

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

**Address** 95 WOOD END GREEN ROAD HAYES

**Development:** Replacement roof involving increasing ridge height and first floor rear extension

**LBH Ref Nos:** 32/APP/2015/3040

**Drawing Nos:** 14/95/WERH/201  
14/95/WERH/202  
14/95/WERH/203  
14/95/WERH/408  
14/95/WERH/204  
14/95/WERH/405  
14/95/WERH/406  
14/95/WERH/407  
Location Plan (1:1250)

**Date Plans Received:** 11/08/2015 **Date(s) of Amendment(s):**

**Date Application Valid:** 11/08/2015

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 RES3 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 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 14/95/WERH/405, 14/95/WERH/406, 14/95/WERH/407 and 14/95/WERH/408 and shall thereafter be retained/maintained for as long as the development remains in existence.

#### 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

## INFORMATIVES

### 1 I52 **Compulsory Informative (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 I53 **Compulsory Informative (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 (2015) and national guidance.

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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
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

The applicant is advised that this permission does not relate to the 'additional shop storage' area at the rear of the site, shown on the submitted drawings, which is unauthorised and the subject of an enforcement notice.

## 3. **CONSIDERATIONS**

### 3.1 **Site and Locality**

The application site is located on the southern side of Wood End Green Road, on the eastern corner of Cromwell Road in Hayes. The site is bordered to the east by 93A Wood End Green Road and a parking area. 85 and 87 Wood End Green Road are located south-east of the site. 2 Cromwell Road is located south of the site whilst 97A Wood End Green Road and 3 Cromwell Road are located to the west.

The property is in part residential use and part commercial use. Part of the ground floor is used as a shop with the external walled rear yard ancillary to this. The residential property is partly situated on the ground floor and the first floor. An extension has been recently added to the rear of the building to contain a WC, shop store and cold store. A small yard is retained between the original shop and the L-shaped extensions which project along the

side and rear boundary of the site. It is important to note that the L-shaped extensions along the side and rear boundaries are unauthorised and the subject of an enforcement investigation.

### 3.2 Proposed Scheme

Planning permission is sought for a replacement roof with an increased ridge height and a first floor rear extension. The first floor rear extension would be 2m deep and 8.38m wide, extending across the full width of the property. Two new windows would be located on the rear elevation and two new windows would be installed on the Cromwell Road elevation; no windows are proposed on the side elevation facing 93A Wood End Green Road. The existing roof is part pitched, with a ridge height of 6.80m, and part flat roof; the existing roof would be replaced with a pitched roof measuring 7.73m high at the roof ridge and 5.08m high at the eaves. The proposal would involve the provision of a pitched roof over the existing flat roof area and the proposed extension.

### 3.3 Relevant Planning History

32/APP/2005/3080                      95 Wood End Green Road Hayes

ERECTION OF A FIRST FLOOR REAR EXTENSION TO EXISTING RESIDENTIAL FLAT AND ALTERATION TO SIDE ELEVATION (FACING CROMWELL ROAD) AND CHANGE OF USE C AN EXISTING GROUND FLOOR RESIDENTIAL KITCHEN/DINING AREA AND PART OF CLASS A1 (RETAIL SHOP) AREA TO HOT FOOD TAKE AWAY (CLASS A5)

**Decision:** 04-09-2006      Withdrawn

32/APP/2005/3082                      95 Wood End Green Road Hayes

ERECTION OF A TWO-STOREY REAR EXTENSION INCORPORATING 2 INTEGRAL GARAGES AT GROUND FLOOR LEVEL AND 1 TWO-BEDROOM SELF-CONTAINED RESIDENTIAL FLAT ON FIRST FLOOR LEVEL

**Decision:** 26-01-2007      Withdrawn

32/APP/2009/1741                      95 Wood End Green Road Hayes

First floor rear extension.

**Decision:**

32/APP/2013/3494                      95 Wood End Green Road Hayes

First floor rear extension, raising of roof to create habitable roofspace to include installation of 1 rear dormer, 4 side and 1 front rooflights and conversion of roof from gable ends to a crown roof

**Decision:** 22-01-2014      Refused

32/APP/2014/1909                      95 Wood End Green Road Hayes

First floor rear extension and raising of roof to create habitable roofspace to include installation of 1 rear dormer and 3 front rooflights

**Decision:** 29-07-2014      Refused

32/APP/2014/2215          95 Wood End Green Road Hayes  
Single storey rear extension for use as additional storage and cold room (Retrospective)

**Decision:** 26-08-2014    Refused

32/APP/2014/4137          95 Wood End Green Road Hayes  
First floor rear extension and raising of roof to create habitable roofspace to include installation of  
2 rear dormers

**Decision:** 20-01-2015    Refused                      **Appeal:** 07-10-2015    Dismissed

32/APP/2014/4139          95 Wood End Green Road Hayes  
First floor rear extension

**Decision:** 20-01-2015    Refused

32/APP/2015/1861          95 Wood End Green Road Hayes  
Single storey rear extension for use as additional storage and cold room involving installation of  
timber fence to front (Part-Retrospective)

**Decision:** 20-07-2015    Refused

32/APP/2015/3039          95 Wood End Green Road Hayes  
Part first floor rear extension and two rear dormer windows to upper floor flat

**Decision:**

32/APP/2015/307          95 Wood End Green Road Hayes  
Single storey rear extension for use as additional storage and cold room (Retrospective)  
including proposed removal of front wall with timber fence.

**Decision:** 16-03-2015    NFA

#### **Comment on Planning History**

Planning application ref: 32/APP/2013/3494, for a first floor rear extension, raising of roof to create habitable roofspace with 1 rear dormer, 4 side and 1 front rooflights and conversion of roof from gable ends to a crown roof, was refused in January 2014. The scheme was considered to be detrimental to the character and appearance of the original property and the visual amenity of the street scene and the wider area, due to the overall size, scale, design, position and bulk of the proposed extension and dormer. The scheme was also considered to be detrimental to residential amenity of occupiers due to a restricted level of natural light and lack of outlook to a habitable room.

Planning application ref: 32/APP/2014/1909, for a first floor rear extension and raising of roof to create habitable roofspace with 1 rear dormer and 3 front rooflights, was refused in July 2014. The scheme was considered to be detrimental to the character and appearance of the original property and the visual amenity of the street scene and the wider area, due to

size, scale, bulk, design and position of the first floor extension and dormer.

Planning application ref: 32/APP/2014/4137, for a first floor rear extension and raising of roof to create habitable roofspace with 2 rear dormers, was refused in January 2015. The scheme was considered to be detrimental to the character and appearance of the original property and the visual amenity of the street scene and the wider area, due to the size, scale, flat roofed design, position and bulk of the first floor extension. The application was dismissed at appeal in October 2015 (Planning Inspectorate Appeal Ref: APP/R5510/W/15/3009503); the Appeal Inspector concluded that the proposal would fail to respect the character of the host building and the surrounding area.

Planning application ref: 32/APP/2014/4139, for a first floor rear extension, was refused in January 2015. The scheme was considered to be detrimental to the character and appearance of the original property and the visual amenity of the street scene and the wider area, due to the size, scale, flat roofed design, position and bulk of the extension.

The application site is also subject to an on-going enforcement investigation and an enforcement notice was served in July 2015. The enforcement notice related to an unauthorised single storey building at the rear of the site and a corridor linking it to the existing rear extension to the retail unit. The applicant has appealed against the enforcement notice (Planning Inspectorate ref: APP/R5510/C/15/3132031).

A planning application for a part first floor extension to the rear and a rear dormer to the upper floor flat is being considered under application ref: 32/APP/2015/3039.

#### 4. Planning Policies and Standards

##### UDP / LDF Designation and London Plan

Part 2 Policies:

The following UDP Policies are considered relevant to the application:-  
BE13 New development must harmonise with the existing street scene.

Part 1 Policies: Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 (2012) Built Environment Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE22 Residential extensions/buildings of two or more storeys.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

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. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

#### 6. Consultations

##### External Consultees

Consultation letters were sent to 17 local owners/occupiers and a site notice was displayed. One response was received objecting on the following grounds:

- i) the building has been extended without planning permission and the current extension is an eyesore
- ii) The refrigeration unit on the single storey extension was not well thought out and the landlord should have been directed to remove it
- iii) issue with drainage from flat roof guttering
- iv) building materials have been left on the site for over a year
- v) further developments should be stopped

#### **Internal Consultees**

None

### **7. MAIN PLANNING ISSUES**

#### **7.01 The principle of the development**

The principle of development is acceptable subject to compliance with relevant policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) relating to the impact of the proposal on the character and appearance of the building and the street scene, and the impact on residential amenity, discussed elsewhere in this report.

#### **7.02 Density of the proposed development**

Not applicable to this application.

#### **7.03 Impact on archaeology/CAs/LBs or Areas of Special Character**

Not applicable to this application.

#### **7.04 Airport safeguarding**

Not applicable to this application.

#### **7.05 Impact on the green belt**

Not applicable to this application.

#### **7.07 Impact on the character & appearance of the area**

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fails to harmonise with the existing street scene. Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require alterations and extensions to harmonise with the scale, form, architectural composition and proportions of the original building. Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area.

There are a variety of roof types within the immediate locality including a first floor flat roofed element to the application property. The application site occupies a very prominent location on the corner of Wood End Green Road and Cromwell Road.

The proposal seeks to provide a pitched roof to replace the existing part pitched, part flat roof. In terms of roof height, the proposed replacement pitched roof would be 7.73m high at the roof ridge and 5.08m high at the eaves. The proposed ridge height would be 0.93m higher than the existing ridge height.

It is important to note that 97 and 97A Wood End Green Road has a pitched roof measuring 5.2m high at the eaves and 7.95m high at the ridge (planning permission ref: 61585/APP/2009/2672, dated 28-04-10).

It is considered that the overall height increase of the proposal would be acceptable and the proposed roof form would be in keeping with the character and appearance of a number of existing roof forms in the street scene.

The proposed first floor rear extension would be acceptable in terms of its bulk and scale. In regards to design, the extension would match the existing building in terms of materials and the proposed replacement pitched roof would ensure that the first floor extension does not appear as a discordant addition to the property.

The proposed replacement pitched roof and first floor rear extension therefore complies with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD.

#### **7.08 Impact on neighbours**

Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that planning permission will not be granted for extensions by reason of their siting, bulk and proximity, if they would result in a significant loss of residential amenity. Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the proposal should protect the privacy of the occupiers and their neighbours.

The proposed first floor extension would extend 1.20m out from the rear elevation of the neighbouring property (93 Wood End Green Road). It is considered that the proposed extension would not breach the 45 degree line of sight from the rear windows of the neighbouring property. No windows are proposed on the side elevation facing 93 Wood End Green Road. Due to the separation distances between the application site and the neighbouring properties to the south and south-east, the proposed first floor rear extension would comply with the 21m separation distances between habitable room windows.

The proposed scheme would include two additional windows on the side elevation facing Cromwell Road; one on the original building and one on the proposed extension. There are two existing windows on this elevation that face onto the side of 97 and 97A Wood End Green Road. It is considered that the proposed windows on this side elevation would be acceptable and would not result in a significant loss of privacy to existing and future occupiers given that they face the public highway.

Overall it is considered that the proposed scheme would be acceptable in regards to residential amenity and would not result in a loss of privacy to the application property and its neighbouring properties, in accordance with Policies BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD.

#### **7.09 Living conditions for future occupiers**

The proposal would create 12.95sq.m of additional floor space to the existing two-bed residential unit on the first floor which would comprise of a bathroom and a kitchen. One of the bedrooms would be converted to a dining room. The scheme would increase the internal floor space from 58.71sqm to 73.74sq.m, thereby complying with the recommended floor space standards set out in Policy 3.5 of the London Plan (2015).

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

The proposed scheme would not result in an increase in traffic generation. The existing property does not benefit from any off-street parking and no parking would be provided as part of this development. There are no parking restrictions within the immediate area and the proposed scheme would not result in a significant increase in parking demand.

#### **7.11 Urban design, access and security**

See Section 7.2 of this report.

**7.12 Disabled access**

No changes are proposed to the existing disabled access to the building.

**7.13 Provision of affordable & special needs housing**

Not applicable to this application.

**7.14 Trees, landscaping and Ecology**

Not applicable to this application.

**7.15 Sustainable waste management**

Not applicable to this application.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

Not applicable to this application.

**7.19 Comments on Public Consultations**

One response was received during the public consultation objecting to the unauthorised works and their visual impact and the storage of building materials on the site.

The unauthorised works to the site are currently the subject of an enforcement notice served as part of an enforcement investigation. The removal of building materials is covered under the enforcement notice.

**7.20 Planning obligations**

Not applicable to this application.

**7.21 Expediency of enforcement action**

The application site is subject to an on-going enforcement investigation and an enforcement notice was served in July 2015. The enforcement notice related to an unauthorised single storey building at the rear of the site and a corridor linking it to the existing rear extension to the retail unit.

The applicant has appealed against the enforcement notice (Planning Inspectorate ref: APP/R5510/C/15/3132031).

**7.22 Other Issues**

None

**9. Observations of the Director of Finance**

Not applicable to this application.

**10. CONCLUSION**

Planning permission is sought for a replacement roof with an increased ridge height and a first floor rear extension.

The proposed scheme is considered to be acceptable in regards to bulk and scale and would not have a detrimental impact on the character and appearance of the property or on the visual amenity of the street scene and the wider area. The proposal would not have a detrimental impact on residential amenity.



The proposal complies with Policies BE13, BE15, BE19, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD. The application is therefore recommended for approval.

**11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
HDAS: Residential Extensions  
London Plan (2015)

**Contact Officer:** Katherine Mills

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address:

**95 Wood End Green Road  
 Hayes**

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

Planning Application Ref:

**32/APP/2015/3040**

Scale:

**1:1,250**

Planning Committee:

**Central and South**

Date:

**November 2015**



**HILLINGDON**  
 LONDON