

Report of the Head of Planning, Sport and Green Spaces

Address 10 PRINCES PARK LANE HAYES

Development: Single storey rear extension involving demolition of existing rear extension

LBH Ref Nos: 72808/APP/2017/2020

Drawing Nos: B-01 Rev. H
A-06 Rev. H
A-05 Rev. H
A-04 Rev. H
A-03 Rev. H
A-02 Rev. H
A-01 Rev. H

Supporting Statement Prepared by Projection Architects

Date Plans Received: 02/06/2017 **Date(s) of Amendment(s):**
Date Application Valid: 19/06/2017

1. CONSIDERATIONS

1.1 Site and Locality

10 Princes Park Lane is a semi-detached dormer bungalow located on a residential street in Hayes, characterised by properties of a similar style and set back from the road frontage.

To the rear of the host dwelling, there is an existing conservatory and a gazebo. There is also a outbuilding/garage located within the rear garden, this structure is detached from the main dwellinghouse.

The house is typical of the street in that it is faced in painted render and has a clay tile roof. It has an access to the side which is shared with No.8. The garage in the rear garden is no longer usable for a car and it is proposed that it would be removed when the extension hereby proposed would be constructed.

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

1.2 Proposed Scheme

The proposal would demolish the existing single storey rear extension which exists at the property. The proposed extension would be the full width of the house (6.92 m) and extend to 6 m from the original rear wall of the property. The roof would be a mono-pitched roof from front to back with a maximum height of 3.185 m, sloping down to 2.93 m. The proposed roof would contain 2 small rooflights.

The proposed extension is required to provide for the care needs of a child with complex medical requirements, supporting details have been provided to the Council and reviewed by Officers.

The additional rooms would consist of a bedroom, accessible bathroom and a kitchen/dining area.

1.3 Relevant Planning History

27030/79/1187 10 Princes Park Parade Hayes

Householder development - residential extension(P)

Decision Date: 02-11-1979 Approved **Appeal:**

27030/APP/2011/2163 10 Princes Park Parade Hayes

Conversion of roof space to habitable use to include a rear dormer and 2 front rooflights
(Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 04-11-2011 Refused **Appeal:**

Comment on Planning History

The previously approved rear extension is to be demolished and replaced.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- 20th July 2017

3. Comments on Public Consultations

Consultation letters were sent to the neighbours to either side of the property and to the Kingway Surgery. No responses were received.

A petition with a total of 21 signatures was submitted in support of the application. The signatures included those of the immediate neighbours at Nos.8 and 12 Princes Park Lane. The petition was worded as follows:

"Our child affected with DMD needs his home to shape-up so it cater his needs. He must feel that his home is fully accessible to him and he can freely move over his wheelchair to any corner of the house.

This petition is to get 6 m extension to rear of our home so we can make his own bedroom, bathroom with provision of hoist and a kitchen where he can himself go and heat some food.

Life gave him a rare disease let's not limit him with the walls of our house. We need to extend so he appreciate place he is living in and call it home."

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:

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.
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	(2016) Quality and design of housing developments

5. MAIN PLANNING ISSUES

PLANNING POLICY

The development proposed has been assessed against the Development Plan Policies contained within Hillingdon Local Plan: Part 1, Saved Unitary Development Plan policies, the London Plan 2016, the NPPF and supplementary planning guidance prepared by both LB Hillingdon and the GLA.

Planning policy is generally supportive of new house extensions provided that they meet a number of criteria set out in the individual policies and the supporting guidance. These policies seek to ensure that the proposed development is designed so that it is suited to its location, complements the existing dwellings in the street scene and does not unacceptably impact on the living conditions of the residents of neighbouring properties.

PRINCIPLE OF DEVELOPMENT

The property is an established residential dwelling in the developed area of the Borough. Residential developments are acceptable in principle subject to compliance with all other Council policies and guidance.

DESIGN

Paragraph 5.6 of The National Planning Policy Framework (NPPF) (March 2012) states: "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people".

Paragraph 6.4 of the NPPF states 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 7.4 of the London Plan states, "Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive

elements that can contribute to establishing an enhanced character for the future function of the area".

Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building and Policy BE19 ensures any new development complements or improves the amenity and character of the area.

Policies BE20, BE21 and BE24 seek to ensure that the amenity of neighbouring properties is not adversely affected by new development. Policy BE23 aims to ensure that sufficient external amenity space is provided to serve the proposed building and existing buildings surrounding the site.

The Council's Adopted SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) or HDAS, contains design guidance for all types of extensions advising that they should appear subordinate in scale to the original building. Rear extensions will only be allowed where there is no significant over-dominance, overshadowing, loss of outlook and daylight.

HDAS guidance requires the maximum depth for a rear extension for a semi-detached house should be no more than 3.6 m with the distance measured from the original house and not the subsequent extensions. The proposed extension would extend to 6 metres in depth and does not, therefore, comply with the guidance in the HDAS. However, both adjoining premises are extended at ground floor level and within the roof, such that the proposed extension would be seen in this context. The extension would not be visible from the front. Given its limited visibility the proposed extension is not considered to be out of character with the subject property and the wider area.

AMENITY

Sunlight and daylight needs to be considered in relation to the proposed extension and the surrounding buildings that may be affected. HDAS requires a minimum distance of 15 m between facing properties for sunlight and daylight, but a 21 m separation distance is required for preventing unacceptable overlooking of existing properties. The proposed development complies with this requirement.

Policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded. It is considered that the extension is of a size and scale which would not significantly impact on the residential amenities of the occupiers of the adjoining properties from increased overshadowing, loss of sunlight, visual intrusion and over-dominance. Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours

The proposed extension has a depth of 6m, which is well in excess of the Council's normal standards as set out in its adopted Supplementary Planning Document HDAS: Residential Extensions and would, in normal circumstances be considered unacceptable. However, consideration needs to be given to the fact that both adjoining properties are extended, at ground floor level, with No.8, the unattached property having a depth of 3.6m and No.12, the attached property, having a depth of 3m. The proposed extension would thus extend 2.4m beyond the rear of No.8 and 3m beyond the rear of No12. Given that the Council would normally consider a first generation extension with a depth of 3.6m to be acceptable in terms of its impact on adjoining occupiers and the proposed extension would be within this

limitation, it is considered that in this case, on balance the proposed extension would not have such an adverse impact on the amenities of adjoining occupiers as to justify refusal.

Amenity space standards have been applied to the remaining garden space for the existing house. HDAS requires 60 m² of amenity space for houses of 3 bedrooms. The plans show that the retained garden area would be around 150 m² and therefore consistent with the guidance.

The proposed extension includes 2 side-facing windows, which would serve the kitchen and the dining area. Both windows would face at close quarters a 1.8 m timber fence with 20 cm of trellis to the top, which forms the side boundary with No.8. The top of the windows would be 2.2 m above ground level so it is very unlikely that there would be any significant views into the neighbouring garden. The kitchen window would face towards a blank wall that forms the side elevation of the rear extension of No.8. Whilst the situation is not ideal, it is not anticipated that either of the windows would look directly into the house or garden of the neighbouring property and on balance, this aspect of the proposal is considered to be acceptable.

HIGHWAYS

No changes to highways are proposed, the existing off street parking provision will be retained.

EXCEPTIONAL CIRCUMSTANCES

It is noted that there are medical documents which have been submitted in support of this application to seek to demonstrate exceptional circumstances (held as confidential documents) to warrant a departure from policy and guidance to be allowed.

The medical evidence supplied consists of a statement from the applicant and two letters from the Hospital providing treatment.

The applicant's statement explains that the medical circumstances necessitate the use a wheelchair which cannot be accommodated within the existing property. Additional requirements in an accessible bedroom and bathroom, access to a hoist, storage space for equipment and kitchen/dining space. The medical needs statement is supported by evidence from the Hospital providing treatment.

Whilst the medical circumstances are of note and are a consideration, they do not outweigh the normal planning considerations, which have been set out above.

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 B-01 Rev. H, A-01 Rev. H, A-02 Rev. H, A-03 Rev. H, A-04 Rev. H, A-05 Rev. H and A-06 Rev. H.

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 HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

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:

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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LPP 3.5	(2016) 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.

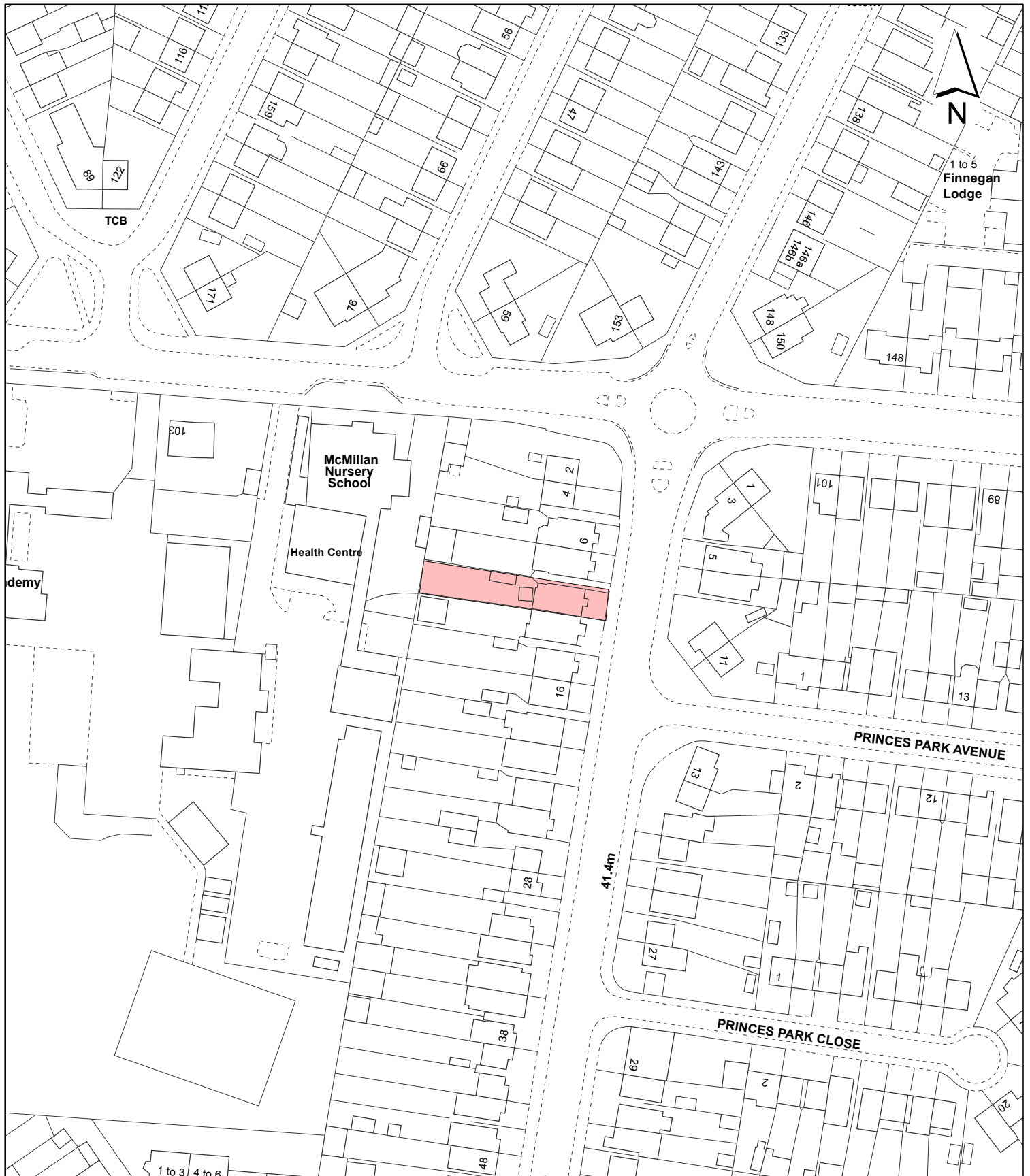
You are advised to consult the Council's Environmental Protection Unit, 3S/02,

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 (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: Colin Blundel

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

10 Princes Park Lane

Planning Application Ref:

72808/APP/2017/2020

Planning Committee:

Central & South

Scale:

1:1,250

Date:

July 2017

LONDON BOROUGH OF HILLINGDON

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



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