

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

**Address** 104 BREAKSPEAR ROAD SOUTH ICKENHAM

**Development:** Amendments to fenestration at first floor level, extension of canopy to front, amendment to roof of single storey rear element involving alterations to elevations (Part-Retrospective)

**LBH Ref Nos:** 70259/APP/2016/4197

**Drawing Nos:** 6a  
41  
42  
5c  
40  
3c

**Date Plans Received:** 18/11/2016      **Date(s) of Amendment(s):**

**Date Application Valid:** 18/11/2016

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application property is a detached three bedroom chalet bungalow situated on the East side of Breakspear Road South in West Ickenham, in a row of similar single storey dwellings, some of which have been altered or extended at roof level, mixed with two storey properties. It thus forms part of the Developed Area of the Borough as identified in the Hillingdon Local Plan.

No. 104 has a mostly hard landscaped front garden providing parking space for one vehicle in addition to the attached garage. There is a covered patio area to the rear and a 33 m long back garden.

Both of the adjoining properties, Nos. 102 and 106, have been extended to the rear on the ground floor, whilst No. 102, a bungalow, has also been converted to a gable end roof with a large side dormer window.

#### 1.2 Proposed Scheme

Amendments to fenestration at first floor level, extension of canopy to front, amendment to roof of single storey rear element involving alterations to elevations (Part-Retropective)

#### 1.3 Relevant Planning History

70259/APP/2014/3055      104 Breakspear Road South Ickenham

Single storey rear extension, porch to front, conversion of roof space to habitable use to include, two side dormers and conversion from hip to gable end at both front and rear, with four new gable end windows involving demolition of existing porch and raising of ridge height

**Decision Date:** 03-11-2014

Approved

**Appeal:**

70259/APP/2015/3821      104 Breakspear Road South Ickenham

Application for a non-material amendment to planning permission Ref: 70259/APP/2014/3055 dated 03/11/2014 to allow for amendments to fenestration to rear at first floor level and changes from tile to render to side/rear at first floor level (Single storey rear extension, porch to front, conversion of roof space to habitable use to include, two side dormers and conversion from hip to gable end at both front and rear, with four new gable end windows involving demolition of existing porch and raising of ridge height)

**Decision Date:** 10-11-2015      **Approved**      **Appeal:**

### **Comment on Planning History**

70259/APP/2014/3055 - Single storey rear extension, porch to front, conversion of roof space to habitable use to include, two side dormers and conversion from hip to gable end at both front and rear, with four new gable end windows involving demolition of existing porch and raising of ridge height. Approved.

70259/APP/2015/3821 - Application for a non-material amendment to planning permission Ref: 70259/APP/2014/3055 dated 03/11/2014 to allow for amendments to fenestration to rear at first floor level and changes from tile to render to side/rear at first floor level (Single storey rear extension, porch to front, conversion of roof space to habitable use to include, two side dormers and conversion from hip to gable end at both front and rear, with four new gable end windows involving demolition of existing porch and raising of ridge height). 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**

4 neighbours and Ickenham Residents Association were consulted on 22.11.2016 and a site notice was displayed on 26.11.2016.

One response received, summarised below:

1. The first floor gable frontage should have been finished with small red clay hanging tiles as per the original front bay of the property, and also as detailed on the original planning application, submitted 27 August 2014. As things stand, the first floor gable frontage has been finished in white render material and, as such, is totally out of character with the surrounding dwellings in the road; all of which have hanging red tiles, as shown in the photographs taken in November 2016 and attached to this planning application. Therefore, I submit that the white render is detrimental to the appearance of the local area and should be replaced with red clay hanging tiles that are very much an established and original characteristic of the properties in this road.

2. Single Storey Extension - The plans do not indicate details regarding the materials to be used in its construction. It is my considered opinion that the materials should match that of the original dwelling, i.e. red brick, in order that the extension complements the dwelling and surrounding area.

Officer comment: The above issues are addressed in the main body of the report.

A petition in support with 93 signatures has also been received.

#### **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.

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

AM14 New development and car parking standards.

LPP 3.5 (2016) Quality and design of housing developments

#### **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 and provision of acceptable residential amenity for the application property.

The application is for the following amendments:

- The proposed single storey rear element would reduce the volume and introduce a small area of red clay tiled roof to one side elevation,
- The first floor has been painted white,
- The canopy to the front has been extended over the front porch.

The proposed alterations to the single storey rear extension, in itself, by reason of its size, proportion and position, would be a subservient feature of the extension and not have an unacceptable effect on the character and appearance of the original house. This element of the proposal would comply with section 3 of the HDAS: Residential Extensions and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

HDAS: Residential Extensions, Paragraph 8.0 states front extensions must be minor and not alter the overall appearance of the house or dominate the character of the street. The proposed front canopy extension would result in a full width extension across the front of the house, and would change the character of the property extensively. The canopy, when combined with the approved canopy, would significantly detract from the character and appearance of the existing house and the character and appearance of the streetscene. As such, the proposal would conflict with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS: Residential Extensions.

The white painted gable on the first floor would result in the property being the only house in this part of Breakspear Road South to have a white rendered gable. This element of the proposal is considered to detract from the character of this part of the road, which is brick built. As such, the proposal would conflict with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS: Residential Extensions.

The canopy extension and the rendering, particularly taken together are considered to have significantly altered the overall appearance of this property from the public realm.

The alterations to the rear extension are not considered to have a significant impact on visual amenity and no objection is raised to these works.

Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours. There would be no windows to the side elevations and would therefore not overlook any neighbouring properties, thereby complying with Policy BE24. It is considered that the proposal would not harm the residential amenities of the occupiers of the adjoining detached properties from increased overshadowing, loss of sunlight, visual intrusion and over-dominance, given the detached nature of the dwelling and all of the proposals being centralised on the principal elevation.

It is considered, that all the proposed habitable rooms, and those altered by the development would still maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2016).

A garden area in excess of 100 m<sup>2</sup> would be retained in accordance with guidance set out in the Residential Extensions SPD and Policy BE23 of the Hillingdon Local Plan 2012.

The existing hardstanding frontage would provide ample parking for a minimum two cars. The application proposal would therefore be in compliance with policy AM14.

Since the end of August 2015 applications which are for development which was not authorised need to be assessed as to whether the unauthorised development was intentional. If so, then this is a material planning consideration. In this case officers have no indication that this was an intentional breach of planning control.

In conclusion, the proposed amendments to planning application ref. 54228/APP/2012/1653 would detract from the approved scheme, in terms of effect on the existing house and the street scene and are therefore recommended for refusal.

## 6. **RECOMMENDATION**

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

**1 NON2 Non Standard reason for refusal**

The proposed front canopy extension, by reason of its size, scale, bulk and width, would result in an incongruous and overly dominant addition which is detrimental to the architectural composition of the existing building, the street scene, and the character and appearance of the wider 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 - UDP Saved Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

**2 NON2 Non Standard reason for refusal**

The proposed white render to the first floor, would detract from the predominantly brick built houses along this part of Breakspear Road South. Therefore, the proposal would be detrimental to the architectural composition of the existing building, the street scene, and the character and appearance of the wider 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 - UDP Saved Policies (November 2012) and the Council's 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.

### **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:

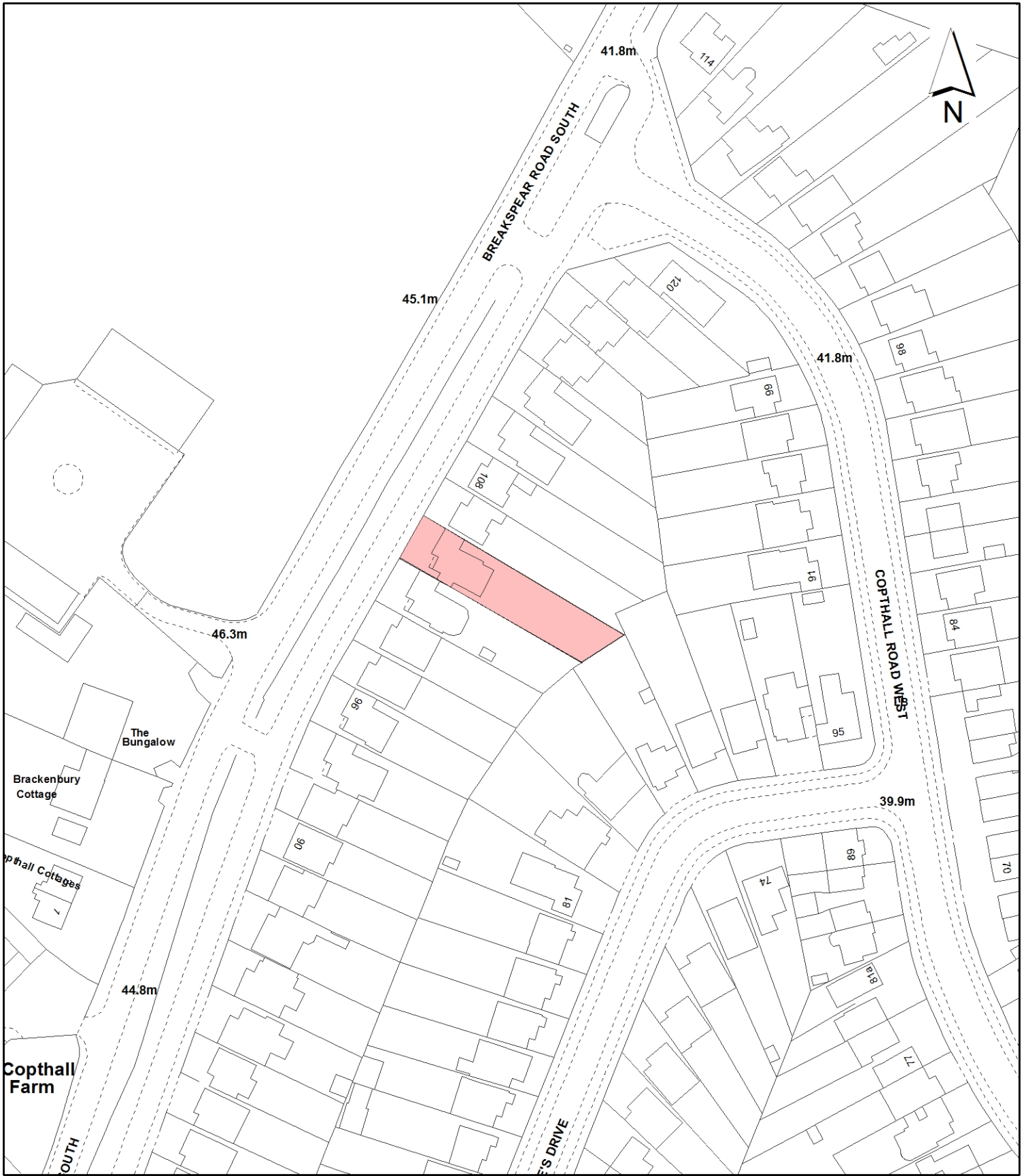
PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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
AM14	New development and car parking standards.
LPP 3.5	(2016) Quality and design of housing developments

**Contact Officer:** Mandeep Chaggar

**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:

**104 Breakspear Road South**

Planning Application Ref:

**70259/APP/2016/4197**

Planning Committee:

**North**

Scale:

**1:1,250**

Date:

**February 2017**

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

Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111



**HILLINGDON**  
 LONDON