

Report of the Head of Planning, Sport and Green Spaces

Address 42 RAISINS HILL EASTCOTE PINNER

Development: Rear conservatory and conversion of roofspace to habitable use to include 4 x side rooflights and 2 rear rooflights.

LBH Ref Nos: 27718/APP/2017/1559

Drawing Nos: Location Plan
Site Layout
121.17.1B

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

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 the conversion of the roofspace to habitable use, to include 4 x side rooflights, 2 rear rooflights and a conservatory to the rear.

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 originally 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.

Eight neighbouring properties were then consulted on amended plans for a period of 21 days expiring on the 11 August 2017. Three responses were received raising the following issues:

- No objection to the conservatory providing it does not exceed HDAS when added to the existing extension
- No opposition to the proposed rooflights at the rear subject to them being Conservation Rooflights
- Object to the side facing rooflights as these would compromise the character and appearance of the house, which is one of several houses with identical roof forms in the Raisins Hill Area of Special Local Character (this homogeneity was referred to in the previous Inspectors report). The rooflights would be highly visible from either direction in Raisins Hill and would be detrimental to the street scene and the ASLC, setting a damaging precedent.
- The plans are inadequate as they do not provide a second floor/roof space plan.
- There is the removal of a side door shown on the drawings but it is not clear what this is on the ground floor view
- Please ensure care is taken not to inadvertently approve the wrong plans
- The Planning Officer's comments have still not been made available in the documents associated with this application. It seems disingenuous to expect a 14 day response under the circumstances. This last minute amendment could have been resolved much earlier, saving Hillingdon Planning and the residents trouble of putting another petition in place
- The applicants motives are questionable continually therefore piecemeal revisions at some stage should require planning applications

A petition against the proposal objecting to the side rooflights was also received.

Officer response: Each application is assessed on its merit having regard to currently adopted policy and guidance. The blocking up of a doorway would be permitted development. Within National Policy there is a requirement for Local Planning Authorities to work pro-actively with developers to achieve a successful outcome. In this context applicants are permitted to submit revised drawings in order to try and address unacceptable aspects of a scheme, which the Council is not at liberty to refuse to accept. In this the context revised plans have been submitted and additional consultation carried out to enable local residents the opportunity to respond and contribute to the process.

Northwood Hills Residents Association (response to original submission) - 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.

Eastcote Residents Association - No response

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 - Following concerns over original submission revised plans were submitted to remove the side extension and alterations to the roof, which were unacceptable. There is no objection to the conservatory to the rear or the proposed rooflights .

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 Conservation Area, 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 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.

The proposal also includes the conversion of the roof space to habitable use including the provision of two rooflights on either side elevation, set high on the roofslope and two rooflights on the rear elevation set lower down within the centre of the roofslope. The proposed rooflight are relatively modest in terms of scale and set up high on the roofslope. Subject to condition for Conservation type rooflights with minimal projection above the roofslope, they would not be significantly visible within the wider street scene.

A further issue that must be considered is that unlike dormer windows or more significant changes to roof forms the introduction of rooflights is normally a permitted development operation within Areas of Special Local Character.

The Conservation Officer has raised no concerns. It is noted that 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." However these are relatively minor changes that do not alter the shape or form of the roof.

Having regard to the comments above it is considered that the proposed conservatory and rooflights would respect the architectural character of the original building and preserve the character and appearance of the wider Area of Special Local Character. Therefore the proposal complies 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 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 marginally exceed HDAS guidance, given the offset in orientation and 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 would not impact on the neighbouring properties. Therefore it is not considered the proposed extensions would result in an unacceptable degree of over dominance, visual intrusion or over shadowing. Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to protect privacy. It is not considered that the proposal would significantly harm the residential amenities of the occupiers of the adjoining properties by an additional a loss of privacy. 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**

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, number 121.17.1B (received 27/7/17).

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 RES7 Materials (Submission)

No development shall take place until details of proposed roof lights, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policies BE5 and BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

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 Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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).

3 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 which are audible at the site boundary shall only be carried out between the hours of 08.00 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 or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) 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.

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
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

- 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.

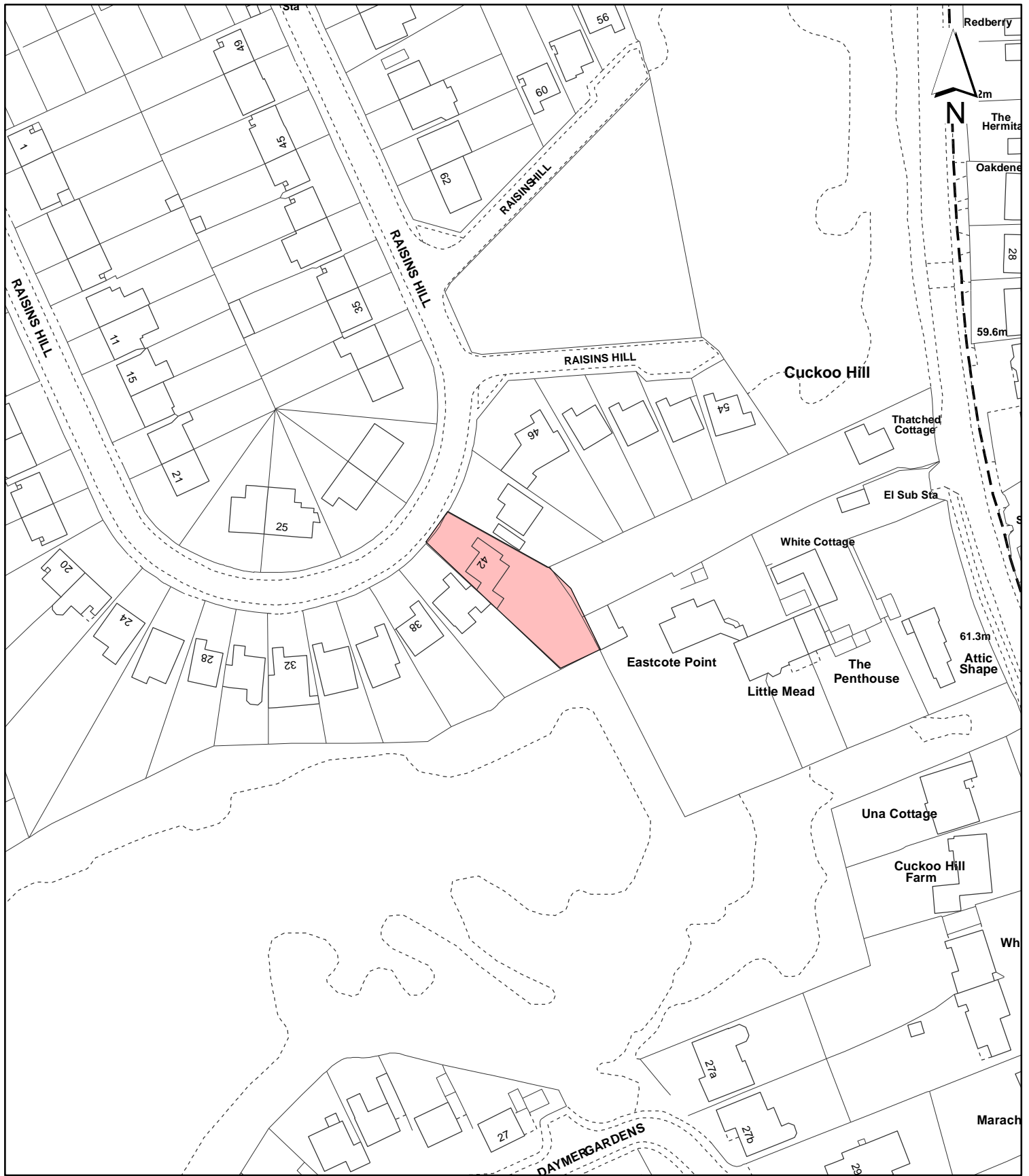
11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions,

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: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

42 Raisins 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:
October 2017

