

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

**Address** 42 RAISINS HILL EASTCOTE PINNER

**Development:** First floor side extension, rear conservatory and conversion of roofspace to habitable use to include 2 x side dormers, 2 x side rooflights and conversion of roof from hip to gable end

**LBH Ref Nos:** 27718/APP/2017/1559

**Drawing Nos:** 121.17.1A  
Location Plan  
Site Layout

**Date Plans Received:** 26/04/2017      **Date(s) of Amendment(s):**

**Date Application Valid:** 10/05/2017

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site comprises an extended detached dwelling situated on the south eastern side of Raisins Hill. The property currently benefits from a full width two storey 3.5m deep rear extension, with an additional single storey element to the side. The property is beneath a steep hipped roof with the ridge running from front to the back of the property. To the front there is a good sized brick paved garden providing parking for 2 car. There is also a good sized landscaped rear garden.

Raisins Hill is set out in a horseshoe shape leading off Chamberlain Way and is residential in character and appearance, with semi detached properties on both sides of the road, together with a series of detached houses on the southern side of the loop.

The site lies within the Raisins Hill area of Special Local Character and the 'Developed Area' as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### 1.2 Proposed Scheme

This application seeks permission for a first floor side extension and the conversion of the roofspace to habitable use, to include 2 x side dormers, 2 x side rooflights and the conversion of the roof from hip to gable end.

#### 1.3 Relevant Planning History

27718/APP/2005/314      42 Raisins Hill Eastcote Pinner

ERECTION OF SINGLE STOREY PART FRONT EXTENSION, PART SINGLE, PART TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION. INVOLVING THE CONVERSION OF AN INTEGRAL GARAGE TO HABITABLE ACCOMMODATION AND CONVERSION OF ROOFSPACE TO HABITABLE ACCOMMODATION, INVOLVING INSTALLATION OF A REARGABLE END ROOF WITH 'JULIETTE' BALCONY AND SIDE DORMER

**Decision Date:** 24-03-2005      Refused      **Appeal:**  
27718/APP/2007/910      42 Raisins Hill Eastcote Pinner  
CONVERSION OF INTEGRAL GARAGE TO HABITABLE USE (APPLICATION FOR A  
CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT).

**Decision Date:** 18-05-2007      GPD      **Appeal:**  
27718/APP/2012/2930      42 Raisins Hill Eastcote Pinner  
Two storey rear extension, part first floor side extension and alterations to elevations

**Decision Date:** 12-02-2013      Refused      **Appeal:**31-MAY-13      Allowed  
27718/APP/2013/1572      42 Raisins Hill Eastcote Pinner  
Details pursuant to conditions 7 and 8 of Secretary of State's Appeal Decision ref:  
APP/R5510/D/13/2195736 dated 31/05/2013 (LBH Ref: 27718/APP/2012/2930) (Two storey rear  
extension, part first floor side extension and alterations to elevations)

**Decision Date:** 05-08-2013      Approved      **Appeal:**  
27718/APP/2016/2715      42 Raisins Hill Eastcote Pinner  
Single storey detached outbuilding to rear for use as a study/playroom (Application for a  
Certificate of Lawful Development for a Proposed Development)

**Decision Date:** 06-09-2016      Approved      **Appeal:**

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

27718/APP/2016/2715 CLD - Single storey outbuilding to rear (approved)

27718/APP/2013/1572 - Details pursuant to conditions 7 and 8 of Secretary of State's  
Appeal Decision ref: APP/R5510/D/13/2195736 dated 31/05/2013 (approved)

27718/APP/2012/2930 - Two storey rear extension, part first floor side extension and  
alterations to elevations (refused, allowed on appeal)

27718/APP/2007/910 CLD - Conversion of garage to habitable use (approved)

27718/APP/2005/314 - Erection of single storey part front extension; part single storey part  
two storey side extension; single storey rear extension; conversion of garage and  
roofspace to habitable use to include rear gable and side dormer window (refused)

## **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**

Five neighbouring properties were consulted for a period of 21 days expiring on the 2 June  
2017. A site notice was also erected on a lamp post to the front, which expired on the 13  
June 2017. Five responses were received raising the following issues:

- The house has been substantially extended already. It is occupied by 3 generations of this  
family with partners. They have 4 cars on site and normally park on the road More people

would cause more parking problems for the neighbours

- House over extended already
- The proposed loft extension is out of all proportion to the size of the roof. It is not secondary to it, is unbalanced and not sympathetic to house
- Out of keeping with the character of ASLC
- Out of keeping with the character of the house
- Detrimental impact in terms of proportion and massing when viewed from the neighbouring properties
- The dormers do not comply with HDAS requirements
- The two storey extension is up to the boundary contrary to HDAS requirements

A petition against the proposal was also received.

Northwood Hills Residents Association - There have been multiple applications for changes to this dwelling. This latest proposal would change the building beyond recognition and cause severe harm to the Raisins Hill ASLC. The Inspector advised in the previous appeal decision that the distinctive roofs of the houses and particularly the detached houses together with the verdant setting contribute to the attractive character of the local area. Therefore the current proposal to change the hip to gable end and to add two very large dormer windows, would cause demonstrable harm to the attractive character of the local area. The proposed conservatory is an extension to an extension. The first floor extension is not set back from the boundary, does not look subsidiary to the main building but looks a very obvious add on. Furthermore it would be perfectly easy to change this proposed extended property into a HMO. We ask the application be refused.

Trees/Landscaping - The plot is a reasonable size and splays out towards the rear boundary. No trees will be affected by the development. The conservatory will be easily accommodated within the rear garden without notable loss of amenity space. No objection and no need for landscape conditions

Conservation and Urban Design - No. 42 is situated at the top of the horseshoe road layout, and the site is therefore wedge shaped. It is firstly proposed to build an upper storey on an existing single storey side extension, secondly to change the roof shaped with side dormers and rear gable to allow its conversion to a habitable room and thirdly to add a conservatory to the rear of the house.

1. Side Extension. This would be a narrow side extension, built very close to the boundary, with jutting outline to maximise the wedge shaped nature of the site. It would have a squat, crown roof, and its roof form would necessitate the cutting out of part of the overhanging eaves of the existing roof at the rear. It would be a very unattractive addition, and starkly at variance with the architectural character and style of the main building to the detriment of the house and the street scene. It is also situated within one metre of the boundary (contrary to the HDAS guidelines) and blocks views of the gardens beyond. No. 40 had a two storey side extension built, probably in the 1970's or 80's, but this pre-dates the ASLC designation and the HDAS guidelines, so should not be seen as a precedent.

2. The dormer windows on either side of the ridge, and the removal of the rear hip and its replacement with a gable with French windows, would severely compromise the character and appearance of this house, which is one of several very similar houses, with identical roof forms, in the Raisins Hill ASLC. The Inspector's report on a previous scheme for No. 42, particularly noted the homogeneity of the roof forms:

' The detached properties, including the appeal property have steep, hipped roofs with the roof ridge running from the front to back of the property. The distinctive roofs of the houses, and particularly of the detached houses, in my view, together with the attractive verdant setting, contribute to the attractive character of the local area.'

It is noted that No. 36 has one staircase dormer. This was built many years ago and did not require, and therefore was not granted, planning permission. If the side dormers on No. 42 were allowed, it would become a really damaging precedent for the rest of the road. The hip to gable at the rear would also be quite out of character, together with the French window and Juliet balcony in the roof. This would be likely to be visible from the open space at the rear, and detract considerably from the rhythm of the houses in the road.

3. Conservatory. No objection.

#### **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.

AM7 Consideration of traffic generated by proposed developments.

BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings

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.

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

BE4 New development within or on the fringes of conservation areas

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

LPP 3.5 (2016) Quality and design of housing developments

#### **5. MAIN PLANNING ISSUES**

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding Area of Special Character, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property and provision of adequate parking provision.

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 BE5, 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 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.'

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 proposed first floor extension sits above the existing single storey side element and measures between 1.9 m and 2.2 m in width, 6.8 m in depth and has a large crown roof of 5.85 m in height. The extension is situated in close proximity to the side boundary, set back between 0.2 m - 0.5 m. HDAS advises that the width of a side extension should be considerably less than the original house and be between half and two thirds of the main house. First floor side extensions, if there is an existing single storey extension within 1m of the boundary, should be set in a minimum of 1.5 m from the side boundary of the property for the full height of the building. This protects the character and appearance of the street scene and protects the gaps between properties, preventing houses from combining visually to form a terraced appearance. The Conservation Officer has raised concerns over the side extension advising that the crown roof appears squat and would necessitate the cutting out of part of the overhanging eaves of the existing roof at the rear. It would be a very unattractive addition, and starkly at variance with the architectural character and style of the main building to the detriment of the house and the street scene. It is also situated within one metre of the boundary (contrary to the HDAS guidelines) and blocks views of the gardens beyond. In a recent appeal decision (APP/R5510/W/16/3164252) for development on another site within Raisins Hill, the Inspector advised that "The area has a well-defined character identifiable by the continuity of the building styles, materials, architectural detailing and spacing between the houses. Largely residential, it is characterised by a uniform pattern of two storey detached and semi detached houses with hipped roofs and bay windows. The landscaping and views into the back gardens all form part of the setting and contribute towards the open and verdant, suburban character of the area". It is noted that the neighbouring property at no. 40 has an existing two storey flat roofed side extension adjacent to the boundary. This is a historical addition, which pre dates the ASLC designation and current policy requirements. The proximity of the proposed first floor extension to that extension and the side boundary would result in the closing of the gap feature and views through to the rear gardens. It is therefore considered that the proposed side extension is out of keeping with the architectural character and appearance of the original dwelling and the wider Area of Special Local Character.

The proposal also includes the conversion of the roof space to habitable use including the conversion of the rear hip to form a gable and the provision of a dormer window to each side elevation. HDAS advises that dormer windows should be constructed in the centre of the roof face and side dormer windows should be small and have a pitched or hipped roof to match the main roof slope. The more visible they are from public areas the more importance that they should be well designed. It is important that it appears secondary to the size of the roof face within which it sits. As a guide it should be set at least 0.3 m below ridge level, 0.5 m above the eaves and 0.5 m from the sides of the roof. Whilst in terms of the set in from the roof margins, the proposed dormer would comply with HDAS requirements, they are large additions to the property. The Conservation Officer has raised concerns over the proposed roof alterations advising they would severely compromise the character and appearance of this house, which is one of several very similar houses, with identical roof forms, in the Raisins Hill ASLC. The Inspector's report on a previous scheme for No. 42, particularly noted the homogeneity of the roof forms advising "The detached properties, including the appeal property have steep, hipped roofs with the roof ridge running from the front to back of the property. The distinctive roofs of the houses, and particularly of the detached houses, in my view, together with the attractive verdant setting, contribute to the attractive character of the local area."

It is noted that No. 36 has one staircase dormer however this was built many years ago and did not require consent. If the side dormers on No. 42 were allowed, it would become a very damaging precedent for the rest of the road. The hip to gable at the rear would also be quite out of character, together with the French window and Juliet balcony in the roof. This would be likely to be visible from the open space at the rear, and detract considerably from the rhythm of the houses in the road.

The proposed Conservatory is situated to the rear of the property and measures 3 m in width, 3.5 m in depth and 3.15 m in height. HDAS advises that rear extensions will only be allowed where there is no significant over-dominance. In particular, the extension should not protrude out too far from the rear wall of the original house and that the maximum depth of 4 metres with a pitched roof not exceeding 3.4 m would be acceptable. Although the combined depth of the existing extension and the conservatory would exceed HDAS requirements, the conservatory is a relatively modest addition, which in terms of appearance would be acceptable.

It is considered that the proposed first floor extension and alterations to the roof, fail to respect the architectural character of the original building and do not preserve the character and appearance of the wider Area of Special Local Character. Therefore the proposal conflicts with the requirements of Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and 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 proposed first floor side extension sits adjacent to the existing two storey extension at no. 40. It should be noted that the neighbours extension faces away from the application site. The proposed first floor side extension projects approximately 1.95 m beyond the rear of the neighbours property and would not compromise a 45 degree line of sight. The proposed conservatory to the rear of this extension measures a further 3.5 m in depth (total 5.45 m) set back 0.75 m from the shared boundary. Although the proposed conservatory would exceed HDAS guidance, given the orientation of the neighbours property, the modest height and largely glazed aspect on its side elevation, on balance it is not considered to have an adverse overbearing

effect or result in an unacceptable loss of light. The proposed roof alterations are set back from the neighbouring properties. Therefore it is not considered the proposed extensions would result in an unacceptable degree of over dominance, visual intrusion and over shadowing.

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to protect privacy. The principle windows face front and rear with the rear boundary of the site approximately 23 m away. The side facing windows of the dormers would serve the stairs and an en-suite bathroom and could be conditioned to be obscure glazed and fixed shut below 1.8 m if all other aspects of the proposal were acceptable. It is therefore considered that the proposal would not significantly harm the residential amenities of the occupiers of the adjoining properties. Therefore the proposal complies with the requirements of Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS: Residential Extensions.

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 Policy 3.5 of the London Plan (2016).

Policy BE 21 advises that planning permission will not be granted for extensions which would result in a loss of residential amenity. 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 amenity space will be retained.

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

## **6. RECOMMENDATION**

### **REFUSAL for the following reasons:**

#### **1 NON2 Non Standard reason for refusal**

The proposed first floor side extension by reason of its siting, size, scale, width, height and design, would be a bulky addition which would result in the closing an important gap between nos. 40 and 42 and would fail to harmonise with the visual amenities of the street scene and the character and appearance of the Raisins Hill Area of Special Local Character. The proposal would therefore be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

#### **2 NON2 Non Standard reason for refusal**

The proposed conversion of the roofspace, including the rear hip to gable and two large side dormer windows, by reason of their size, scale, bulk, and design would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the visual amenities of the street scene and the appearance of the Raisins Hill Area of Special Local Character. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, 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** 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.
- 3** 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:**

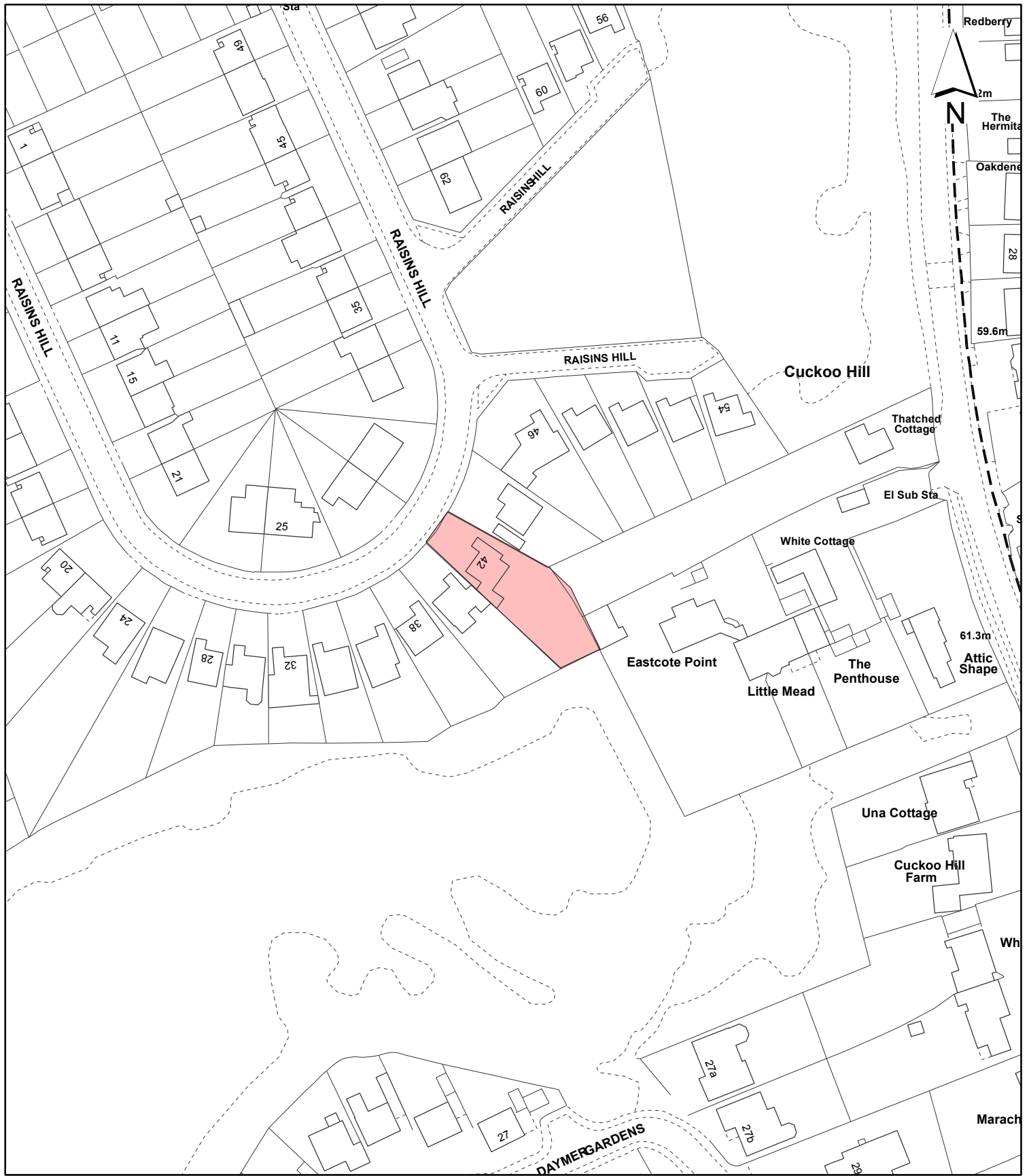
AM14	New development and car parking standards.
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AM7	Consideration of traffic generated by proposed developments.
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE15	Alterations and extensions to existing 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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE4	New development within or on the fringes of conservation areas
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**41 Rasins Hill**

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

Planning Application Ref:  
**27718/APP/2017/1559**

Scale:  
**1:1,250**

Planning Committee:  
**North**

Date:  
**July 2017**

