

Report of the Head of Planning, Sport and Green Spaces

Address 203 WEST END LANE HARLINGTON

Development: Two storey side extension, 2 x dormer windows, 5 x new rooflights and installation of vehicular crossover

LBH Ref Nos: 34605/APP/2015/3019

Drawing Nos: 088WES/11 Rev. I
088WES/13 Rev. C
088WES/12 Rev. I
088WES/15 Rev. H
088WES 10 Rev. J
088WES/01 Rev. F
088WES/02 Rev. F
088WES/03 Rev. F
088WES/04 Rev. F
088WES/05 Rev. F

Date Plans Received: 10/08/2015

Date(s) of Amendment(s): 10/08/2015

Date Application Valid: 13/08/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey detached property located on the western end of West End Lane, Harlington. The property, which has not previously been extended, is constructed of yellow stock brick with red London Stock brick banding, and covered by a gable end roof.

The property is located in a prominent location, at the intersection of Field Close, Raywood Close and West End Lane. No.19 Field Close, which is the last property in a terrace of four, neighbours the application property to the north. To the south of the site there is an access lane which leads to a large area of public open space which is within the Green Belt. 29 Raywood Close is located to the south of this access lane, acting as the neighbouring property to the application property.

The surrounding area is residential in character, with the surrounding properties displaying a high level of consistency in scale and design. The property is located within a 'Developed Area' as identified within the Hillingdon Local Plan (November 2012).

1.2 Proposed Scheme

The application seeks planning permission for a two storey side extension, including the installation of 5 new rooflights, two dormer windows and the installation of a vehicular crossover to the front of the application property.

The proposed side extension would have a width of 3.75m, set back from the front building

line of the host property by 0.5m. The extension would be covered by a hipped roof with the eaves height being 4.5m and a maximum height of 6.7m. The roof would be set down from the ridge of the host property by 0.85m.

A dormer window would project from both the front and rear roof slopes of the extension. Both dormers would have a flat roof, set down from the ridge of the proposed extension by 1.75m, and set in from the eaves margin by 0.7m. The dormer windows would have a width of 1.75m.

The extension would provide an extended dining and living area on the ground floor, with an additional two en-suite bathrooms on the first floor. The development would result in the application property becoming a five bedroom property. The installation of the vehicular crossover would provide two off-street parking spaces within the curtilage of the application property.

1.3 Relevant Planning History

34605/PRC/2014/76 203 West End Lane Harlington

Conversion of a house to 2 one bedroom flats

Decision Date: 03-10-2014 **OBJ** **Appeal:**

68869/APP/2013/573 Land Adjacent To 203 West End Lane Harlington

Two storey, 3-bed, attached dwelling with associated parking amenity space involving installation of vehicular crossover to front (Resubmission)

Decision Date: 13-08-2013 **Refused** **Appeal:**

68869/PRC/2015/8 Land Adjacent To 203 West End Lane Harlington

Erection of a new 1 bed house with amenity space and parking

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

Comment on Planning History

Application reference no: 68869/APP/2013/573 refused planning permission for a two storey, 3-bed dwelling attached to the application property, as the proposal did not provide an adequate amount of internal floor space, would result in a deficient amount of private amenity space for the occupiers of no.203 West End Lane, and would also not satisfy the lifetime home standards.

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

The occupiers of the following four neighbouring properties were consulted on the application by a letter dated the 17th of August 2015:

- 1 Raywood Close;
- 29 Raywood Close;
- 19 Field Close; and

- 27 Field Close.

Following the receipt of revised plans, the occupiers of the above properties were also re-consulted on the application by a letter dated the 6th of October and the 13th November.

By the close of the consultation period, four neighbour objections, in addition to a petition of 26 signatures received.

Objections received included the following comments:

1. The property would become a multi-let property in a residential area comprising of family properties.
2. Insufficient car parking provision at the application property at present, with current occupiers parking on the grass verge. Extension would add further to the problem.
3. There is already a lot of noise coming from the property, which would be increased as a result of the development.
4. The crossover is in a dangerous position, in close proximity to the junction.
5. Minimal private amenity space would be retained.
6. No refuse storage at the property.
7. No storage for bicycles indicated on submitted plans.
8. Occupancy of a multi-let property is already a cause of disturbance to occupiers of surrounding properties, which would be exacerbated as a result of the proposed extension.

OFFICER COMMENT: The above concerns will be addressed within the main body of the report.

Heathrow Aerodrome Safeguarding:

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome.

Thames Water:

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water will be required. Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

Internal Consultee:

Highways - No objection to the development, following the receipt of revised plans.

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:

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.
AM7 Consideration of traffic generated by proposed developments.
AM14 New development and car parking standards.
HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5 (2015) Quality and design of housing developments
LPP 5.3 (2015) Sustainable design and construction

5. MAIN PLANNING ISSUES

The primary issues for consideration within the determination of the application relates to the impact of the proposed development upon the visual amenity of the application property, the character and appearance of the surrounding street scene, in addition to any impact which may be conferred upon the residential amenity of occupiers of neighbouring properties. The proposed car parking provision at the application property must also be addressed.

Design

Paragraph 5.0 of the Council's adopted supplementary planning document acknowledges that applications for two storey side extensions 'will be considered in terms of their setting, with particular reference to the character and quality of the overall street scene'. Given the visually prominent siting of the application property, highly visible within the surrounding street scene, the impact of the proposed development upon the surrounding street scene is of particular importance.

Paragraph 5.1 of the HDAS Residential Extensions guidance recognises that the Council requires all 'residential extensions of two or more storeys in height to be set back a minimum of 1.0m from the side boundary of the property for the full height of the building'. The application has adhered to this requirement, which maintains a minimum separation distance of 3.0m from the south facing side boundary which neighbours no.29 Raywood Close, and is in accordance with Policy BE22 of the Hillingdon Local Plan (November

2012).

Paragraph 5.7 of the adopted HDAS guidance acknowledges that 'two storey side extensions should be integrated with the existing house. There is no specific requirement for a set back from the front of the house'. Whilst the extension would project to the original rear wall of the property, the extension would be set back from the primary building line of the property by 0.5m.

In order to ensure that the proposed side extension appears subordinate to the host property, guidance recognises that the 'width of the extension should be considerably less than the width of the original house, being between half and two thirds of the original width'. The width of the proposed extension, of 3.75m represents two thirds of the original width, and therefore accords with paragraph 5.10 of the HDAS: Residential Extensions guidance.

For a proposed two storey side extension, guidance recommends that the design of the roof follows that of the existing roof. The application property is the only gable ended property within the surrounding street scene, which together with its siting forward from the neighbouring properties within Raywood Close and Field Close, results in the application property occupying a visually distinct position within the surrounding street scene.

Whilst revised plans have been provided within the application in an attempt to allow the proposed roof to integrate with the original host property, ultimately, the proposed roof design of a two storey side extension in this position fails to integrate with the distinct character and original appearance of the application property. Whilst the proposed roof would be lower than the ridge height of the original property, owing to the variation in roof types on the application property which would result, the contrasted orientation of both hipped roofs, results in the proposed side extension failing to reflect the established character and appearance of the host property.

In addition, the Council's Supplementary Planning Document HDAS: Residential Extensions states that front dormers will not be acceptable unless this is an original character of the area. The area within which the application property is set is not characterised by front dormers and, in fact, this would be the only property with such a feature. The proposed dormer windows, and in particular the front dormer, would appear as an over-dominant addition to the proposed roof, failing to reflect the symmetry originally afforded to the original application property and the character of the surrounding area.

Considering the variation in roof types which would result from the proposed side extension, the proposed side extension is not considered to harmonise with the scale, form, architectural composition and proportions of the original host property, in conflict with Policy BE15 of the Hillingdon Local Plan (November 2012).

As acknowledged, the property occupies a visually prominent location within the surrounding street scene, therefore the failure of the proposed extension to integrate fully with the host property, is detrimental not only to the visual amenity of the application property but also to the quality and character of the surrounding street scene. Furthermore, dormer windows in such a prominent position appear as an incongruous addition to the application property, alien to the character of the surrounding street scene. The development is therefore viewed to be in conflict with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan (November 2012).

Residential Amenity

In assessing the impact of the proposed development upon the residential amenity of occupiers of neighbouring properties, reference must be made to Policy BE20 of the Hillingdon Local Plan (November 2012), which states; 'buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them, and the amenities of existing houses are safeguarded'. In addition, Policy BE21 of the Local Plan (November 2012) recognises that 'planning permission will not be granted for extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity'.

Particular reference must be made to the impact which the proposed development would have upon the neighbouring property to the south, no.29 Raywood Close. Owing to the contrast in orientation between the application property and no.29 Raywood Close, the positioning of extension would largely present the single storey side garage attached to no.29 Raywood Close and the rear garden of the neighbouring property. Towards the front of the application property, the proposed extension would maintain a separation distance of 6.4m from the garage attached to the side of no.29 Raywood Close, which would then increase to a maximum separation distance of 7.75m where the rear of the proposed extension would adjoin the side boundary of no.29 Raywood Close. In addition, the maximum height of the extension would only be site 0.4m above the ridge height of no.29 Raywood Avenue.

Considering the separation distance which the proposed extension would maintain from the neighbouring property to the south, the proposed extension is not considered to result in any loss of outlook, loss of daylight, over-shadowing or over-dominance to the occupiers of no.29 Raywood Close, in accordance with Policies BE20 and BE21 of the Hillingdon Local Plan (November 2012).

Similarly, sufficient separation distance would be maintained from the application property and no. 1 Raywood Close, whilst the extension would not be visible from the neighbouring properties to the north within Field Close.

In addition to the above, Policy BE24 of the Hillingdon Local Plan (November 2012) seeks to ensure that a proposed development would protect the level of privacy enjoyed by occupiers of neighbouring properties. Whilst two first floor windows would be included within the first floor flank elevation facing no.29 Raywood Close, these windows would be obscure glazed, therefore ensuring the level of privacy would not be affected.

As these windows would not be the primary windows to the proposed first floor bedrooms, the proposed development would ensure that those habitable rooms altered by the proposal would be in receipt of adequate daylight and outlook, in accordance with Policy 3.5 and 5.3 of the London Plan (2015).

Submitted plans also indicate that over 100sqm of private amenity space would be retained as a consequence of the development, which is sufficient in respect to the Garden Space Standards and Policy BE23 of the Hillingdon Local Plan (November 2012).

Car Parking

The proposed development would provide two off-street car parking provisions within the curtilage of the application property. The proposed car parking layout has been considered acceptable by the Council's Highways Officer in respect to Policies AM7 and AM14 of the Hillingdon Local Plan (November 2012), subject to a condition which would ensure

adequate visibility splays of 2.4m x 2.4m at either side of the car parking area.

Other

It was a common concern raised within the neighbour objections received, that the application property would be multi-let in a residential area comprising primarily of single family occupied dwellings. However it is to be acknowledged that the principle of the development, to further extend a residential dwelling within its current use is considered acceptable, and if the design of the proposed development was considered appropriate, an extension to the property would have been considered acceptable.

Similarly, whilst objections were raised in regards to refuse storage and provision at the property, as the application seeks to extend the property within its current use, such considerations did not materially alter the recommendation of this application.

Conclusion

Having considered the above, the proposed two storey side extension, by reason of its siting, scale and design, including the variation in roof types which would result on the application property, would fail to integrate with the distinct appearance of the host property, failing to reflect the original scale, design and symmetry afforded to the visually prominent property. The proposed development is therefore viewed as being detrimental to the visual amenity of the application property and the character and appearance of the surrounding street scene, of which it occupies a highly prominent position.

The development would therefore fail to accord with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions. The application is therefore recommended for refusal.

6. **RECOMMENDATION**

The application is recommended for refusal.

1 **NON2** Non Standard reason for refusal

The proposed two storey side extension and dormer windows, by reason of its siting, scale, and design, including the proposed roof design, fails to reflect the original design, composition and symmetry of the application property. The proposed extension would thus appear as an incongruous addition to the host property, to the detriment of the character and appearance of the existing property and the visual amenity of the street scene and the surrounding area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies 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.

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:

PT1.BE1 (2012) Built Environment

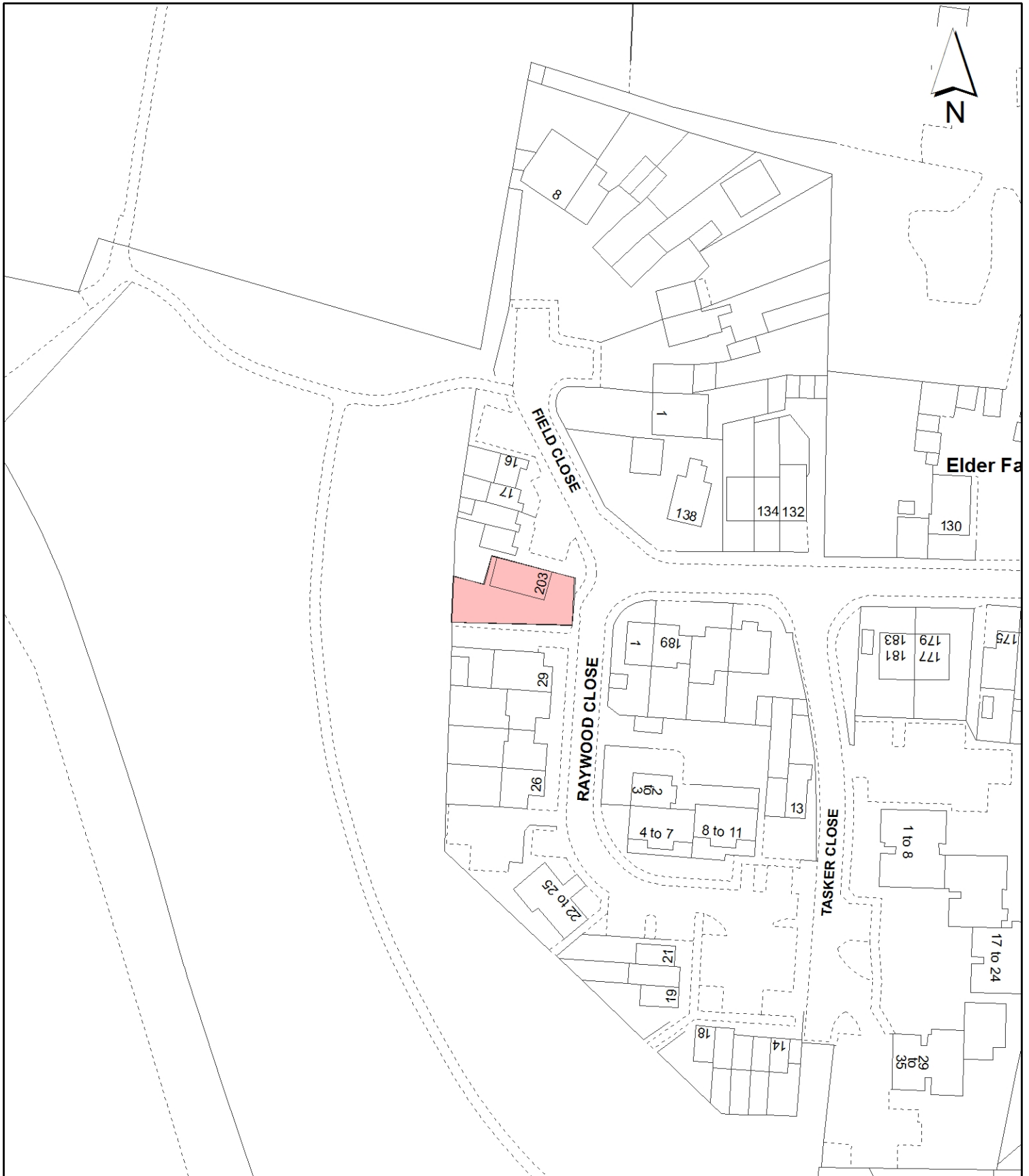
Part 2 Policies:

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.
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Notes:

 Site boundary

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Site Address:

**203 West End Lane
 Harlington**

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

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

Planning Application Ref:

34605/APP/2015/3019

Scale:

1:1,000

Planning Committee:

C&S

Date:

January 2016



HILLINGDON
 LONDON