

Report of the Head of Planning, Sport and Green Spaces

Address 235 TOLCARNE DRIVE PINNER

Development: Conversion of roofspace to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from half-hip to gable end with a new gable end window

LBH Ref Nos: 64250/APP/2016/3211

Drawing Nos: MC/CL 09-04/LB
MC/CL 09-03/LB
MC/CL 09-02/LB
MC/CL 09-01/LB

Date Plans Received: 23/08/2016

Date(s) of Amendment(s):

Date Application Valid: 23/08/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two bedroom end of terrace new build property with a projecting front gable and a single storey side extension, which is formed in part by a former garage. The principal elevation faces South West.

The main street scene is residential in character and appearance comprising predominately semi-detached properties.

The site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). It is also covered by TPO 532A.

1.2 Proposed Scheme

The application seeks planning consent for the conversion of roofspace to habitable use to include a rear dormer window, 2 front rooflights and the conversion of the roof from a half-hip to a gable end with a new gable end window.

1.3 Relevant Planning History

64250/APP/2008/787 235 Tolcarne Drive Pinner

ERECTION OF A SINGLE STOREY REAR EXTENSION.

Decision Date: 29-04-2008 **Approved** **Appeal:**

64250/APP/2012/2876 235 Tolcarne Drive Pinner

Single storey side extension and conversion of attached garage to habitable use involving alterations to rear elevation

Decision Date: 14-01-2013 **Approved** **Appeal:**

Comment on Planning History

64250/APP/2012/2876 - Single storey side extension and conversion of attached garage (approved)

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:

6 neighbours were consulted for a period of 21 days expiring on the 22 September 2016. A site notice was also erected in front of no.237 expiring on 3 October 2016.

There were six responses from neighbouring properties and a petition with 20 signatures, objecting on the following grounds:

1. Loss of privacy
2. Visually overbearing
3. Inappropriate design
4. Out of keeping to the adjacent terraced houses
5. Set a precedent for other properties in the Burlington Close development of which this is a part, which already has parking issues.

OFFICER COMMENT:

Issues 1-4 are addressed within the main report. With regard to issue 5, all applications have to be considered on their own merits.

Northwood Residents Association: No response.

INTERNAL:

Trees/Landscape Officer:

There are no trees, protected or otherwise at this address. The application only refers to the conversion of the roof space, roof design and roof windows within the existing footprint of the building. There will be no landscape impact.

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:

AM14	New development and car parking standards.
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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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 residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property and parking provision.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF (2012) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

The Council's adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions states at Paragraph 7.4:

"Rear roof slopes which are only visible from surrounding gardens do impact on residential areas since these affect the character and appearance of a residential area. It is just as important for such roof extensions to relate well to the proportions, roof forms and massing of the existing house and its neighbours as elsewhere."

It goes on to state in Paragraph 7.5:

"It is important to create an extension that will appear secondary to the size of the roof face within which it will be set. Roof extensions that would be as wide as the house and create the appearance of an effective flat roofed third storey will be refused permission."

Paragraph 7.7 requires rear dormer windows to be set a minimum of 0.3m down from the ridge, 0.3m above the eaves and at least 0.5m from the sides of the roof.

It is also quite clear within Paragraph 7.11 that converting a sloped hip-end roof into a flat gable-end roof on the side of the house, will normally be refused. This is because it would unbalance the overall appearance of the house, pair of semi-detached houses or terrace.

The development, within which the site is set, is in relative terms, a fairly recent development, constructed in the early to mid-1990's. It exhibits a considerable level of uniformity of design and appearance. The proposed alterations in the design of the roof, altering the half-hip to a full gable end, significantly alters the character and appearance of the original dwelling, would unbalance the small terrace of three properties of which it is a part and would impact on the character and appearance of the street scene and the wider estate within which it is set.

Although in its own right the proposed dormer window complies with the requirements of the SPD in terms of the set in from the edges of the roof, Paragraph 7.5 is clear in its requirement that the extension should appear secondary to the size of the roof face within which it is set and that those that would be as wide as the house and create the appearance of an effective flat roofed third storey will be refused permission. In this case it is considered that the dormer is not subordinate to the roof face but is, rather, a dominant addition.

As such it is considered that the proposal overall significantly increases the scale and bulk of the original house and is not subordinate to the original dwelling and out of character with the design and appearance of the original dwelling, the terrace of which it forms a part and is detrimental to the visual amenity of the street scene and the wider area. Therefore the proposal fails to accord with the requirements of Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 7.0 of the adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions.

Policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded. It is not considered the change from half hip to gable and proposed dormer window would result in any significant loss of amenity to nearby properties in terms of loss of light or overdominance. Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours. The SPD advises that adequate distance should be maintained to any area from which overlooking may occur and as a guide the distance should not be less than 21m. The proposal includes two new side windows facing no. 237, however these will serve the staircase and can be conditioned to be obscure glazed and fixed shut. Concern has been raised over the potential loss of privacy to the properties to the rear. Nos. 3, 4 and 5 Burlington Close are set at an angle to the application site with the rear of their properties facing North West against the rear of no. 235 which faces North East. Given the obtuse angle of the orientation it is not considered there would be an issue of direct overlooking between these properties. The nearest property to the rear is no. 6 which is situated approximately 22.3m away. Given the position of the proposed development and degree of separation to the neighbouring properties it is not considered that there will be a significant increase in overshadowing, loss of sunlight, visual intrusion, over-dominance or loss of privacy. As such, the proposal is in compliance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Paragraph 5.13 of the SPD HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The proposal would increase the size of the dwelling from a 2 bed to 3 bed property requiring 60 sq m of private amenity space. The dwelling benefits from a rear garden of approximately 95 sq m so sufficient garden space would be retained.

There is no impact on the existing parking provision as a result of these proposals.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The roof alteration/extensions, by reason of the half-hip to gable end roof design and the size, scale, bulk and design of the rear dormer window would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and symmetry of the small terrace of houses of which it forms a part and to the visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service. This is a resubmission of a previously refused scheme, where the Officer Report identified issues to be addressed, which were reflected in the reasons for refusal, allowing the opportunity to address those issues within this submission.

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:

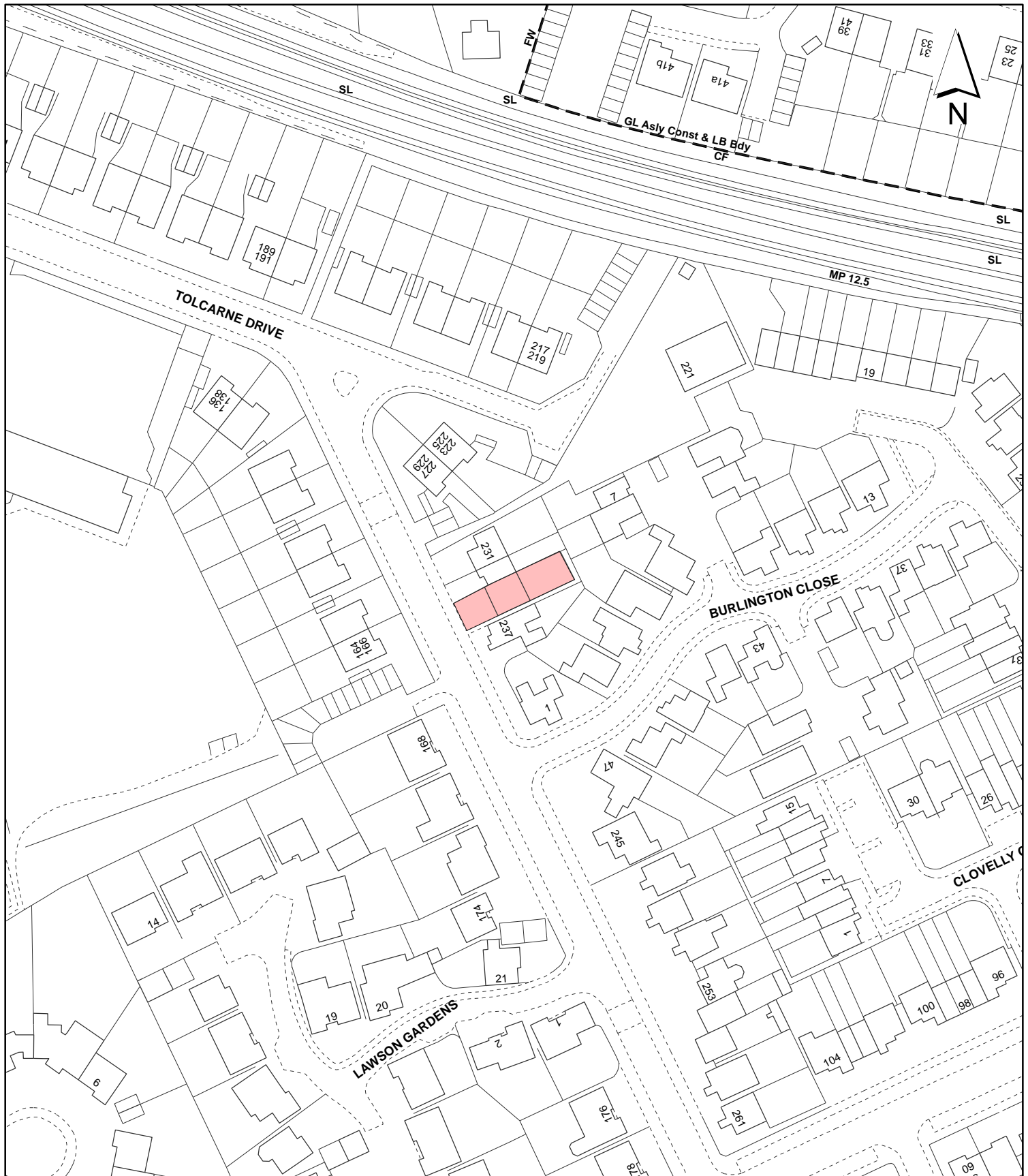
PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
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.
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HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

Contact Officer: Liz Arnold

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Notes:

 Site boundary

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Site Address:

**235 Tolcarne Drive
 Pinner**

Planning Application Ref:

64250/APP/2016/3211

Planning Committee:

North

Scale:

1:1,250

Date:

November 2016

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

Civic Centre, Uxbridge, Middx. UB8 1UW
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