

Report of the Head of Planning, Sport and Green Spaces

Address 38 OAK AVENUE ICKENHAM

Development: Single storey front, side and rear extensions, raising and enlargement of roof to create first floor with habitable roofspace to include 2 rear dormers, 2 side rooflights, vehicular crossover to front involving demolition of existing front, side and rear elements

LBH Ref Nos: 25891/APP/2016/409

Drawing Nos: Location Plan (1:1250)
OAK/07 Rev. F
OAK/01
OAK/02
OAK/03
OAK/05 Rev. F
OAK/06 Rev. D
OAK/04 Rev. F
OAK/08 Rev. G

Date Plans Received: 02/02/2016

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

Date Application Valid: 14/03/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a detached bungalow located on Oak Avenue. The external walls of the property are covered by a hipped roof, while the front elevation consists of a gable end roof. The properties on Oak Avenue consist of both detached bungalows and detached houses. The area to the front of the property, within the curtilage of the dwelling, is covered part in soft landscaping and part covered in hardstanding, which provides space to park approximately 2 vehicles.

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 a single storey front, side and rear extensions, raising and enlargement of roof to create first floor with habitable roofspace to include 2 rear dormers, 2 side rooflights, vehicular crossover to front involving demolition of existing front, side and rear elements.

1.3 Relevant Planning History

25891/78/1753 38 Oak Avenue Ickenham
Householder dev. (small extension, garage etc) (P)

Decision Date: 08-12-1978

Approved

Appeal:

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 5 neighbouring occupiers along with the Ickenham Residents Association (2), Parkfield Road / Oak Avenue Petition Group, and the Council's Highways Officer, were consulted on the application on 15th March 2016.

By the close of the consultation period on 5th April 2016, a petition against the proposed development has been submitted.

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 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 and the impact on the residential amenity of the neighbouring dwellings.

The property currently has a single storey side rear and front extension. The existing side extension is approximately 2.47m wide and 8.87m in length. The existing conservatory to the rear has a depth of approximately 2.49m and is 3.30m wide. The extension to the front of the property is approximately 1.81m deep and approximately 3.27m wide.

The proposed plans show that the existing front, side and rear extension will be demolished in order to make way for the proposed development.

Paragraph 4.5 of the HDAS Residential Extensions guidance, states, "in order to appear subordinate, the width and height of the extension should be considerably less than that of the main house and be between half and two-thirds of the original dwelling house width".

The proposed development includes a single storey side extension, which will have a width of approximately 1.40m, which is less than half and two-thirds the width of the original dwelling, which is approximately 8.40m wide. The single storey side extension will have a length of approximately 13.8m and will wrap around the proposed single storey rear extension.

Section 3 of the adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions, states: Single storey rear extensions to detached houses should not exceed 4m 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 have a depth of approximately 6m and will be approximately 10m wide, as it will extend the entire width of the original dwelling as well as the proposed single storey side extension. Although the depth of the proposed single storey rear extension exceeds the 4m as stated in the HDAS, an exception can be made for this case as it is considered that the proposed single storey rear extension will not have a detrimental impact upon the residential amenity of the neighbouring occupiers, as it will only extend beyond the single storey rear extension at both no.40 and no.36A Oak Avenue by approximately 1m, which is not considered to have a detrimental impact upon the residential amenity of the neighbouring occupiers.

The single storey rear extension will consist of a flat roof which will be approximately 2.50m in height. The roof of the rear extension will include a roof lantern which will measure approximately 2.50m x 1.50m. The roof lantern will increase the height of the extension to approximately 3.08m.

Paragraph 4.4 of the SPD HDAS: Residential Extensions, states, "careful siting of the extension is required and it is essential that any proposed extension (including the guttering and foundations) must not cross any adjoining boundary lines. The wall of the extension should be set in from the boundary by at least 0.25m; this will ensure any overhanging guttering does not encroach onto any neighbouring land".

The proposed side extension will be set in from the side boundary shared with no.40 Oak Avenue by 1m.

Paragraph 4.6 of the SPD HDAS: Residential Extensions, guidance states "in general, the front wall of the extension can be in line with the front wall of the original house".

The front wall of the proposed side extension will be set in line with the front wall of the main dwelling.

As well as the proposed single storey side and rear extension, the proposed development will also involve, raising and enlarging the roof to create a first floor with habitable roofspace to include 2 rear dormers and 2 side rooflights.

Paragraph 7 of the SPD HDAS: Residential Extensions, states: 'careful thought must be given to the volume, height, proportion, details and position and overall appearance of any dormer windows or other roof alterations'.

The height of the existing roof, from ground floor to ridge level, is approximately 5.83m. The proposed plans show that this will be raised by approximately 2.32m, which means the height of the roof will measure approximately 8.15m, from ground floor to ridge level.

It is considered that the raising of the roof will form a proportionate addition that would not have a significant impact to the character of the original property or the visual amenity of the surrounding area, as there are a variety of properties on Oak Avenue including two-storey detached dwellings, including the adjoining property no.40. Therefore the raising of the roof is not considered to have a detrimental impact upon the character and appearance of the street scene.

Plans show that the raising of the roof will create a first floor rear extension.

Paragraph 6.4 of the SPD HDAS: Residential Extensions states, first floor or two storey "rear extensions will only be allowed where there is no significant over-dominance, overshadowing, loss of outlook and daylight. In particular, the extension should not protrude out too far from the rear wall of the original house. The first floor should not extend beyond a 45-degree angle. If this can be achieved the depth of a rear extension to a detached property cannot exceed 4m".

The first floor of the rear extension will not extend beyond a 45-degree angle, ensuring no over dominance, overshadowing or loss of outlook to the occupiers of the adjacent properties. The proposed first floor rear extension will have a depth of approximately 3.5m as it will be set back from the single storey rear extension by approximately 2.5m. The first floor rear extension will have a width of approximately 10m.

Paragraph 6.6 of the HDAS Residential Extensions guidance states, "the height of the extension should not normally exceed the height of the existing building. The roof lines of the extension should normally be parallel to those of the existing building and the eaves line".

The proposed raising and enlargement of the roof will result in the alteration of the roof form of the original dwelling. Currently the dwelling consists of a hipped roof with a gable end feature to the front. The proposal would result in the creation of crown roof. Although a crown roof would not normally be considered in character with the property or area, in this particular case it is noted that there are a number of properties on Oak Avenue that consist of much larger crown roofs and therefore the proposed crown roof is not considered to have a detrimental impact upon the character and appearance of the general street scene.

The proposed plans show that the development will also involve the installation of 2 rear dormers and 2 rooflights (one on either side of the roof).

Paragraph 7.7 of the SPD HDAS: Residential Extensions states, "a dormer window or roof

extension must be constructed in the centre of the roof face. The size of each roof face will vary from one house to the next. As a guide, any roof extension to a terraced house should be set at least 0.3m below the ridge level, at least 0.5m above the eaves level and at least 0.5m from the sides of the roof".

Paragraph 7.8 of the HDAS Residential Extensions guidance states, "on larger detached and semi-detached houses these set in should be increased to at least 1m".

The proposed rear dormers will have a depth of approximately 2.22m, will be 1.58m wide and will consist of flat roofs which will measure approximately 1.50m in height.

The proposed rear dormers will be, set down from the ridge of the main roof by approximately 1.09m, set above the eaves level by 0.41m and will be set in from the sides of the roof by at least 0.50m. Although the dormers are not set in by the required 1m as stated in the HDAS, they are considered to be proportionate in terms of size and scale of the roof.

The proposed rooflights will measure approximately 0.77m x 0.77m and are not considered to impact unduly on the visual amenity of the street scene.

The proposed development also includes a front porch.

Paragraph 8.2 of the SPD HDAS: Residential Extensions, states that, 'porches should be subordinate in scale and form and should not be detrimental to the visual amenities of the street scene. The depth of any porch or canopy must not extend past the line of any bay window".

The proposed porch will have a depth of 0.55m, will be approximately 2.50m wide and will consist of a flat roof which will have a height of approximately 2.70m. The proposed porch will not extend beyond the proposed bay windows. Its size and scale is thus compliant with the SPD.

The front elevation will consist of bay windows at both ground and first floor level. The proposed bay windows are considered to harmonise and compliment the street scene, as there are number of properties on Oak Avenue that consist of bay windows.

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

The proposal includes a vehicular crossover to the front. The property already consists of a crossover, but plans show that a new crossover is being proposed in order for vehicles to come in/out.

The proposed crossover will be 2.9m wide at the back of the public footway and will be 4.1m wide at the kerb line. This is considered acceptable.

The proposed crossover will be installed on a residential road, which does not have a significantly high influx of traffic, or vehicular movement. Therefore the proposed crossover would not have a detrimental impact upon the traffic flow or pedestrian safety. Therefore the proposed crossover is in accordance with Policy AM7 of the Hillingdon Local Plan Part

Two - Saved UDP Policies (November 2012).

The applicants currently park 2 vehicles on site, in front of the property within the curtilage of the dwelling. However the current situation does not provide sufficient space to safely park two vehicles. The proposed crossover in addition to the existing crossover, will allow the applicants to park 2 vehicles with ease on site, therefore complying with the council's car parking standard, and as a result ins in accordance with Policy AM14 of the of the Hillingdon Local Plan Part Two- Saved UDP Policies (November 2012).

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.40 and no.36a Oak Avenue, in terms of loss of light, loss of outlook or overshadowing.

The proposed single storey rear element of the development will extend beyond the single storey rear extensions at both no.36a and no.40 by 1m which is not considered to have a detrimental impact upon the residential amenity of the occupiers.

With regards to the proposed first floor rear extension, this will not breach the 45-degree line of sight and as a result will not cause any overshadowing, loss of outlook or have an overbearing impact upon the occupiers of the neighbouring properties.

The proposed development will consist of windows and doors on the front and rear elevation of the property. The front windows will have a general outlook onto the street scene, and the rear windows and doors will face the rear garden of the site, therefore there will no direct overlooking into any neighbouring properties.

The proposal also includes windows on the side elevations, at both ground and first floor level, there would be no overlooking into the neighbouring properties. The side elevation facing no.40 will consist of a window at ground and first floor, both of which will serve en-suites and as a result will be obscurely glazed. The side elevation facing no.36a, will consist of a door at ground floor level which will serve a utility and a window at first floor level which serve an en-suite, which will not result in any overlooking into the neighbouring property. All side windows/doors are conditioned to be obscure glazed.

Therefore, the proposed development is in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan; Part Two - Saved UDP Policies (November 2012).

It is considered that all the proposed habitable rooms and those altered by the proposal would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing SPG (December 2012) and the Mayor of London's Housing Standards Policy Transition Statement (October 2015).

Following the construction of the proposed development, approximately 332.77.sq.m of private amenity space would be retained for the occupiers of the dwelling which is in accordance with Paragraph 4.9 of the HDAS guidance 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).

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 OAK/04 Rev. F, OAK/05 Rev. F, OAK/06 Rev. D and OAK/08 Rev. G.

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) (England) Order 2015 (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 36a or 40 Oak Avenue.

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 windows/doors facing 36a and 40 Oak Avenue 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 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)

7 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

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.

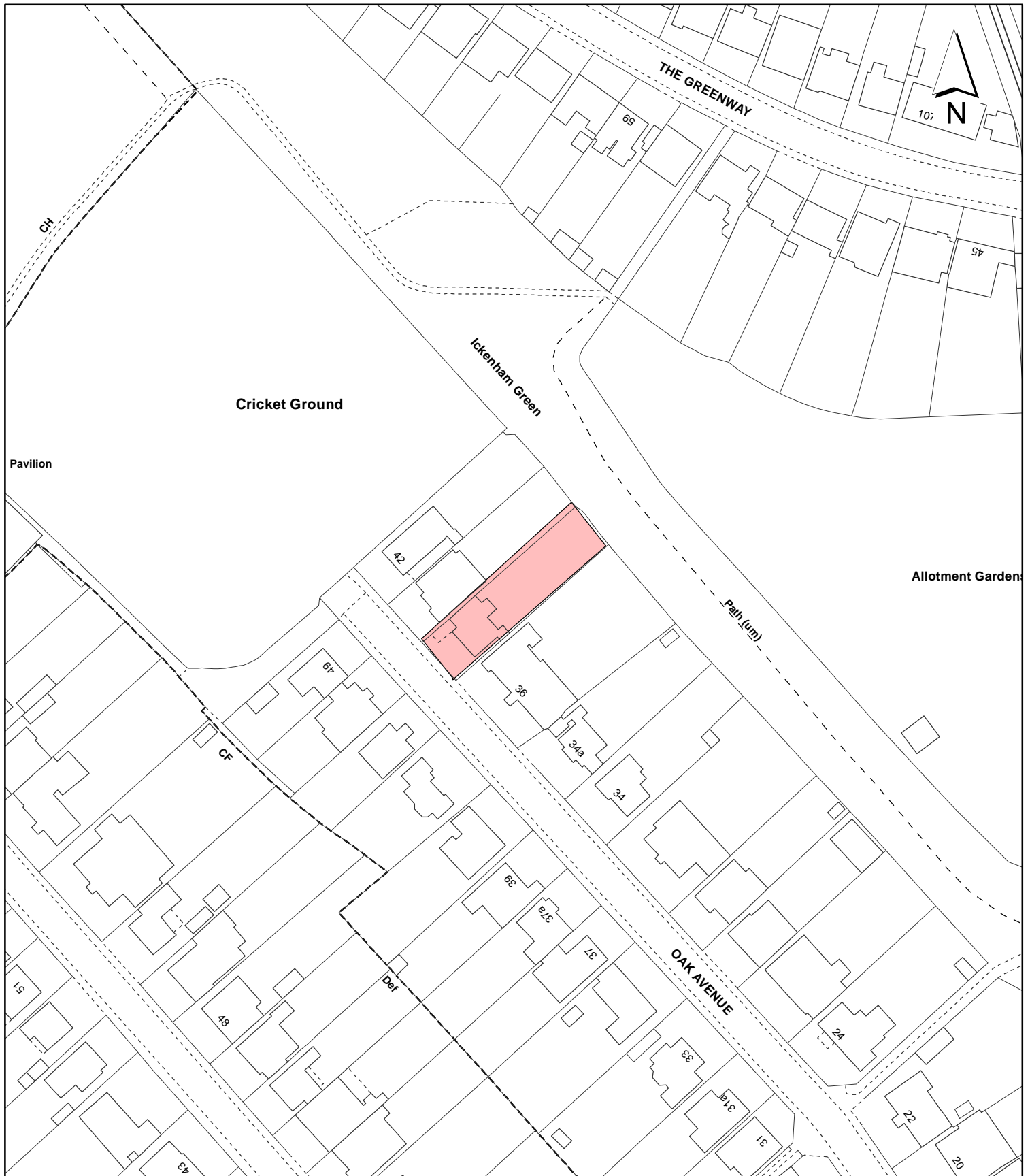
D) No bonfires that create dark smoke or nuisance to local residents.

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: Ayesha Ali

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**38 Oak Avenue
 Ickenham**

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

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

Planning Application Ref:

25891/APP/2016/409

Scale:

1:1,250

Planning Committee:

North

Date:

June 2016



HILLINGDON
 LONDON