

Report of the Head of Planning, Sport and Green Spaces

Address MIDHURST COTTAGE HIGH ROAD EASTCOTE

Development: Single storey rear extension.

LBH Ref Nos: 73006/APP/2017/2414

Drawing Nos: 01 001
01 002
01 003
01 004
Location Plan

Date Plans Received: 04/07/2017

Date(s) of Amendment(s):

Date Application Valid: 04/07/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached property situated on the Northern side of High Road. The properties here run in a slight stagger to one another; some have been extended over the years, whilst others have not. The property is a two storey house with a landscaped rear garden surrounded by trees and hedges. The principal elevation faces South East. The adjacent property to the South West, Long Meadow, has a single storey rear extension with a pitched roof that extends beyond the rear elevation of the application site. To the North East, Wynnstay has a rear conservatory.

The street scene is residential in character and appearance comprising detached properties.

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

1.2 Proposed Scheme

The applicant proposes a single storey rear extension with 2 roof lanterns above measuring 6 metres deep, no wider than the existing house and 3 metres high with a flat roof. The single storey rear extension would be set in 1.9 m from the side boundaries. The proposal comprises a kitchen/dining room and materials would match the existing house.

1.3 Relevant Planning History

Comment on Planning History

There is no relevant planning history.

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

4 neighbouring properties, Northwood Residents Association and Eastcote Residents Association were notified of the proposed development by letter on 7th July 2017. A site notice was displayed on 15th July 2017.

By the close of the consultation period 2 neighbouring residents had objected to the proposed development, a petition with 25 signatures was received which objects to the proposal and asks for it to be refused and a Councillor has requested the application be heard at Planning Committee.

The objections can be summarised as the following:

1. The size of the extension should be reduced to 3.6 m
2. Two storey extensions should not be allowed as this will have result in loss of light to the adjoining property, Wynnstay.
3. The floor size proposed is larger than the footprint of the existing house and would not be subordinate to the existing house.
4. It would not be in character with the local area.
5. Loss of light to adjoining neighbouring properties.
6. Overshadowing.
7. It has been stated that the size of the proposed extension is in line with the rear wall of Long Meadow which is irrelevant as the frontage of Midhurst Cottage stands further forward than Long Meadow in relation to the front boundary by approximately 8 feet.

Case Officer Comments: These above concerns will be considered in the main body of the report. In particular, the application is for a single storey rear extension and not a two storey extension.

INTERNAL COMMENTS

Flood and Water Management comments:

The site is identified at risk of surface water flooding on the Environment Agency Flood Maps. Therefore the development needs to manage surface water on site in order to mitigate the risk of surface water flooding to the proposal.

It is therefore important all developments in this area contribute to manage the risk from surface water, and reduce the run off from their site.

A condition for sustainable water management provision should be attached to any approval.

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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.3	(2016) Sustainable design and construction

5. MAIN PLANNING ISSUES

The main issues to be considered are the effect of the proposal on the character and appearance of the original building, its impact on the surrounding area, any potential impacts on the amenities of the adjoining occupiers and the requirements of future occupants of the dwelling.

Policy BE13 ensures development harmonises with the existing street scene or other features of the area which are considered desirable to retain or enhance. Policy BE15 allows proposed extensions to existing buildings where they harmonise with the scale, form, architectural composition and proportions of the original building. BE19 ensures new development complements or improves the amenity and character of the area.

HDAS: Residential Extensions Paragraph 3.4 states that for a detached house an extension up to 4m depth with a height of 3m with a flat roof is normally acceptable. This is to ensure the extension appears subordinate to the original house and does not block daylight and sunlight received by neighbouring properties. The rear extension would have a maximum height of 3m and a depth of 6m, contrary to the above guidance. However, the adjoining properties have been extended to the rear or have single storey extensions that extend beyond the rear elevation of Midhurst Cottage. Taking into consideration the overall size, scale, orientation height, design and the 1.9m set in from the side boundaries, the proposal would not result in an unacceptable impact on Long Meadow or Wynnstay in terms of overdominance, overshadowing, loss of light and loss of outlook. As such, the proposed single storey extension is considered to have an acceptable impact on the residential amenities of the occupiers of adjoining properties.

The proposed extension would not represent a visually overdominant or unsympathetic form of development that would detract from the character, appearance and architectural composition of the original house. The proposal would therefore be in compliance with Policy BE1 of the Council's Local Plan: Part 1 - Strategic Policies and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE13, BE15, BE19 and BE21 of Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) Policies.

It is considered that all the proposed habitable rooms, and those altered by the

development still maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2016).

Over 180 sq.m of private amenity space would be retained, in accordance with paragraph 3.13 of the HDAS: Residential Extensions and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE23, ensuring a sufficient living environment would be provided for future occupiers.

The application is therefore recommended for approval.

Any subsequent planning applications made in respect of this property (including any two storey extension) would have to be assessed on their planning merits.

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 plan, number 01 003 and 01 004.

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 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).

5 NONSC Non Standard Condition

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all SuDs features including the method employed to delay and control the surface water discharged from the site and:
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iii. provide details of water collection facilities to capture excess rainwater; and how rain and grey water will be recycled and reused in the development

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1 - Strategic Policies (Nov 2012), Policies 5.12, 5.13 and 5.15 of the London Plan (March 2016), National Planning Policy Framework (March 2012), and the Planning Practice Guidance (March 2014).

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.
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- 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.

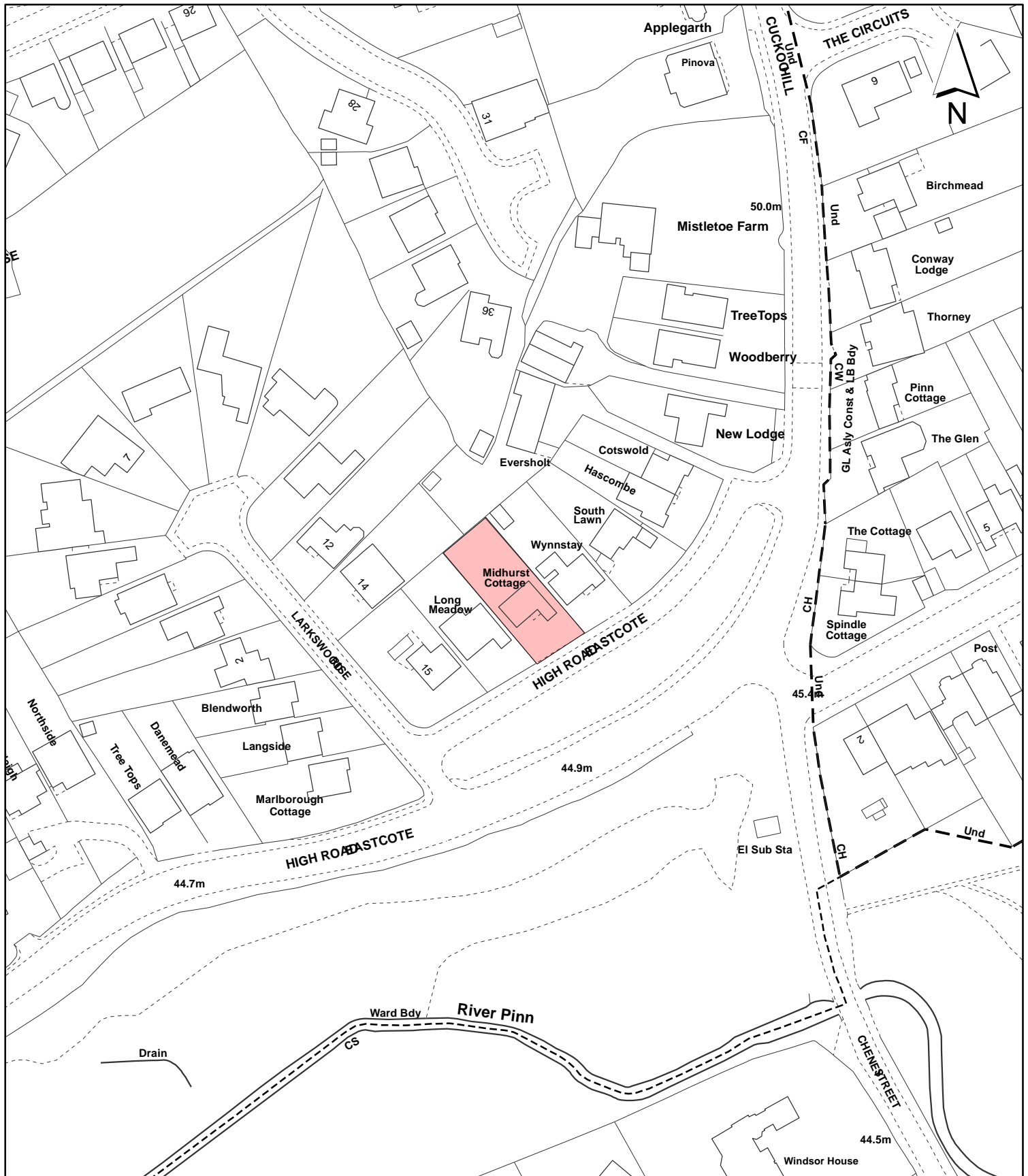
You are advised to consult the Council's Environmental Protection Unit, 3S/02,

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: Mandeep Chaggar

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Midhurst Cottage,
 High Road**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:

73006/APP/2017/2414

Scale:

1:1,250

Planning Committee:

North

Date:

August 2017



HILLINGDON
 LONDON