

## Report of the Head of Planning, Sport and Green Spaces

**Address** 5 MAYCROFT PINNER

**Development:** Extension to roof over existing single storey rear extension and extension to existing dormer to create additional habitable roof space (amended description.)

**LBH Ref Nos:** 67893/APP/2016/2836

**Drawing Nos:** Design and Access Statement  
L59-1b  
L59-2b  
L59-3b  
L59-4b  
L59-5b  
L59-6b  
L59-7b  
L59-8b (existing)  
L59-9b  
L59-10b  
L59-11b  
L59-12b 3-Ds  
L59-13b 3-Ds  
L59-14b 3-Ds

**Date Plans Received:** 22/07/2016

**Date(s) of Amendment(s):**

**Date Application Valid:** 22/07/2016

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

This application is being referred to the Planning Committee due to a call-in request from a Ward Councillor

The application relates to a detached chalet style family dwelling situated on the Eastern side of Maycroft. It has an existing gable roof which faces the street and a side dormer window on the South Western side. There is an existing flat roofed single-storey rear extension of 4 metres deep. It adjoins No. 4 Maycroft which is a similar design dwelling and No. 6 Maycroft which is a smaller detached single-storey dwelling. Nos. 1-5 Maycroft are all of similar design giving a symmetry to this part of the street.

Maycroft is an established residential road in an area characterised by bungalows and houses. There are no special planning designations or restrictions relating to the property.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

## 1.2 Proposed Scheme

The proposal involves an extension to the roof over existing single storey rear extension and extension to an existing dormer window to create additional habitable roof space. The rear extension will be 4 metres deep and will continue the roof pitch of the existing dwelling.

The existing side dormer, which is currently approximately 6 metres wide and faces towards the side of No. 6 Maycroft, will be extended to a total width of 8.8 metres. An additional obscure glazed window will be added which serves a bathroom. There will be new rear facing first floor windows. This is an amended scheme which, following negotiation, has involved removal of the proposed new dormer window facing towards No. 4 Maycroft and the set back of the extended side dormer by 1 metre from the back elevation of the extended dwelling.

## 1.3 Relevant Planning History

60328/APP/2005/465      65 Maycroft Pinner

ERECTION OF SINGLE STOREY REAR EXTENSION, AND CONVERSION OF ROOFSPACE TO HABITABLE ACCOMMODATION INVOLVING RAISED AND EXTENDED ROOF AND INCORPORATING SIDE DORMERS

**Decision Date:** 14-04-2005      Approved      **Appeal:**

67893/APP/2011/1562      5 Maycroft Pinner

Single storey rear extension with 1 x rooflight (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision Date:** 25-08-2011      Approved      **Appeal:**

### Comment on Planning History

A Certificate of Lawful Proposed Development was issued in 2011 for a single storey rear extension with 1 x rooflight (Reference No.67893/APP/2011/1562). The extension, which is 4 metres deep, has been constructed.

## 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

Neighbours were notified on 27/07/2016 and a site notice was displayed, also on 27/07/2016.

As a result of the statutory consultation two objections were received from neighbour nos 4 and 6 Maycroft and one objection was received from the Northwood Hills Residents Association (NHRA).

These raised the following issues:-

No. 4 - The rear extension will overlook the rear garden.

- Overshadowing of garden.

- Loss of light to garden.

- The side extension will result in loss of light to a landing (served by side dormer), hall and cloakroom.

- If the side windows were open there is potential for noise disturbance.

- Loss of view as a result of extension .
- Possible introduction of a soil pipe (not shown on drawings)
- Questions accuracy of artists impressions which do not agree with drawings (smaller extension in artists impression)
- Concern about security due to proximity of windows.
- Development is out of keeping with dwelling and area.

No. 6 - Loss of light to bathroom and kitchen.

- View from kitchen window.
- Development is out of keeping with dwelling and area.

NHRA - Over-development and out of keeping with area.

- Adverse impact on both neighbours, particularly on 'natural' light.
- Sufficiency of car parking. The development includes a study which could serve as an additional bedroom.

Officers notes:- With the exception of the NHRA these comments were made prior to removal of the proposed new side dormer window and set-back of the extended side dormer window by 1 metre. The NHRA has reconfirmed its objections. The matters set out are generally dealt with elsewhere in the report. The 'artists impressions' referred to are actually 3-D projections. Since none of the 3-Ds are verified ie. with angles and 'camera' positions accurately confirmed by reference to datum, it is advised that reliance is not placed on these in making the recommendation.

#### **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:

AM14 New development and car parking standards.

BE4 New development within or on the fringes of conservation areas

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

#### **5. MAIN PLANNING ISSUES**

The main issues for consideration in determining this application relate to the effect on the character and appearance of the existing 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 dwelling and provision of adequate off-street parking.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design.

Furthermore Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development that fails to harmonise with the existing street scene or fails to safeguard the design of existing and adjoining sites.

Policies BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that adequate daylight and sunlight can penetrate between buildings and the amenities of existing houses are safeguarded.

Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that planning permission will not be granted for new buildings or extensions which, by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

The proposed first floor extension must be assessed against the adopted Council guidance set out in Chapter 6 of the adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions.

Paragraph 6.2 states that two-storey rear or first floor rear extensions will only be allowed where there is no significant over-dominance, over-shadowing, loss of outlook and daylight.

Any extensions should not extend beyond the 45-degree line of sight taken from the nearest of the first floor windows of any room of the neighbouring property. Paragraph 6.3 states that full width extensions at first floor will only be considered on detached properties subject to meeting the 45-degree line of sight criteria. The proposal meets the 45-degree line of sight criteria measured against both adjoining properties and therefore accords with the guidelines.

The proposed new first floor side facing window in the extended dormer is shown as obscure glazed and it is considered that this can be conditioned to prevent these windows being replaced by clear windows. Generally the surrounding rear gardens are overlooked from neighbouring first floor windows. This level of overlooking is to be expected in an urban environment and, as windows tend to look towards the rear-most part of gardens rather than the most intensively used part, is normally regarded as acceptable. In this case there are already first floor rear facing windows and it is considered that the replacement of these four metres further back will not result in a material loss of privacy.

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 6.4 requires an extension to appear subordinate to the original house. For

detached houses a depth of 4 metres should not be exceeded. The proposal involves a 4 metre deep first floor rear extension which accords with the guidelines. Paragraph 6.6 states that the height should not exceed the height of the existing building. It is desirable that an extension to a pitched roof house with a pitched roof should also have a pitched roof. The proposal continues the line of the existing roof and has a pitched roof. The proposal therefore accords with the guidelines.

The 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 states that a dormer window must be constructed in the centre of the roof. On larger detached houses set-ins should be at least 1 metre. The current dormer window, proposed to be extended, is set-in approximately 2.4 metres from the front elevation and approximately 2 metres from the highest point of the dwelling. There is no set-in to the eaves as the dormer continues down and forms an uninterrupted part of the side wall. The proposed extension continues this design since the alternative of seeking a 1 metre set in would result in a somewhat discordant conjunction between the existing and proposed elements. By negotiation the dormer window was set back by 1 metre from the rear wall. As such, it is considered that this element of the development results in an acceptable design solution and a subordinate extension.

By removing the second dormer window to the North, it is considered that this has reduced any adverse impact on the street scene, the proposed extensions having a very low visual impact when viewed from the street and the general result would now reflect the character of the row of similar properties, Nos 1-5 Maycroft.

Overall, it is considered that the development will not have an adverse impact on the residential amenity of the neighbouring dwellings. Furthermore, it is considered that the proposal respects the character and appearance of the original house and is subordinate to the original dwelling and would not be detrimental to the visual amenity of the street scene and the wider area. Therefore the proposal complies 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.

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 Policy 3.5 of the London Plan (2016).

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 3 bed to 4 bed property requiring 60 sq m of private amenity space. The dwelling benefits from a rear garden of over 100 sq m so sufficient garden space would be retained.

Judged against parking standards, there is no impact on the existing parking provision as a result of these proposals.

## 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 LB51, 1b;3b;5b;7b;9b,11b

#### **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 HO6 Obscure Glazing**

The windows facing 6 Maycroft shall be glazed with permanently obscured glass and non-opening 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)

#### **5 HO5 No additional windows or doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) 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 Nos 4 and 6 Maycroft

#### 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 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).
  - 3 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.
- AM14 New development and car parking standards.
- BE4 New development within or on the fringes of conservation areas
- 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-E) Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- 4 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).

- 5** 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 which are audible at the site boundary shall only be carried out between the hours of 08.00 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 or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Councils Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) 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.

- 6** On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) 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. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

## **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
PT1.HE1	(2012) Heritage

Part 2 Policies:

AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
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

- 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.

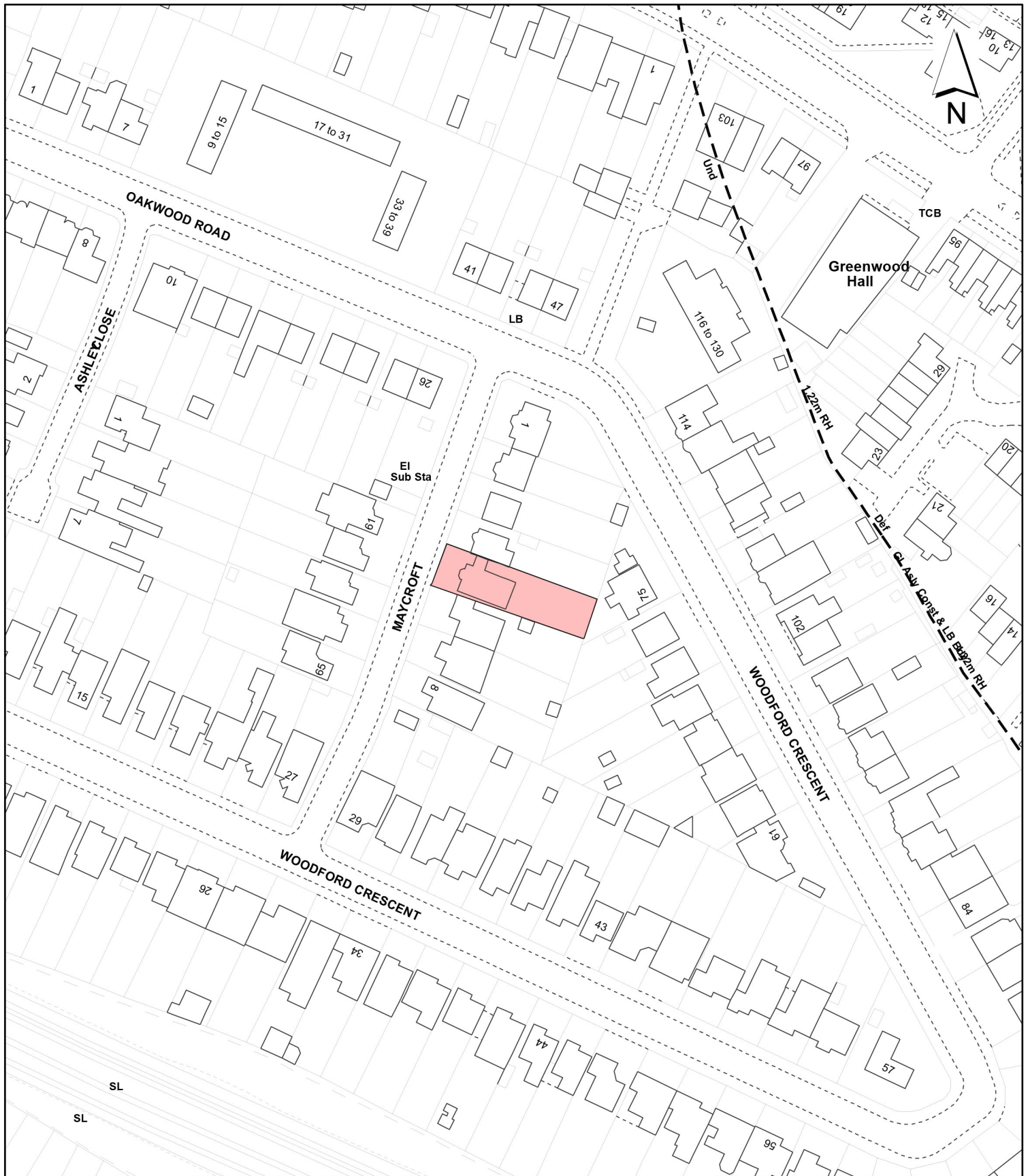
D) No bonfires that create dark smoke or nuisance to local residents.

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 (CO<sub>2</sub>) 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:** Cris Lancaster

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**5 Maycroft**

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

Planning Application Ref:  
**67893/APP/2016/2836**

Scale:  
**1:1,250**

Planning Committee:  
**North**

Date:  
**February 2017**



**HILLINGDON**  
 LONDON