

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

**Address** 78A THE DRIVE ICKENHAM

**Development:** Roof extensions to provide additional space at first floor level

**LBH Ref Nos:** 38308/APP/2017/1130

**Drawing Nos:** 78A TD/P/04 Rev A Existing Elevations  
78A TD/P/05 Rev A Proposed Floor & Roof Plans  
78A TD/P/03 Rev A Existing Floor & Roof Plans  
78A TD/P/06 Rev A Proposed Elevations  
78A TD/P/02 Rev A Existing & Proposed Site Plans  
78A TD/P/01 Rev A Site Location Plan

**Date Plans Received:** 28/03/2017      **Date(s) of Amendment(s):**  
**Date Application Valid:** 07/04/2017

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site comprises a detached five-bed dwelling located on the southern side of The Drive. The site is bordered to the north by the Grade II Listed North Lodge, 80 The Drive, with Harvil Road located along the eastern side boundary. 20 Harvill Road lies to the south whilst 78 The Drive is located along the western boundary. The application site is covered by TPO 405.

The application property was constructed in 1988 following the sub-division of 80 The Drive (planning application ref: 38308/B/88/0005, dated 03-06-1988). The existing dormers on the property are the same as those approved as part of planning permission ref: 38308/B/88/0005.

This application has been referred to planning committee for determination. The Council's constitution requires all applications relating to a site where enforcement notices have been served to be taken to planning committee (even when the enforcement does not relate to the proposal, as is the case in this instance).

#### 1.2 Proposed Scheme

Planning permission is sought for roof extensions to provide additional space at first floor level. The property would extend into existing roof space at the sides of the first floor. The roof eaves would be raised from 2.93m to 5.15m. The roof ridge would remain at 9.72m in height.

#### 1.3 Relevant Planning History

38308/86/1396      78a The Drive Ickenham  
Residential development - 1 unit (Outline)(P)

**Decision Date:** Withdrawn      **Appeal:**

38308/A/86/2136                      78a The Drive Ickenham  
Erection of one 4 bedroom dwelling house, with detached double garage.

**Decision Date:** 17-03-1987            Approved                      **Appeal:**  
38308/APP/2002/1705            78a The Drive Ickenham  
INSTALLATION OF TWO SIDE DORMERS

**Decision Date:** 16-10-2002            Refused                      **Appeal:**  
38308/APP/2002/2598            78a The Drive Ickenham  
LOFT CONVERSION WITH INSTALLATION OF THREE VELUX TYPE WINDOWS

**Decision Date:** 20-08-2003            Approved                      **Appeal:**  
38308/APP/2012/2191            78a The Drive Ickenham  
Conversion of detached garage to granny annex, to include alterations to garage door and installation of 1 x rooflight

**Decision Date:** 06-11-2012            Refused                      **Appeal:**  
38308/APP/2013/2277            78a The Drive Ickenham  
Conversion of detached garage to granny annex, to include alterations to garage door and installation of a new rooflight

**Decision Date:** 15-10-2013            Refused                      **Appeal:**31-MAR-14    Allowed  
38308/APP/2015/1915            78a The Drive Ickenham  
Installation of boundary walls with additional mesh fence to boundary facing Harvil Road (Part Retrospective)

**Decision Date:** 29-07-2015            Refused                      **Appeal:**01-DEC-15    Allowed  
38308/B/88/0005                      78a The Drive Ickenham  
Erect detached house and garage and detached garage for No. 80.

**Decision Date:** 03-06-1988            Approved                      **Appeal:**  
38308/D/88/2182                      78a The Drive Ickenham  
Erec. of 1 single & 1 double det. garage (details in comp. with cond. 14 of p.p. ref. 38308B/880005)

**Decision Date:** 17-07-1989            Approved                      **Appeal:**  
38308/E/89/0743                      Part Of 80 The Drive Ickenham  
Details of materials in compliance with condition 2 of planning permission ref. 38308B/88/5 dated 3.6.88 for erection of a detached house & garage & detached garage

**Decision Date:** 25-05-1989            Approved                      **Appeal:**  
38308/F/89/1161                      Part Of 80 The Drive Ickenham  
Details of landscaping in compliance with condition 8 of planning permission ref. 38308B/ 88/5 dated 3.6.88 for erection of detached house and garage and detached garage to serve No. 80

**Decision Date:** 04-01-1990            Approved                      **Appeal:**  
38308/G/95/1348                      78a The Drive Ickenham

Tree surgery including reduction of the crown overhanging the roof of the house by reducing by 5-6 metres the lowest branch of the nearest mainstem and by reducing the upper crown by 2-3 metres, to one twin-stemmed Holm Oak (T4) on TPO 405

**Decision Date:** 16-11-1995      **Approved**      **Appeal:**  
38308/TRE/2001/75      78a The Drive Ickenham  
TREE SURGERY TO ONE HOLM OAK TREE (T4) ON TPO 405

**Decision Date:** 08-08-2001      **Approved**      **Appeal:**  
38308/TRE/2003/129      78a The Drive Ickenham  
tree surgery to two Holm Oaks (T3 & T4) on TPO 405.  
a) approval - To remove from T3 the one stem leaning toward the house and reduce the lateral branches on the side facing the house by up to 2m, reshaping to live growth, and to remove from T4 the lowest limb.  
b) refusal - To reduce the other overhang to balance T4

**Decision Date:** 08-12-2003      **SD**      **Appeal:**  
38308/TRE/2006/96      78a The Drive Ickenham  
TO CARRY OUT TREE SURGERY TO ONE HOLM OAK (T4) ON TPO NO. 405

**Decision Date:** 05-01-2007      **Approved**      **Appeal:**  
38308/TRE/2016/48      78a The Drive Ickenham  
To carry out tree surgery, including a tip reduction of the crown by up to 2.5m, to one Holm Oak (T4) on TPO 405

**Decision Date:** 21-04-2016      **Approved**      **Appeal:**

#### **Comment on Planning History**

A planning application ref: 38308/APP/2002/1705, for the installation of two side dormers was refused in October 2002. The two proposed dormers would have been located just below the roof ridge on the front (east) elevation and the rear (west) elevation, and would have increased the number of dormers on the roof. The planning application was refused as the size and design of the two dormers was considered to represent a visually intrusive form of development detrimental to the appearance of the property and the character and appearance of the street scene.

The current proposal seeks to extend into the existing roof space at the sides of the first floor and raise the eaves height; the current proposal would reduce the number of dormers, providing a less cluttered roof form to the 2002 refused scheme.

The application site was previously subject to an enforcement investigation in regards to an unauthorised boundary wall and fencing along part of the side boundaries and the rear boundary next to Harvil Road. A planning application (ref: 38308/APP/2015/1915) to retain the unauthorised boundary treatment was refused in July 2015.

Following the refusal of the planning application (ref: 38308/APP/2015/1915), an enforcement notice was served in September 2015 and required the unauthorised boundary treatment to be removed.

An appeal against the refused planning application (ref: APP/R5510/D/15/3133760) was allowed by the Planning Inspectorate in December 2015. As such, no further action was taken by the Council's Planning Enforcement Team.

## **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**

Consultation letters were sent to 3 local owners/occupiers and a site notice was displayed. No responses have been received.

Ickenham Residents Association:  
No response has been 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.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

## **5. MAIN PLANNING ISSUES**

The main planning issues relate to the impact the proposed development would have on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area and the impact on residential amenity of the neighbouring dwellings.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fails to harmonise with the existing street scene, whilst Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require alterations and extensions to harmonise with the scale, form, architectural composition and proportions of the original building. Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies

(November 2012) seeks to ensure that new development within residential areas complements or improves the amenity and character of the area.

The existing roof form is unusual in its design, comprising a number of dormers to the side elevations; two existing side dormers on the first floor would be enlarged as part of the proposed works. The proposal would extend into the existing roof space at the sides of the first floor, and two smaller dormers located either side of the ridge line would be removed. There would not be an increase in the ridge height.

The proposed roof alterations to the property are considered to be acceptable as regards to their overall size and design, and would improve the overall visual appearance of the property by reducing the number of dormers on the roof. The proposed roof form would not appear out of character with the building and surrounding properties.

The property benefits from a high level of screening due to changes in ground levels and the existing boundary treatment along Harvil Road, and so the proposed roof alterations would not be highly visible from the street scene.

The proposal would therefore not have a detrimental impact on the character and appearance of the original property, the street scene and the surrounding area, thereby complying with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to protect the privacy of neighbouring dwellings. The proposal would include a number of new high level windows on the first floor; the windows on the side elevations would be obscure glazed as per the existing side windows, in order to prevent loss of privacy to occupiers and neighbours; this is to be secured by way of a condition on any consent granted. The proposal is therefore considered to comply with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that adequate external amenity space is retained for residential properties. The Council's HDAS: Residential Layouts SPD states that 100sq.m of external amenity should be retained for units with five or more bedrooms. The application property is provided with over 500sq.m of external amenity space.

The proposed roof alterations would extend into the existing roof space on the first floor, enlarging the existing rooms, and would not extend beyond the existing footprint of the building. The proposal would not result in the loss of external amenity space and would therefore comply with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) .

The application site has a driveway which provides parking for two vehicles. The proposed roof alterations would not impact on the existing parking arrangement within the site.

The application is recommended for approval.

## 6. **RECOMMENDATION**

**APPROVAL** subject to the following:

**1** RES3 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** RES4 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,

78A TD/P/01 Rev A Site Location Plan  
78A TD/P/02 Rev A Existing & Proposed Site Plans  
78A TD/P/03 Rev A Existing Floor & Roof Plans  
78A TD/P/04 Rev A Existing Elevations  
78A TD/P/05 Rev A Proposed Floor & Roof Plans  
78A TD/P/06 Rev A Proposed Elevations

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

**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** 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 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).

**4** RES13 Obscure Glazing

The windows facing 80 The Drive and 20 Harvil Road 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**

To prevent overlooking to adjoining properties in accordance with policy BE24 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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.

- 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.

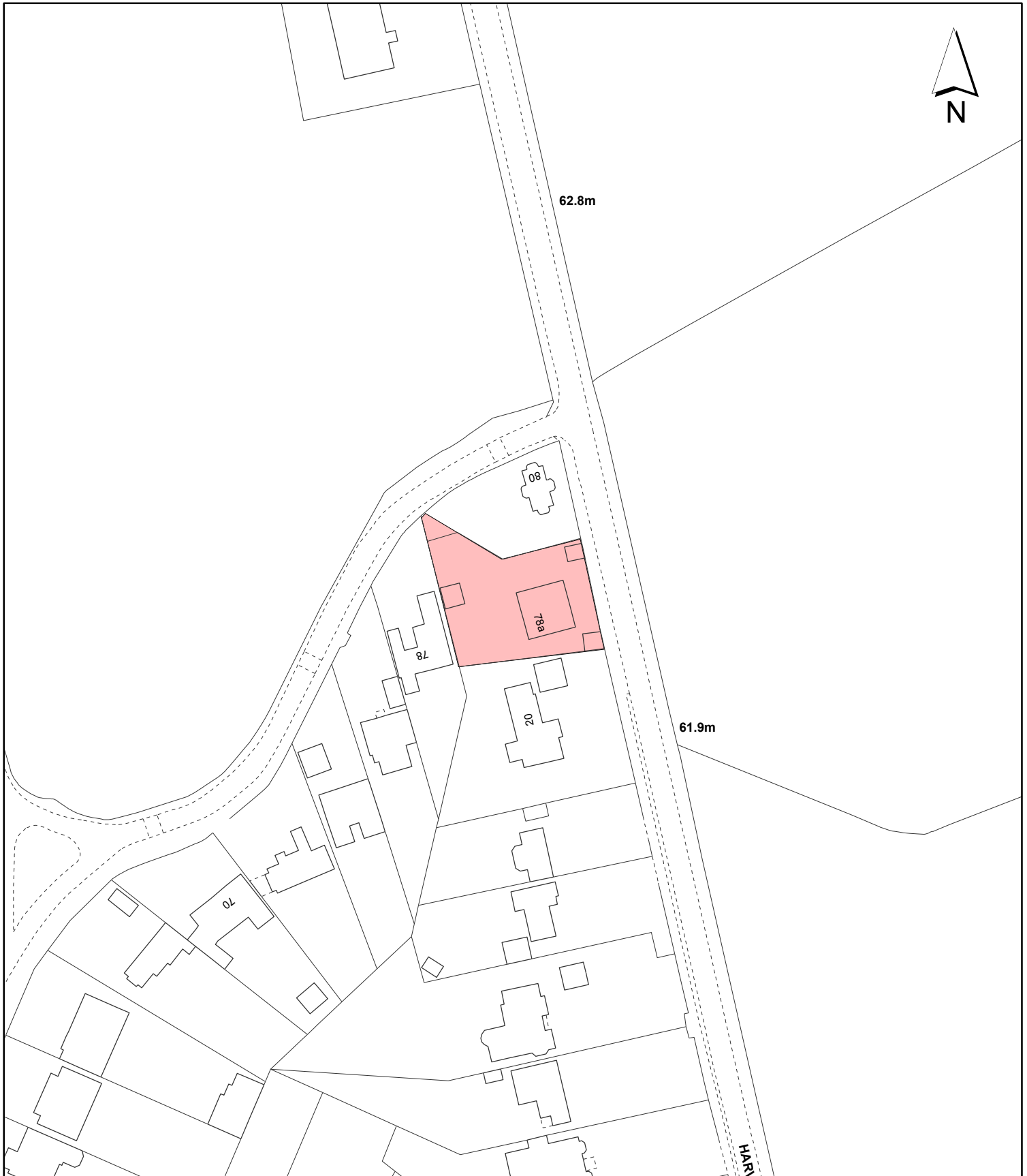


You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the 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:** Katherine Mills

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**78a The Drive**

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

Planning Application Ref:  
**38308/APP/2017/1130**

Scale:  
**1:1,250**

Planning Committee:  
**North**

Date:  
**June 2017**

