

Report of the Head of Planning, Sport and Green Spaces

Address LANGSIDE LARKSWOOD RISE EASTCOTE

Development: Conversion of garage to habitable use involving alterations to front elevation

LBH Ref Nos: 68232/APP/2015/1899

Drawing Nos: 10680 102 Rev P2
10680 202 Rev P1
10680 201 Rev P1
10680 101 Rev P1
10680 103 Rev P2

Date Plans Received: 22/05/2015 **Date(s) of Amendment(s):**

Date Application Valid: 22/05/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey detached property located on the south western side of the cul de sac, Larkswood Rise. The external walls of the property are covered by a hipped roof design with a projecting hipped feature to the front and a cat slide roof over the integral garage to the site. The area to the front of the property is covered by a mixture of hard and soft landscaping and provides space to park two vehicles within the curtilage of the site.

The street scene is residential in character and appearance comprising large detached properties. The dwellings nearest to the site are two storey buildings of varying designs, although there are some single storey properties at the other end of the cul de sac.

The site is located within a developed area, on the boundary of the Eastcote Village Conservation Area, as identified in the Hillingdon Local Plan (November 2012).

1.2 Proposed Scheme

The application seeks planning consent for the conversion of the garage to habitable use involving the replacement of the garage door with a window above brickwork to match the existing dwelling.

1.3 Relevant Planning History

68232/APP/2011/2988 Langside Larkswood Rise Eastcote
Single storey rear extension (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 07-02-2012 Approved **Appeal:**
68232/APP/2014/4372 Langside Larkswood Rise Eastcote
Part two storey, part single storey rear extension including a Juliet balcony

Decision Date: 11-02-2015 **Approved** **Appeal:**
68232/APP/2014/4420 Langside Larkswood Rise Eastcote

Conversion of roof space to habitable use to include a side dormer, 2 x rear and 1 x side rooflights involving alterations to the side elevation

Decision Date: 10-02-2015 **Withdrawn** **Appeal:**
68232/APP/2015/805 Langside Larkswood Rise Eastcote

First floor side extension and raising of roof to allow for conversion of roof space to habitable use to include 1 front and 3 rear rooflights

Decision Date: 29-04-2015 **Approved** **Appeal:**

Comment on Planning History

68232/APP/2015/805 - First floor side extension and raising the roof to provide habitable accommodation (approved)

68232/APP/2014/4420 - Conversion of roof space including side dormer (withdrawn)

68232/APP/2014/4372 - Part two storey, part single storey rear extension (approved)

68232/APP/2011/2988 CLD - Single storey rear extension (approved)

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

Six neighbours were consulted for a period of 21 days expiring on the 17 June 2015.

Two responses were received from the neighbouring properties outlining the following points:

- Can something be done about this huge monstrosity. The extended house is far too big for the plot.

- Out of keeping with the other houses in the road

- We protest at the continuing number of applications being applied for 3 in as many months suggests these permissions are being obtained by stealth, indicating had they all been applied for in one go they would have been refused

- In addition we protest that the building works bear no resemblance to the original plans and this should be investigated

Officer comment - the proposed comments appear to relate to other works which have been carried out on the site as opposed to issues arising from the application under consideration. There is an on going enforcement investigation concerning whether the works to the side and rear of the property require further action from the Council. However, this is considered to be a totally separate from whether the garage conversion is acceptable or not.

A petition against the proposal, with 23 signatures was also submitted.

Northwood Hill Residents Association - No response

Eastcote Residents Association - No response

Conservation and Urban design - No comments

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:

AM14 New development and car parking standards.

BE4 New development within or on the fringes of conservation areas

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.

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

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 area, the impact on residential amenity of the neighbouring dwellings and provision of acceptable parking provision for the application property.

The proposed change of use of the existing garage to habitable accommodation replaces the existing garage door with a wall and a window above. The window is of a similar design to the style of the existing windows in the property. As such in terms of appearance, it is considered to contribute positively to the appearance of the existing dwelling and the wider area, including the adjacent Conservation Area. Therefore the proposal accords with the requirements of Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 3.0 of HDAS: Residential Extensions.

The proposed loss of the garage would result in the loss of the associated parking space. However the existing plans show the garage as only 2.635m long (significantly less than a standard park space) and used for storage. The property currently benefits from a large front garden with a drive measuring approximately 14m in length providing at least 2 parking space in front of the former garage.

As such it is considered that the alterations would preserve the character and appearance of the existing dwelling and the surrounding area. Therefore the proposal accords with the requirements of Policies AM14, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 3.0 of HDAS: Residential Extensions.

The proposal is not considered to have any additional impact on the residential amenity of the neighbouring dwellings. Therefore the proposal accords with the requirements of Policies BE13, BE19 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 9.0 of HDAS:

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 10680 201 Rev P1 and 10680 202 Rev P1.

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)

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.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
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.
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

- 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.

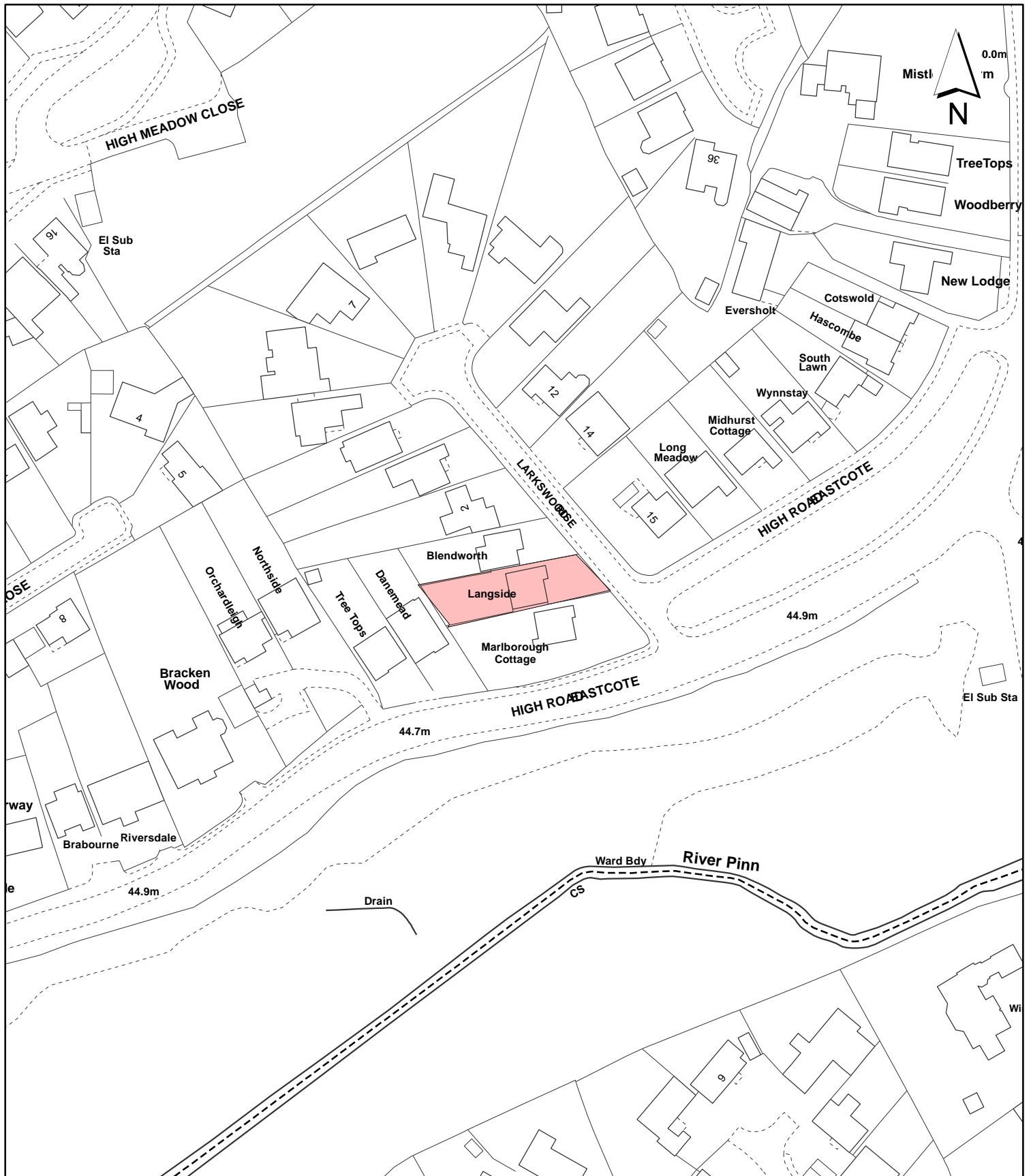
- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could 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: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Langside
 Larksworthe Rise
 Eastcote**

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

Planning Application Ref:

68232/APP/2015/1899

Scale:

1:1,250

Planning Committee:

North

Date:

August 2015



HILLINGDON
 LONDON