

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

**Address** 27 YEADING LANE HAYES

**Development:** Extension to roof to allow additional habitable roofspace to include an additional rear dormer and 1 front rooflight and conversion of roof from hip to gable end with a new gable end window

**LBH Ref Nos:** 11974/APP/2017/74

**Drawing Nos:** 2016/MISC27-05  
2016/MISC27-01  
2016/MISC27-02  
2016/MISC27-03  
2016/MISC27-04

**Date Plans Received:** 06/01/2017      **Date(s) of Amendment(s):**

**Date Application Valid:** 11/01/2017

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the Western side of Yeading Lane and comprises of a detached chalet bungalow set within a 15.8 m wide plot. The property is currently in the process of being extended to the side and rear and the loft is being converted to habitable accommodation (see planning history below). To the rear there is a substantial garden which backs onto a residential dwelling on Bedford Avenue. To the front there is a large garden presently comprising of a single width driveway leading to the existing garage. There is an outbuilding and a shed to the very rear of the garden.

The site is situated within a Developed Area as identified in the policies of the Adopted Hillingdon Local Plan - Saved UDP Policies (November 2012) where the prevailing character of the area is residential, comprising of mainly semi-detached and detached houses.

#### 1.2 Proposed Scheme

The application seeks planning permission for an extension to the roof to allow additional habitable roofspace to include an additional rear dormer and 1 front rooflight and conversion of roof from hip to gable end with a new gable end window.

#### 1.3 Relevant Planning History

11974/APP/2009/956      27 Yeading Lane Hayes

2 two storey buildings containing 4 one-bedroom flats (Block B) and 4 studio flats (Block A), with associated parking and amenity space involving demolition of existing dwelling (Outline application for approval of access, appearance, layout and scale)

**Decision Date:** 16-07-2009      Refused      **Appeal:**03-MAR-10      Dismissed  
11974/APP/2012/294      27 Yeading Lane Hayes

Single storey side/rear extension involving conversion of garage to habitable room and the demolition of conservatory and shed to side

**Decision Date:** 16-04-2012      **Approved**      **Appeal:**  
11974/APP/2012/295      27 Yeading Lane Hayes

Conversion of roof space to habitable use to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable end with a new gable end window and single storey detached outbuilding to rear for use a gym (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision Date:** 04-04-2012      **Approved**      **Appeal:**  
11974/APP/2015/4646      27 Yeading Lane Hayes

Change of use from dwelling house (Use Class C3) to House in Multiple Occupation (HMO) (Use Class C4) including single storey side/rear extension involving alterations to side elevations and demolition of existing side/rear elements

**Decision Date:** 17-02-2016      **Refused**      **Appeal:**  
11974/APP/2016/2171      27 Yeading Lane Hayes

Conversion of roof space to habitable use to include a rear dormer, 3 front roof lights and conversion of roof from hip to gable end with a new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision Date:** 30-06-2016      **Approved**      **Appeal:**  
11974/APP/2016/4138      27 Yeading Lane Hayes

Extension to existing vehicular crossover to front and installation of additional vehicular crossover to front

**Decision Date:** 25-01-2017      **Approved**      **Appeal:**

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

There has been a lengthy planning history at this application site which is listed above. Of most relevance to this application is reference 11974/APP/2016/2171 which was an application for a Certificate of Lawful Development (CLD) which was granted for the conversion of roof space to habitable use to include a rear dormer, 3 front roof lights and conversion of roof from hip to gable end with a new gable end window. These works had been implemented at the time of the site visit.

It is also noted that there have been a number of enforcement investigations at this site resulting in the following action:

BREACH OF CONDITION NOTICE served on 13/04/2017, concerning a side window, came into effect on 13/04/2017 period of compliance 1 month. This notice has been complied with.

ENFORCEMENT NOTICE (OD) served on 13/04/2017, concerning a porch and the scale of outbuilding, came into effect on 19/05/2017, period of compliance 3 months. This notice has been complied with.

## **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**

11 neighbouring properties were consulted by letter dated 17.1.17 and a site notice was displayed to the front of the site which expired on 16.2.17

1 letter of objection has been received raising the following concerns:

1. The site is being over developed.
2. It is clear there appears to be an ulterior motive for the seemingly never ending planning applications dripping into the council, an HMO I think.
3. There are no plans to allow any reasoned view on the external appearance, impact, overlooking, unreasonable light and noise pollution potential etc.
4. The development by enlargement is likely to impact on the already unsuitable on road parking, this was previously a two bedroom family home. Has sufficient off road parking been provided for the property in its current form and potential number of inhabitants.

Officer Comment: The issues raised are covered in the main body of the report.

Tree and Landscape Officer: No trees or other landscape features will be affected by the proposed development. The extension is all within the existing footprint of the building and will involve no change to the external landscape.

RECOMMENDATION: No objection and, in this case, no need for landscape conditions

### 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:

- |      |                                                                       |
|------|-----------------------------------------------------------------------|
| AM7  | Consideration of traffic generated by proposed developments.          |
| 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.               |
| 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.

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 considerations are the design and impact on the character of the existing property, the impact upon the street scene and locality, the impact upon the amenities of adjoining occupiers, the adequacy of the size of the rear garden and car parking provision.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

Section 7 of the Council's adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions considers loft conversions and roof extensions. Paragraph 7.3 states that, as a general rule, the more visible a roof is from public areas, the more important that it be well designed. Paragraph 7.5 states that it is important to create an extension that will appear secondary to the size of the roof face within which it will be set. Roof extensions that will be as wide as the house and create the appearance of an effective flat roofed third storey will be refused permission. Where the roof can be extended, the Council will recommend a small dormer window or rooflights. Paragraph 7.7 states that a dormer window or roof extension must be constructed in the centre of the roof face. Paragraph 7.8 states that on detached houses set-ins should be at least 1 m. Paragraph 7.9 states that a flat roof will normally be acceptable for a rear dormer. The design and size of the proposed windows should match those on the existing rear elevation.

The proposal complies with the advice contained within the SPD HDAS: Residential Extensions in that the rear dormer would be set in from the side of the roof by 1 m, would be set down from the ridge by 300 mm and would be set 500 mm above the eaves. The previous extension of the roof, constructed under permitted development has resulted in one gabled end and one hipped end. The current proposal would provide a second gabled end which would provide some balance to the roof. It is considered that the further proposed extensions to the roof would respect the architectural integrity of the extended dwelling and would not have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Given the detached nature of the property with a good degree of separation between the extended roof and the side boundary, the proposal would not give rise to an unacceptable loss of light or outlook to the occupants of the adjacent property at Number 25. The proposed rear facing dormer window would not introduce an unacceptable loss of privacy to occupants of nearby properties given that the outlook would be similar to the existing larger rear facing dormer. The proposal involves the insertion of a window in the gable end of the property facing Number 25. The submitted plans confirm that this window, which would serve a bathroom/dressing area, would be obscure glazed and fixed shut below 1.7

m above finished floor level. Subject to a condition to require obscure glazing and fixing shut, it is considered that the proposal would not result in an undue loss of privacy in accordance with Policy BE24 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

A concern has been raised from the neighbour that the property could be occupied as an HMO. It is noted that the application is submitted on householder planning application forms on the basis that the property is a single private dwellinghouse. The resulting extended dwelling would be a large 4-bedroom property, however this does not in itself mean that the property would be used as an HMO. The applicant has confirmed that the extended dwelling would be used as a single private dwellinghouse. The use of the extended property as an HMO could give rise to additional parking demand that cannot be accommodated on site or on the local road network. It is therefore considered expedient to impose a condition to restrict the extended property to use as a single family dwellinghouse within the C3 Use Class.

## 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 2016/MISC27-03 and 2016/MISC27-04.

#### **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 HO5 No additional windows or doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or

without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 25 Yeading Lane.

#### 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 HO6 Obscure Glazing

The window facing 25 Yeading Lane shall be glazed with permanently obscured glass and be non-opening below a height of 1.7 metres taken from internal finished floor level for so long as the development remains in existence.

#### REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### 6 MRD4 Single Dwellings Occupation

The development hereby approved shall not be sub-divided to form additional dwelling units or used in multiple occupation without a further express permission from the Local Planning Authority.

#### REASON

To ensure that the premises remain as a single dwelling until such time as the Local Planning Authority may be satisfied that conversion would be in accordance with Policy H7 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:

AM7 Consideration of traffic generated by proposed developments.  
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.
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.
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

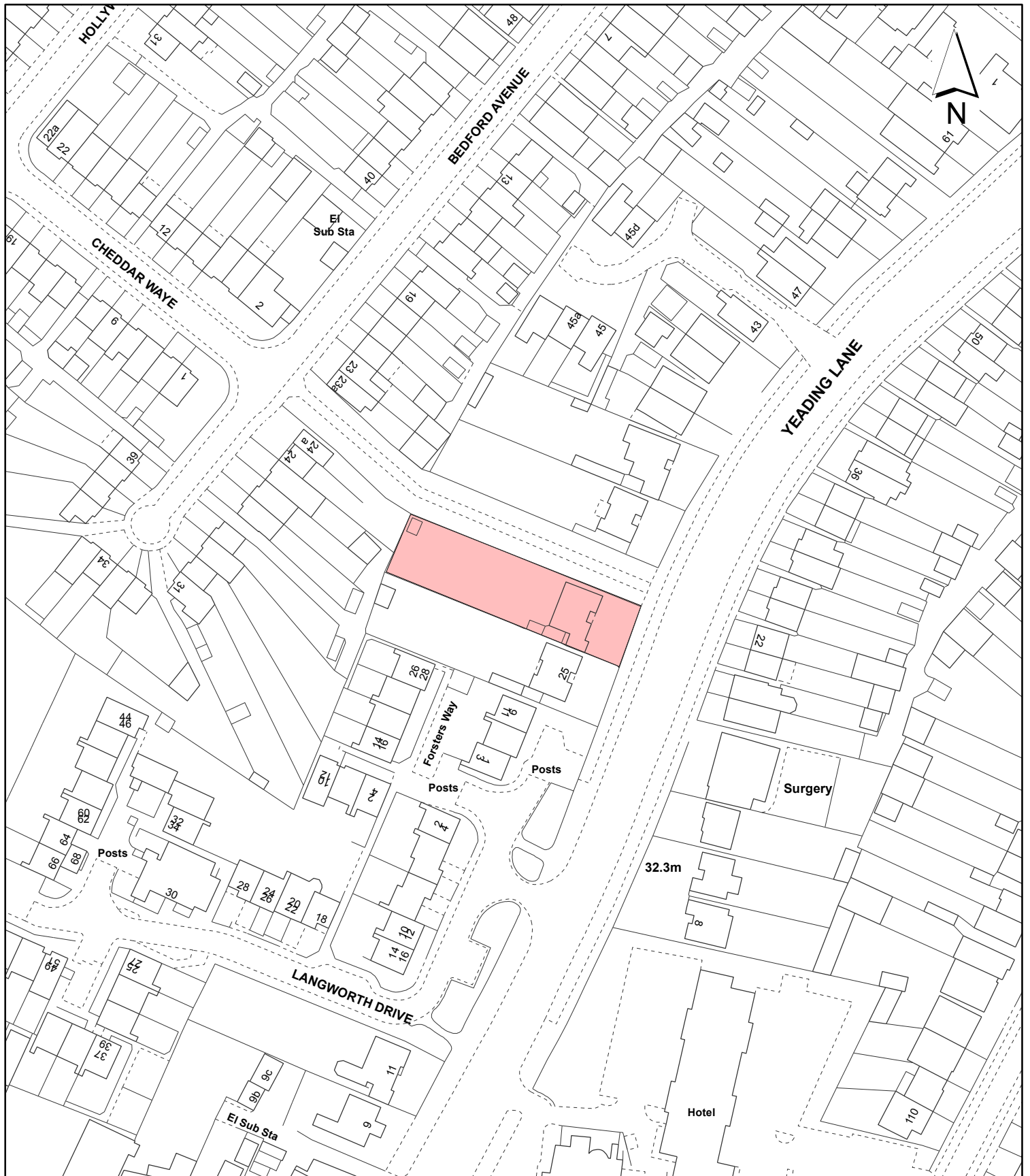


prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 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 (CO<sub>2</sub>) 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:** Nicola Taplin

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**27 Yeading Lane**

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

Planning Application Ref:  
**11974/APP/2017/74**

Scale:  
**1:1,250**

Planning Committee:  
**Central & South**

Date:  
**September 2017**

