

Report of the Head of Planning, Sport and Green Spaces

Address 1 RUSHMOOR CLOSE EASTCOTE PINNER

Development: Two storey rear extension, single storey side extension, porch to front, conversion of roofspace to habitable use to include 1 rear dormer, 1 front dormer and conversion of roof from hip to part-gable end involving demolition of detached garage to side

LBH Ref Nos: 2332/APP/2016/132

Drawing Nos: VP/P/20150804/4
VP/P/20150804/2
VP/P/20150804/6 Rev C
VP/P/20150804/7 Rev A
VP/P/20150804/3 Rev B
VP/P/20150804/5 Rev B
VP/P/20150804/10

Date Plans Received: 13/01/2016 **Date(s) of Amendment(s):** 25/01/2016
Date Application Valid: 26/01/2016 30/08/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey detached property, located on Rushmoor Close. The external walls of the property are covered by a half hipped half gable roof, while the front elevation consists of a cat-slide roof. The area to the front of the property, within the curtilage of the dwelling, is covered part in soft landscaping and part in hardstanding, and provides space to park 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 the erection of a two storey rear extension, single storey side extension, porch to front, conversion of roofspace to habitable use to include 1 rear dormer, 1 front dormer and conversion of roof from hip to part-gable end involving demolition of detached garage to side.

1.3 Relevant Planning History

2332/A/79/2250 1 Rushmoor Close Eastcote Pinner
Householder development - residential extension(P)

Decision Date: 29-04-1980 Approved **Appeal:**

2332/B/81/0087 1 Rushmoor Close Eastcote Pinner
Householder development - residential extension(P)

Decision Date: 12-03-1981 **Approved** **Appeal:**
2332/PRC/2015/134 1 Rushmoor Close Eastcote Pinner

Demolition of garage, two storey rear extension, single storey side extension, hip to gable loft conversion, infill of open porch, roof extension.

Decision Date: 08-10-2015 **OBJ** **Appeal:**

Comment on Planning History

None.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 2nd March 2016

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

A total of 8 neighbouring occupiers along with the Northwood Hills Residents Association, Eastcote Residents Association, Eastcote Village Conservation Panel, the Council's Conservation and Urban Design Officer and the Council's Trees / Landscape Officer, were consulted on the application on 28th January 2016.

By the close of the consultation period on 18th February 2016, the following objections were received:

- Enclosure of existing open porch will result in loss of privacy
- Rear extension will result in loss of light and loss of outlook
- Single storey rear extension, being built so close to the boundary, will restrict maintenance, cleaning and general up keep of the existing guttering
- Demolition of the existing garage will have an impact on our property
- The proposed development will result in the appearance of 3 joined properties as oppose to 3 discrete detached properties
- The construction of the proposed development will restrict vehicle access for the residents of Rushmoor Close

OFFICER NOTES: The comments from the neighbouring occupiers will be discussed throughout the main body of the report; however comments relating to the boundary wall is not necessarily a planning consideration and is something that will need to be resolved at a civil level between the respective neighbouring occupiers.

The application has been called in to the Committee for determination by a Local Ward Councillor.

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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments
AM14	New development and car parking standards.

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 and the availability of parking.

- Design and visual impact

Paragraph 4.5 of the HDAS Residential Extensions states that "in order for single storey side extensions to appear subordinate to the original dwelling, 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 house width".

The proposed single storey side extension will have a width of 2.45m which is less than half and two-thirds of the width of the original house, which is approximately 8.24m. The length of the proposed side extension is 10.15m and it will wrap around the proposed single storey rear extension. The proposed side extension will consist of a flat roof and will be approximately 3m in height.

Section 3 of the HDAS Residential Extensions guidance, 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 3.6m, and will be approximately 10.74m wide.

The proposal also includes a first floor rear extension.

Paragraph 6.4 of the HDAS Residential Extensions guidance states, 'first floor rear extensions will only be allowed where there is no significant over-dominance, over-shadowing, 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'.

At first floor level, the proposed rear extension would extend the entire width of the original dwelling and would therefore be approximately 8.24m wide and will be 3.6m in depth as it will 'sit' directly above the single storey rear extension. Due to the full width of the proposed first floor rear extension, the roof form is proposed to be a crown roof that fails to follow the guidance of paragraph 6.6 of the HDAS Residential Extensions guidance as it would not be set down 0.5 metres from the ridge of the main house.

These concerns have been expressed to the applicant's agent who has highlighted their view that the proposals do not have any effect on the street scene or undue loss of amenity or light to the neighbours.

Whilst it is considered that the design and bulk of the first floor extension is not fully compliant with HDAS, the Agent for the applicant is correct to highlight that the Council needs to identify the resultant harm any concerns regarding the design of the extension would produce in order for this to constitute a reason for the application to be refused. The first floor extension is contained to the rear of the site and, whilst not set down from the ridge, the roof form would show a set in when viewed in the oblique angles of the side of the property available from the street. On balance, it is therefore concluded that the concerns regarding the design of the first floor rear extension would not have a negative visual impact on the streetscene sufficient to warrant the refusal of the application.

The proposal includes the conversion of the roofspace to habitable use to include 1 rear dormer, 1 front dormer and conversion of roof from hip to part-gable end involving demolition of detached garage to side.

Paragraph 7 of the of the HDAS Residential Extensions guidance, 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. Paragraph 7.7 of the HDAS Residential Extensions guidance 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-ins should be increased to at least 1m".

The proposed rear dormer will have a depth of approximately 2.29m, will be 2.54m wide and will consist of a flat roof which will be approximately 2.25m in height. The rear dormer will consist of a Juliette balcony, which is not considered to result in any form of overlooking, as there will be no raised platform. The rear dormer will be set down from the ridge of the main roof by approximately 0.65m, set above the eaves level by and by from the sides of the roof by approximately 0.50m. Although the set ins are less than the required 1m, an exception can be made for this case, as the proposed rear dormer is considered to be proportionate in terms of size, scale and design in regards to the main roof.

The proposed front dormer will match the existing front dormer, and will have a depth of approximately 2.03m, will be 2.27m wide and will consist of a cat-slide roof which will be approximately 2.30m in height. The front former will be set approximately 2.48m below the ridge of the main roof, 0.85m above the eaves level and will be set in from the side of the roof by approximately 0.96m. The proposed front dormer is considered to be proportionate

in relation to the main roof, and appears as a subservient addition.

The proposal also includes an open porch to the front which will be in line with the existing open porch. The porch will have a depth of approximately 1.98m and will be approximately 8.62m wide, as it will be in line with the existing open porch. The roof of the proposed open porch will consist of a pitched roof which will be approximately 3.48m in height, as it will be incorporated into the roof of the main dwelling.

Plans show that the existing open porch on the left hand side, on the front elevation (when viewing the property from the front) will be enclosed, as it will consist of full height windows / French doors on the side and front. This is not considered to have a detrimental impact upon the character and appearance of the original dwelling or on street scene.

On balance therefore it is considered that the proposed development would comply with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

- Impact on the amenity of neighbouring residents

The size, scale and design of the extension is not considered not to cause any undue loss of residential amenity to the occupiers of the neighbouring dwellings, no. 1a and no.2 Rushmoor Close, in terms of loss of light, loss of outlook or overshadowing.

The proposed rear extension will not breach the 45 degree line of sight, which is taken from the nearest habitable room window at no.1a Rushmoor Close, and as such will not result in any loss of light, loss of outlook or overshadowing of the occupiers of no.1a.

With regards to no.2 Rushmoor Close, the proposed rear extension will be set back from the rear of no.2 Rushmoor Close by approximately 1.88m, which is not considered to have a detrimental impact upon the residential amenity of the occupiers of no.2.

Furthermore the proposed development will only consist of windows and doors on the front and rear elevations. The windows on the front elevation will have an outlook onto the general street scene and not directly into any neighbouring properties, while the windows and doors on the rear elevation will face the rear garden of the application site.

The plans show that 3 new windows will be installed on the east side elevation of the original dwelling, at first floor level, 1 window will serve as a secondary bedroom window, while the other 2 will serve an en-suite, which will most likely be obscurely glazed. With regards to the side window serving the bedroom, should planning permission be granted, a condition can be added to ensure that this window is obscurely glazed, to ensure there will be no form of overlooking into no.2 Rushmoor Close.

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).

- Other matters

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

Following the construction of the proposed development approximately 87.67sq.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 3bedroom house, at least 60sq.m of private rear garden space should be retained, and Policy BE23 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

The proposed extension would not impact the parking provision of the property and the development is not considered to materially increase the parking demand for the occupiers of the site.

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: VP/P/20150804/1, VP/P/20150804/2, VP/P/20150804/3 Rev B, VP/P/20150804/4, VP/P/20150804/5 Rev B, VP/P/20150804/6 Rev C, VP/P/20150804/7 Rev A and VP/P/20150804/10.

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 (2016).

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 either

number 1a Rushmoor Close or number 2 Rushmoor Close.

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

Any first floor windows in the side elevations of the property facing either number 1a Rushmoor Close or number 2 Rushmoor Close 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)

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 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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments
AM14	New development and car parking standards.

- 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:

1 Rushmoor Close

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
2332/APP/2016/132

Scale:
1:1,250

Planning Committee:
North

Date:
October 2016

