

Report of the Head of Planning, Sport and Green Spaces

Address 78 HOYLAKE CRESCENT ICKENHAM

Development: Part two storey, part single storey side/rear extension, first floor side extension, front canopy and alterations to front elevations involving demolition of existing rear elements.

LBH Ref Nos: 42830/APP/2015/4735

Drawing Nos: 78-300-01 - Location Plan
78-301-01B - Existing Plans
78HC-302-01B - Existing and Proposed Front & Rear Elevations
78-3-02-04D - Existing and Proposed Side Elevations 1
78-301-02D - Proposed Plans
78HC-300-02E - Block Plan
78HC-302-05B - Existing & Proposed Side Elevations 2

Date Plans Received: 29/12/2015 **Date(s) of Amendment(s):** 10/01/2017
Date Application Valid: 25/02/2016 01/02/2017
31/01/2017
27/12/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the east side of Hoylake Crescent and comprises a detached chalet bungalow with large dormer windows and a gazebo in the rear garden. To the north lies 80 Hoylake Crescent, a bungalow, and to the south lies 76 Hoylake Crescent, a two storey detached house. The street scene is residential in character and appearance comprising a mix of two storey detached houses and bungalows and the application site lies within the developed area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

This application seeks consent for a part two storey, part single storey side/rear extension, first floor side extension and alterations to the front elevation. The application has been subject to amendments following officer advice that the original positioning of the rear extension was unacceptable due to the negative impact it would have had upon the amenities of the occupiers of No. 76 Hoylake Crescent and that the original design of the proposed side extension was also unacceptable as it would erode the visual gap between the neighbouring property resulting in a terracing effect.

EXISTING DEVELOPMENT TO BE REMOVED:

An existing part single, part two-storey extension to the side of the dwelling will be removed. This extension currently flanks the side boundary along the majority of the depth of the dwelling at single-storey height with an additional two-storey section, stepped in approximately 1 metre from the boundary, along the rear half of the dwelling. The single-

storey element has a mixture of flat and mono-pitch roofing whilst the two-storey element has a flat roof.

An existing conservatory that extends 4.319 metres from the rear elevation of the dwelling will be removed as will a detached gazebo structure within the rear garden.

PROPOSED SIDE EXTENSION:

The proposed extension to the side of the original dwelling measures approximately 2.5 metres in width. It will be stepped back from the main dwelling frontage by approximately 1 metre. The two-storey element of the proposed extension will be contained within the roof space of the extension and a flat roof dormer within the rear roof slope. The new dormer window will be aligned with the existing flat roof dormer within the rear roof slope. The roof of the extension will match that of the existing roof at eaves height with the ridge line at approximately 7.2 metres, stepped down approximately 1 metre from the height of the main ridge line and a hipped section added to the upper part of what, otherwise, is a gable ended structure. The maximum height of the flank wall abutting the site boundary is approximately 6.45 metres but this decreases either side of the centre-point due to the roof slope.

PROPOSED REAR EXTENSION:

The rear addition will extend across the full width of the original dwelling as well as the rear of the proposed side extension at single-storey height. A two-storey section will be provided within a central position on the rear elevation, stepped in approximately 3.1 and 2.6 metres from the northern and southern boundaries respectively. The height of the two-storey section of the extension, to roof top, is approximately 5.91 metres, which matches the height of the existing and proposed flat roof dormers within the rear roof slope whilst the single-storey sections are approximately 2.9 metres in height. The extensions will project approximately 3.8 metres beyond the rear wall of the original building. In addition lean-to style single-storey extension will be added to the rear of the two-storey section of the extension, projecting approximately 1.4 metres further towards the rear boundary.

1.3 Relevant Planning History

42830/APP/2015/868 78 Hoylake Crescent Ickenham

Part two storey, part single storey side/rear extension, first floor side extension and alterations to front elevations involving demolition of existing rear elements

Decision Date: 02-06-2015 **Refused** **Appeal:**

Comment on Planning History

A previous application for substantial single and two-storey extensions to the side and rear of the original dwelling was refused on the grounds that the two-storey side extension would negatively impact upon the established character of the street scene by creating a terraced effect and would also have unbalanced the original dwelling and given rise to a cluttered and discordant arrangement of elevation walls and roofing.

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**

Ickenham Residents Association (in relation to amended scheme): Comment. The two storey side/rear extension appears to be right on the boundary, which would be contrary to HDAS guidelines, section 5.5, and the proposal to build on the flank boundary is of some concern, as it closes the visual gap between the boundary and edge of the property.

The footprint for the proposed rear extension does not show any dimensions and makes it difficult to assess the actual proportions. The properties no. 76, no. 78 and no. 80 seem to be extremely close together and with different roof heights, which may have some influence on the street scene.

We are completely in the hands of your Planning Team with their greater expertise and facilities, and trust they will take our points into consideration to arrive at the correct decision.

(Officer Comment: All dimensions for the proposed extensions are provided within section 1.2 of this report. Visual impact upon the character and appearance of the surrounding area, along with compliance with relevant planning policies, is discussed within the main body of this report).

2 letters of objection (from same address).

- 1) The extension will sit astride my boundary and foundations and guttering will protrude over my boundary. I have not signed a Party Wall Agreement
- 2) Would result in a terraced appearance that is out of character with the surrounding area.
- 3) The garden area of the site will be reduced.
- 4) A first floor bedroom window will directly overlook my property.
- 5) The extensions will cause overshadowing of my property and will appear overbearing.
- 6) Due to the proximity of the extension to my boundary I will be unable to gain access for maintenance purposes.

(Officer Comment: 1. The Party Wall Act legislation is separate from the planning process and is not a material consideration in determining a planning application. The application has been determined on the basis of the plans supplied. Any incursion onto neighbouring properties would require a fresh planning application to be submitted. 2. The visual impact of the proposal is discussed in the main body of this report. 3. Adequate usable rear amenity space will be retained within the site. 4. Potential for overlooking, as well as other amenity impacts, is discussed within the main body of the report. 5. The two-storey element of the extension has been re-positioned towards the centre of the site in order to prevent overbearing and overshadowing impact. 6. This is a civil matter).

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

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| 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. |
| HDAS-EXT | Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008 |
| LPP 7.4 | (2016) Local character |
| LPP 7.6 | (2016) Architecture |

5. MAIN PLANNING ISSUES

IMPACT UPON STREET SCENE:

The element of the proposal that will have the greatest visual impact upon the public realm is the extension to the southern (side) elevation of the original dwelling. There is an existing truncated single-storey extension to the side of the dwelling that flanks the southern site boundary and this would be replaced by the flank wall of the proposed extension which, at its greatest height, reaches approximately 6.45 metres. A previous application for a two-storey extension to the side of the dwelling was refused due to the fact that its presence would close off the important visual gap maintained between No. 78 and No. 76 Hoylake Crescent.

In an attempt to address these concerns, the revised scheme has set the extension back from the building frontage and reducing the ridge height from approximately 7.75 metres to approximately 7.2 metres. The roof over the proposed side extension incorporates a small hipped section to the side that pitches away from the neighbouring property. It is considered that these revisions will soften the impact of the extension within the street scene and help preserve a sense of space between the two neighbouring dwellings.

It is noted that policy BE 22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) maintains that a gap of a minimum of 1.5 metres should be maintained between side elevation walls of two-storey extensions and the side boundaries of plots. Whilst this would not be the case for the proposed scheme, it is considered that the side extension, by way of its eaves height to the frontage, will have an appearance more consistent with a single-storey or chalet style building and its positioning closer to the site boundary would therefore not directly conflict with this condition. Para. 5.26 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) specifically states that single storey extensions do not normally result in a terracing effect.

Given the eaves height of the proposed side extension, with the elevation wall being single storey only to the front, it is considered that the appearance of the extension is more akin to a single storey feature and it would therefore not give rise to a terraced appearance. Whilst the roof height will not match that of the two neighbouring properties, there is an informality to building scale, appearance and positioning to properties on the eastern side of this section of Hoylake Crescent and it is not considered that the extended building would

appear disruptive.

It is therefore considered that the proposed scheme complies with policies BE 13, BE 19 and BE 22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and policies 7.4 and 7.6 of the London Plan (2016).

DESIGN MERITS:

The ridge and roof top heights of all extensions are set below that of the main roof and the dormer extension is set above eaves height and stepped in from the sides of the roof. This will help to ensure that all extensions maintain visual subservience towards the original dwelling and do not appear overly dominant or unbalanced. The eaves height of the side extension will match that of the existing roof, ensuring a smooth visual transition between original and new elements and a strong sense of visual integration. Additionally, the height of the flat roof top of the rear two-storey extension will match the height of the flat roof top of the roof dormers, resulting in a sense of uniformity and preventing a cluttered appearance from arising and this is considered to represent an improvement on the current disordered appearance to the rear of the dwelling.

It is therefore considered that the proposed scheme accords with policy BE 15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and policy 7.6 of the London Plan (2016).

IMPACT UPON RESIDENTIAL AMENITIES:

The flank wall of the proposed side extension will be built along the side boundary with No. 76 Hoylake Crescent. The side elevation of No. 76 does not contain any primary windows or openings, nor will the side elevation wall of the extension border any usable amenity space. As such, it is not considered that this extension will appear overbearing towards the occupants of the neighbouring property. There is a first floor window at No. 76 which is stepped back approximately 3.6 metres from the main rear elevation of the dwelling. Outlook and sunlight penetration of this window will not be impacted upon by the proposed single storey extensions to the rear due to their modest height. The proposed roof dormers are set back a sufficient distance into the roof space to prevent them from interrupting a 45° sight line taken from this rear window. The two-storey element of the rear extension is centrally positioned within the site, preventing 45 degree site lines from either the ground or first floor windows.

It should be noted that a single storey extension projecting up to 4 metres beyond the rear wall of the original dwelling and reaching up to 3 metres in height could be erected in a similar position to the proposed rear extension adjacent to No. 80 under householder permitted development and without conflicting with the Council's Article 4 Directive which removes rights for extensions in excess of 4 metres in depth. Whilst the flank wall of the extension adjacent to No. 80 will be visible from kitchen and study windows within the side elevation of that property, the single storey height of the extension combined with the screening offered by the existing 1.8 metre high boundary treatment is considered to prevent any undue overshadowing or overbearing impact from arising.

It is therefore considered that the proposed scheme meets the requirements of policies BE 20, BE 21 and OE 1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and policy 7.6 of the London Plan (2016).

With regards to potential for intrusive levels of overlooking, views from ground floor windows will be interrupted by existing site boundary treatment. Views from first floor windows will be directed towards the rear of the site and will be comparable in nature to those already provided by existing first floor windows. A condition will be added to any approval given that will prohibit the formation of any additional windows or openings within the side elevations and cheeks of the dormer windows at first floor level and above. It is therefore considered that no unacceptable loss of privacy will occur as a result of the proposed development.

It is therefore considered that the proposal complies with policy BE 24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

AMENITY SPACE:

The dwelling is set on a large plot and the proposed extensions will not occupy a significant proportion of the current amenity space. Para 4.15 of the HDAS SPD for residential extensions instructs that a minimum of 100 m² of amenity space should be retained for a 4 bedroom dwelling. The proposed development will preserve approximately 300 m² of usable amenity space to the rear of the dwelling and it is therefore considered that the development complies with policy BE 23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

RECOMMENDATION:

It is therefore considered that the application complies with all relevant national, London and Hillingdon planning policies and it is recommended that it is approved, subject to the following conditions.

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 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 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:-

78-300-01 - Location Plan;
78HC-300-02E - Block Plan;
78-301-01B - Existing Plans;
78-301-02D - Proposed Plans;
78HC-302-01B - Existing and Proposed Front & Rear Elevations;
78-3-02-04D - Existing and Proposed Side Elevations 1;
78HC-302-05B - Existing & Proposed Side Elevations 2;

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

3 COM7 Materials (Submission)

No development shall take place until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE 13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England)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 northern or southern walls or roof slopes of the development hereby approved facing No. 80 and No. 76 Hoylake Crescent respectively.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE 24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 RPD2 Obscured Glazing and Non-Opening Windows (a)

The first floor bathroom window facing to the east, the roof light within the southern roof slope serving a first floor bathroom and the ground floor WC window facing west shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

In the interests of privacy in accordance with policies BE 24 and OE 1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

- 1** 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.
- 2** 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:

- 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.

- 3 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 - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 4 Your attention is drawn to condition 3 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this condition. The Council may consider taking enforcement action to rectify the breach of this condition. For further information and advice contact - Residents Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

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

Part 2 Policies:

BE13 New development must harmonise with the existing street

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| | 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. |
| HDAS-EXT | Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008 |
| LPP 7.4 | (2016) Local character |
| LPP 7.6 | (2016) Architecture |

- 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.

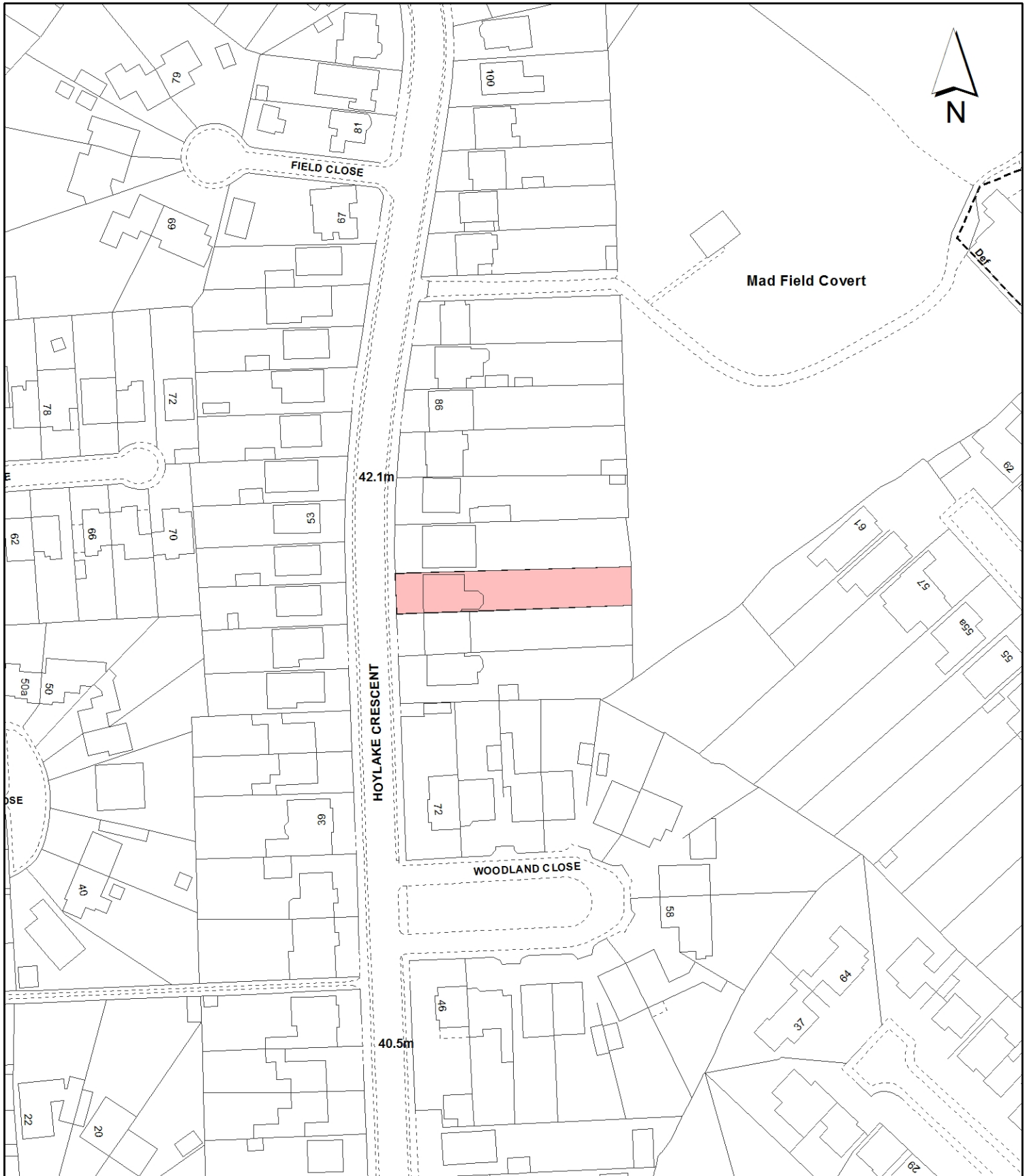
You are advised to consult the Council's Environmental Protection Unit, 3S/02,

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: James McLean Smith

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

78 Hoylake Crescent

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

Planning Application Ref:

42830/APP/2015/4735

Scale:

1:1,250

Planning Committee:

North

Date:

April 2017



HILLINGDON
 LONDON