

Report of the Head of Planning, Sport and Green Spaces

Address 3 PIKES END EASTCOTE PINNER

Development: First floor side extension, single storey front infill extension and porch to front involving alterations to elevations

LBH Ref Nos: 18957/APP/2016/769

Drawing Nos: 0033-04
Design and Access Statement
0033-PL-01 Rev. F
0033-PL-02 Rev. F
0033-07 Rev. A
0033-03 Received 11-10-2016

Date Plans Received: 24/02/2016 **Date(s) of Amendment(s):** 23/02/2016
Date Application Valid: 08/03/2016 07/03/2016
11/10/2016

DEFERRED ON 26th October 2016 FOR FURTHER INFORMATION ON

This application was deferred at the meeting of the 26th October 2016 with members requesting that further photographs, showing the street scene, are provided. These photographs are now available.

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two-storey detached property located on Pikes End. The external walls of the property are covered by a mono-pitched roof at first floor. The area to the front of the property, within the curtilage of the dwelling, is covered part in soft landscaping and part in hardstanding which provides space to park approximately 1 vehicle. The property also consists of an attached garage, which provides an additional car parking space.

The property is situated in the Eastcote Village Conservation Area and the Eastcote Village Archaeological Priority Area (APA). The site is located in a developed area as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

The application seeks planning permission for the erection of a first floor side extension, single storey front infill extension and a porch to the front involving alterations to elevations.

1.3 Relevant Planning History

18957/APP/2010/266 3 Pikes End Eastcote Pinner

Front porch infill, first floor side extension and alterations to existing side elevation.

Decision Date: 25-05-2010 **Approved** **Appeal:**
18957/APP/2013/481 3 Pikes End Eastcote Pinner

Application for a new planning permission to replace an extant planning permission in order to extend the time limit for implementation, reference 18957/APP/2010/266 dated 25/05/2010 (Front porch infill, first floor side extension and alterations to existing side elevation)

Decision Date: 22-04-2013 **Approved** **Appeal:**
18957/B/91/0221 3 Pikes End Eastcote Pinner

Conversion of part of garage into habitable room

Decision Date: 10-04-1991 **Approved** **Appeal:**

Comment on Planning History

The property has previously had a similar planning application, reference number: 18957/APP/2013/481 for an application for a new planning permission to replace an extant planning permission in order to extend the time limit for implementation, reference 18957/APP/2010/266 dated 25/05/2010 (Front porch infill, first floor side extension and alterations to existing side elevation).

The current application differs slightly from the previously approved application, as the proposed single storey front infill extension has a greater depth on the current plans and results in an overhang. The proposed first floor side extension has a similar depth to the previously approved side extension, although it has been reduced in width and height.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 13th April 2016

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

A total of 7 neighbouring occupiers, along with the Northwood Hills Residents Association, the Eastcote Residents Association and the Eastcote Village Conservation Panel, were consulted on the application on 10th March 2016. By the close of the consultation period on 31st March 2016, 6 objections were received from neighbouring occupiers, as well as comments from the Eastcote Village Conservation Panel.

The objections from the neighbouring occupiers and the Eastcote Village Conservation Panel, have been summarised below:

- The side extension is not in keeping with the award winning style of the properties as it will not match the estate
- First floor side extension to be set back a few feet
- Concerned about the increase in noise levels which is already an issue
- The property consists of 2 large conifers 6 feet high, which cause structural damage to my living wall as result of the huge roots
- Not happy with the glass front bedroom looking directly at my house, especially as our main usable garden is to the front of the house as all the houses have south facing gardens
- Loss of privacy

- The extra floor could potentially set the house up for the conversion of flats in the future
- The extension would have a detrimental impact upon the parking on the road
- Concerns that the owner of no.3 will turn the property into a care home
- The application is misleading as the property is a 5 bed dwelling not a 2 bed

OFFICER NOTES: The comments raised from the neighbouring occupiers will be addressed in the main body of the report.

As well as the objections from the neighbouring occupiers, a petition against the proposed development was submitted. The reasons against the proposal are stated below:

- Object to the addition of the extra floor that spoils the harmony of the roofspace of this modernistic designed courtyard development.

Conservation and Urban Design Officer (in summary):

- There are in principle no objections to the proposed porch infill, however the proposed single storey infill at ground floor and first floor side extension would be considered unacceptable.
- The proposed ground floor infill extension and side extension at first would be considered incongruous additions which would substantially alter the character and built form of the existing property.
- The single storey ground floor front infill extension would detrimentally alter the principal elevation of the original building and would be in contrary to paragraph 8.1 of the Council's HDAS Residential Extensions SPD, '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 streetscene.' Therefore this element would need to be omitted from the proposal.
- As proposed the side extension would be highly visible and would detract from the overall established street scene. Whilst there is scope for a side extension at first floor, it is recommended that it is set back in line with the existing set back of the ground floor element to avoid any overhangs. There may be scope to widen the extension sideways, in order to bring it in line with the partition between the two garages at ground floor, as well as maintaining a suitable gap between the neighbouring property.
- The proposed fenestration would need to be of the same style, pattern and colour, as well as be proportionate in size as the existing in order to remain in keeping with the character of the group of properties. They would also need to be appropriately positioned on the relevant elevations,
- All materials, colours and external finishes would need to match the existing building.
- CONCLUSION: Revisions required

OFFICER NOTES: Following the comments from Conservation Officer, the applicant has not submitted revised plans. Although the Conservation Officer has requested that the first floor side extension be set back from the front, it is noted that the property had a similar planning application, reference number 18957/APP/2016/481 approved, where the proposed first floor side extension was in line with the front wall of the existing dwelling.

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:

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.

BE4 New development within or on the fringes of conservation areas

AM14 New development and car parking standards.

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

LPP 3.5 (2015) Quality and design of housing developments

NPPF12 NPPF - Conserving & enhancing the historic environment

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, the availability of parking and whether the proposed development will preserve or enhance the character and appearance of the Eastcote Village Conservation Area.

- Design and visual impact on the Eastcote Village Conservation Area

Policy BE4 of the Hillingdon Local Plan - Saved UDP Policies (November 2012), states that new development within or on the fringes of conservation areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities; development should avoid the demolition or loss of such features. There will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of a Conservation Area.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fails to harmonise with the existing street scene. Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require alterations and extensions to

harmonise with the scale, form, architectural composition and proportions of the original building.

The proposed development will include a porch to the front, a single storey front infill extension and a first floor side extension.

Section 8 of the Council's HDAS Residential Extensions SPD states that "porches should be subordinate in scale and form and should not be detrimental to the visual amenities of the street scene." The depth of any porch or canopy must not extend past the line of any bay window. Any porch should not diminish the scale, design, character or appearance of any bay window. Porches should be confined to the front entrance area. The roof design and roof material must match the main roof".

The property consists of an existing porch which is approximately 1.24m in depth and 1.97m wide. The existing porch also consists of a canopy which increases the depth of the porch to approximately 2.4m. The proposed porch will extend beyond the existing porch by approximately 1.93m and will consist of a matching flat roof which will be approximately 2.8m high. The proposed porch will be set back from the front of the existing utility room by approximately 0.81m. The Council's Conservation Officer has no objection to the proposed porch, which is considered to be acceptable in regards to its size and set back from the front of the existing utility room.

Paragraph 8.1 of the Council's: HDAS Residential Extensions SPD states, "the Council is very explicit with regard to its position on front extensions. Front extensions that extend across the entire frontage will normally be refused. Front extensions are eye catching and change the face of the building. They do not only effect the character and appearance of the building itself, but also the street scene".

The existing property has a recessed entrance between the utility room and the study, which forms part of the character of the building. The proposal seeks to provide a single storey infill extension in-between the entrance and the study. The infill extension would extend approximately 2.08m from the existing recessed wall and will be approximately 3.06m wide and will be set back from the front of the existing study by approximately 0.34m. The roof will consist of a flat roof which will be approximately 2.87m in height as it will be in line with the rest of the ground floor level of the main dwelling.

Whilst it is noted that permission was previously granted for a front infill extension (ref: 18957/APP/2013/481) the proposed single storey front infill extension has a greater depth than that previously approved, along with a smaller set back (0.34m) from the front building line. It is considered that the overall size of the infill extension and minimum set back from the front building line would result in the loss of the recess between the utility room and the study which substantially changes the face of the dwelling.

The proposed ground floor infill extension is therefore considered to substantially alter the character and built form of the existing property, resulting in a detrimental impact upon the character and appearance of the original dwelling and neighbouring properties, and on the character and appearance of the Eastcote Village Conservation Area. It is therefore considered that the proposed front infill extension fails to comply with Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the Council's: HDAS Residential Extensions SPD and Policy 12 of the National Planning Policy Framework 2012.

Paragraph 5.1 of the Council's HDAS Residential Extensions SPD states: "the Council requires all residential extensions and buildings of two or more storeys in height to be set back a minimum of 1m from the side boundary of the property for the full height of the building. This protects the character and appearance of the street scene and protects the gaps between properties, preventing houses from combining visually to form a terraced appearance. If there is an existing single storey side extension within 1m of the boundary, the first floor extension should be set in a minimum of 1.5m".

The property currently consists of an attached garage which is built to the side boundary shared with no. 4 Pikes End. The plans show that the proposed first floor side extension will be set in from the side boundary shared with no.4 by approximately 4.20m, in compliance with Paragraph 5.1 of the Council's HDAS Residential Extensions SPD.

Paragraph 5.7 of the Council's HDAS: Residential Extensions SDP states that for detached and end-of-terrace properties "two storey side extensions should be integrated with the existing house. There is no specific requirement for a set-back from the front of the house".

The proposed first floor side extension will be set in line with the front wall of the first floor of the original dwelling, and as a result will be set back from the proposed single storey front infill extension by approximately 2.1m. The Council's Conservation Officer had no objections in principle to a first floor side extension provided that it is set back from the front. However, a similar planning application was submitted and approved in 2013, where the proposed first floor side extension was set in line with the front wall of the original dwelling at first floor level. Therefore, given that this was approved, there is no reason why the proposed side extension element of the current application should be refused in terms of its positioning along the existing front building line.

The Council's HDAS: Residential Extensions SPD states that "the width and height of the extension in relation to the original house should be considerably less than that of the original house and be between half and two thirds of the main house width". The proposed first floor side extension will be approximately 4.5m wide, which is less than half and two thirds the width of the original dwelling, which is approximately 15.99m wide, thereby complying with Paragraph 5.10 of the Council's HDAS Residential Extensions SPD. It is noted that the proposed first floor side extension is narrower in width than the side extension previously approved. The proposed side extension is approximately 7m in depth, bringing the rear of the extension in line with the rear wall of the original dwelling.

Whilst the Conservation Officer raised concerns over the visual impact of the proposed first floor side extension, given the reduction in width, and the previous planning permission for a similar first floor side extension, it is considered that the proposed first floor side extension would be acceptable in regards to its size and would not result in a significant visual impact than the first floor side extension previously approved.

The proposed first floor side extension will consist of a mono-pitch roof, to reflect the roof form of the existing first floor which measures 5.25m at the lowest point and 6.10m at the highest point from ground floor level. The proposed first floor side extension would range in height from 5.15m at the lowest point and 5.7m at the highest point from ground floor level, projecting 2.74m above the existing flat roof. The highest point of the roof would be approximately 0.36m below the ridge of the main roof. It is therefore considered that the proposed first floor side extension would be acceptable in regards to the overall height and the roof design would be in keeping with the existing roof form, in compliance with Policies BE13 and BE15 of the Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed plans show that the proposed development will include a glass balustrade on the front elevation on the left hand side. The plans show that the glass balustrade will be approximately 1.67m wide and approximately 1.5m high. The Conservation Officer did not have any objections towards this addition, but requested that the height be reduced to no more than 1m and be constructed of stained timber, in order to keep in character with the original dwelling.

- Impacts on neighbouring residents

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 Council's HDAS: Residential Extensions SPD requires a 21m distance separation between habitable rooms to ensure no loss of privacy would occur.

The proposed development will consist of windows and doors on the front and rear elevations, the windows on the rear elevation will face the rear garden of the application site and not directly into any neighbouring properties. The windows and doors on the front elevation will have a general outlook onto the street scene. With regards to the windows on the front elevation of the proposed side extension, plans show that this will span the entire front elevation of the extension.

Although concerns are raised about the possibility of overlooking, especially overlooking into the front garden of no.8 Pikes End, it is not considered to have detrimental impact, as the distance between the front elevation of the proposed first floor side extension and the front elevation of no.8 Pikes End is approximately 27.16m, thereby complying with the recommended 21m separation distance.

The size, scale and design of the proposed development is considered not to cause any undue loss of residential amenity to the occupiers of the neighbouring dwellings, in terms of loss of light, loss of outlook or overshadowing.

As a result there will be no issues regarding overlooking or the breach of privacy upon any neighbouring occupiers. 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) and the Council's HDAS: Residential Extensions SPD.

- Other issues

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires new developments to "provide or maintain external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings, and which is usable in terms of its shape and siting."

The proposed development will have no impact upon the amount of rear garden space that will be retained for the occupiers of the dwelling, as it will remain the same which is approximately 71sq.m. Although this does not comply with Paragraph 4.9 of the HDAS guidance which states that a four or more bedroom house should retain at least 100sq.m of private rear garden space, and Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), an exception can be made for this case given that when the property was originally built it was built as a five bedroom dwelling.

Policy AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) requires

developments to comply with the Council's Car Parking Standards; two parking spaces are required for the property.

The property consists of an attached garage which provides car parking space for 1 vehicle, while the area to the front of the property, within the curtilage of the dwelling, is part covered in soft landscaping and part in hardstanding and provides space to park approximately 1 vehicle. Therefore the site will have enough space to provide 2 off-street car parking spaces which meets the Council's Car Parking Standards. The proposed extension would not impact the parking provision to the front of the property and the development is considered to not materially increase the parking demand for the occupiers of the site.

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).

Concerns regarding the existing conifers are not considered to be related to the consideration of this application. These concerns represent a civil matter that should be dealt with between the two neighbouring occupiers.

Having taken everything into consideration, it is recommended that this application be refused.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed single storey front infill extension, by reason of its scale, bulk, and design, would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the established character and appearance of the surrounding area thus failing to preserve or enhance the character of the Eastcote Village Conservation Area. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, 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.

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 Article 35 Statement:

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, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition further guidance was offered to the applicant by the case officer during the processing of the application to identify the amendments to address those elements of the scheme considered unacceptable which the applicant chose not to implement.

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
PT1.HE1	(2012) Heritage

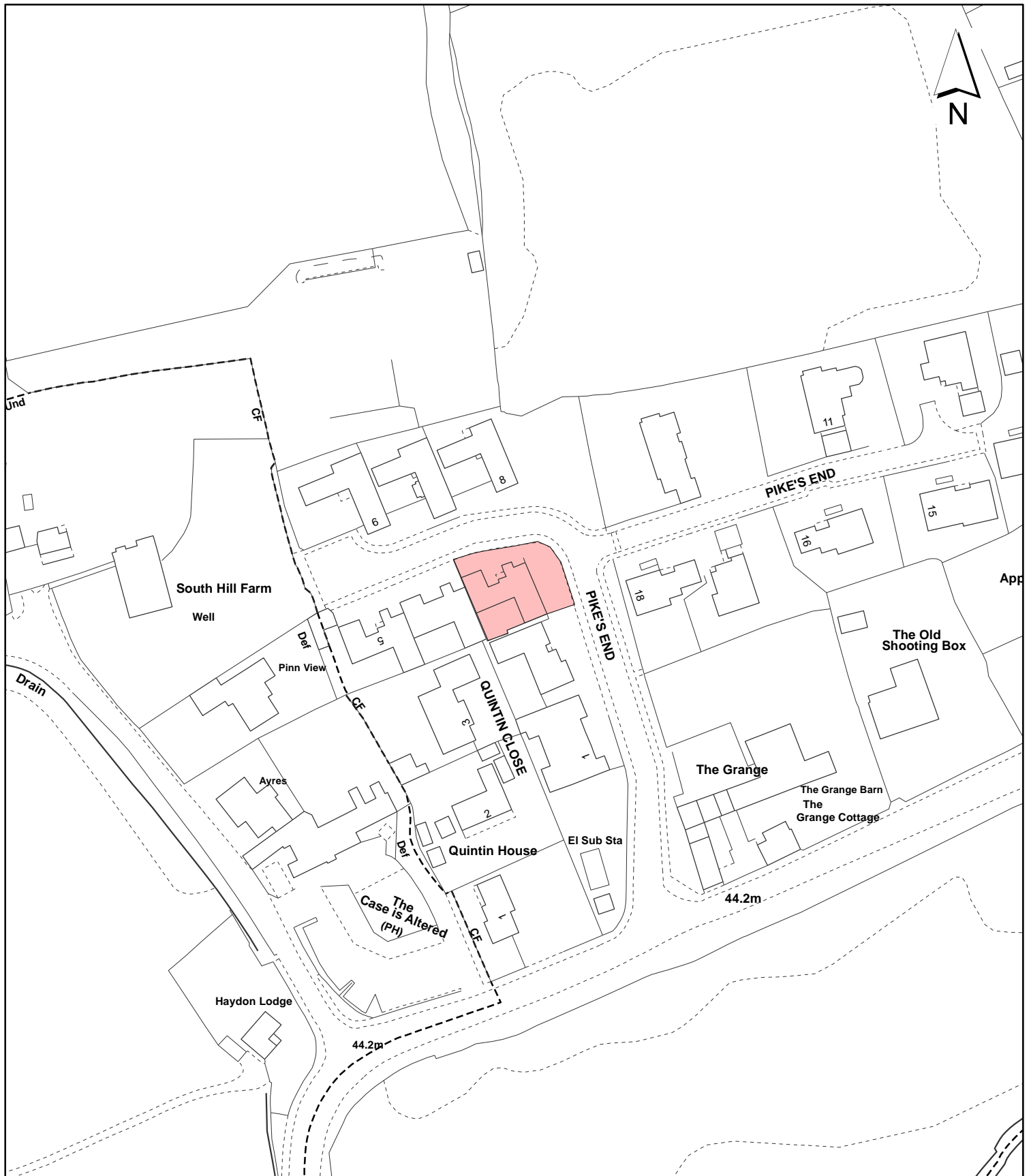
Part 2 Policies:

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.
BE4	New development within or on the fringes of conservation areas
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

NPPF12 NPPF - Conserving & enhancing the historic environment

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 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.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**3 Pikes End
 Eastcote
 Pinner**

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

Planning Application Ref:
18957/APP/2016/769

Scale:
1:1,250

Planning Committee:
North

Date:
November 2016

