

Report of the Head of Planning, Sport and Green Spaces

Address 34 BURWOOD AVENUE EASTCOTE

Development: Single storey rear extension

LBH Ref Nos: 63119/APP/2015/3763

Drawing Nos: 0721-os-01 Rev A
0721-pl-01 Rev A
Design Statement
0721-ex-01

Date Plans Received: 09/10/2015

Date(s) of Amendment(s):

Date Application Valid: 28/10/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a semi detached period property situated eastern side of Burwood Avenue. The property has a mock Tudor frontage with projecting gable feature and a hipped roof; there is an attached single garage to the side. It also benefits from a good sized part landscaped, part paved front garden with parking provision for 2 cars and a larger rear garden.

The street scene is residential in character and appearance comprising similar sized semi detached period properties of varying design.

The application site lies within the Eastcote Park Estate 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 erection of a single storey rear extension.

1.3 Relevant Planning History

63119/APP/2007/1501 34 Burwood Avenue Eastcote

ERECTION OF A SINGLE STOREY PART SIDE/ PART FRONT EXTENSION AND SINGLE STOREY REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING GARAGE).

Decision Date: 12-07-2007 Refused **Appeal:**

63119/APP/2008/403 34 Burwood Avenue Eastcote

ERECTION OF A SINGLE STOREY SIDE/ FRONT EXTENSION AND SINGLE STOREY PART REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING DETACHED GARAGE)

Decision Date: 29-04-2008 Refused **Appeal:**

63119/APP/2009/1640 34 Burwood Avenue Eastcote

Single storey side and rear extension, involving demolition of existing detached garage to side.

Decision Date: 22-09-2009 Approved **Appeal:**

63119/APP/2009/1642 34 Burwood Avenue Eastcote

Single storey side and rear extension (Application for Conservation Area Consent).

Decision Date: 28-07-2009 Withdrawn **Appeal:**

63119/APP/2009/357 34 Burwood Avenue Eastcote

Single storey side and rear extension, involving demolition of existing detached garage to side.

Decision Date: 23-04-2009 Refused **Appeal:**

63119/APP/2009/359 34 Burwood Avenue Eastcote

Demolition of existing detached garage to side (Application for Conservation Area Consent).

Decision Date: 15-04-2009 NFA **Appeal:**

63119/APP/2010/618 34 Burwood Avenue Eastcote

Removal of rear extension and enlargement of side extension (Application for a non-material amendment following grant of planning permission ref:63119/APP/2009/1640 dated 22/09/2009)

Decision Date: 29-06-2010 Approved **Appeal:**

63119/APP/2015/2468 34 Burwood Avenue Eastcote

Single storey rear extension

Decision Date: 01-09-2015 Refused **Appeal:**

63119/APP/2015/3640 34 Burwood Avenue Eastcote

Single storey rear extension

Decision Date: 02-10-2015 NFA **Appeal:**

Comment on Planning History

63119/APP/2015/2468 - Single storey rear extension (refused)

63119/APP/2010/618 - NMA - Removal of rear extension and enlargement of side extension

63119/APP/2009/1640 - Single storey side and rear extension (approved)

63119/APP/2009/357 - Single storey side and rear extension (refused)

The previous submission was refused on the basis of the scale and bulk of the extension being detrimental to the character of the existing dwelling and the wider Conservation Area. The current proposal has reduced the height of the roof.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 2nd December 2015

2.2 Site Notice Expiry Date:- 30th November 2015

3. Comments on Public Consultations

The following neighbours were consulted for a period of 21 days expiring on the 23

November 2015 as follows:

- 32 Burwood Avenue
- 8 Nightingale Close
- 36 Burwood Avenue
- 38 Burwood Avenue
- 40 Burwood Avenue
- 42 Burwood Avenue
- 44 Burwood Avenue

No responses were received from adjoining neighbours.

Eastcote Residents Association - No response received.

Eastcote Park Estate Association - No response received.

Eastcote Village Conservation Panel - No response received.

Trees/Landscaping - No Objection.

Conservation and Urban Design - The current scheme proposes a single storey extension, with a very shallow pitched roof, running across the whole of the rear of the original house, and across the rear of the side extension too. It would actually cut off a diagonal section of the canted bay, so that the bay would appear to balance on the sloping roof of the extension. The extension pays no regard to the character, appearance or plan form of the original house and would detract significantly from it. It is considered that the rear extension previously permitted would comprise the largest that could be accommodated without serious harm to the character of the original house. Recommendation: Unacceptable.

Trees/Landscaping - No Objection.

Officer Comments: In discussion with the applicant they suggested reducing the height to 3.4m in line with HDAS, maintaining the roof slope up to a flat roof of a maximum of 3.4m (creating a crown roof). I advised that the objection from the Conservation Officer was not specifically the height but rather the transection of the bay feature and in design terms the crown roof would be less acceptable than as existing. The applicant agreed to retain as submitted, but wanted to know how the extension at no.30 was approved across the whole width, when this was a problem for his property. The extension to the rear of no. 30 is 3m deep and was approved under permitted development rights on a Certificate of Lawful Development application and as such was not subject to design considerations.

A request has been made by the local ward councillor for the decision on this application to be taken by the North area 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.
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.
BE21	Siting, bulk and proximity of new buildings/extensions.
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 original dwelling, the impact on the character and appearance of the surrounding Conservation Area, the impact on residential amenity of the neighbouring dwellings and provision of acceptable residential amenity for the application property.

The proposed single storey rear extension measures 8.5m in width (across the whole rear elevation) and 3.6m in depth, with a pitched roof measuring 4m in height and 2.65m at the eaves. HDAS advises that for single storey rear extensions a depth of 3.6m with a pitched roof of 3.4m would be acceptable, therefore the proposal is contrary to HDAS guidance. It is acknowledged that there are a number of other larger extensions in the area however these were approved a number of years ago or have been constructed under permitted development rights. Furthermore the Conservation Officer has raised concerns over the design and scale of the proposal.

The current scheme proposes a single storey extension, with a shallow pitched roof, running across the whole of the rear of the original house, and across the rear of the side extension also. It cuts off a diagonal section of the canted bay, so that the bay would appear to balance on the sloping roof of the extension. The extension pays no regard to the character, appearance or plan form of the original house and would detract significantly from it.

This proposal is significantly larger than the proposal assessed and found unacceptable under application 63119/APP/2009/357 and it is considered that the rear extension previously permitted (63119/APP/2009/1640) would comprise the largest that could be accommodated without serious harm to the character of the original house. As such it is considered that the proposed extension is not appropriate and would detract from the architectural integrity of the original property and the character and appearance of the wider Conservation Area. Therefore it is considered that the proposal fails to comply 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:

HDAS advises that the roof height should not exceed 3.4m and generally roof design must not significantly obstruct sunlight and daylight to adjoining neighbouring properties. The height of the proposed extension exceeds this recommendation; however the proposed roof design has a shallow pitch rising from the boundary to a central ridge, with the height at the eaves at 2.75m and rises away not exceeding 3.4m in height until 2m from the boundary. It is therefore considered that the proposed development would not impact of the amenities of the adjoining occupiers in terms of visual intrusion, overlooking or a loss of daylight or sunlight due to its projection, height and siting. Therefore, the proposed development would not constitute an un-neighbourly form of development and would be in compliance with Policies BE20, BE21 and BE24 Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Paragraph 3.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The property benefits from a good sized rear garden and will still retain more than sufficient garden space.

There is no impact on existing parking provision as a result of this proposal.

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed rear extension, by reason of its height, scale and bulk, would be detrimental to the appearance and character of the existing property and would fail to preserve or enhance the character and appearance of the wider Eastcote Park Estate Conservation Area. As such, the proposal would be 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 - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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.

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.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- 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-E) Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

3 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), the 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

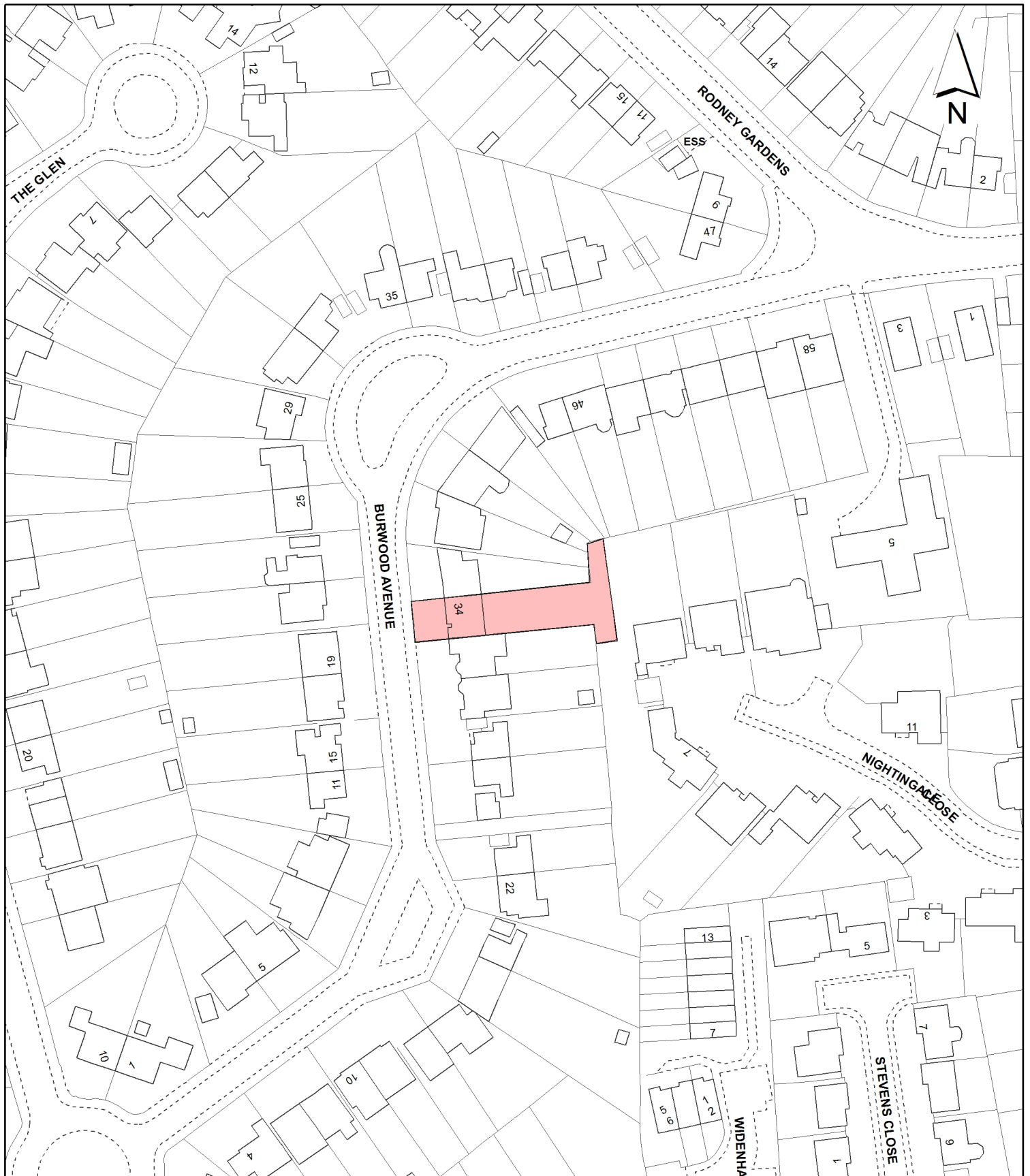
Part 2 Policies:

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.
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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

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Notes:

 Site boundary

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Site Address:

**34 Burwood Avenue
Eastcote**

Planning Application Ref:

63119/APP/2015/3763

Planning Committee:

North

Scale:

1:1,250

Date:

January 2016

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

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