

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

**Address** 12 GROVE WAY UXBRIDGE

**Development:** Two storey side extension, single storey rear extension, conversion of roof space to habitable use to include 3 rear rooflights and 1 side rooflight and porch to front

**LBH Ref Nos:** 71844/APP/2017/329

**Drawing Nos:** A109 Rev. 3  
A108 Rev. 3  
A116 Rev. 3  
A115 Rev. 3  
A114 Rev. 3  
A113 Rev. 3  
A112 Rev. 3  
A111 Rev. 3  
A110 Rev. 3  
A118  
A107  
A106  
A105  
A104  
A103  
A102  
A101

**Date Plans Received:** 27/01/2017

**Date(s) of Amendment(s):**

**Date Application Valid:** 14/02/2017

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application property comprises of a two storey detached dwelling located in the North Western corner of Grove Way, a residential cul-de-sac, located within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012).

Grove Way comprises of predominantly two storey semi-detached houses of a similar age/design as the application property. It is understood that the existing non-protected trees within the site have been recently felled. The site to the West has recently been cleared in readiness for the residential development approved under application reference 67544/APP/2011/736 (19-22 Chippendale Way and car park area to rear of 23-28 Chippendale Way).

#### 1.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey side extension, single storey rear extension, conversion of roof space to habitable use to include 3 rear

roofsights and 1 side rooflight and porch to front.

The application differs from that recently approved in that a single storey rear extension is proposed and the loft space is shown to be converted into habitable accommodation to include the insertion of 4 rooflights.

### 1.3 Relevant Planning History

71844/APP/2016/1589 12 Grove Way Uxbridge

Two storey side/rear extension, single storey rear infill extension and single storey front infill extension

**Decision Date:** 01-11-2016      **Approved**      **Appeal:**

#### Comment on Planning History

71844/APP/2016/1589 - Two storey side/rear extension, single storey rear infill extension and single storey front infill extension.

### 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

The North Uxbridge Residents Association and 10 neighbouring properties were consulted by letter dated 24.2.17 and a site notice was displayed to the front of the site on 3 March 2017 which expired on 28.3.17.

A petition and 3 letters of objection have been received raising the following concerns:

1. The recent loss of the trees within the site.
2. The scale, bulk and design of the proposed extension being out of keeping with the street scene.
3. Concerns raised about the potential use of this property as an HMO.
4. Concerns raised in relation to the impact of the proposal (during construction) on highway safety given the width of Grove Way.

Officer note: The issues raised by the consultees are addressed in the main report below.

### 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:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

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 3.5	(2015) Quality and design of housing developments

## 5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing dwelling and the visual amenities of the street scene and surrounding area, the impact upon the amenities of adjoining occupiers, the provision of adequate amenity for the host occupiers and car parking provision.

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 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

Paragraph 5.10 of the Council's adopted HDAS SPD: Residential Extensions (December 2008) specifies that the width and height of a two storey side extension in relation to an original house should be considerably less than that of the original house and be between half and two-thirds of the main house width depending on the plot size and character of the area. The width and height of the proposed two storey side extension would comply with the HDAS SPD guidance.

Paragraph 5.9 of the HDAS SPD specifies that the design of the roof should follow that of the existing roof. The existing dwelling is detached, and as such, there is no requirement for the roof of the side extension to be set lower than the main roof. There is also no requirement for a set back of a side extension from the front wall of a detached dwelling in line with guidance in the HDAS SPD.

With regard to single storey rear extensions, Paragraph 3.3 of the HDAS states that they should be no more than 3.6m deep. Likewise paragraph 3.7 states that such extensions should be no more than 3.4m in height. This is to ensure that the extension appears subordinate to the main house.

The proposed side extension and porch is similar to that recently approved in terms of design and bulk. The rear extension exceeds the maximum height recommended within

the HDAS guidance, by some 320mm. However the extension is considered to relate satisfactorily to the host dwelling and would not appear as an incongruous addition to the street scene. Given the extension to the rear of number 10 Grove Way, the extension to the rear would not result in an unacceptable loss of light or outlook to the occupants of this property.

It is therefore concluded that the proposed two storey side and rear extensions, single storey side and rear extensions and front porch, by reason of their design and scale, would constitute sympathetic and proportionate additions to the existing dwelling, and would ensure the preservation of its character, appearance and architectural composition and it is considered that the proposed extensions would not detract from the visual amenities of the street scene and surrounding area. The proposal would therefore accord with the objectives of Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and the guidance contained in the adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions.

It is considered that the proposed extensions would not result in undue harm to the residential amenities of the adjacent dwelling at 10 Grove Way or any other neighbouring properties through overdominance, overshadowing, overlooking, loss of privacy, light and/or outlook. The 45 degree angle would not be breached from the first floor windows of number 10 and sufficient separation would be retained between the front facing windows at number 11. As such, the proposal would not be contrary to Policies BE20, BE22, and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

A number of concerns have been raised by occupants of the neighbouring dwelling that the extended house has the potential to be used as an HMO rather than a single private dwelling. The resulting extended dwelling would be a large 6-bedroom property, however this does not in itself mean that the property would be used as an HMO. The applicant has confirmed that the extended dwelling would be used as a single private dwellinghouse. The use of the extended property as an HMO could give rise to additional parking demand that cannot be accommodated on site or on the local road network. It is therefore considered expedient to impose a condition to restrict the extended property to use as a single family dwellinghouse within the C3 Use Class.

Concerns have also been raised about the demand for parking within Grove Way and the potential for an enlarged property creating an increased demand for car parking within this cul-de-sac. The Council's adopted Parking Standards require that the extended dwelling provide 2 off street parking spaces. There is sufficient space within the frontage to provide two off street parking spaces and retain 25% of the frontage as soft landscaping in accordance with Policy AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

Policy BE38 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) seeks the protection and retention of existing trees and landscape features of merit and considers where appropriate the provision of additional landscaping as part of a proposed development. It is noted that a number of trees have recently been removed from the

application site, which is regrettable. A number of objections have been received from neighbouring properties raising concerns about the loss of these trees. However, the trees within the application site were not protected by a Tree Preservation Order and therefore the owner is not required to seek any form of consent from the Council before undertaking works on, or removing trees.

In terms of the garden area at least 100 m2 of rear private garden should be retained to provide adequate amenity space for a five bedroom dwelling. The amenity space remaining would be approximately 96 sq.m. A refusal based on this small shortfall is unlikely to be sustained at appeal and thus the provision of amenity space is considered, on balance, to be acceptable.

The application is 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, A107 Rev. 3, A108 Rev. 3, A109 Rev. 3, A110 Rev. 3, A111 Rev. 3, A112 Rev. 3, A113 Rev. 3, A114 Rev. 3 and A115 Rev. 3.

#### **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.

**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 HO10 Front Garden Landscaping**

Notwithstanding the details hereby approved a minimum of 25% of the front garden area shall be soft landscaped (eg.grass or planted beds) for so long as the development remains in existence.

**REASON**

To ensure the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies BE13, BE38 and AM14 of the Hillingdon Unitary Development Plan Saved Policies September 2007) and Policy 5.17 of the London Plan (2016).

**6 NONSC Non Standard Condition**

The development hereby approved shall not be sub-divided to form additional dwelling units or used in multiple occupation without a further express permission from the Local Planning Authority.

**REASON**

To ensure that the premises remain as a single dwelling until such time as the Local Planning Authority may be satisfied that conversion would be in accordance with Policy H7 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:

AM7 Consideration of traffic generated by proposed developments.  
AM14 New development and car parking standards.

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.
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HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) 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,

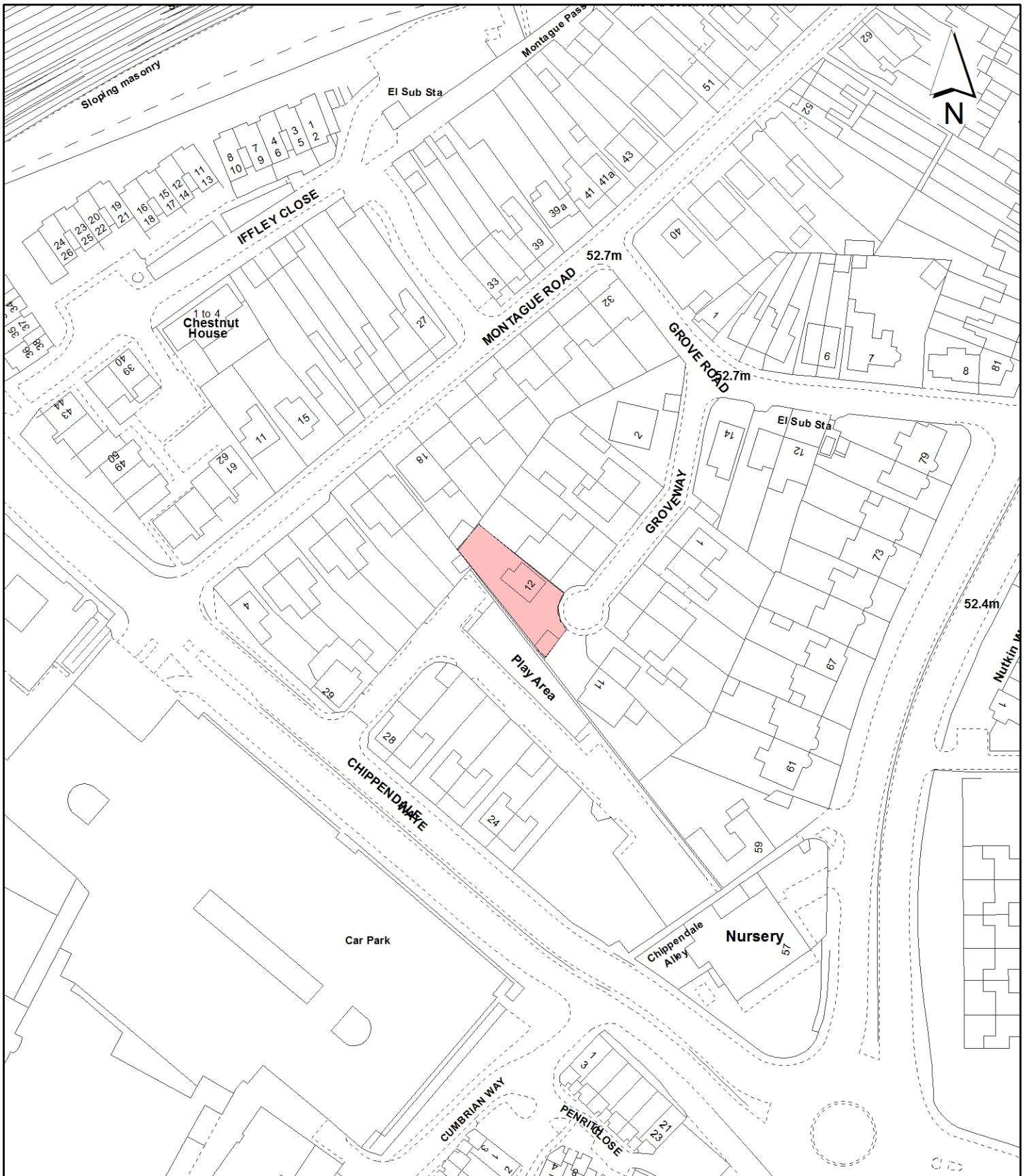


Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance 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 (CO<sub>2</sub>) 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:** Nicola Taplin

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**12 Grove Way**

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

Planning Application Ref:  
**71844/APP/2017/329**

Scale:  
**1:1,250**

Planning Committee:  
**Central & South**

Date:  
**April 2017**

