

Report of the Head of Planning, Sport and Green Spaces

Address 6 ABINGDON CLOSE HILLINGDON

Development: Single storey rear extension, single storey front extension and first floor front extension

LBH Ref Nos: 17794/APP/2016/268

Drawing Nos: 1549-ex-01
1549-os-01
1549-pl-02

Date Plans Received: 22/01/2016 **Date(s) of Amendment(s):**

Date Application Valid: 25/01/2016

1. CONSIDERATIONS

1.1 Site and Locality

This planning application relates to a detached house located on the northern side of Abingdon Close a residential cul-de-sac situated off Court Drive, on the fringe of Hillingdon Court Park Area of Special Local Character.

The application site falls within the 'Developed Area' as defined within the Hillingdon Local Plan: Part Two - Saved Policies (2012).

The wider area is predominantly residential in character, comprising mainly of large detached properties set within spacious plots.

The application property is presently undergoing extensive renovation to install two roof dormers. However, prior to its renovation the property was identical in design and appearance to the prevailing appearance of the street. Typically, properties within Abingdon Close have large dual-pitch roofs with a medium-shallow slope. The ridge of the roof is oriented front to back so the front and rear of the house are gable-ended. The ground floor front of the dwellings are in part extended forward of the front elevation with a flat roof, they contain a large lounge window and the front entrance to the property. A second large window is set back within the front elevation behind the extended section. The flat roof serves as a balcony with access via a 'French' window serving a bedroom, and a second bedroom window positioned above the ground floor secondary window.

1.2 Proposed Scheme

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

The proposed single storey rear extension would extend beyond the rear elevation to a depth of 4 metres and project across the full width of the house for 9 metres. The proposed single storey rear extension would have a lean-to roof measuring 2.7 metres in height to the eaves and 3.2 metres overall where the roof abuts the rear elevation.

The application proposal is to extend the first floor of the dwelling over the projecting section of the ground floor. The extension would measure 2.3 metres in depth and 4.9 metres in height to the eaves and reach an overall height of 5.8 metres to a secondary ridge, approximately 1 metre lower than the ridge of the main roof (7.0 metres)

The proposed ground floor extension would project 2.3 metres forward of the front elevation to align with the existing front projection, with a lean-to roof. The proposed extension would measure 4 metres in width, 2.3 metres to the eaves and 3 metres to the overall height to the roof.

1.3 Relevant Planning History

17794/APP/2015/4256 6 Abingdon Close Hillingdon

Conversion of roofspace to habitable use to include two side dormers (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 08-01-2016 Approved **Appeal:**

Comment on Planning History

The most recent submission was made under application reference 17794/APP/2015/4256 which sought confirmation that conversion of roof space to habitable use, including the insertion of two side dormers, was permitted development for which a Certificate of Lawful Development could be granted. This application was Approved.

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

Four neighbouring properties and the Court Drive Householders Association, consulted by letter on 27th January 2016. A Site Notice was positioned at the site on 4th January 2016. On expiration of the consultation on 17th February 2016, 2 letters and a petition, containing 20 signatories, received objecting on the following grounds:

1. Loss of First floor front extension (onto the front balcony).
2. Not keeping in character of existing properties.
3. Not keeping the existing original 'house' building line.
4. Loss of light.
5. Impact on drainage and footings
6. Impact on preserved tree.
7. Much heavier stress load upon the ground floor.
8. Rear facing windows in the loft rooms over look my property
9. The shape of the building will also be 'squared off' which is not in keeping
10. Small garden compared to extension.

OFFICER COMMENTS:

- Drainage and footings are not planning matters and are covered by other legislation.
- Use of the roof for habitable purposes is not part of this application proposal and has been deemed to be permitted development.

- The remaining objections are addressed in the main body of the report.

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.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The main planning issues 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 the residential amenities of neighbouring dwellings and, provision of acceptable amenity for the application property.

FRONT EXTENSIONS

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 fail to harmonise with the existing street scene or other features within the area which the local planning authority considers desirable to retain or enhance. Policy BE15 will only permit proposals for alterations and extensions to existing buildings where they harmonise with the scale, form, architectural composition and proportions of the original building and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states "the local planning authority will seek to ensure that new development within residential areas complement or improves the amenity and character of the area".

The Council is explicit in paragraph 8.1 of its adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions with regard its position on front extensions, it states that "front extensions that extend across the entire frontage will normally be refused. Front extensions are eye catching and change the face of the building. They do not only affect the

character and appearance of the building itself, but also the street scene."

The front balcony is an unusual but original feature of the property which is characteristic of a number of dwellings within Abingdon Close. The loss of the balcony feature, the addition of a first floor above and the squaring-off the ground floor at the front would represent a significant change to the architectural composition of the dwelling. It is considered that these changes to the most visually prominent parts of the property would be detrimental to the architectural composition, character and appearance of the existing dwelling and would not be in-keeping with the prevailing appearance of dwellings within Abingdon Close. As such, the proposed development would not harmonise with the general character of the street scene and would appear as an incongruous addition. The proposed development would therefore be 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.

Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) state that new buildings and extensions should not result in a loss of residential amenity due to the loss of daylight or sunlight and that an adequate outlook should be maintained. Furthermore, the siting, scale and bulk should not be overbearing upon neighbouring properties. There are no windows proposed within the side elevation of the proposed dwelling and the dwelling immediately opposite to the application property is located over 21 metres away and is therefore unlikely to be affected by the proposed extension due to a loss of privacy or loss of light.

The balcony of the neighbouring property, No. 5 Abingdon Close is located on its western side and would not therefore be affected by the proposed development. However, a second bedroom window on its eastern side, adjacent to the shared boundary with the application property may experience some overshadowing during the early part of the day, given the orientation of the properties. However, it is not considered that this would be to such an extent that refusal on this ground could be justified. The proposed front extensions would therefore comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

REAR EXTENSION

Policies within Hillingdon Local Plan - Part Two - Saved UDP Policies (November 2012) work together to preserve the residential amenity of neighbours as well as occupants of residential development. Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) ensures new buildings do not result in a loss of residential amenity due to the loss of daylight sunlight and that an adequate outlook is maintained. Furthermore, that the siting, scale and bulk should not be overbearing upon neighbouring properties.

Guidance with respect to residential extensions is provided within the Council's adopted Supplementary Planning Document HDAS: Residential Extensions. Policies BE20 and BE21 are reflected within paragraph 3.0 which states that single storey extensions are to be assessed against any possible detrimental effect to neighbouring residents and their gardens, the appearance of the original house, the amount of garden remaining and the character of the local area.

Paragraph 3.4 sets a maximum depth of 4 metres, paragraph 3.7 permits a pitched roof

provided it does not exceed 3.4 metres in height. The proposed single storey rear extension would meet with these criteria. There is a 1 metre gap between the flank elevation and the shared boundaries on either side of the house and the proposed extension would not be sited up to either shared boundary. Therefore, given that the proposed development would comply with the SPD criteria and the separation distance of the rear extension from the nearest habitable room windows on the adjoining properties, it is considered the proposed scheme would not harm the residential amenities of the occupiers of the adjoining properties from increased overshadowing, visual intrusion and/or of over-dominance. The rear window and door proposed to the extension would provide an adequate outlook and natural light to the rooms they would serve.

As such, the rear extension would not represent an unneighbourly form of development and in this regard, would be in compliance with policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Furthermore, given its compliance with the size requirements set out in the SPD, the rear extension, is considered to be subordinate to the original dwelling and in keeping with the its character and appearance.

PRIVATE AMENITY SPACE

Policy BE23 ensures residential development provide adequate external amenity space for the enjoyment of the host property. Private amenity space is addressed in paragraph 3.13 of the SPD, and requires a minimum of 100 sq metres external usable and private amenity space for a 4 bed dwelling. The proposed single storey rear extension would reduce external usable private amenity space to approximately 90 sq metres, which would be marginally less than the required amount and it is considered that a refusal reason on this ground is unlikely to be supported at appeal.

In conclusion, the front extensions, by reason of their position, size, scale and design are unacceptable and detrimental to the character and appearance of the property and the wider area. The rear extension in terms of its size, scale and design is acceptable but would result in the reduction of the available private amenity space to an unacceptable level. The application is thus recommended for refusal.

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed front extensions, by virtue of their position, size, scale, bulk and design, would result in incongruous and overly dominant additions which would be detrimental to the architectural composition of the existing building, the visual amenity of the street scene and the character and appearance of the wider area. The proposal would therefore be 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.
- 2 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. The Council's supports pre-application discussions in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

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.
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.
- 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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Planning Application Ref:
17794/APP/2016/268

Scale:
1:1,250

Planning Committee:
Central & South

Date:
June 2016

