

Report of the Head of Planning, Sport and Green Spaces

Address 48 WHITEHEART AVENUE HILLINGDON

Development: Two storey side extension and part single storey, part two storey rear extension

LBH Ref Nos: 68668/APP/2017/2281

Drawing Nos: P-48WA-02
P-48WA-03 Rev. A
P-48WA-01 Rev. A

Date Plans Received: 21/06/2017 **Date(s) of Amendment(s):**

Date Application Valid: 21/06/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the north side of White Heart Avenue, close to the junction with Cherry Grove. The site comprises a two storey semi-detached house. The two properties have a shared ridge that runs perpendicular to the street and a roofslope which falls to the side at a dual angle creating a false gambrel roof/side dormer appearance. This architectural style is matched by the adjacent Nos. 46 and 44 White Heart Avenue, however the surrounding area is a mix of architectural types. The property has a separate outbuilding to the far end of the rear garden that was previously subject to an enforcement notice. The property has a front porch extension and the front curtilage of the property is entirely hardstanding with a dropped kerb and no front boundary treatment.

The street scene is residential in character and appearance comprising semi-detached and detached properties and the application site lies within the developed area as identified in the adopted Hillingdon Local Plan (November 2012).

1.2 Proposed Scheme

The application seeks permission for a two storey side extension and a part single storey, part two storey rear extension.

The proposed two storey side extension would be set 1.0m back from the existing front elevation of the dwelling at both ground and first floor level and would extend the full depth of the property. The side extension would have a width of approximately 1.85m at both ground and first floor leaving a 1.0m gap to the boundary of the site. The proposed side extension would have a sloping roof that continued the angle of the existing roof. The amended roof would replicate the existing false gambrel roof design. The side extension would introduce a new window at ground floor level and first floor level on the front elevation. One new window is proposed in the side elevation at first floor level facing onto No. 46 Whiteheart Avenue, this window would be fixed shut and obscure glazed to 1.7m from internal floor height.

The proposed single storey rear extension would extend across the full width of the

property and the proposed side extension with a projection from the rear elevation of 3m. The extension would have a flat roof height of 2.8m. The proposed first floor rear extension would extend from the centre of the rear of the extended dwelling. This element of the proposal would be set 2m from the shared boundary with the attached property and approximately 2.6m from the boundary with No. 46 Whiteheart Avenue. The extension would extend to a depth of 3m from the rear wall of the dwelling to match the proposed extension below. The roof of the first floor rear extension would be hipped with a ridge height some 0.6m below the ridge height of the original and extended dwelling and an eaves height to match existing.

The development would provide a dining room and kitchen extension at ground floor level plus a bedroom, bathroom and new en-suite at first floor level.

The proposed materials are given only as render and wall tiles to match the existing dwelling. Proposed window, brick and roof material details are not provided.

1.3 Relevant Planning History

Comment on Planning History

The application property has been subject to enforcement action in the past with regards to the outbuilding in the rear garden. However, other than the impact on external amenity space provision, this is not deemed relevant to the current application.

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

Sixteen neighbouring properties were consulted by letter dated 21-07-17 and a site notice was displayed. No responses or objections to the proposals have been received.

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.

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 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 area and the impact on residential amenity of the neighbouring dwellings, landscaping issues, provision of acceptable residential amenity and the provision of off-street parking.

Policies BE13 and BE15 of the Local Plan seek to ensure that development must harmonise with the character of the surrounding properties and street scene, and in particular the scale, form, architectural composition and proportions of the original building. Policy BE19 further requires that development should complement and improve the amenity of the residential area.

Section 5.0 of the HDAS states that in order to prevent harm to the visual amenity of a site and its wider setting, proposed two storey side extensions must be no more than two thirds the width of the original house and should be set-in from the site boundary by at least 1.0m. Policy BE22 also states that residential extensions and buildings of two or more storeys in height should be set back a minimum of 1.0m from the side boundary of the property for the full height of the building.

The proposed two storey side extension would be less than two thirds the width of the original house and following amendments would provide the 1.0m set in from the boundary as required by Section 5.0 of the HDAS Residential Extensions guidance and Policy BE22.

Given the architectural style of the existing and attached property, as well as numbers 46 and 44, the applicant was advised to amend the the proposed side extension so that it would more closely respect the design of the existing dwelling. The applicant has amended the proposal so that it now continues the roof form of the existing and adjacent properties. As such the proposal is no longer considered to have a detrimental impact on the character of the existing terrace and the streetscene. The application is deemed to be in compliance with Policy BE1 of the Councils Local Plan: Part 1 - Strategic Policies, and policies BE13, BE15 and BE19 and of the Hillingdon Local Plan (November 2012) plus section 5.0 of HDAS: Residential Extensions.

HDAS: Residential Extensions paragraph 3.3 states for a semi-detached or terraced house with a plot width over 5.0m, any proposed single storey rear extension should not exceed 3.6m in depth and paragraph 3.7 states they should have a maximum roof height of 3.4m. The proposed single storey rear extension would comply with this guidance.

In terms of the first floor rear extension HDAS: Residential Extensions paragraph 6.4 states that any two storey rear extension should project no more than 3.6m for a a site such as the application property, provided that it does not extend beyond a 45 degree line of site taken from the nearest of the first floor windows of any room of the neighbouring property.

The proposed two storey rear extension would comply with this guidance as it is 3m in depth and sits outside the 45 degree line of site from the closest dwellings' (No. 50 Whiteheart Avenue) first floor windows. Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours. The proposed scheme involves no side windows that might overlook the adjacent property as the single side window proposed would be fixed shut and obscure glazed to 1.7m height from internal floor level. The proposal is therefore deemed to conform with Policy BE21 and BE24 of the Hillingdon Local Plan (2012).

The proposal would add an additional bedroom to the property and guidance set out in the HDAS Residential Extensions requires properties with 3 bedrooms to provide a minimum of 60 sq. m. of rear garden area. The property has an existing outbuilding within the rear garden and the garden area would be reduced to approximately 65 sq.m post development. As such the application property would still provide sufficient external private amenity space and the application is therefore deemed in accordance with Policy BE23 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the HDAS Residential Extensions.

The existing hardstanding to the front of the property provides parking for two cars and therefore the scheme is in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Car Parking Standards (Annex 1).

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 P-48WA-01 Rev. A and P-48WA-03 Rev. A.

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) (England) 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 46 or 50 Whiteheart Avenue.

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 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

- 1 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

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.
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 (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: Ed Laughton

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

48 Whiteheart Avenue

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

Planning Application Ref:
68668/APP/2017/2281

Scale:
1:1,250

Planning Committee:
Central & South

Date:
September 2017

