

Report of the Head of Planning, Sport and Green Spaces

Address 68 RAISINS HILL EASTCOTE MIDDX

Development: Two storey side extension and single storey rear extension involving demolition of garage to side

LBH Ref Nos: 62664/APP/2016/831

Drawing Nos: 1001 Rev. 01
1004 Rev. 01
1008 Rev. 01
1002 Rev .01
1003 Rev. 01
1005 Rev. 01
1007 Rev. 02
1007 Rev.03

Date Plans Received: 26/02/2016

Date(s) of Amendment(s): 26/02/2016

Date Application Valid: 08/03/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey semi-detached property located on Raisins Hill. The external walls of the property are covered by a hipped roof. The area to the front of the property, within the curtilage of the dwelling, is part covered in hardstanding and part in grass and provides space to park approximately 2 vehicles.

The property is situated in the Raisins Hill Area of Special Local Character.

The site is located in a developed area as identified in the Hillingdon Local Plan (November 2012).

1.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey side extension and single storey rear extension involving demolition of garage to side.

1.3 Relevant Planning History Comment on Planning History

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 9 neighbouring occupiers, along with the Northwood Hills Residents Association, were consulted on the application on 9th March 2016.

By the close of the consultation period on 30 the March 2016, 5 objections from neighbouring occupiers and 1 objection from the Northwood Hills Residents Association, had been received. As well as comments from the neighbouring occupiers, a petition of objection has been submitted:

The objections from the neighbours and within the petition have been summarised below:

- It is heavy and ugly
- Flooding in this area is a problem
- The design blocks out a huge amount of light into the street making the road look totally bricked.
- Raisins Hill was designated an Area of Special Local Character in 2012. The development proposed here is a massive extension with a 74% increase in the 2-storey building-frontage and a 100% increase in internal floor area. It stands in conflict with the defining features of our ASLC, which recognises the importance of spacing between the houses and views into the rear gardens.
- the sheer scale of this extension means that any visual balance between the two adjoined semi-detached properties would be lost.
- It would thus be out of keeping with the character and appearance of the surrounding area and in particular the immediate street scene.
- Would result in an increase in parking
- An additional concern with this particular application is the 2-storey part of the development being sited directly on top of a culverted drainage channel. Serious flooding to the lower half of Raisins Hill in 1977 and 1984 prompted Thames Water to fund the improvement and culverting of this channel. Freedom from flooding is a civic amenity, which has thereby been thankfully preserved to the present time. The proposal makes no mention of what steps would be taken to preserve the integrity of the culverted channel under the weight of this extension and the continued protection against flooding which this channel provides.

OFFICER NOTES: the comments from the objections will be addressed in the main body of the report.

Comments raised from the Northwood Hills Residents Association have been summarised below:

- The proposed extension to this dwelling is too large
- It more than doubles the size of the house
- Therefore the extension does not appear subordinate to the main structure.

OFFICER NOTES: the comments from the objection will be 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

PT1.HE1 (2012) Heritage

Part 2 Policies:

BE5 New development within areas of special local character

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

LPP 3.5 (2015) Quality and design of housing developments

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 visual amenities of the surrounding area, the impact on the residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property, the availability of parking and whether or not the proposed development will preserve or enhance the character and appearance of the Raisins Hill Area of Special Local Character.

The property currently has an attached garage to the side of the property which is approximately 2m wide and 4.9m in length. The plans show that the existing garage will be demolished in order to make way for the proposed two storey side and single storey rear extension.

Paragraph 5.1 of the HDAS Residential Extensions guidance, states: "the Council requires all residential extensions and buildings of two or more storeys in height to be set back a minimum of 1 metre from the side boundary of the property for the full height of the building. This protects the character and appearance of the street scene and protects the gaps

between properties - preventing houses from combining visually to form a terraced appearance".

The proposed side extension element of the development will be set in from the side boundary shared with no.70 Raisins Hill by at least 2m.

Paragraph 5.6 of the HDAS Residential Extensions guidance, states, "the ground and first floor should be set back 1m from the main front building line to ensure a subordinate appearance to the existing house".

Plans show that both the ground floor and the first floor of the proposed side extension will be set back from the front wall of the main building by approximately 1m.

Paragraph 5.10 of the HDAS Residential Extensions guidance states, "the width and height of the extension in relation to the original house should be considerably less than that of the original house and be between half and two-thirds the width of the main house width".

The proposed side extension will have a width of approximately 3.9m, which is less than half and two-thirds the width of the original dwelling, which is approximately 5.88m wide. The proposed side extension will be approximately 11.22m in length at ground floor level, as it will wrap round the proposed single storey rear extension. The first floor of the side extension will be approximately 7.62m in length as it will not extend beyond the rear wall of the original dwelling.

Paragraph 5.8 of the HDAS Residential Extensions guidance, states, "for semi-detached properties the roof height of the extension should not exceed the height of the main roof and so should be lowered by at least 0.5m at roof level".

The roof of the proposed extension will be approximately 0.05m lower than the ridge of the original roof.

The proposed development will also include a single storey rear extension.

Section 3 of the HDAS Residential Extensions guidance, states, "single storey rear extensions to terraced and semi-detached houses should not exceed 3.6m in depth and should have a maximum height of 3m for a flat roof or 3.4m for a pitched roof".

The proposed single storey rear extension will extend beyond the rear wall of the original dwelling by 3.6m and will be 9.78m wide, as it will extend the entire width of the original dwelling, as well as the proposed side extension. The rear extension will consist of a flat roof which will have a parapet wall, and will have a maximum height of 3.1m. Although this is just over the 3m height restriction, an exception can be made for this case, as the slight increase in height is not considered to reduce the amount of daylight/sunlight entering the neighbouring properties.

It is considered that the proposed development will be in accordance with Policies, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy BE5 of the Hillingdon Local Plan - Saved UDP Policies (November 2012), states that 'within areas of special local character new development should harmonise with the materials, design features, architectural style and building heights predominant in the area.

Extensions to dwellings should respect the symmetry of the original buildings'.

It is considered that the proposed development will not have a detrimental impact upon the character and appearance of the Raisins Hill Area of Special Local Character. The proposed development is considered to harmonise and compliment the original dwelling and the size and scale of the proposed development is considered to be proportionate in relation to the original dwelling. Furthermore the design and materials of the proposed development will harmonise and match those of the main dwelling.

Therefore the proposed development is in accordance with Policy BE5 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and Policy 12 of the National Planning Policy Framework 2012.

The paragraph below will address the issues raised from the objections received against the proposed development.

. OBJECTION 1 - "The design blocks out a huge amount of light into the street making the road look totally bricked".

The property currently sits on a large plot, which gives an open appearance on the street scene. The proposed two storey side extension element of the proposed development, will be set in from the side boundary shared with no.70 Raisins Hill by approximately 2m, which is considered to be an acceptable separation distance, given that the adopted Supplementary Planning Document HDAS: Residential Extensions requires a 1m set in from the side boundary at both ground and first floor level. Therefore the proposed two storey side extension element will not result in a cramped form of development.

. OBJECTION 2 - "Raisins Hill was designated an Area of Special Local Character in 2012. The development proposed here is a massive extension with a 74% increase in the 2-storey building-frontage and a 100% increase in internal floor area. It stands in conflict with the defining features of our ASLC, which recognises the importance of spacing between the houses and views into the rear gardens".

With regards to the property being situated in an Area of Special Local Character, Policy BE5 of the Hillingdon Local Plan - Saved UDP Policies (November 2012), states that 'within areas of special local character new development should harmonise with the materials, design features, architectural style and building heights predominant in the area. Extensions to dwellings should respect the symmetry of the original buildings'.

It is considered that the proposed development will not have a detrimental impact upon the character and appearance of the Raisins Hill Area of Special Local Character. The proposed development is considered to harmonise and compliment the original dwelling and the size and scale of the proposed development is considered to be proportionate in relation to the original dwelling. Furthermore the design and materials of the proposed development will harmonise and match those of the main dwelling.

. OBJECTION 3 - "The sheer scale of this extension means that any visual balance between the two adjoined semi-detached properties would be lost".

. OBJECTION 4 - "It would thus be out of keeping with the character and appearance of the surrounding area and in particular the immediate street scene".

The proposed development is considered to have an appropriate appearance on the original dwelling as it meets all the requirements as stated in the SPD, in regards to the width, height, set in from the side, set back from the front, and set down from the roof etc. Furthermore, it is considered that the design of the proposed development compliments both the original dwelling as well as the adjoining semi, no. 66 Raisins Hill, and as a result will not result in an incongruous addition to the street scene.

· OBJECTION 5 - Would result in an increase in parking

The proposed plans show that the area to the front of the property, within the curtilage of the dwelling provides enough space to park 3 vehicles, which meets the Council's parking standards which states that that 2 off-street car parking spaces should be provided per dwelling.

· OBJECTION 6 - "An additional concern with this particular application is the 2-storey part of the development being sited directly on top of a culverted drainage channel. Serious flooding to the lower half of Raisins Hill in 1977 and 1984 prompted Thames Water to fund the improvement and culverting of this channel. Freedom from flooding is a civic amenity, which has thereby been thankfully preserved to the present time. The proposal makes no mention of what steps would be taken to preserve the integrity of the culverted channel under the weight of this extension and the continued protection against flooding which this channel provides".

With regards to the proposed development being onto of a culvert, the Councils Flood and Water Management Officer has stated that permission would need to be given from Thames Water confirming that the proposed development is acceptable and is not a planning matter.

The size, scale and design of the extension is considered not to cause any undue loss off residential amenity to the occupiers of the neighbouring dwellings, no.70 and no.66 Raisins Hill, in terms of loss of light, loss of outlook or overshadowing.

The occupiers of no.66 Raisins Hill will not be impacted upon by the proposed development, as the proposed single storey rear extension will not extend beyond the single storey rear extension at no.66. With regards to the proposed two storey side extension, this will have no impact upon no.66, as it will be located on the opposite side.

With regards to no.70 Raisins Hill, the proposed two storey side extension will be set in from the shared side boundary by approximately 2m. The proposed single storey rear extension will be set in from the side boundary shared with no.70 by approximately 3.4m. As a result the proposed development is not considered to have a detrimental impact upon the residential amenity of the occupiers of no.70, as the development will not result in any overshadowing, or loss of outlook.

The proposed development will consist of windows and doors on the front and rear elevations. The windows on the front elevation will have a general outlook onto the street scene and not directly into any neighbouring properties.

The windows and doors on the rear elevation will face the rear garden of the application site, therefore ensuring no overlooking into the neighbouring properties.

Plans show that the proposed side extension will consist of windows at both ground and

first floor level. The ground floor of the side extension will consist of 2 windows (one serving a bedroom and the other serving a utility room) and 1 door. The windows and door at ground floor level will not result in any overlooking into no.70 Raisins Hill, as they will be set approximately 2m from the boundary. Furthermore the windows and door will be facing the 2 sheds that will be located on the boundary shared with no.70.

The side extension will also consist of a side window at first floor level, which will serve as a secondary window for the proposed bedroom. Although this window will be facing the side elevation of no.70, should the application be approved, a planning condition can be added to the application to ensure the window is obscurely glazed, in order to ensure there will be no overlooking into no.70.

Therefore the proposed development will not have a negative impact upon the adjoining neighbours. As a result, the proposed development is in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan; Part Two - Saved UDP Policies (November 2012).

Following the construction of the proposed development, approximately 215.956sq. m of private rear garden space will be retained for the occupiers of the dwelling.

Therefore the development is in accordance with Paragraph 4.9 of the SPD which states for a 4 or more bedroom house at least 100sq.m of private rear garden space should be retained, and Policy BE23 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

Although the property will be losing the garage, the site will still have enough space to park at least 2 vehicles.

Having taken everything into consideration, it is recommended that this application be approved.

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: 1005 Rev. 01 and 1007 Rev.03.

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 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 70 Raisins Hill.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 HO6 Obscure Glazing

The window(s) facing 70 Raisins Hill shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 RES15 Sustainable Water Management (changed from SUDS)

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iii. provide details of water collection facilities to capture excess rainwater;
- iv. provide details of how rain and grey water will be recycled and reused in the development. Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that surface water run off is controlled and is handled as close to its source as possible to ensure the development does not increase the risk of flooding in compliance with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policies 5.12, 5.13 and 5.15 of The London Plan (2015), the National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014).

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
PT1.HE1	(2012) Heritage

Part 2 Policies:

BE5	New development within areas of special local character
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
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.

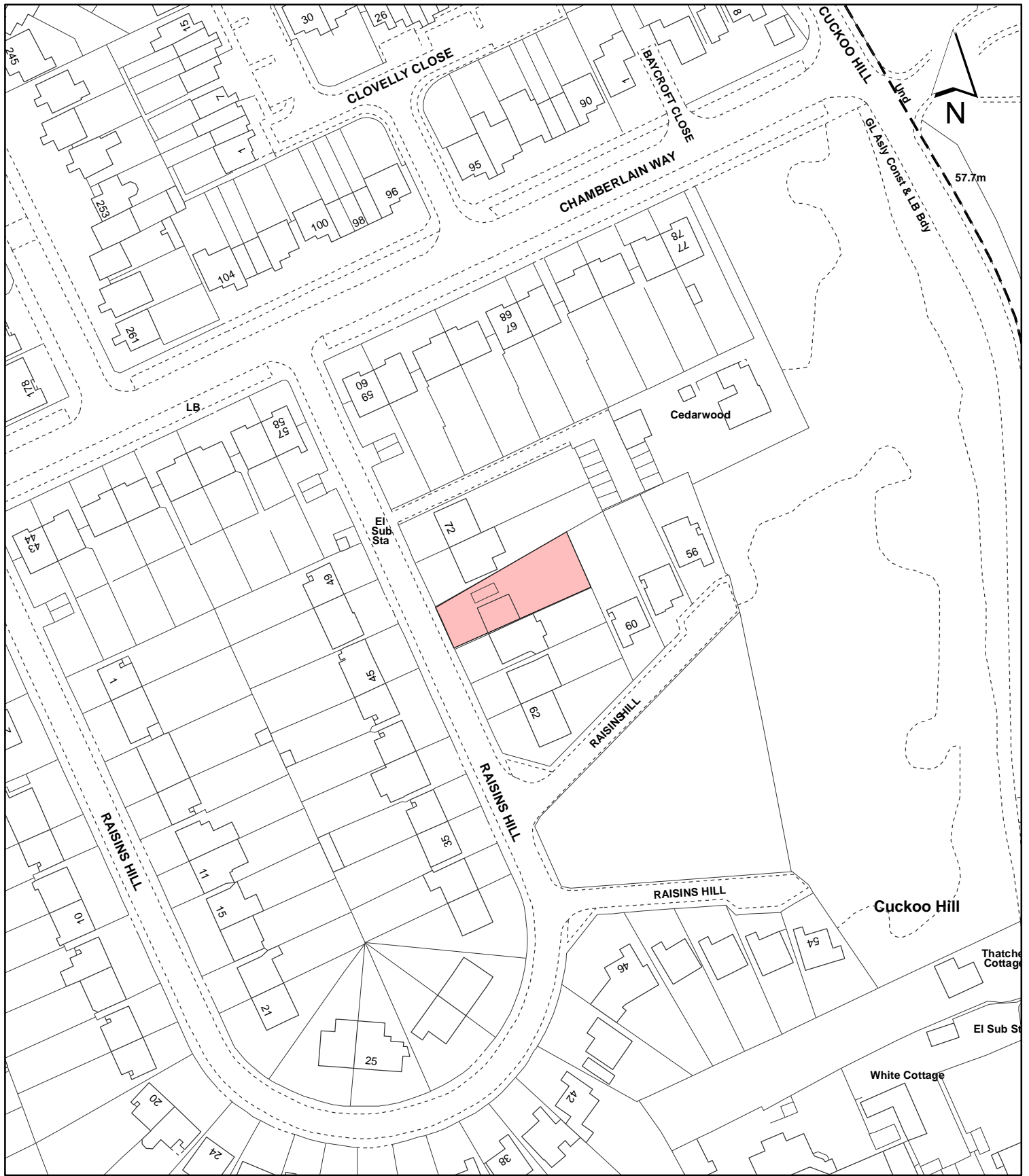
D) No bonfires that create dark smoke or nuisance to local residents.

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: Ayesha Ali

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**68 Raisins Hill
 Eastcote**

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

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

Planning Application Ref:

62664/APP/2016/831

Scale:

1:1,250

Planning Committee:

North

Date:

June 2016



HILLINGDON
 LONDON