

Report of the Head of Planning, Sport and Green Spaces

Address 3 ALBANY CLOSE ICKENHAM

Development: Conversion of roofspace to habitable use to include 1 x front and 3 x rear dormers and conversion of roof from hip to gable end with a Juliette Balcony.

LBH Ref Nos: 72581/APP/2017/1057

Drawing Nos: Location Plan
3841/01 B
3841/02 B

Date Plans Received: 22/03/2017

Date(s) of Amendment(s):

Date Application Valid: 22/03/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a detached bungalow located in a corner plot on the Southern side of Albany Close, a cul de sac. The property is set beneath a hipped roof with a projecting front gable feature over the integrated garage on the Western side and the property currently benefits from a conservatory on the Eastern side. There is a reasonable sized front garden laid to hardstanding and can provide parking for at least two cars and there is also private garden space to the side and rear of the property.

The street scene is residential in character and appearance and comprises 5 dwellings. The property at 1 Albany Close is a two storey property but all other units on Albany Close are single storey. Nos. 2, 3 and 5 are of a similar design however no 4 is more T shaped, finished with gabled ends.

The application site lies within the Ickenham Village Conservation Area and the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

The application seeks planning permission for the conversion of the roofspace to habitable use forming two additional bedrooms, a bathroom and storage area. This includes the conversion of both side hips to gable ends with a Juliette Balcony on the Eastern side elevation and the installation of 1 x front and 3 x rear dormer windows.

1.3 Relevant Planning History

72581/APP/2017/459 3 Albany Close Ickenham

Conversion of roof space to habitable use to include a rear dormer (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 27-02-2017

Refused

Appeal:

72581/APP/2017/542

3 Albany Close Ickenham

Conversion of attached garage to habitable use

Decision Date: 18-04-2017 **Approved** **Appeal:**

Comment on Planning History

72581/APP/2017/542 - Conversion of attached garage to habitable use (approved)
72581/APP/2017/459 CLD - Conversion of roof space to habitable use to include a rear dormer (refused)

The previous CLD application was refused as the property lies within the Conservation Area.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 26th April 2017

2.2 Site Notice Expiry Date:- 27th April 2017

3. Comments on Public Consultations

6 neighbours were consulted for a period of 21 days expiring on the 18 April 2017. A site notice was also erected on the lamp post opposite expiring on 27 April 2017.

There were 5 responses received raising the following issues:

- Loss of light from gable end.
- Loss of privacy to dining room and garden, overlooking.
- Overdevelopment with 3 additional bedrooms with the conversion of the garage.
- Insufficient parking provision.
- Out of keeping with the character of the area.

A petition (10 signatures) against the proposal was also submitted.

The Ward Member has also raised concerns and in addition to the issues raised above, has advised that there is a real need for single storey dwellings characterised by this location that enables the older person and disabled both young and old to remain in their own properties. A loss of this type of dwelling impacts on the social housing and long term wellbeing of our residents but recognises that this is not a planning issue but planning decisions have an impact on social housing. He has therefore requested the proposal be called in for a committee decision.

Ickenham Residents Association - No response.

Ickenham Conservation Area Panel - No response.

Conservation and Urban Design - The proposed conversion of the roof from hip to gable would dramatically alter the character and appearance of the existing modest bungalow. The roof would be a detrimentally over dominant element adjacent to no. 4's very low ridge height within the small cul-de-sac. It would detract from the character and appearance of the defined street scene and would enclose the gap between no. 3 and 4, which currently exists due to the hipped roof form. The proposed alteration of the roof form would be considered in principle unacceptable.

Side facing fenestrations would need to be obscure glazed, the proposed Juliette balcony at first floor would not be considered an appropriate element and would need to be omitted from the proposal.

The existing roofscape within the cul-de-sac is unaltered, providing a unique, uniform street scene. The proposed front dormer would be considered in principle unacceptable. Whilst the principle of a rear former could be considered, the proposed 3 box style dormer would be considered unacceptable. They would need to remain subservient and in keeping with the character and appearance of the existing property. Taking into account the objection to the roof form alteration the number of dormers and size of the dormers would need to be substantially reduced and revised. It is recommended that eyebrow style dormers are considered as these would sit more comfortably within the shape and size of the roof and would appear more subservient to the character and appearance of the bungalow.

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

BE4 New development within or on the fringes of conservation areas

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.

LPP 3.5 (2016) Quality and design of housing developments

NPPF National Planning Policy Framework

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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 original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring

dwellings and the availability of parking.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policies BE4, BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF (2012) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.' Policy BE4 reflects the relevant legal duties.

The Council's adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) sets out the design criteria including external dimensions by which proposals are assessed with the general aim of ensuring that these are subordinate to the original building.

The proposal includes alterations to the roof to change the side hipped roof form to create gable ends, including a Juliette balcony in the Eastern gable. It also includes a front dormer window and 3 rear dormer windows. It is noted that there are some slight inconsistencies between the submitted plans, including the omission of the front dormer window from the side elevations and slight variations in measurements between floor plans and elevations. However notwithstanding this, the front dormer has an approximate size of 1.8 m in height, 2.2 m in width and 1.6 m in depth, set slightly off from centre on the front elevation above the front door. It is set down 0.35 m from the ridge and 0.8 m above the eaves. The rear dormers are evenly spaced along the roof and measure approximately 1.9 m in height, 2.1 m in width and 1.6 m in depth.

HDAS-EXT guidance paragraph 7.7, states that a dormer should be set in the centre of the roof face, below the main ridge by at least 0.3 m and 0.5 m above the eaves. HDAS also advises conversions from hip to gable ends will usually be refused as this would unbalance the overall appearance of the house; however assessments will have due regard for the impact of the extension on the street scene and the character of the property.

Although in principle the proposed dormer windows would comply with HDAS guidance, the Conservation Officer has raised serious concerns over the proposed alterations. The bungalow is situated within a small infill cul-de-sac with other bungalows designed in a similar manner. The conversion of the roof from a hip to a gable would dramatically alter the character and appearance of the modest bungalow. It would be a detrimentally over dominant element adjacent to no. 4's very low roof line and would enclose the gap feature between the two properties to the detriment of the character and appearance of the defined street scene. The proposed front dormer would be an alien feature within the cul-de-sac and whilst in principle a rear dormer may be acceptable, the size and number of proposed box dormers to the rear would add to the overall bulk of the property and detract from the character and appearance of the modest bungalow and the wider Conservation Area. As such it is considered that the proposal fails to comply with the requirements of Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 7.0 of HDAS Residential Extensions.

Policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded. The dwelling occupies a corner position in

the cul de sac facing down the road and level with the adjacent property no. 4. Given the relationship to the adjacent property it is not considered that the proposed roof alterations would significantly impact on the amenity, by virtue of loss of light, of the occupiers of that dwelling. 2 Albany Close is situated to the front of the application site and set at right angles to the application site, with a distance of approximately 7 m between the front wall of no. 3 and the side wall of no.2. Concerns have been raised with regard to the potential loss of light to the neighbouring property as a result of the hip to gable alteration, particularly to the side facing dining room window. It is not clear if this is the only window serving this room or if this is a secondary window. However it is noted that the rear of the neighbouring property projects approximately 3 m beyond the rear elevation of the application site and the dining room window faces the end of the neighbouring house. Therefore whilst the hip to gable would be more visible it is not considered that the proposed alteration would result in a significant loss of light or be overbearing to this property. The proposed dormer windows are at a sufficient distance set within the roofslope so as not to significantly impact on the amenity of the neighbouring occupiers. As such, the proposal complies with Policies BE20 and BE21 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours. Paragraph 4.12 of HDAS guidance also advises that where habitable room windows face each other, a minimum 21 m distance is required to safeguard privacy. This also applies to an area of private amenity space or patio, normally taken to be the 3 m depth of rear garden immediately adjoining the rear elevation of a residential property.

The proposed dormer windows will face the front and rear of the property, with the proposed Juliette balcony facing the side garden. In order to protect the privacy of the neighbouring properties side windows would normally be expected to be obscure glazed and fixed shut below 1.8 m and as such the Juliette balcony window would be unacceptable. However given the orientation of the property, this window would face the side garden of the application site and the end of the rear gardens of the properties fronting Halford Road beyond. Having regard to a 45 degree splay from the centre of this window, it is noted that the nearest property to intersect would be 34 Halford Road which is situated approximately 25 m away. It is noted that concerns have been raised by the occupiers of no.2, however the 45 degree line of sight transects the end corner of their rear garden and given the oblique nature of the angle of view to the rear of their property is not considered to result in a significant loss of privacy to 2 Albany Close. To the rear the proposed dormer windows would be approximately 23 m from the nearest property at 38 Halford Road. To the front the proposed dormer window would face the roofslope of no. 2 Albany Close and their front garden area. It is noted that taking a 45 degree line of sight from this window would result in overlooking to the side dining room window, within 12m and as such would result in an unacceptable loss of privacy to that dwelling. However as this would serve a landing area this could be conditioned to be obscure glazed and fixed shut below 1.8 m if all other aspects of the proposal were acceptable. As such, the proposal would be in compliance with Policy BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that all the proposed habitable rooms and those altered by the proposals would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan.

Paragraph 5.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The property

benefits from a good sized rear garden and adequate garden space would be retained.

There is no impact on parking provision as a result of this proposal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The roof alterations and extensions, by reason of the hip to gable end roof design and the size, scale and design of the front and rear dormer windows, would fail to harmonise with the architectural composition, character and appearance of the original dwelling and would be detrimental to the visual amenities of the street scene and the wider Ickenham Village Conservation Area. Therefore the proposal would be contrary to Policy BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved 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
PT1.HE1	(2012) Heritage

Part 2 Policies:

AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
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.
LPP 3.5	(2016) Quality and design of housing developments
NPPF	National Planning Policy Framework
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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Notes:

 Site boundary

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Site Address:

3 Albany Close

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

Planning Application Ref:
72581/APP/2017/1057

Scale:
1:1,250

Planning Committee:
North

Date:
June 2017

