

Report of the Head of Planning, Sport and Green Spaces

Address 7 HUGHES ROAD HAYES MIDDLESEX

Development: Single storey detached outbuilding to rear for use as an annex involving demolition of existing outbuilding

LBH Ref Nos: 56119/APP/2016/2558

Drawing Nos: 104-100
104-101
104-102 Rev. B

Date Plans Received: 01/07/2016 **Date(s) of Amendment(s):** 01/07/2016

Date Application Valid: 05/07/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two storey semi-detached dwelling situated on the northern side of Hughes Road. The property is finished in a white render and characterised by a hipped roof with a two storey bay window and a pitched roof porch canopy supported by columns. The house is set back from the adjacent highway to accommodate an area of hardstanding for off road parking for up to two cars and benefits from a shared access leading to a spacious rear garden, which contains a large detached outbuilding situated along the rear boundary.

The application dwelling falls within a residential area of Hayes and is dominated by a row of two storey semi-detached dwellings along Hughes Road and general locality that are set back from the adjacent highway and accommodate reasonable front gardens with majority converted to off road parking areas. There are other existing outbuildings in similar positions at the ends of adjacent gardens of at least the same size/height as this building.

1.2 Proposed Scheme

Permission is sought for the existing single storey detached outbuilding to rear for use as an annexe. The outbuilding is currently occupied as a storage and recreation area ancillary to the main dwelling.

The outbuilding would comprise of a double bedroom, sitting area and kitchenette and a WC and shower.

1.3 Relevant Planning History Comment on Planning History

The application site benefits from no previous 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 3 adjoining neighbours were consulted via letter dated 12.07.16 including a site notice displayed directly outside the premises on 21.07.16.

No comments or objections received.

The application has been called in by a Ward Councillor to be discussed at the Central and South Planning Committee.

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 (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. In addition the form of building is considered, including the potential for independent occupation.

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.

The Council's Adopted SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) or HDAS, contains relevant design guidance.

Paragraph 9.0 of the HDAS, states detached outbuildings must only be used for normal domestic uses related to the residential use of the main house. These include parking your car, storing possessions, summer house, or gym. The outbuilding must not be used as a self contained residential unit, as this could lead to a number of privacy, overlooking, noise and disturbance problems, and must be used solely as ancillary to the main dwellinghouse.

An annexe can be used by an elderly or disabled relative, however annexes which are capable of being used as (or easily adaptable to) a fully self contained unit, will not be permitted.

The revised plans indicate the proposed annex would benefit from an open plan layout, with a single bedroom, with a sitting and kitchenette area and WC / shower. The existing outbuilding is situated at the bottom of the rear garden, and it is proposed to alter the rear elevation to create a squared off section which is able to accommodate a bed, with the use of a flat roof as opposed to the existing pitched roof. The property also benefits from an existing side entrance which provides access to the rear garden and therefore potentially providing the annex with its own access, thus not requiring any reliance on the main dwelling.

It is taken into consideration that the annex would benefit from basic amenities, thus having to rely upon the main dwelling for its main meals and washing clothes, however given the size of the outbuilding it would not be considered difficult to add additional items within the annex which could overcome these points.

The applicants have also submitted letters from the GP with a list of a number of health issues which the occupiers of the annex suffer from, to justify the proposed annex.

The desire to deal with the personal needs of family members, and the support for the proposal is noted. However, in some cases those issues can be dealt with by a proposal for the annex being in a form where it is physically attached to the host property, which may assist care arrangements, and where if the personal needs come to an end that alternative incidental use can be made of the structure without a further unit of accommodation having been created. In this case the building is sited some distance from the main building and thus this is not possible.

It is considered in terms of the modest alterations to the rear elevation of the outbuilding would not have a greater impact upon the character and appearance of the street scene and the residential amenities of the adjoining neighbours.

In summary, the detached outbuilding, given its size and separation from the main dwelling and the possibility of providing independent access to it, is considered capable of independent occupation from the main dwelling and is thus tantamount to a separate dwelling in a position where such a dwelling would not be accepted. It results in an over-development of the site, out of character with the spacious character and layout of the area. It is therefore contrary to policies BE19, BE23 and BE24 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Documents HDAS Residential Extensions.

As such, the proposal is recommended for refusal.

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The detached outbuilding, given its size, separation from the main dwelling, the availability of independent access to it and its internal layout, is considered capable of independent occupation from the main dwelling and is thus tantamount to a separate dwelling in a position where such a dwelling would not be accepted due to requirements for parking and amenity space and the impact on the adjoining properties. It therefore results in an over-development of the site, out of character with the spacious character and layout of the area and contrary to Policies AM14, BE19, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

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 (2016). 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.
- 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 supports pre-application discussions which the applicant did not seek before submission of the application. The LPA have taken the personal reasons of the applicant on board, however the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons 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 (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
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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:

7 Hughes Road

Planning Application Ref:

56119/APP/2016/2558

Planning Committee:

Central & South

Scale:

1:1,250

Date:

November 2016

LONDON BOROUGH OF HILLINGDON
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