

Report of the Head of Planning, Sport and Green Spaces

Address 6 BROWNGRAVES ROAD HARLINGTON

Development: Single storey rear extension to existing extension

LBH Ref Nos: 36832/APP/2016/1530

Drawing Nos: GTD610 - 02HPA
GTD610 - 01HPA
GTD610 - 03HPA
Location Plan (1:1250)

Date Plans Received: 19/04/2016 **Date(s) of Amendment(s):**

Date Application Valid: 19/04/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the southern side of Browngraves Road with an area of open space in front. The Radisson Edwardian International Hotel car park is located at the rear of the site.

1.2 Proposed Scheme

Planning permission is sought for the erection of a rear extension on the back of an existing single storey rear extension. The proposed extension would therefore be classed as a secondary rear extension to the property. The extension would be 5.15m wide, would have a pitched roof measuring 3.05m at the roof ridge and 2.44m at the eaves and would extend 4m from the rear wall of the existing rear extension.

1.3 Relevant Planning History

36832/APP/2016/1531 6 Browngraves Road Harlington

Single storey detached outbuilding to rear for use as a gym/storage (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 13-06-2016 Approved **Appeal:**

Comment on Planning History

The application site has been subject to an enforcement investigation for the erection of a single storey secondary rear extension and a wooden balcony enclosure on the roof of the original rear extension. An enforcement notice was served in July 2015 requiring the removal of the secondary single storey rear extension and wooden balcony enclosure. The secondary rear extension and wooden balcony enclosure were removed in compliance with the Enforcement Notice in February 2016.

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**

Consultation letters were sent to 3 local owners/occupiers and a site notice was displayed. No responses were received.

Harlington Village Residents Association:
No response received

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.

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 planning issues relate to the impact the proposed rear conservatory would have on the character and appearance of the original building, and on the residential amenity of the occupiers and neighbours.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the appearance and layout of developments to harmonise with the existing street scene and the surrounding area whilst Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires alterations and extensions to existing buildings to harmonise with the scale, form, architectural composition and properties of the original building. Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The Council's Supplementary Planning Document (SPD) HDAS: Residential Extension

states that extensions should be designed so as to appear subordinate to the original house and should not protrude too far out from the rear wall of the original house in order to ensure that the proposed extension would not block daylight and sunlight received by neighbouring properties. Paragraph 3.3 of the HDAS states that single storey rear extensions proposed on semi-detached houses with a plot measuring 5m wide or more should be no more than 3.6m deep from the rear wall of the original house. Secondary extensions added to existing extensions are likely to exceed the depth limit and may not be in character with the original house.

The application property has previously been extended by 3m beyond the rear wall of the original house. The proposal is for further extension of 4m from the rear wall of the existing single storey rear extension, resulting in an extension with a total depth of 7m. The proposed extension would thus be almost double the maximum depth stated to be acceptable within the Supplementary Planning Document (SPD) HDAS: Residential Extension. Furthermore, the depth of the extension would in fact be well in excess of the depth of the original property (5.25m). At this depth, size and scale the overall extension is not considered to appear as a subordinate addition to the property.

Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Supplementary Planning Document (SPD) HDAS: Residential Extension seek to ensure that extensions maintain and allow adequate levels of daylight and sunlight to penetrate into and between them. New developments should comply with the 45 degree principle. Furthermore these policies state that planning permission will not be granted for new buildings and extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

The adjoining property at No.5 is extended. However the proposed extension would protrude 4m beyond even this extension. The adjoining property at No.7 is also extended. However, this property is sited well forward of the application property and due to this the proposal would result in a projection of some 9.5m beyond the rear most part of this dwelling. Thus, due to its overall size, scale, bulk, depth and position in relation to the adjoining properties, the proposed rear extension, would appear as an over-dominant and visually intrusive addition to the existing dwelling, resulting in loss of light and outlook to the neighbouring properties. The proposal would therefore not comply with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Supplementary Planning Document HDAS: Residential Extension.

In regards to roof height, Paragraph 3.7 of the Council's SPD HDAS: Residential Extensions states that extensions with pitched roofs should not exceed 3.4m at its highest point. The extension would have a pitched roof measuring 3.05m at the roof ridge and 2.44m at the eaves. The proposal would therefore comply with Paragraph 3.7 of the SPD.

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to protect the privacy of neighbouring dwellings. Furthermore, Paragraph 6.12 of the SPD HDAS: Residential Extensions requires a 21m separation distance between habitable rooms to ensure no loss of privacy would occur. The rear of the application site faces onto the Radisson Edwardian International Hotel car park and so there would be no issue of overlooking or loss of privacy of habitable room windows. It is considered that the proposed extension would not result in loss of privacy.

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that adequate external amenity space is retained for residential properties.

The existing garden is over 170sq.m. The proposed extension would reduce this to 155sq.m so the proposal would not result in the amount of external amenity space for the dwelling being unacceptable, thereby complying with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed extension, due to its overall size, scale, bulk, depth and positioning, would be harmful to the character and appearance of the original dwelling and the surrounding area and to the residential amenity of neighbours. As such, the proposal does not comply with Policies BE13, BE15, BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extension. The application is therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed extension, in conjunction with the existing extension, by virtue of its size, scale, bulk, depth and proximity, would be detrimental to the amenities of the adjoining occupiers at 5 and 7 Browngraves Road, by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed extension, in conjunction with the existing extension, by reason of its overall size, scale, bulk and depth, would result in a visually intrusive and discordant development harmful to the architectural composition, character and appearance of the original dwelling and the wider area. Therefore the proposal is 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 Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

- 1** On this decision notice policies from the Council's 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 Council's Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

Standard Informatives

- 1** The decision to REFUSE planning permission has been taken having regard to

all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

Part 1 Policies:

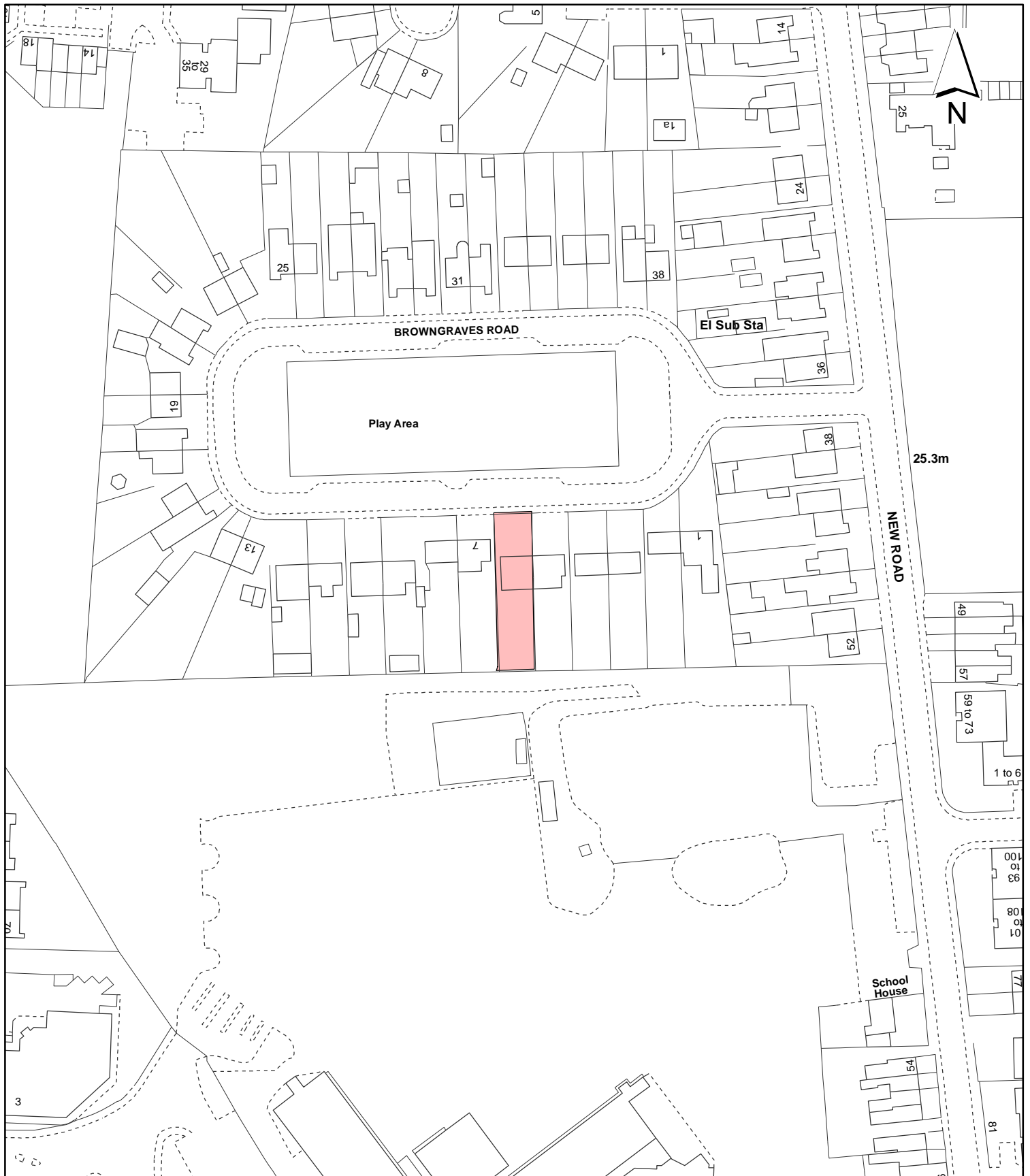
PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

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Notes:

 Site boundary

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Site Address:

**6 Browngraves Road
 Hayes**

Planning Application Ref:

36832/APP/2016/1530

Planning Committee:

Central & South

Scale:

1:1,250

Date:

June 2016

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

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