

Item No. Report of the Head of Planning, Sport and Green Spaces

Address 48 POLE HILL ROAD HILLINGDON

Development: Erection of a rear extension

LBH Ref Nos: 33924/APP/2017/1512

Drawing Nos: Location Plan (1:1250)
Proposed Floor Plans and Elevations
Existing Floor Plan and Elevations
Block Plan (1:500)

Date Plans Received: 26/04/2017

Date(s) of Amendment(s):

Date Application Valid: 13/06/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a detached bungalow located to the east of Pole Hill Road. The brick and tile dwelling is set back from the road by over 10 metres by an area which is now hardstanding. There is an existing single storey extension to the rear.

The property benefits from a single storey rear extension which was approved under application 33924/83/1484 in 1983.

The street scene is residential in character and appearance the application site lies within the Development Area, as identified in the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

This application seeks consent for an infill extension at ground floor level measuring approximately 10sqm and a first floor extension with a depth of 5m and width of 9.5 sqm measuring approximately 47.5 sqm. The proposal would extend the existing roof over the proposed extension.

1.3 Relevant Planning History

33924/83/1484 48 Pole Hill Road Hillingdon

Single storey rear extension.

Decision Date: 10-11-1983 Approved **Appeal:**

33924/APP/2013/1683 48 Pole Hill Road Hillingdon

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 2.9 metres, and for which the height of the eaves would be 2.5 metres

Decision Date: 08-08-2013 Refused **Appeal:** 19-NOV-13 Dismissed
33924/APP/2013/1696 48 Pole Hill Road Hillingdon
Single storey detached outbuilding to rear for use as garage

Decision Date: 16-10-2013 Refused **Appeal:** 20-JAN-14 Dismissed
33924/APP/2013/61 48 Pole Hill Road Hillingdon
Conversion of roof space to habitable use to include 2 side dormers involving alterations to the roof of existing single storey extension(Application for a Certificate of Lawful Development for a Proposed Development).

Decision Date: 07-03-2013 Approved **Appeal:**
33924/APP/2013/755 48 Pole Hill Road Hillingdon
Single storey rear extension with habitable roofspace to include 2 side dormers involving part demolition of existing rear element

Decision Date: 21-06-2013 Refused **Appeal:** 18-OCT-13 Dismissed
33924/APP/2014/1187 48 Pole Hill Road Hillingdon
Single storey detached outbuilding to rear for use a storage/gym (Application for a Lawful Development Certificate for an Existing Development)

Decision Date: 14-07-2014 Refused **Appeal:**
33924/APP/2014/266 48 Pole Hill Road Hillingdon
Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3.5 metres, and for which the height of the eaves would be 2.5 metres

Decision Date: 07-04-2014 Refused **Appeal:** 16-MAR-15 Dismissed
33924/APP/2014/287 48 Pole Hill Road Hillingdon
Single storey rear extension with habitable roofspace to include 2 x side dormers.

Decision Date: 25-03-2014 Refused **Appeal:** 16-MAR-15 Dismissed
33924/APP/2014/360 48 Pole Hill Road Hillingdon
Single storey detached outbuilding to rear for use as storage (Part Retrospective)

Decision Date: 22-04-2014 Refused **Appeal:**
33924/APP/2015/1050 48 Pole Hill Road Hillingdon
storage/jym

Decision Date: 27-03-2015 NFA **Appeal:**
33924/APP/2015/1762 48 Pole Hill Road Hillingdon
storage/gym

Decision Date: 16-06-2015 NFA **Appeal:**
33924/APP/2015/1891 48 Pole Hill Road Hillingdon
Outbuilding at rear of garden (Application for a Lawful Development Certificate for an Existing development)

Decision Date:		Appeal:	
33924/APP/2015/1917	48 Pole Hill Road Hillingdon		
	Outbuilding adjoining dwelling (Application for a Lawful Development Certificate for a Proposed development)		
Decision Date: 20-07-2015	Refused	Appeal:	
33924/APP/2015/2391	48 Pole Hill Road Hillingdon		
	rear extension with room in the roof space		
Decision Date: 08-07-2015	NFA	Appeal:	
33924/APP/2015/2599	48 Pole Hill Road Hillingdon		
	Outbuilding at rear of garden (Application for a Lawful Development Certificate for a proposed development)		
Decision Date: 04-09-2015	Refused	Appeal:	
33924/APP/2015/3055	48 Pole Hill Road Hillingdon		
	Outbuilding adjoining dwelling (Application for a Lawful Development Certificate for a Proposed development)		
Decision Date: 19-02-2016	Approved	Appeal:	
33924/APP/2015/3057	48 Pole Hill Road Hillingdon		
	rear extension with room in the roof space		
Decision Date: 27-08-2015	NFA	Appeal:	
33924/APP/2015/3071	48 Pole Hill Road Hillingdon		
	storage for household goods and garden equipment, jim, office		
Decision Date: 27-08-2015	NFA	Appeal:	
33924/APP/2015/3708	48 Pole Hill Road Hillingdon		
	Outbuilding at rear (Application for a Certificate of Lawful Development for an Existing Development)		
Decision Date: 08-02-2016	Approved	Appeal:	
33924/APP/2016/2241	48 Pole Hill Road Hillingdon		
	Alterations to the roof of the existing single storey rear extension to allow for the addition of a dormer window, and erection of a further single storey rear extension with habitable roofspace		
Decision Date: 24-11-2016	Refused	Appeal: 08-MAR-17	Dismissed
33924/APP/2016/927	48 Pole Hill Road Hillingdon		
	Proposed joining of outbuilding to the main house		
Decision Date: 13-10-2016	Refused	Appeal: 03-JAN-17	Withdrawn

Comment on Planning History

There has been an extensive planning and enforcement history to this site. The most relevant applications are summarised below:

33924/CLD/2013/61 - This was a permitted development application for the conversion of the roof space to a habitable use, with the addition of 2 side dormers. These works are currently under construction on the site. As part of this application, alterations were also required to the roof of the existing single storey extension, to remove the pitched element. This current application seeks to alter the pitched roof of the existing extension.

33924/APP/2013/755 - Permission was refused for the erection of a single storey rear extension with habitable roof space including 2 side dormers. The extension proposed as part of this application extended 4 metres beyond the rear elevation of the existing building and two dormers (4.26 metres in width, 2.8 metres in height and 2.5 metres in depth) were proposed on the side roof slopes of the extension. This application was refused for the following reason:

"The proposed development, by reason of the size, bulk, scale and design of the proposed dormers combined with the dormers currently under construction, would represent an incongruous and visually intrusive form of development which would be detrimental to the character and appearance of the host dwelling, the street scene and the surrounding area generally, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies 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".

This decision was appealed and the Inspector concluded the following:

- Although the dormers would be set down from the existing and proposed ridge lines and would be in material to match the existing, they would extend across the majority of the roof face and be level with the eaves. When viewed in combination with those already permitted, the Inspector considered that they would appear as large, incongruous and bulky additions and would therefore unduly dominate the roof slope and have a top heavy appearance;
- There was also concern that given the proximity to the flank elevation to Harrow View, the dormers would appear visually intrusive and detract from the character and appearance within the street scene and surrounding area;
- No objection was raised to the single storey extension proposed nor that the proposal would have a detrimental impact on the amenities of the surrounding neighbours.

33924/APP/2014/287 - This application refused consent for the erection of a single storey rear extension with habitable roof space to include 2 side dormers. Whilst the single storey rear extension remained the same as the previous applications, the size of the dormers had altered. The dormer facing Harrow View was reduced in size (4.3m in width, 2.07m in height and 1.61 m in depth) and the dormer facing No. 50 Pole Hill Road was enlarged in size (4.7m in width, 2.8m in height and 2.6m in depth).

This application was refused for the following reason:

"The proposed development, by reason of the size, bulk, scale and design of the proposed dormers combined with those that have already been permitted, would represent an incongruous and visually intrusive form of development which would be

detrimental to the character and appearance of the host dwelling, the street scene and the surrounding area generally, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies 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."

This decision was appealed and dismissed. Within the report the Inspector made the following conclusions:

- The dormers would be clearly seen from its surroundings and create an unbalanced appearance to the roof as a whole;
- The visual impact of the dormers would be exacerbated by the fact that most of the facade would comprise a solid wall and contain windows that would be small in relation to the overall extension. This would reinforce the excessive bulk of the proposal and appear visually incongruous;
- The dormers also remain too close to the verges of the roof which would reinforce the sense of excessive bulk and imbalance.

33924/APP/2016/2241 was dismissed at appeal. The Inspector considered that size and scale of the dormer, would represent a bulky addition to the property which would dominate this part of the roof. When considered in conjunction with the existing dormers at the property, the proposal was considered an unbalanced feature to the property which would further dominate the roof slope of this modest dwelling.

DIFFERENCES BETWEEN THIS AND THE PREVIOUS SCHEMES:

The main differences between this and the previous applications on the site are:

- the proposal no longer includes the dormer; and
- this proposal comprises a first floor extension with a roof pitch following the existing pitched form of the roof.

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 application was consulted on between 13/06/2017 and 04/07/2017. 7 responses and a petition received objecting on the following grounds:

- the proposal is not in keeping with the area;
- raised complaint about the beds in sheds and parking issues the single storey building has caused;
- this house no longer features mature trees and hedging as it used to;
- the dwelling is overbearing and no longer a modest bungalow;
- the proposal would result in further overlooking;
- the new proposal would oversail into no 50 Pole Hill Road;
- the proposal presents a fire risk; and

- the proposal would be visually intrusive.

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.

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

The main issues for consideration with this application are whether the proposed single storey rear extension would have a detrimental impact on the character and appearance of the host dwelling and street scene, and the impact also of the proposed extension on the amenities of the adjoining occupiers.

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 BE19 seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area. Policy BE15 notes that alterations to existing buildings will be permitted where they harmonise with the scale, form and architectural composition and proportions of original buildings.

Paragraph 6.1 of the HDAS Residential Extensions notes that proposals for first floor extensions will only be allowed where there is no significant over-dominance. Furthermore HDAS guidance expects extensions to appear subordinate to the original house.

Of consideration with this application are also the conclusions from three appeal inspectors. Within both appeal decisions, concerns were raised by the Inspector in relation to the combined impact of the dormers and the further extension. Whilst the proposal does not include the addition of dormers, the proposed extension at ground and first floor levels extends across the full width of the rear elevation with a depth of approximately 5m. The rear extension would be clearly visible from its surroundings both on Pole Hill Road

and Harrow View. The result will be a continuous large extension, which by reason of its size, scale and massing would appear as a large, incongruous and bulky addition to the original house, especially when viewed in context with the existing dormers.

Policies BE20, BE21, and BE24 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (2012) seek to safeguard the amenities of neighbouring residents in a number of ways. The effect of the siting, bulk and proximity of a new building on the outlook and its impact on daylight/sunlight, privacy, and residential amenity of adjoining occupiers.

Policy OE1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (2012) states that permission will not normally be granted for uses and associated structures which are, or are likely to become, detrimental to the character or amenities of surrounding properties or the area generally.

With regards to the impact of the proposals on the amenities of the adjoining occupiers, the extension, 5 metres in depth, is not considered to have a detrimental impact on the amenities of the surrounding occupiers particularly given the siting of No.48 forward of No.50 and the fact that No.50 is also extended to the side and rear.

It is considered that all the proposed habitable rooms and those altered by the development would still maintain an adequate outlook and source of natural light. Therefore the proposal would comply with Policy BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.5 the London Plan (2016).

The existing parking arrangements at the site would be unaffected by the proposed development and it is considered that it would not give rise to a significant increase in demand for on-street parking. Therefore, the development would be in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed extension, by reason of its size, scale, bulk, siting and massing when viewed in combination with the existing extensions/dormers, would unduly dominate the original building to an unacceptable degree. The proposed rear extension would appear as an incongruous and visually intrusive addition and would detract from the modest proportions and form of the host building. The scheme would thereby be detrimental to the character and appearance of the host building and the visual amenities of the street scene and the surrounding area. The proposal would thus be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies 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.

INFORMATIVES

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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Policies:

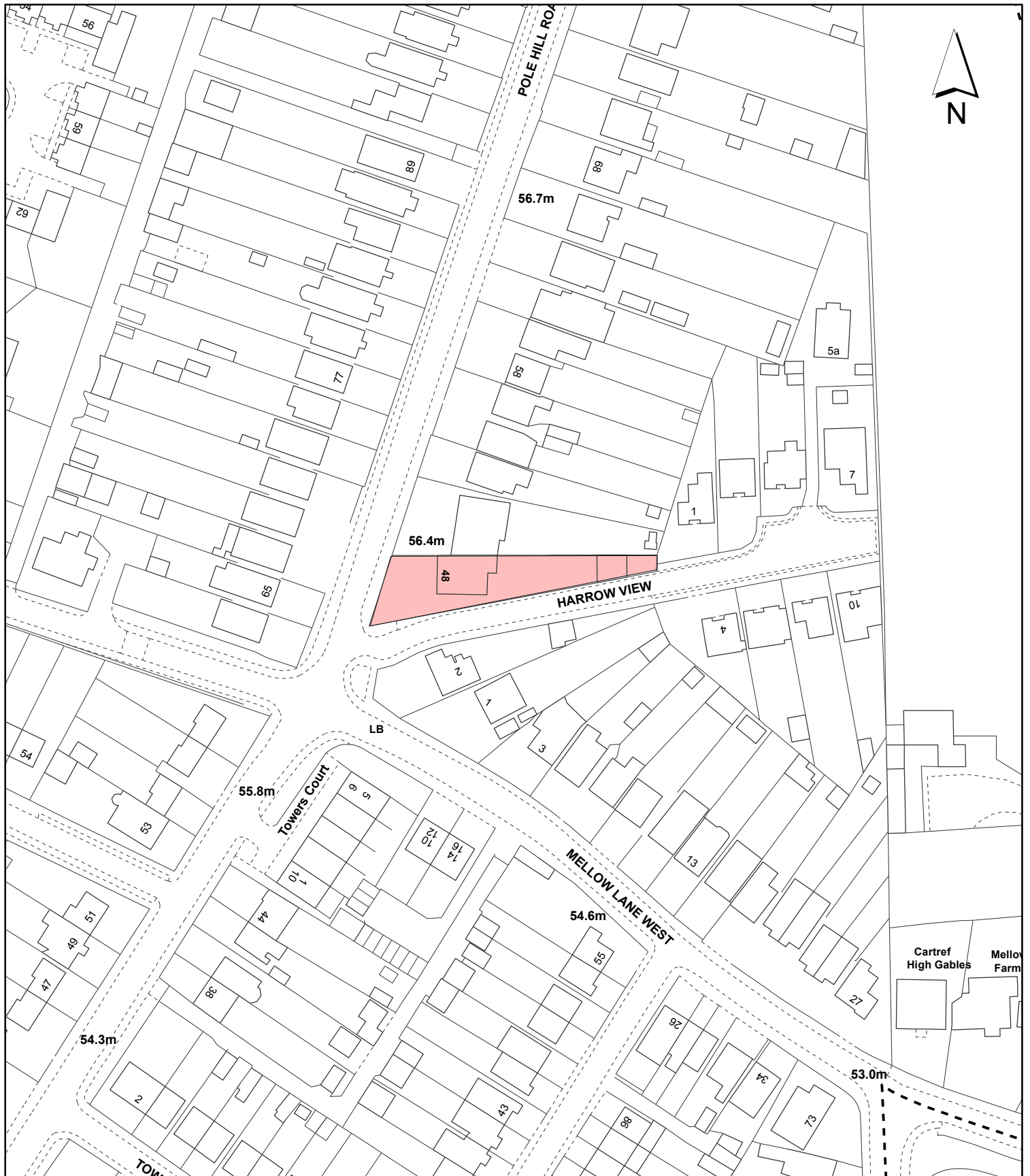
PT1.BE1 (2012) Built Environment

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.
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

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Notes:

 Site boundary

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Site Address:

48 Pole Hill Road

LONDON BOROUGH OF HILLINGDON

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

Planning Application Ref:
33924/APP/2017/1512

Scale:
1:1,250

Planning Committee:
Central & South

Date:
August 2017



HILLINGDON
 LONDON