

Report of the Head of Planning, Sport and Green Spaces

Address 15 THORNHILL ROAD ICKENHAM

Development: Roof alterations/extensions including rear dormer window (resubmission following 31885/APP/2016/2461).

LBH Ref Nos: 31885/APP/2017/681

Drawing Nos: Existing Elevations - D1
Proposed Plans - D4
Location Plan
Planning Statement

Date Plans Received: 23/02/2017 **Date(s) of Amendment(s):**

Date Application Valid: 20/03/2017

1. CONSIDERATIONS

1.1 Site and Locality

The site is occupied by a detached chalet-style dwelling that has a mix white painted pebbledash render and brick elevation walls and a tiled, hipped roof which includes a gable ended dormer window within its front slope. Single-storey side and rear extensions with dummy-pitched roofing have been added as approved under 31885/APP/2004/3007 and 31885/APP/2009/1420. A flat roof dormer has been constructed to the rear of the building, with its width resulting in the side walls projecting beyond the plane of the side roof slopes. This dormer does not currently benefit from planning permission and is partially the subject of this application.

The site is predominantly flat and the front amenity space has been block paved whilst the rear amenity space is surfaced with grass. The front boundary is delineated by a low brick wall whilst side and rear boundaries are marked by approximately 1.8 metre high timber fencing.

The site is located on a residential road that is characterised by predominantly detached dwellings of a variety of designs and scales encompassing bungalows and two-storey buildings. There is a fairly linear arrangement to development with dwellings being set back from the road with open or low walled frontages generating a sense of openness which is further enhanced by the presence of grass verges to the sides of the road. Relatively small gaps are maintained between the flank elevations of neighbouring buildings.

The site is also close to the junction between Thornhill Road and Bellamy Close which is also a residential street and is characterised by semi-detached two-storey and detached bungalow dwellings. The southern boundary of the site borders the far ends of rear gardens belonging to properties on Bellamy Close whilst the eastern (rear) boundary of the site is shared with the side boundary of No. 24 Stedman Close.

1.2 Proposed Scheme

The existing flat roof dormer was built without the benefit of any planning approval and

therefore currently represents unlawful development against which enforcement action has been taken. The proposal seeks to regularise the presence of the dormer and make other modifications to the building in order for it to appear more sympathetic towards its surroundings and in respect of the building itself.

The proposed development consists of the following elements:-

Extending the original roof ridge line to the sides, incorporating parts of existing single-storey elements of the building which have shallow, dummy pitched roofing. The current roof has a hipped slope to the sides which will be substituted with a half-hipped arrangement to the sides of the remodelled roof.

Installing two roof lights within the front slope of the remodelled roof.

Reducing the size of the existing flat roof dormer to the rear of the site in order for it to relate more sympathetically towards the remodelled roof.

1.3 Relevant Planning History

31885/APP/2004/3007 15 Thornhill Road Ickenham

ERECTION OF A SINGLE STOREY PART SIDE, PART REAR EXTENSION, CONVERSION OF ROOFSPACE TO HABITABLE ACCOMMODATION WITH REAR FACING DORMER AND NEW PITCHED ROOF ABOVE GARAGE

Decision Date: 04-01-2005 **Approved** **Appeal:**

31885/APP/2009/1420 15 Thornhill Road Ickenham

Single storey side extension and front porch (Part retrospective application).

Decision Date: 25-08-2009 **Approved** **Appeal:**

31885/APP/2016/2461 15 Thornhill Road Ickenham

Raising and enlargement of roof to create additional habitable roofspace to include a rear dormer with part gable ends

Decision Date: 23-08-2016 **Refused** **Appeal:**25-NOV-16 **Dismissed**

Comment on Planning History

The proposal is a resubmission following the refusal of a previous scheme (31885/APP/2016/2461) for a similar development. The reasons for the refusal of the previous application were as follows:-

The extensions, due to their size, scale, bulk and appearance were considered to represent development that would be harmful towards the character and appearance of the surrounding area and would also fail to visually integrate with the existing building.

A window within the south facing gable end of the remodelled roof would allow for intrusive levels of overlooking towards neighbouring properties.

Following refusal, an appeal was made against the decision to the Planning Inspectorate under APP/R5510/D/16/3159627. The appeal was subsequently dismissed. In dismissing the appeal, the Planning Inspector states in her report that the dormer element of the proposed development represented an unacceptably bulky addition which would dominate both elevations of the property and would significantly alter the appearance of the roof line,

to the detriment of the character and appearance of the dwelling and the wider street scene.

No other reasons were provided for dismissing the appeal. The Inspector was satisfied that an appropriately worded condition requiring the south facing window to be obscure glazed would address any concerns regarding un-neighbourly impact towards occupants of adjacent properties.

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

Site notices were displayed on Thornhill Road and Bellamy Close. In addition, all occupants of properties adjoining the site, as well as all other respondents to the previous application were sent letter notifying of the proposal and inviting comments. A total of 12 letters were sent.

6 letters of objection received, a summary of objections raised is provided below:-

- Why are they using the elevations of the illegally built extension and dormer as 'Existing'?
- We are happy that the south facing window will now be removed but still feel that the overall size of the proposal is not in keeping with the property and the surrounding residential area.
- Objection to the appearance of the front elevation.
- The roof form should be returned to its original appearance before unauthorised additions were made.
- There is a vast area of paving at the property that was put in place recently. Given the issues we have with flooding in the locality does this accord with council policy?

OFFICER RESPONSE:

The existing elevations show the existing appearance of the building as required. The Council is fully aware of the appearance of the building prior to the dormer being added and has plans from previous applications showing this.

Matters relating to the impact of the proposal upon the character and appearance of the surrounding area and upon the amenities of neighbouring residents will be discussed within the main body of this report.

The paved area to the front of the property is not the subject of this planning application. It should be noted that householder Permitted Development Rights allow for the hard surfacing of areas to the front of a dwelling subject to porous materials being used or surface water being directed onto a porous or permeable surface. The applicant has agreed to submit an application for a certificate of lawfulness to confirm that the driveway complies with the requirements of the General Permitted Development Order.

One letter of support received:-

- In principal, we have no objections. We welcome the removal of the window on the "side existing south" as shown in the existing plans.

ICKENHAM RESIDENTS ASSOCIATION: No response 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.

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

NPPF National Planning Policy Framework

NPPF7 NPPF - Requiring good design

5. MAIN PLANNING ISSUES

DESIGN & APPEARANCE:

Impact on street scene:

The proposal would not result in any increase in the footprint of the existing dwelling. However, the extension of the existing roof ridge line to either side, resulting in its width increasing from approximately 1.8 metres to 8.6 metres. The overall form of the roof will also be altered with the existing hipped slopes to the sides being substituted for a half-hipped design. As a result, the bulk of the roof will be increased and this will be visually apparent within the street scene.

However, the ridge height of the roof will remain the same and the half-hipped elevation walls are flanked either side by single-storey elements with stepped down roofing. It is therefore considered that the proposal would not result in the site appearing cramped.

Furthermore, Thornhill Road is bordered by dwellings that demonstrate a great variety in appearance, many with roof lines of similar, or greater width, and similar or greater height given the profusion of two-storey dwellings. Of particular note is No. 66 Thornhill Road, which is a chalet style property of similar scale, which includes dormer windows within the front slope which were recently approved under 13018/APP/2016/2756.

Para. 7.11 of the Residential Extensions SPD states that conversion of a sloped hip-end roof into a flat gable-end roof to the side of a house will normally be refused permission as it would unbalance the overall appearance of the house. However, the proposal involves the conversion of both ends of the roof and, as such, it is not considered that concerns relating to unbalancing are valid in this instance. The front dormer will continue to sit centrally within the front roof slope and the roof ridge line will be extended an equal distance to either side of the original ridge line.

It is therefore considered that the extension of the roof line would not result in the dwelling appearing incongruous, awkward or unsympathetic within the street scene and that, as such, the proposed development is in accordance with the Residential Extensions SPD, Local Plan Policies BE 13 and BE 19 and London Plan Policies 7.4 and 7.6.

It is noted that the appeal Inspector raised an objection to the scale of the rear dormer only in dismissing the appeal and not to the principle of extending the roof ridge line.

Impact upon existing building:

The proposal involves reducing the size of the dormer in all dimensions:-

The bottom of the dormer, which is currently raised approximately 0.4 metres above eaves height, will be raised further to approximately 0.6 metres above eaves height.

The flat roof of the dormer, which is currently approximately 0.25 metres below ridge height will be lowered so that there is an increased step down of approximately 0.6 metres from roof ridge height.

The width of the dormer will be reduced from 6.25 metres (as built) to 5.65 metres.

None of these reductions were applied to the dormer within the previously refused application. By widening the main roof of the dwelling, the sides of the dormer will no longer be visible within the street scene and, by reducing its dimensions, it will now sit more comfortably within the roof slope and not appear overwhelming towards the form of the roof or appear overly dominant on the building or within the street scene.

The rear dormer is centrally located within the roof slope and complies with recommended set-ins of a minimum of 0.3 metres below ridge level, 0.5 metres above eaves height and 1 metre from each side of the roof as set out in paras. 7.7 and 7.8 of the Residential Extensions SPD. It is therefore considered that the proposal would appear secondary to the size of the roof space in which it is set, in accordance with the standards set out in para. 7.5 of the Residential Extensions SPD. The reduced dimensions of the dormer will soften its visual impact within the street scene and its improved relationship towards the roof slope will ensure that it also appears more visually sympathetic. It is therefore considered that the remodelled dormer would be in compliance with Local Plan Policies BE 13 and BE 19 in regards to street scene impact. It would also satisfy relevant policies relating to its impact upon the overall appearance of the building, these being the standards

set out in the Residential Extensions SPD, Local Plan Policy BE 15 and London Plan Policy 7.6.

It is therefore considered that the proposed scheme has addressed the reasons for refusal for the previous application that were upheld by the Planning Inspectorate.

AMENITY IMPACT:

It is noted that the Planning Inspector did not consider that the previously proposed development would lead to any unacceptable loss in residential amenities.

Potential overbearing impact:

The proposed extensions will not increase the height of the dwelling or enlarge its footprint although the height of the main side elevation walls will be raised. These elevation walls will be stepped in from the side boundaries of the site by well over 1.5 metres and, as such, the proposal accords with para. 5.1 of the Residential Extensions SPD which requires a minimum 1.5 metre set back of two-storey elevation walls from side boundaries when there are also single-storey side extensions present, as is the case with the site. It is noted that the adjacent property to the north, No. 11 Thornhill Road, is a bungalow which has a low profile due to the use of a shallow pitch to the roof. However, given the step in from the side boundaries, and the fact that the overall height of the building will not be increased, it is not considered that the extended dwelling would appear overbearing towards this property or any of the other adjacent dwellings.

The proposal therefore complies with Local Plan Policies BE 21 and BE 22 and London Plan Policy 7.6.

Potential overshadowing impact:

For similar reasons, the extended building will not bring about undue additional levels of overshadowing. The nearest fenestrations to the extended building are ground floor level windows on the southern side elevation of 11 Thornhill Road. This building is stepped further back from the road and, as such, the increased height elevation walls will not be directly alongside these windows. Of these windows, two serve a cloakroom and bathroom respectively whilst the central window serves a kitchen. It is not considered that the kitchen window will suffer a demonstrable increase in overshadowing than that already produced by the boundary fencing and the existing roof line of the dwelling. Other adjacent dwellings are a sufficient distance from the extensions to not be adversely impacted upon by way of overshadowing.

The proposal therefore complies with Local Plan Policy BE 20 in terms of impact upon neighbouring residents.

Potential overlooking impact:

The dormer extension incorporates windows that face towards the rear of the site, in the direction of No. 24 Stedman Close. The rear site boundary is approximately 26 metres distance from the dormer windows and this degree of separation is sufficient to prevent any intrusive levels of overlooking. Views towards properties on Bellamy Close which border the southern (side) boundary will be at an oblique angle in regard to the closest properties and, in any case, no windows serving habitable rooms will be within 21 metres

of either of the dormer bedroom windows based on a 45 metres splay taken either side of the centre point of those windows. Views may be possible towards the bathroom window at 11 Thornhill Road to the north, which is less than 21 metres from the dormer bedroom window. However, as this is not a window serving a habitable room it is not considered that these views would be invasive. The dormer windows thereby meet the requirements of para. 5.14 of the Residential Layouts SPD which recommends a minimum distance of 21 metres is maintained between windows of habitable rooms within a 45° field of vision taken either side of the centre point of the relevant windows.

Proposed roof lights within the front roof slope will look out towards the street and are angled upwards, with their primary purpose being to allow sunlight into the rooms in the roof. It is therefore considered that they will not result in any harmful levels of overlooking.

A planning condition prohibiting the formation of any additional windows or openings within the side elevation walls and roof slopes of the extended dwelling will be attached to any given approval in order to safeguard the privacy of the occupants of adjacent properties to the sides.

It is therefore considered that the proposal satisfies Local Plan Policy BE 24.

Amenities of future occupants:

The bedroom and bathroom within the rear dormer are adequately served by rear facing, unobstructed windows whilst the bedroom towards the front of the dwelling is served by the front facing dormer window and additional roof light. It is therefore considered that all habitable rooms will benefit from adequate natural light permeation. The proposal therefore accords with Local Plan Policy BE 20 in terms of impact upon future occupants.

The proposed extensions will not enlarge the footprint of the dwelling and a large amount of outdoor amenity space in excess of the 100 m² required by para. 6.18 of the Residential Layouts SPD will be retained. The proposal therefore complies with Local Plan Policy BE 23 and London Plan Policy 7.6.

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 plan, number D4 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 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 BE 15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 on the northern and southern (side) elevations of the dwelling.

REASON

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

INFORMATIVES

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 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 |
| NPPF | National Planning Policy Framework |
| NPPF7 | NPPF - Requiring good design |

- 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.

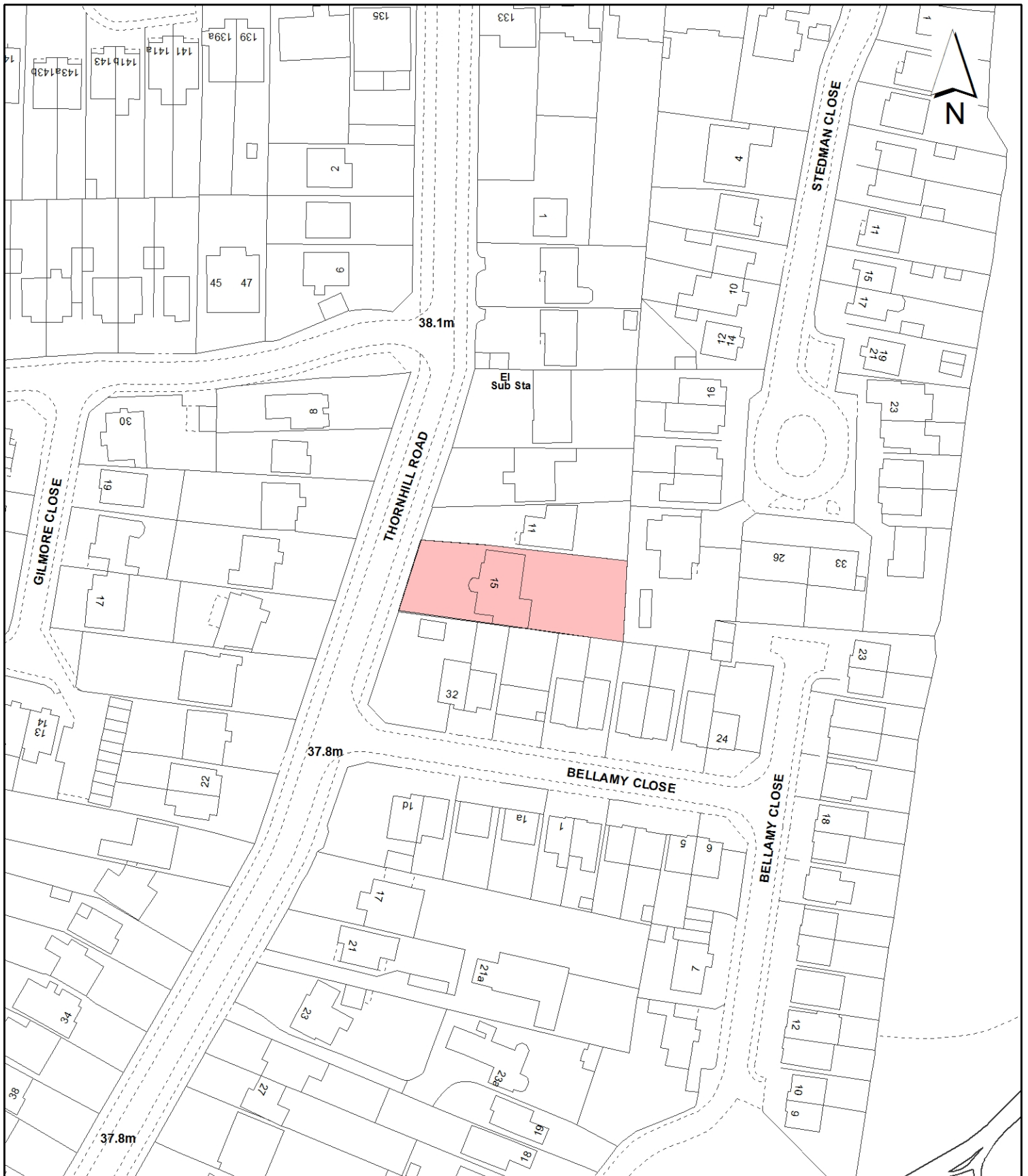
You are advised to consult the Council's Environmental Protection Unit, 3S/02,

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:

15 Thornhill Road

Planning Application Ref:
31885/APP/2017/681

Planning Committee:
North

Scale:
1:1,250

Date:
April 2017

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

