

Report of the Head of Planning, Sport and Green Spaces

Address 3 FIELD WAY COWLEY UXBRIDGE

Development: Part two storey, part single storey rear extension and first floor side extension.

LBH Ref Nos: 16250/APP/2016/4408

Drawing Nos: 135 Rev. P3
130 Rev. P2
102 Rev. P1
110 Rev. P1
101 Rev. P1
115 Rev. P2
120 Rev. P1

Date Plans Received: 07/12/2016 **Date(s) of Amendment(s):** 07/12/2016
Date Application Valid: 13/12/2016 12/12/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey detached property located on the East side of Field Way, Cowley Uxbridge. The principal elevation of the property faces West. The property has a front projecting bay, with the area to the front of the property primarily laid to hardstanding providing off street parking provision for three vehicles within the curtilage of the application site. A substantial sized garden is located to the rear of the property.

The surrounding area is residential in character comprising of two storey detached and semi-detached properties with a strong level of consistency in scale and design. The area is identified as a 'Developed Area' within the Hillingdon Local Plan (November 2012) and the site is within the designated Orchard Drive, Hamilton Road, Clayton Way Area of Special Local Character.

1.2 Proposed Scheme

The application seeks permission for a part two storey, part single storey rear extension and first floor side extension.

1.3 Relevant Planning History

16250/APP/2015/2370 3 Field Way Cowley Uxbridge

Single storey detached outbuilding to rear for use as gym/office/storage

Decision Date: 15-09-2015 Refused **Appeal:**

16250/APP/2015/2371 3 Field Way Cowley Uxbridge

Conversion of roof space to habitable use to include a rear dormer and conversion of roof from hip to gable end on both sides with a new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 18-08-2015

Approved

Appeal:

Comment on Planning History

16250/APP/2015/2370 - Single storey detached outbuilding to rear for use as gym/office/storage. This application was refused for the following reasons:

1. The proposed detached outbuilding, by reason of its siting, size, scale, bulk and design fails to harmonise with the architectural style and design predominant within the designated Orchard Drive, Hamilton Road, Clayton Way Area of Special Local Character and would thus be detrimental to the visual amenity of the area. The proposed development is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document: HDAS Residential Extensions.

2. The proposed outbuilding by virtue of its size, scale, layout and the existence of an independent access, would be tantamount to the creation of a self contained separate dwelling, where such a dwelling would not be acceptable due to its impact on the character and appearance of the host dwelling and the wider locality, the need for additional parking and amenity space and issues relating to impact on the existing and adjoining dwellings. Therefore the proposal would be contrary to Policies AM14, BE13, BE15, BE19, BE20, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

16250/APP/2015/2371- Conversion of roof space to habitable use to include a rear dormer and conversion of roof from hip to gable end on both sides with a new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)- was 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 neighbouring properties were consulted by letter on the 14th December 2017. A site notice was also displayed which expired on the 10th January 2017. One response received objecting to the proposal on the following grounds:

- 1) This is a massive extension.
- 2) This is an area of special interest.
- 3) The proposal has a pitched roof with large flat crown approx 19% of the whole roof. This is high percentage and is not normally allowed for crown roofs and is uncharacteristic for the area.
- 4) The proposal has a bulk mass which would have a severe dominance over both its neighbours (and over its original construction).

- 5) There would be a severe loss of daylight and sunlight to the ground floor living room of no.1 and also to the rear room, patio and much of the garden as the proposal sets a two storey wall only 2.1m away, effectively blanking existing windows, including those served by the cat-slide roof.
- 6) In the NW corner a roof light is proposed, this is a very unusual design as it limits the light, it is believed that this was deliberately placed there so that the roof light would be 'forgotten' and may be intended to be used as a railing/balcony. This would create overlooking and loss of privacy.
- 7) Referring to HDAS 3.1- the extension should not protrude out too far- this does massively. The proposed extension is more than 1.8 m.
- 8) The proposal has significant overshadowing and overbearing effect on habitable rooms of adjoining dwellings.
- 9) The proposal contradict the requirements form HDAS Paragraph 5.4, 5.20 and 6.9.
- 10) The cat-slide roof to the North of number 3 referred to, was purposely built originally in order to retain daylight and sunlight from the south into the living area of number one. that requirement remains. The cat-slide roof is also part of the character of this road.

Officer Comment: The issues raised are covered in the main report.

Ward Councillor: Requests that the application is reported to Committee.

INTERNAL:

Conservation and Urban Design Officer:

The existing property is located within the Orchard Drive, Hamilton Road, Clayton Way Area of Special Local Character (ASLC). It is an attractive, well detailed property, characterised by a projecting gable to the front featuring hung tiles and a modest bay window at ground floor. The property features a characteristic cat slide roof over the existing garage, which positively contributes to the character of the original property and surrounding area. There are concerns regarding the part two storey, part single rear extension and side extension. There are concerns in regards to the over depth of the rear addition, creation of a crown roof and alteration of the existing catslide element. It would dramatically alter the original appearance and character of the existing property, therefore it is recommended that the proposal is amended in order to be subservient to the original dwelling.

Officer Comment: An amended scheme has been provided and the Conservation and Urban Design Officer comments as follows on the amended scheme:

Taking into account that the depth has been reduced, a compromise could be met regarding this extension, in this instance. It would be considered a better design than what was proposed for the roof extension, and would sustain the character of the area.

Trees and Landscape Officer:

This site is occupied by a detached house on the east side of Field Way, situated within a long garden, the back of which extends to Cleveland Road.

COMMENT: No trees or other landscape features of merit will be affected by the development. The extension to the rear will have little, if any, impact on the public realm - and a large area of back garden will remain post-development.

RECOMMENDATION: No objection and, in this case, no need for landscape conditions.

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:

BE5 New development within areas of special local character

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.

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

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.

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.

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 Supplementary Planning Document (SPD) HDAS: Residential

Extensions, contains design guidance (below) for all types of extensions which should appear subordinate in scale to the original building.

Paragraph 3.3 of the HDAS states that single storey rear extensions proposed on detached houses with a plot measuring 5 m wide or more should be no more than 4 m deep. Likewise paragraph 3.7 states that such extensions should be no more than 3.4 m in height.

In relation to the design of the proposal, the existing catslide element, which is a feature of the property, would be lost and overall the roof would be altered so that a crown roof would cover the whole development, which it must be admitted would be visible given the siting of the property and the spacious nature of the surroundings. This would clearly alter the original appearance of the property. However, the proposal has been amended so that the depth is reduced and the extension retains the existing projecting gable to the front featuring hung tiles and the modest bay window at ground floor level, which is a defining characteristic of the property. Notably, the Conservation Officer considers that the revised proposal would sustain the character of the area. Thus, on balance, it is considered that the proposal is acceptable in design terms and would comply with 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 - Saved UDP Policies (November 2012).

Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires new extensions by virtue of their siting, bulk and proximity should not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 should protect the privacy of the occupiers and their neighbours.

The plans have been amended and the ground floor has a depth of 6.3m where it adjoins No.5 and 4.3m adjoining No. 1, with a height of 3.4m. The proposal would exceed the limits set out within the adopted SPD. However it should be noted that No. 5 already benefits from a 5.5m deep extension, which given the siting of the original property, would protrude further than the proposed extension to No.3. Furthermore, a 1m gap would be retained between the two properties. With regard to No.1, this property also benefits from a deep extension and again given the siting of the original property, would result in the extension to No.3 being in line with the rear of this property. Furthermore, a 2m gap would be retained between the two properties. Paragraph 3.15 of the SPD states that a deeper extension could be permitted where there is an existing deep rear extension at an adjoining/adjacent property, and where the proposed rear extension would not have any adverse impact on the light and outlook at adjacent properties, and would not appear dominating and obtrusive in relation to neighbouring views. It is considered that the extension is of a size and scale which would not significantly impact on the residential amenities of the occupiers of the adjoining properties from increased overshadowing, loss of sunlight, visual intrusion or over-dominance. Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours would not result in a loss of privacy to the adjacent dwellings Therefore the proposal complies with the requirements of Policies BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

With regards to the first floor rear extension, paragraph 6.4 of the adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions states that it is important that the extension is designed so as to appear subordinate to the original house. Rear extensions

will only be allowed where there is no significant over-dominance, overshadowing, loss of outlook and daylight. In particular, the extension should not protrude out too far from the rear wall of the original house. The first floor should not extend beyond a 45-degree angle from the closest neighbours windows and if this can be achieved then the maximum depth of 4m for a detached house would be acceptable.

The proposed first floor rear extension would be 6m deep where it adjoins No.1 and 4.4 m deep adjoining No. 5. This would clearly exceed the limits set out within the SPD. However, given the siting of No.3 forward of both Nos. 1 and 5, the proposed first floor would extend beyond the first floor rear of No.1 by 2.7m and by 2m beyond the first floor of No. 5. The proposed extension would not extend beyond a 45 degree line of sight taken from the nearest window of any habitable room of the neighbouring properties.

With regard to privacy, no new windows are proposed on the side elevations facing the adjoining properties, although a new door is proposed leading from the utility room to the side passage between Nos 1 and 3. This is at ground floor level and would face the boundary fence and the blank side wall of No.1 and would not result in any loss of privacy.

It is thus considered that the proposal would not have such a significant in terms of over-dominance, overshadowing, loss of outlook or daylight impacts as to justify refusal. As such, the proposal would accord with Policies BE20, BE21, and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that all the proposed habitable rooms, and those altered by the proposed development would have adequate outlook and entry of light from the proposed rooflights and sufficiently sized window openings, therefore complying with the Housing Standards in the Minor Alterations to The London Plan (March 2016)

Paragraph 5.13 of the HDAS SPD requires sufficient garden space to be retained as a consequence of an extension. The proposal would remain a three dwelling, which would require the provision of a minimum garden area of 60 sq.m. The proposal would result in the retention of approximately 531.12 sq.m of usable area, which significantly exceeds the minimum required. Adequate garden/amenity space would be therefore be retained for the occupiers, in compliance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The property has existing hardstanding to the front which has sufficient space to provide parking for about three cars, which would accord with the requirements of Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted parking standards.

Given the above considerations, this application is considered to be acceptable and is therefore recommended for approval.

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 130 Rev. P2 and 135 Rev. P3.

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 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 1 or 5 Field Way.

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 HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

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 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).

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:

BE5	New development within areas of special local character
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.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments

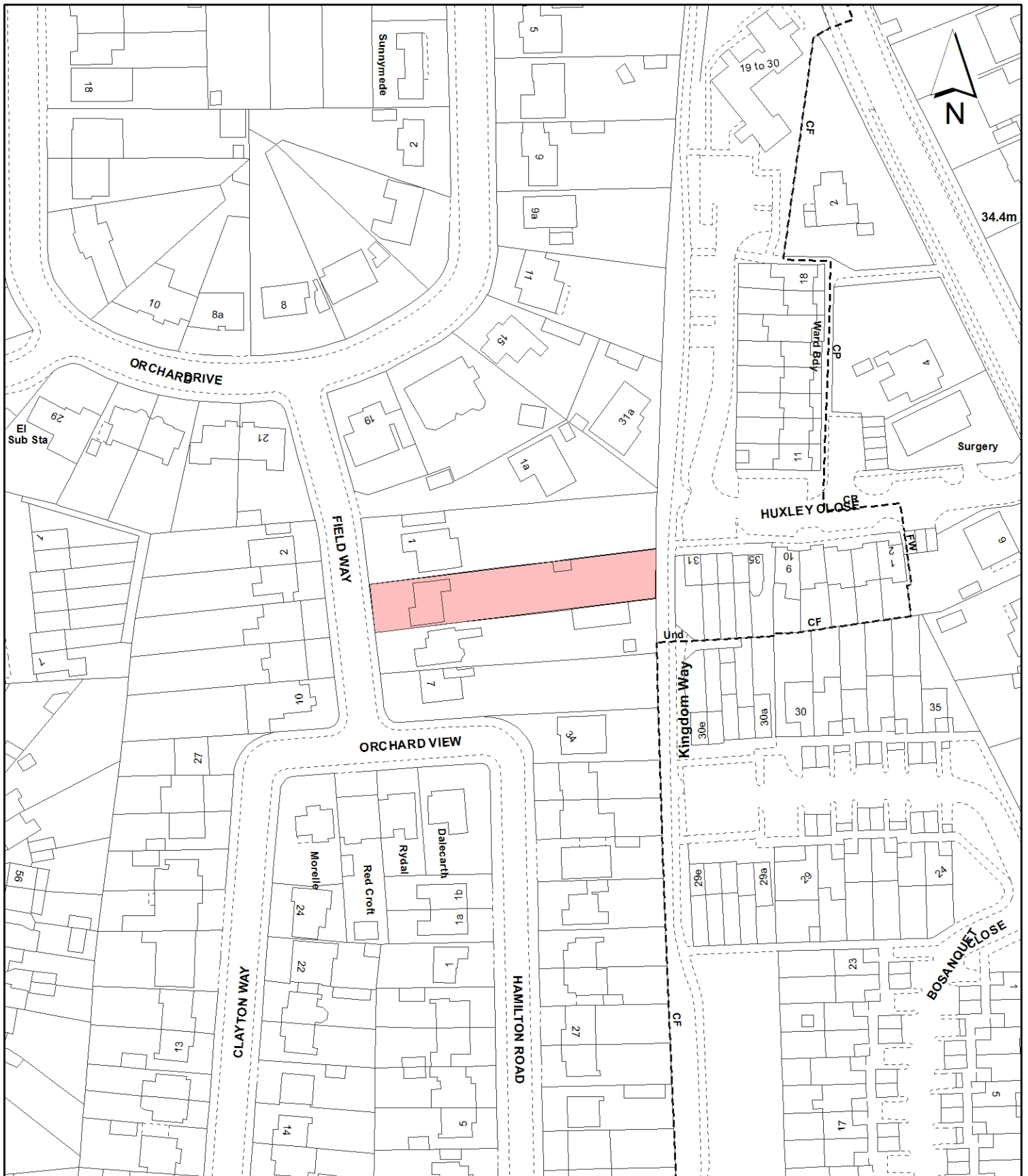
- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning 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 (CO2) 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: Manpreet Viridi

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

3 Field Way

Planning Application Ref:
16250/APP/2016/4408

Planning Committee:
Central & South

Scale:
1:1,250

Date:
March 2017

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

