

Report of the Head of Planning, Sport and Green Spaces

Address 37 DELLFIELD CRESCENT COWLEY

Development: First floor side extension and single storey rear extension

LBH Ref Nos: 71261/APP/2015/3611

Drawing Nos: 37DELIFIELD/PL06G
37DELIFIELD/PL01A
37DELIFIELD/PL03A

Date Plans Received: 28/09/2015 **Date(s) of Amendment(s):**

Date Application Valid: 14/10/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises of a two storey semi-detached dwelling along Dellfield Crescent. The property is set back from the main highway and is characterised by a hipped roof with pebble dash render and a two storey bay window. The house also benefits from an attached garage with off road parking to the front for up to 2 cars as well as ample garden space to the rear of the property.

The property falls within an existing residential area of Cowley and is characterised mainly by 2 storey semi-detached dwellings with terraced blocks also found within the wider context.

1.2 Proposed Scheme

Planning permission is sought for a first floor side extension and single storey rear extension.

The proposed extensions have been amended to reduce the width of the first floor side extension, so it is set in 1.5m from the side boundary and 1m from the principal elevation, at first floor level. The ground floor side element would be converted into a study.

The proposed single storey rear extension has been reduced to a maximum depth of 3.5m and also in width to ensure it would only span across the rear wall of the original dwelling and not the side elements. The extension would be characterised by a flat roof with a maximum height of 2.9m.

The proposed extensions would be finished in materials to match the main dwelling.

1.3 Relevant Planning History

71261/APP/2015/3608 37 Dellfield Crescent Cowley

Conversion of roof space to habitable use to include a rear dormer with Juliet balcony, 3 front rooflights and conversion of roof from hip to gable end with new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 04-12-2015 **Approved** **Appeal:**

Comment on Planning History

None.

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

A total of 7 neighbouring dwellings were consulted via letter on 16.10.15. A site notice was also displayed to the front of the site on 19.10.15.

One response received objecting to the proposal on the grounds of loss of view and blocking of natural light.

The Ward Councillor has requested that the application is reported to 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:

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.

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

5. MAIN PLANNING ISSUES

The main planning issues are the effect of the development on the character and appearance of the original building, the street scene and the level of impact on the residential amenity of the adjoining neighbours.

Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. Policy BE13 requires the layout and appearance of extensions to harmonise with the existing street scene and Policy BE19 ensures any new development complements or improves the amenity and character of the area.

The Council's Adopted SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) or HDAS, contains design guidance (below) for all types of extensions which should appear subordinate in scale to the original building.

Section 5.0 of the HDAS states residential extensions of two or more storeys in height should be set back a minimum of 1m from the side boundary of the property for the full height of the building to protect the character and appearance of the street scene and protect gaps between properties. If there is an existing single storey side extension within 1m of the boundary, the first floor extension should be set in a minimum of 1.5m. Extensions to semi-detached dwellings should be set back 1m from the main front building line to ensure a subordinate appearance. In situations where the front wall of an existing ground floor extension is in line with the front building line of the existing house, the first floor should be set back 1m from the front building line, with the height of the extension set at least 0.5m below the main roof level.

Section 3.0 of HDAS relates to single storey rear extensions and advises that such extensions up to 3.6m deep will be acceptable to semi-detached houses, using a flat roof with a maximum height of 3m.

The proposed first floor side extension would involve the conversion of the existing garage at ground floor level into a study, by replacing the existing garage door with a window. The first floor side element would measure the full depth of the existing house, 1.5m in width as well as retaining a set back of 1.5m from the shared boundary and set back of 1m from the principal elevation of the main dwelling. The extension would be characterised by a hipped roof with a set down of 500mm below the ridge level of the existing house, and finished level with the eaves.

The proposed first floor side extension is considered to be an appropriate addition to the main dwelling, as it would appear subservient by reason of its size, scale, design and set down and set back.

The proposed single storey rear extension would project 3.5m in depth, with the width reduced to span only partially across the rear wall of the original dwelling by not protruding beyond the side element of the existing house. The proposed extension would be characterised by a flat roof with a maximum height of 2.9m and is considered to be a subordinate addition to the main dwelling by reason of its size, scale, depth and height.

The proposed additions by virtue of their size, scale, bulk and design are considered to be subordinate additions to the main dwelling as well as harmonising with the character and appearance of the surrounding area to comply with Policies BE13, BE15, and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies.

Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires new extensions by virtue of their siting, bulk and proximity would not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 should protect the privacy of the occupiers and their neighbours.

The adjoining neighbour to the west at No. 39 Dellfield Crescent would not be affected by the proposed first floor side extension as the proposed development would not protrude beyond the existing building and roof lines. The single storey rear extension would not exceed the recommended 3.6m depth limit to semi-detached dwellings as stated within the HDAS, and would be characterised by a flat roof with a maximum height of 2.9m. The proposed extensions are within the recommended guidelines set out within the supplementary guidance and would therefore have a minimal impact upon the residential amenities and light levels of the adjoining neighbour.

The adjoining neighbour to the east, No. 35 Dellfield Crescent is positioned at a chamfer in relation to the application site, with the neighbouring property facing indirectly towards the application dwellings flank wall. The proposed first floor side extension would measure a maximum of 1.5m in width, would be set below the ridge of the main dwelling by 500mm and would retain a significant gap between the proposed extension and the neighbouring dwelling at No. 35. The rear extension has been reduced in width to retain a 2.6m gap between the proposed extension and common boundary as well as being characterised by a 3m high flat roof, and given the separation distance, it is considered not to have a detrimental impact upon the residential amenities and light levels of the occupiers of No. 35 Dellfield Crescent.

The design of the single storey rear extension includes a flat roof. It is recommended that a restrictive condition be imposed on any permission granted to prevent this from being used as a roof terrace as the use of the roof in this way would create an unacceptable degree of overlooking and loss of privacy to the neighbouring occupiers.

The proposed extensions would be in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies and the Hillingdon Design and Accessibility Statement (December 2008).

Over 100sq.m of private amenity space would be retained, in accordance with paragraph 3.13 of the HDAS: Residential Extensions and Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The property benefits from two off road parking spaces which is sufficient to serve a dwelling with two or more bedrooms and in accordance with AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application is 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 37DELIFIELD/PL06G

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 HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

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 (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.

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:

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.
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

- 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.

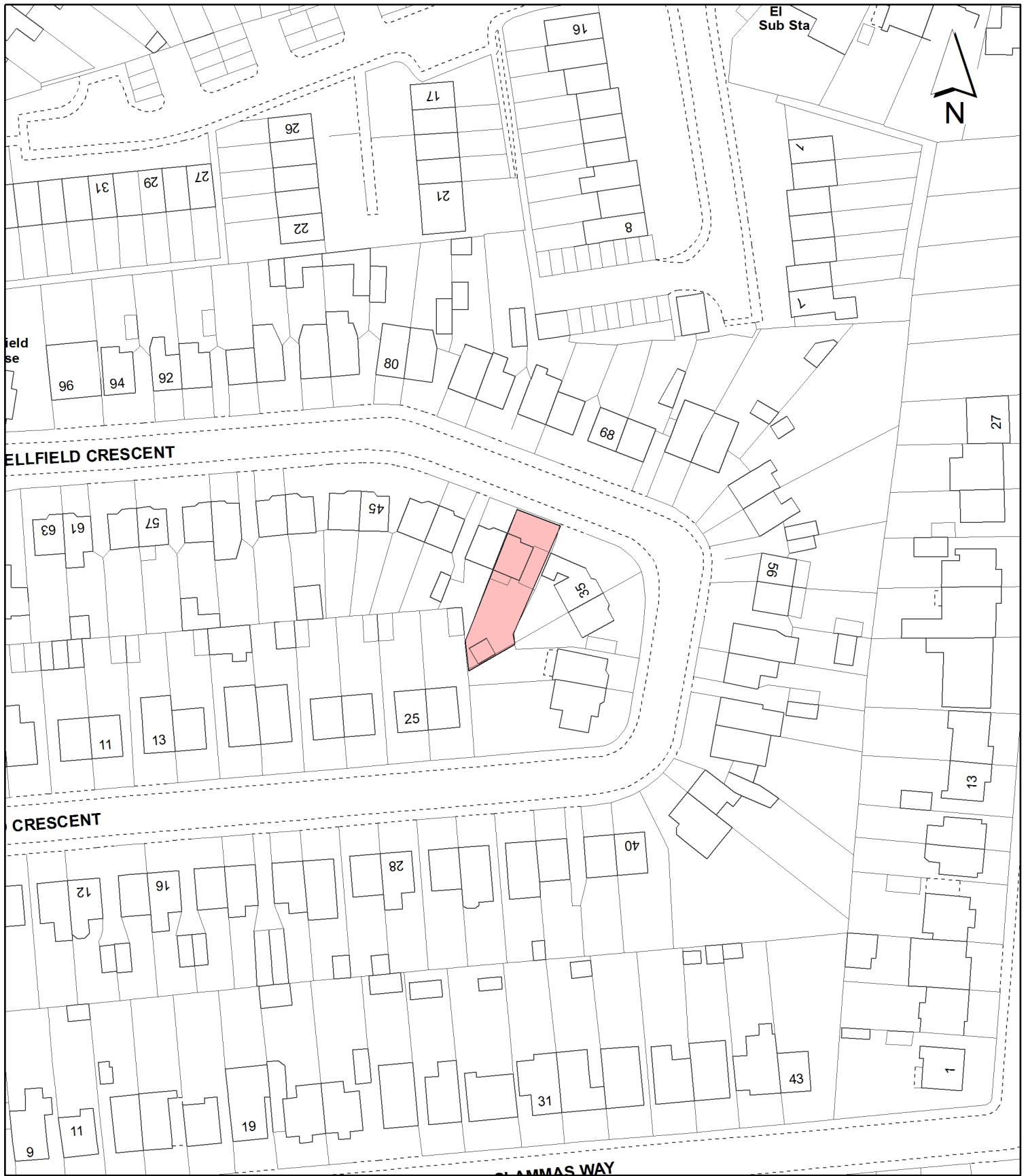
D) No bonfires that create dark smoke or nuisance to local residents.

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: Naim Poptani

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**37 Dellfield Crescent
 Cowley**

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

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

Planning Application Ref:

71261/APP/2015/3611

Scale:

1:1,000

Planning Committee:

C&S

Date:

January 2016



HILLINGDON
 LONDON