

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

**Address** 30 SUSSEX ROAD ICKENHAM

**Development:** Part two storey, part single storey rear extension and single storey side extension

**LBH Ref Nos:** 71045/APP/2015/3125

**Drawing Nos:** 104-100  
104-101  
104-102  
104-103  
104-104  
104-105  
104-106

**Date Plans Received:** 18/08/2015

**Date(s) of Amendment(s):**

**Date Application Valid:** 18/08/2015

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application property is a two storey mid-terraced dwelling situated on the western side of Sussex Road. The house has a hipped roof with a single storey side garage. There is amenity space to the rear of the property surrounded by a boundary fence. There is a garage and hardstanding to the front for parking for one car.

No.30, to the north of the application site has a single storey rear extension with a flat roof. To the south of the site lies No.32, which has a single storey side/rear extension.

The streetscene is residential in character and appearance comprising two storey terraced houses and the application site lies within the Developed Area as identified in the Hillingdon Local Plan: Part Two - Saved Policies (November 2012).

#### 1.2 Proposed Scheme

The proposed scheme comprises a part two storey, part single storey side and rear extension.

The part two storey rear extension would be 2.98m deep, 3.10m wide, with a pitched roof set down 1m from the ridge of the main roof. The part single storey rear extension measures 2.98m deep, 2.2m wide with a flat roof measuring 2.85m high with a roof lantern above. Windows and doors would face the rear garden. The single storey side extension would be 2.85m high with a flat roof, 2.55m wide and 4.30m deep. The materials are to match the existing. The proposed extension provides a kitchen/diner and study/bedroom on ground floor and third bedroom on the first floor.

### 1.3 Relevant Planning History

71045/APP/2015/2609      30 Sussex Road Ickenham

Part two storey, part single storey rear extension and single storey side extension (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision Date:** 07-08-2015      **Refused**      **Appeal:**

#### Comment on Planning History

71045/APP/2015/2609 - Part two storey, part single storey rear extension and single storey side extension (Application for a Certificate of Lawful Development for a Proposed Development). Refused for the following reasons:

1. The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres.

2. The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as the roof pitch of the enlarged part is not the same as the roof pitch of the original dwellinghouse.

### 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

6 letters were sent to local residents and Ickenham Residents Association on 20 August 2015 and a site notice was also displayed on 1st September 2015.

The Ward Councillor has requested for this planning application to be called in to Planning Committee.

### 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.

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	(2011) 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.

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 allows a 3.6m deep extension and the new roof should appear subordinate to the original roof and so have a ridge height at least 0.50m lower than the original roof.

The two storey rear extension would be set down from the main roof of the house by 0.50m and 2.98m deep. It is considered that the overall size of the two storey rear extension would harmonise with the scale, form, architectural composition and proportions of the original building and the surrounding area. As such, the proposal would comply with Policy BE1 of the Councils Local Plan: Part 1 - Strategic Policies and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

The proposed extensions would be set in from the side boundaries and would not conflict with a 45 degree line of sight taken from the neighbouring properties rear facing windows. It is considered that the proposal would not cause an unacceptable loss of light, overshadowing, loss of privacy or outlook to adjoining occupiers, therefore complying with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012) and with HDAS Supplementary Planning Document Residential Extensions. 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 (2015).

HDAS: Residential Extensions Paragraph 3.4 allows terraced houses an extension up to 3.6m deep and a height of 3m with a flat roof. This is to ensure the extension appears subordinate to the original house and would not block daylight and sunlight received by neighbouring properties. The proposed height and depth of the extension would be in compliance with policy. It is considered that the extension, 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, in compliance with Policy BE1 of the Councils Local Plan: Part 1 - Strategic Policies and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE13, BE15 and BE19 and Section 3.0 of the HDAS: Residential Extensions.

The proposed single storey extension by reason of its overall size, depth, height and adjoining neighbours single storey rear extensions, is considered not to have a visually intrusive and over-dominant impact upon the residential amenities of nearby properties. The door and window would provide an adequate outlook and natural light to the room they would serve. Therefore, the application proposal would not constitute an un-neighbourly form of development and would be in compliance with the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE20, BE21 and BE24 and section 3.0 of the HDAS: Residential Extensions.

DAS: Residential Extensions Section 4.0 states careful thought has to be applied to the size, depth, location, height and overall appearance of any side extension. The design of a side extension should not dominate the existing character of the original property but appear subordinate to the main house. The width and height of the extension should be considerably less than that of the main house and be between half and two-thirds of the original house width.

The depth, height and width dimensions of the proposed extension would be consistent with those as set out in Section 4 of the HDAS: Residential Extensions. Given the set in from the side boundary and front of property, this would not impact the streetscene or adjoining properties and as such, would be subordinate to its appearance.

The extension, in terms of its scale, form and size would respect the character and appearance of the original house and not appear incongruous in the street. The proposal would therefore be in compliance with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Over 73sq.m of private amenity space would be retained, in accordance with paragraph 3.13 of the HDAS: Residential Extensions and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE23.

The proposal would lose the garage parking space and retain parking for one car to the front of the garage. The site has a PTAL rating of 1b (poor). As such, two parking spaces should be retained on site. However, the existing garage would be too small to park a car and thus, there would not be a loss of a parking space. The proposal would therefore comply with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The 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 104-101, 104-106, 104-104.

#### 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 Nos. 28 and 32 Sussex Road.

#### 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. 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:

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 (2011) 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:** Mandeep Chaggar

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**30 Sussex Road  
 Ickenham**

Planning Application Ref:

**71045/APP/2015/3125**

Planning Committee:

**North**

Scale:

**1:1,250**

Date:

**October 2015**

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

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



**HILLINGDON**  
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