

## Report of the Director of Planning & Community Services Group

**Address** 3 NEWYEARS GREEN LANE HAREFIELD

**Development:** Erection of a two storey side and part single storey rear extensions.

**LBH Ref Nos:** 64656/APP/2008/1921

**Drawing Nos:** Location plan at Scale 1:1250  
Photographs  
GRU/08 Rev. A

**Date Plans Received:** 23/06/2008                      **Date(s) of Amendment(s):** 23/06/2008

**Date Application Valid:** 22/07/2008                      24/09/2008

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the north east side of Newyears Green Lane and comprises a two storey semi-detached house with a front porch. The attached house, 4 Newyears Green Lane, lies to the south west and has a single storey side/rear extension. To the north east lies 2 Newyears Green Lane, a two storey semi-detached house which has not been extended. The street scene and surrounding area is rural in character and appearance comprising open green fields and the application site lies within the Green Belt as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

#### 1.2 Proposed Scheme

The proposed two storey side extension would be set flush with the front wall at ground floor level and set back 1m at first floor level. It would measure 4m wide, 7.6m deep at ground floor level, 6.6m deep at first floor level, and finished with a hipped roof set 0.5m below the roof ridge. The single storey side element would be finished with a mono-pitched roof 2.7m high at eaves level and 3.4m high at its highest point.

The proposed part single storey rear extension would be set flush with the flank wall of the proposed two storey side extension. It would measure 7.1m wide, 1.9m deep and finished with a crown roof 2.9m high at eaves level and 3.8m high at its highest point. Steps are proposed leading down to the garden level.

#### 1.3 Relevant Planning History

##### Comment on Planning History

None

### 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**

EXTERNAL:

5 adjoining occupiers and the Ickenham Residents' Association have been consulted. A petition with 25 signatories in support of the proposed development has been submitted making the following comments:

"We, the undersigned, wish it to be known that we believe the design of the extension is attractive and not excessive. Furthermore, we do not consider that proposed extension will cause any harm to the openness of the Green Belt. Therefore, we fully support the proposal and consider that planning permission should be granted without any further delay or deliberation."

Harefield Tenants & Residents Association: No objection

Harefield Village Conservation Panel:

"The Panel object to the application for the following reasons;

1. The existing house is a non-conforming use in the Green Belt so the same applies to the extension proposed.
2. The extensions proposed is excessive as it will almost double the size of the existing house
3. If this is approved it will set a precedent for this type of addition in the area and will lead to applications for similar extensions to the other three houses adjacent 1,2 and 4 Newyears Green Lane. It is understood that all four houses are in the same ownership"

Officers Comments: All the issues raised above are covered in the main report.

INTERNAL:

Policy & Environmental Planning:

The scheme needs to be assessed by case officer in terms of extension of buildings within the Green Belt (Policy OL4).

### 4. **UDP / LDF Designation and London Plan**

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

- |      |  |
|------|--|
| OL1  | Green Belt - acceptable open land uses and restrictions on new development |
| OL4  | Green Belt - replacement or extension of buildings                         |
| 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	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 3.0 Rear Extensions and Conservatories: Single Storey 5.0 Side and First Floor Side Extension: Two Storey
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

## 5. MAIN PLANNING ISSUES

The main issues for consideration relate to the appropriateness of the development and its impact on the appearance and openness of the Green Belt, on the character and appearance of the original house and on the impact on the amenity of adjoining occupiers.

Planning Policy Guidance Note 2: Green Belts (PPG2), states that the most important attribute of the Green Belt is its openness. Therefore, the construction of new buildings in the Green Belt is inappropriate unless it is for a limited range of uses including agriculture, forestry, recreation, limited alteration/re-building of dwellings, and infilling major developed sites as identified in adopted plans.

PPG2 also makes clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The guidance adds that such circumstances will not exist unless the harm is clearly outweighed by other considerations and that it is for the applicant to show why permission should be granted.

With regards to extensions to dwelling houses in the green belt, paragraph 3.4 of PPG2 states 'The construction of new buildings inside a Green Belt is inappropriate unless it is for limited extension, alteration or replacement of existing dwellings (subject to paragraph 3.6). Paragraph 3.6 states 'Provided that it (the proposed extension) does not result in disproportionate additions over and above the size of the original building, the extension or alteration of dwellings is not inappropriate in Green Belts.' As a general rule, proposed extensions, including all previous extensions, which equate to more than 50% of the original size of the dwelling, would constitute a disproportionate addition which would represent an inappropriate development in the Green Belt.

Measured from the submitted plans, the original dwelling house has a total floor area of approximately 87sq.m (measured internally). The proposed extension would have an internal floor area of approximately 60sqm. This would represent a floorspace increase of approximately 70% over and above the size of the original dwelling. The proposed extension is considered to result in a disproportionate change in the bulk and character of the existing building which would represent an inappropriate development in the Green Belt, contrary to policies OL1 and OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and PPG2: Green Belts.

The proposed two storey side extension, by reason of its overall size, siting, design and width in relation to the application property would not be more than 2/3rds of the width of

the application property and would thus comply with the guidance set out in the SPD HDAS: Residential Extensions. The SPD, though does state that the size of the extension is also dependent on the character of the area. Thus, given the location of the site within the Green Belt, the fact that it is in a very rural position and that the property is part of a group of four almost identical properties, of which only one has a modest single storey extension, the size, scale and bulk of the extension is considered to impact on the visual amenities of the street scene and the area in general contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Paragraph 5.1 of the Hillingdon Design & Accessibility Statement: Residential Extensions advises that two storey side extensions should retain a 1m set-in from the side boundary. The proposed two storey side extension would retain a 4.5m gap to the side boundary with 2 Newyears Green Lane.

The proposed part single storey rear extension by reason of its siting, design and appearance is considered to harmonise with the appearance of the main house. It would appear subordinate as it would be set sufficiently below the cill of the rear first floor window and as such, would not detract from the visual amenities of the existing property in accordance with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and section 3.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

The attached house, 4 Newyears Green Lane would not be adversely affected by the proposed two storey side extension as it lies on the opposite side of the application property. The proposed two storey side and part single storey rear extension would be some 11.5m from the flank wall of 2 Newyears Green Lane and the proposed part single storey rear extension would be set some 3.5m from the side boundary with 4 Newyears Green Lane. These distances are sufficient to ensure that the proposal would not harm the residential amenities of the adjoining houses through overdominance, visual intrusion and overshadowing. No windows are proposed facing the adjoining properties and therefore no overlooking will result. As such, the proposal would comply with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 4A.3.

Over 200sq.m of private amenity space would be retained and off-street parking will not be affected by the proposed development, in accord with policies BE23 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

For the reasons outlined above and that the proposal would be contrary to the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), this application is recommended for refusal.

## **6. RECOMMENDATION**

### **REFUSAL for the following reasons:**

1           NON2           Non Standard reason for refusal

The proposed extensions, by reason of their overall size, bulk and scale would represent a disproportionate change in the bulk and character of the existing building and would be

detrimental to the character and appearance of the street scene and the area in general. The proposal would therefore constitute inappropriate development in the Green Belt and would be visually intrusive within the street scene and the area, contrary to policies OL1, OL4, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and Government guidance set out in Planning Policy Guidance Note 2: Green Belts.

## INFORMATIVES

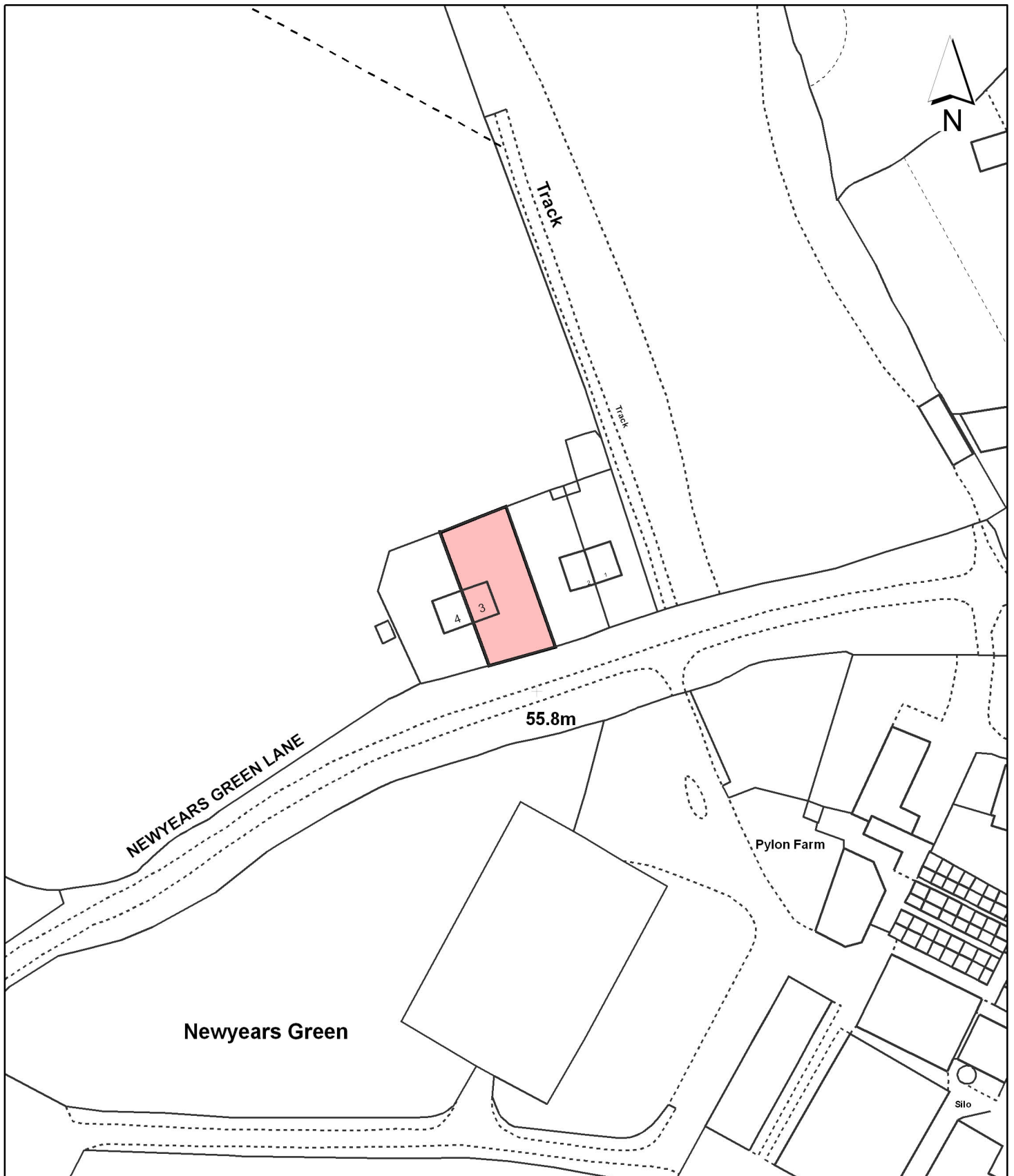
### Standard Informatives



- 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) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:  
**Policy No.**

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
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	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 3.0 Rear Extensions and Conservatories: Single Storey 5.0 Side and First Floor Side Extension: Two Storey
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

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<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2009</p>	<p>Site Address</p> <p><b>3 Newyears Green lane, Harefield</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Planning &amp; Community Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref: <b>64656/APP/2008/1921</b></p>	<p>Scale</p> <p><b>1:1,250</b></p>	 <p><b>HILLINGDON</b> LONDON</p>
	<p>Planning Committee</p> <p><b>North</b></p>	<p>Date</p> <p><b>January 2010</b></p>	