

Item No. **Report of the Head of Planning, Sport and Green Spaces**

Address 6 HAMILTON ROAD COWLEY UXBRIDGE

Development: Two storey side extension, single storey front extension, single storey rear extension and conversion of roof space to habitable use to include a rear dormer

LBH Ref Nos: **5670/APP/2016/2112**

Drawing Nos: Location Plan (1:1250)
MSB64-04
MSB64-03
MSB64-05
MSB64-01
MSB64-02

Date Plans Received: 01/06/2016

Date(s) of Amendment(s):

Date Application Valid: 08/06/2016

1. **CONSIDERATIONS**

1.1 **Site and Locality**

The application site comprises of a two storey detached dwelling situated on the western side of Hamilton Road, Cowley Uxbridge. The property is finished in a pebbledash render and characterised by a hipped roof and a two storey bay window and a carport to the northern flank elevation. The house is set back to accommodate a front garden which consists of partial hardstanding and shingle, and is enclosed by a low level brick wall.

The surrounding area is residential in character and falls within the boundaries of the Orchard Drive, Hamilton Road, Clayton Way Area of Special Local Character. The street scene comprises of a row of detached and semi-detached dwellings set back along the adjacent carriageway to contain spacious front gardens and off road parking and positioned in a linear formation.

1.2 **Proposed Scheme**

Householder consent is sought for a two storey side extension, single storey front extension, single storey rear extension and conversion of roofspace to habitable use to include rear dormer.

The proposed two storey side extension would be set back in line with the principal elevation and would measure 6.9m in depth to finish flush with the original rear wall of the host dwelling. The extension would be characterised by a hipped/crown roof, set level with the main ridgeline of the host dwelling.

The single storey front extension would extend flush with the bay window, would measure 6.6m in width and would be characterised by a mono-pitched roof measuring 3.8m high.

The single storey rear extension would project 4m in depth, would extend the full width of the original rear wall including the two storey side extension and would be characterised by a mono-pitched roof with a flat tip to measure a maximum of 3.7m high.

The rear dormer would be situated central of the rear roof slope and would measure 1.7m high, and 2.4m in width.

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

1.3 Relevant Planning History Comment on Planning History

The application site benefits from no 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 7 adjoining and neighbouring properties were consulted via letter dated 09.06.16 including a site notice displayed outside the premises on 30.06.16.

A total of 14 comments and a petition containing 51 signatures received and the comments have been summarised below:

1. Window missing on flank elevation? reason?
2. New window to GF will impact upon my property
3. Builders living there working outside of normal hours
4. Design of proposal indicates a HMO use
5. Seeking extension of time for consultations
6. LPA should pay special attention to preserve and enhance the conservation area.
7. Concerned about height of rear extension and impact on my property
8. No land levels provided
9. Proposal will be out of character and will affect sunlight to neighbouring properties.
10. Proposal indicates HMO use detriment to area but not landlord.
11. Would result in an increase of cars to an overcrowded level.
12. Front extension would protrude normal building line
13. Is within an Area of Special Local Character and should be preserved.
14. Proposed development is out of scale with original dwelling and street scene
15. The applicant is not the owner and have concerns about encroachment of my boundary line.
16. plans would result in porch feature being destroyed.
17. lorries and trucks delivering materials will cause damage.
18. loss of garden area will increase flood risk.
19. extensions will lead to loss of light into No. 5.

OFFICER COMMENTS: The objections raised will be discussed within the main body of the report.

With respect to the use of the application site as a House in Multiple occupancy, this is not permitted as the site falls within the Uxbridge South and Brunel Wards Article 4 direction that removed permitted development rights for 3-6 bed HMO's and thus requires separate planning permission. The Enforcement Team investigated the claims, and it was found the site is not currently in use as a HMO.

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.

AM14 New development and car parking standards.

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

LPP 3.5 (2016) 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 and light levels 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. Policy BE22 seeks to preserve the visually open gaps between properties to prevent forming a terraced appearance.

Policy BE5, 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 should respect the symmetry of the original buildings.

Section 8.0 Front Extensions, Porches and Bay Windows states 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. Porches should appear subordinate in scale and form, must not extend past the line of any bay window and in the case of being combined with a garage conversion they may be integrated with a forward extension of the garage not exceeding 1.0m.

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.

Paragraph 5.0: Side and first floor side extensions Two Storey: states extensions at first floor provide additional bedrooms but have the potential to have a significant impact on neighbouring properties and the character of the street. The Council requires all residential extensions of two or more storeys in height to be set back a minimum of 1m from the side boundary for the full height, to prevent forming a terraced appearance. There is no requirement for a set back or set down to detached dwellings as they would integrate with the existing house, and the roof should follow that of the existing roof. The width and height of the extension should be less than that of the original house, preferably in between half and two thirds depending on the site.

Paragraph 3.0: Single Storey Rear Extensions: states a range of roofs will be acceptable, however they must not exceed 3.4m in height to prevent obstructing light from any adjoining neighbours property. Extensions should appear subordinate to the original house and as such an extension up to 4m deep is acceptable to detached houses.

The proposed two storey side extension would be constructed flush with principal elevation of the host dwelling and would measure 6.9m in depth to measure flush with the rear wall, would measure 4.3m in width and would be characterised by a hipped roof set level with the main ridge to form a crown roof. The proposed extension would also retain a separation distance of 150mm from the side boundary to the front elevation and as such would result in the closing of an important visual gap which is characteristic of this Area of Special Local Character (ASLC). The proposed width of 4.3m would also exceed two thirds of the original width of the main dwelling, and as such is considered by reason of its size, scale, bulk, design and roof form would be an overly dominant addition which would detract from the architectural composition of the original dwelling, and by reason of its siting to the flank elevation would detract from the character and appearance of the street scene and the Area of Special Local Character.

The proposed single storey rear extension would measure 4m in depth, would extend the full width of the host dwelling including the proposed two storey side extension and would be characterised by a mono pitched roof with a flat tip to measure a maximum height of 3.7m. The proposed extension would be erected flush with the existing building lines and would retain a small gap between the upper floor windows to appear subordinate, and it is therefore considered by reason of its siting to the rear of the dwelling would not have an adverse impact upon the original dwelling and the street scene. Bearing in mind the size of the rear garden, the proposed extension would not appear cramped.

The proposed single storey front extension would comprise of a porch and would be integrated with the proposed two storey side extension to form a garage entrance. The front extension would measure flush with the bay window feature and northern building line, and by reason of its size, scale and height would be a proportionate addition to the principal elevation of the host dwelling. Furthermore, due to the sufficient set back distance of the host dwelling from the front boundary, the proposed extension would not appear cramped and would satisfactorily integrate with the character and appearance of the host dwelling and the visual amenities of the street scene and surrounding area.

Paragraph 7.0 of the HDAS SPD states on detached houses, set ins should be increased to 1m. Dormers should relate well to the proportions, roof forms and massing of the existing house as it can have an impact on the residential area. The proposed dormer would be set back a maximum of 500mm from the ridge and eaves and although would be set in from the flank elevations by a sufficient margin, the proposed height of the dormer would ensure the rear roof slope is dominated by an overly large addition which would be unduly prominent from the public domain and as such would result in an adverse impact upon the visual amenities of the street scene and the Area of Special Local Character.

The proposed development is considered to detract from the character and appearance of the original dwelling and the visual amenities of the Area of Special Local Character and as such would fail to accord with Policies BE5, BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan Part Two: Saved UDP Policies (November 2012) and the HDAS SPD: Residential Extensions (December 2008).

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 application site benefits from adjoining neighbours to either side at Nos. 5 and 7 Hamilton Road.

The proposed two storey side extension would be erected to the northern flank elevation and as such would not be a visible addition when viewed from the outlook of No.7. The rear dormer would be set centrally within the rear roof slope to face their own rear garden and would retain a separation distance of 32m from the rear wall of the occupier to the rear at No.12 Clayton Way.

The single storey rear extension would measure 4m in depth, however the height of the ridge would exceed the recommended limit of 3.4m by 300mm, however due to the sufficient separation distance between the two properties, the proposed single storey extension is considered not to result in a detrimental impact upon the residential amenities and light levels of the adjoining neighbours. All windows would face the rear garden and would not result in a loss of privacy and overlooking.

The adjoining neighbour to the opposite flank at No. 5 benefits from a number of windows along its southern flank elevation. Majority of the windows are obscure glazed, however the ground floor flank window is transparent and serves a kitchen. The kitchen does benefit from a dual aspect with an additional window to the rear elevation, however by reason of its narrow width and limited level of outlook would be considered as the secondary window. The flank window would therefore be considered as the primary

source of outlook and light, which is further backed up by the internal layout, with the worktop and sink positioned on the flank wall. It is therefore considered the proposed two storey side extension, by reason of its size, scale, and proximity to the shared boundary would have a detrimental impact upon the residential amenities of the neighbouring occupier at No. 5 Hamilton Road by reason of appearing over-dominant, over-bearing, over-shadowing and resulting in a loss of outlook and light.

The proposed single storey rear extension by reason of its single storey composition, depth and separation distance from the adjoining neighbour would fail to result in a loss of outlook and light. The development would therefore fail to accord with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan Part Two: Saved UDP Policies (November 2012) and the HDAS SPD: Residential Extensions (December 2008).

Policy BE23 seeks to ensure all new residential development and extensions provide or maintain external amenity space which is sufficient to protect the amenity of the occupants of the proposed building in terms of its shape and siting. This will be assessed in accordance with the HDAS SPD: Residential Extensions. The HDAS: SPD states a 4 bedroom dwelling must retain a minimum of 100sqm of rear usable amenity to be considered sufficient to protect the residential amenities of the occupants of the host dwelling. The proposal would retain approximately 150sqm of rear usable amenity area which is usable in terms of its size and shape, and as such would comply with Policy BE23 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the HDAS SPD: Residential Extensions (December 2008).

The application site would retain two off road parking spaces to the front of the property in addition to a single parking space within the new garage, and therefore would accord with Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey side extension, by reason of its size, scale, bulk and proximity to the side boundary, would result in a closing of the visually open gap between it and the neighbouring property, 5 Hamilton Road, giving rise to a cramped form of development, which would be detrimental to the visual amenities of the street scene and the wider Orchard Drive, Hamilton Road, Clayton Way Area of Special Local Character. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed two storey side extension, by reason of size, scale, bulk, width, design and roof form would result in an incongruous addition which would be detrimental to the architectural composition of the host dwelling and the wider Orchard Drive, Hamilton Road, Clayton Way Area of Special Local Character. The proposal would therefore be

contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, 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.

3 NON2 Non Standard reason for refusal

The proposed two storey side extension, by virtue of its size, scale, bulk and proximity, would be detrimental to the amenities of the adjoining occupier at 5 Hamilton 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.

4 NON2 Non Standard reason for refusal

The proposed rear dormer, by reason of its height and bulk would result in an over-dominant and visually intrusive addition that would be harmful to the character and appearance of the host dwelling and this Area of Special Local Character. The proposal would therefore be contrary to Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the Councils Supplementary Planning Documents: HDAS Residential Extensions (December 2008).

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 (2016). 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 which was not taken, however we have been unable to seek solutions arising from the application as the principal is clearly contrary to our statutory policies and a significant reduction would be required to overcome the reason 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Policies:

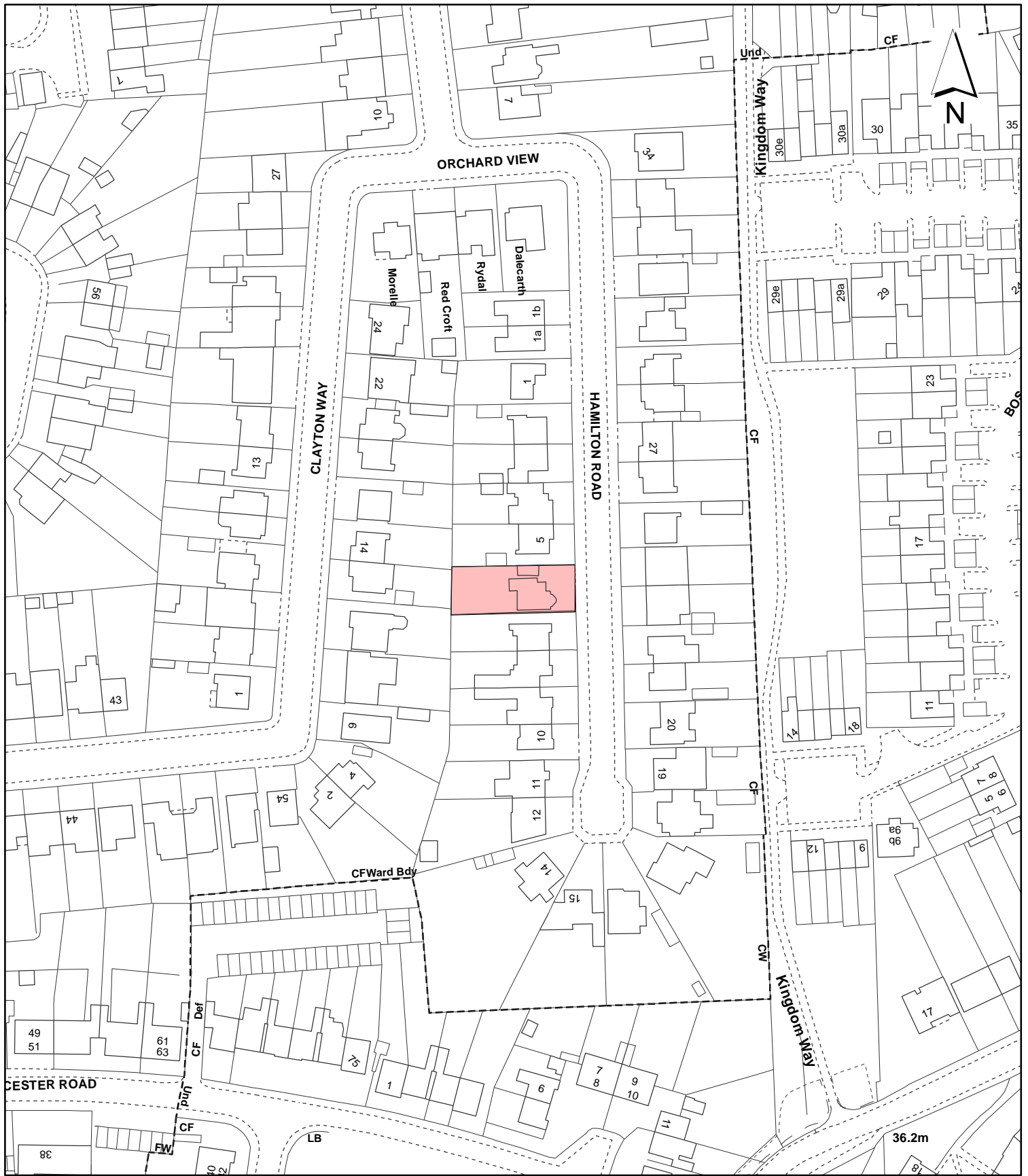
- PT1.BE1 (2012) Built Environment
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Part 2 Policies:

- BE5 New development within areas of special local character
BE13 New development must harmonise with the existing street scene.
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HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5 (2016) Quality and design of housing developments

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Notes:

 Site boundary

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Site Address:

**6 Hamilton Road
 Cowley
 Uxbridge**

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

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

Planning Application Ref:

5670/APP/2016/2112

Scale:

1:1,250

Planning Committee:

Central & South

Date:

September 2016



HILLINGDON
 LONDON