address:

**7 Morford Way  
 Eastcote**

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

Planning Application Ref:  
**42971/APP/2015/1629**

Scale:  
**1:1,250**

Planning Committee:  
**North**

Date:  
**July 2015**

