

Report of the Head of Planning, Sport and Green Spaces

Address 16 IVER LANE COWLEY UXBRIDGE

Development: Part two storey, part single storey side/rear extension and conversion of roof space to habitable use to include 1 rear dormer

LBH Ref Nos: 22813/APP/2016/4577

Drawing Nos: IL PA 01 Rev. A
IL PA 02 Rev. C
IL PA 03 Rev. A

Date Plans Received: 20/12/2016 **Date(s) of Amendment(s):**

Date Application Valid: 03/01/2017

1. CONSIDERATIONS

1.1 Site and Locality

16 Iver Lane is a two storey semi-detached dwelling which lies on the North East side of Iver Lane. The property benefits from a long rear garden and associated parking space at the front of the property.

1.2 Proposed Scheme

The application seeks planning permission for the erection of a part two storey, part single storey side/rear extension and conversion of roof space to habitable use to include 1 rear dormer.

1.3 Relevant Planning History Comment on Planning History

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

6 neighbouring properties were consulted by letter dated 6th January 2017. A site notice was also displayed to the front of the site which expired on 1 February 2017. Seven responses received raising the following concerns:

- 1) Objection to the rear extension.
- 2) Number 18 Iver Lane is built at a different level to 16 Iver Lane.
- 3) The new windows will look straight down their garden and into my living room, where I spend a lot of my time.
- 4) Do not approve with the rear end plans of the back of the house.

- 5) Do not like how far the rear extension comes out and feel it will block sunlight in the afternoons to my kitchen and half of my garden.
- 6) The dormer window will overlook everyone's garden close by and just feel that the whole thing is too big.
- 7) Do not agree with the two storey extension or the loft conversion.
- 8) At present our view are of trees and blue sky, if the extension is permitted our view will be of a tall brick wall.
- 9) The extension will also cause a significant loss of privacy.
- 10) The dormer windows will be too close to our property being only 150mm from the party wall.
- 11) We have a single storey extension as the other eight houses in a row, and feel that the proposed extension will be completely out of place with the character of the other houses.
- 12) When we applied some years ago for a rear extension, we were told that a double would not be possible because of light and restrictions to neighbour.
- 13) With 5 bedrooms is it feasible to have only one upstairs bathroom.
- 14) Also there will be no side or rear access, the only escape route being the front door.
- 15) With the six bedrooms being occupied with no garage or off street parking. at present they park two cars on the road and a commercial vehicle parked outside by the flower beds completely blocking the public footpath, which is not showing up on the plans.
- 16) Concerns over the scale, and impact the proposal would have on parking and traffic on Iver Lane.
- 17) Noise as a commercial vehicle is parked which generates a considerable amount of noise.
- 18) Highways safety as existing parking accommodates two vehicles and an additional large commercial vehicle which overhangs their existing driveway boundary lines blocking a public highway on a daily basis.
- 19) The proposed development is over-bearing, out of scale and out of character in terms of appearance in comparison to existing developments in the vicinity,

OFFICER COMMENT: The issues raised are covered in the main report.

Ward Councillor: Requests that the application is reported to committee for consideration.

EPU: No objection subject to control of environmental nuisance from construction work informative.

Flood and Water Management Officer: The site lies in Flood Zone 1 and is not considered to be at risk of flooding.

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.
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 issues for consideration in determining this application relate to the effect of the proposal 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 property and provision of adequate off-street car 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 would fail to harmonise with the existing streetscene, or which would fail to safeguard the design of existing and adjoining sites. Policy BE22 requires extensions and buildings of two or more storeys in height to be set back a minimum of 1m from the side boundary of the property for the full height of the building.

The council has also produced detailed design guidance and the adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions is relevant in this case.

In relation to the single storey rear element of the proposal, Section 3.0 states that for semi-detached houses with a plot more than 5m wide, an extension up to 3.6m deep is acceptable. A range of roof types may also be acceptable and must not exceed 3.4m in height.

With regards to the proposed part two storey, part single storey side extension, paragraph 5.1 of the SPD requires all extensions and buildings of two or more storeys in height to be set back a minimum of 1m from the side boundary of the property for the full height of the building. This is to ensure the protection of the character and appearance of the streetscene and the gaps between properties, preventing houses from combining visually to form a terraced appearance. It also states that if there is an existing single storey side extension within 1m of the boundary, which is to be retained then the first floor extension should be set in a minimum of 1.5m.

Paragraph 5.6 of the SPD specifies that for two storey side extension to a semi-detached dwelling, the ground and first floor should be set back 1m from the main front building line

to ensure a subordinate appearance to the existing house. Paragraph 5.8 specifies that the height of the proposed roof should be at least 0.5m lower. Paragraph 5.9 requires the design of the roof to follow that of the existing roof. An existing hipped roof should be extended with a subordinate hipped roof. Paragraph 5.10 specifies that the width of a side extension should be between half and two thirds of the main house depending on the plot size and character of the area.

Section 6 on two storey or first floor rear extensions specifies that for semi-detached houses with a plot more than 5m wide, an extension up to 3.6m deep is acceptable. The new roof should appear subordinate to the original roof and so have a ridge height at least 0.5m lower than the original roof. Poor designs and applications out of character with their surroundings will be rejected. If adjoining houses benefit from extensions, then permission may be given for a new extension of a similar depth if it does not result in the loss of daylight, sunlight or outlook to neighbouring properties.

The proposed single storey rear extension would measure 4m and 3.30m in height, the depth exceeds the advice contained within the SPD. However, it is noted that the adjoining neighbouring property at 14 Iver Lane benefits from a similar depth of extension. The single storey rear extension is proposed to have a flat roof which would be similar in appearance to neighbouring property's extension. The proposal in relation to neighbouring property number 18 Iver Lane would be set in by 2.35m. Therefore, in terms of its visual impact this element of the scheme is considered acceptable.

With regard to the part single storey, part two storey side extension, whilst it is accepted that some form of structure to the side currently exists, this is lightweight, with a corrugated pvc roof and part brick, part pvc walls. It is clear that this would not support a first floor extension above and would thus need to be removed to facilitate the proposed extensions. The submitted plans do not suggest that this structure would be retained. This being the case, the proposal is clearly for a two storey extension. In such a situation the requirement of Policy BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Paragraph 5.1 of the adopted SPD is very clear. The extension should be set in from the side boundary by a minimum of 1m for the full height of the building. In this case, the ground floor is not set in at all from the side boundary. Even if it was accepted that the ground floor would be retained, which in this case is very unlikely, then the requirement is that the first floor is set from the side boundary by 1.5m. The proposal does not even comply with this requirement, being set in by only 1m at first floor level.

Paragraph 5.6 of the SPD specifies that for two storey side extension to a semi-detached dwelling, the ground and first floor should be set back 1m from the main front building line. The proposed extensions, aligns with the main front building line at ground floor level, but is set back 1m at first floor level, which does not comply with the requirements of the SPD.

Given the above, the scale of the proposed two storey side/rear extension is such that it would fail to appear as a subordinate addition and result in a cramped form of development, infilling the characteristic space to the side, which is a feature of the road, to an unacceptable degree. The proposal would thus be detrimental to the appearance of the original house, the visual amenities of the street scene and the character and appearance of the wider area and is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

Section 6.0 of the SPD, states that two storey rear extensions will only be allowed where there is no significant over-dominance, overshadowing, loss of outlook and daylight. The maximum depth for a semi-detached house on a plot more than 5 metres wide is 3.6 metres from the original rear wall. The height of the extension should be at least 0.5 metres lower than the original roof and roof lines should be parallel to those of the existing building and the eaves line.

The proposed extension would have a depth of 4m and would have a hipped roof which would be 2.1m lower than the ridge of the existing pitched roof. The roof style matches the existing roof and the eaves would be built in line with the existing eaves. Although the extension would be more than the recommended guideline it is considered that in relation to the nearest habitable windows of neighbouring properties, 18 and 14 Iver Lane the proposed extension would not breach the 45 degree angle from the nearest window of a habitable room. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed dormer, whilst not meeting the requirement for set-ins from the side in relation to the boundary with 14 Iver Lane is not considered of such scale and bulk as to be considered unacceptable.

In terms of the garden area at least 100sq.m of rear private garden should be retained to provide adequate amenity space for a four bedroom dwelling. The resultant amenity space would be over 100sq.m which would be in accordance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Whilst the the proposal would result in the loss of two car parking spaces within the carport area, two spaces could still be provided on the frontage in accordance with Policy AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed part two storey, part single storey side/rear extension, by reason of its size, scale, bulk and proximity to the side boundary, would result in a closing of the visually open gap between it and the neighbouring property, 18 Iver Lane, giving rise to a cramped form of development, which would be detrimental to the visual amenities of the street scene and the surrounding area generally. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed two storey side extension, by virtue of its siting, size, scale and design, including the lack of a set back from the front at all levels, would fail to appear as a subordinate addition and would thus be detrimental to the appearance of the original house, the visual amenities of the street scene and the character and appearance of the

wider area. The proposal is therefore 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 - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

- 1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
- 2 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

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.

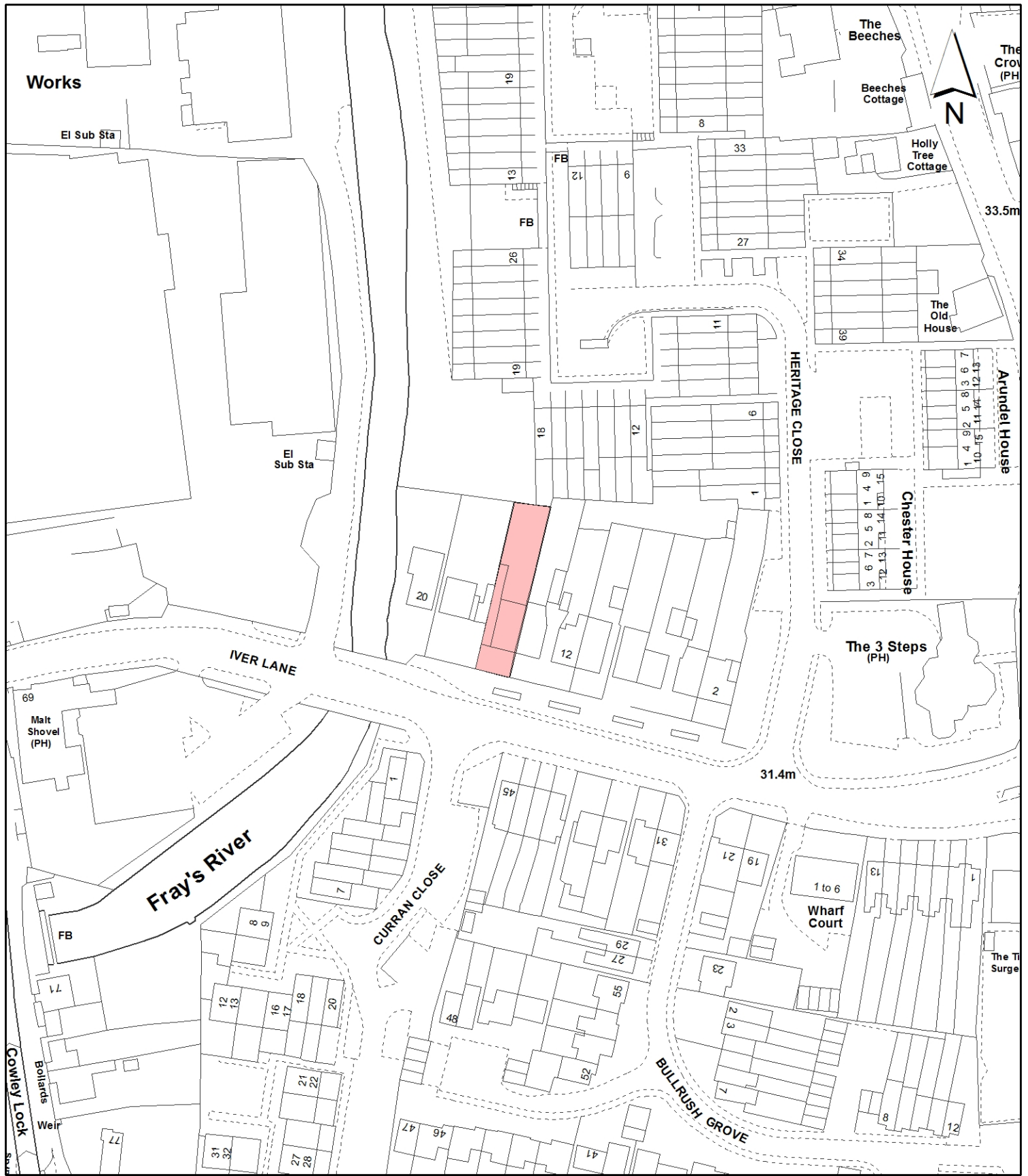
BE20 Daylight and sunlight considerations.

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Notes:

 Site boundary

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Site Address:

16 Iver Lane

LONDON BOROUGH OF HILLINGDON
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 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
22813/APP/2016/4577

Scale:
1:1,250

Planning Committee:
Central & South

Date:
April 2017

