

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

**Address** 8 BAWTREE ROAD UXBRIDGE

**Development:** Deepening of and extension to existing basement area to create habitable space, single storey rear extension and installation of rooflight to rear

**LBH Ref Nos:** 18278/APP/2017/1876

**Drawing Nos:** SKMPD-PA-8BR-002 Rev. B  
SKMPD-PA-8BR-003 Rev. C  
Design and Access Statement  
SKMPD-PA-8BR-001 Rev. D  
Product and Solution Specification Sheet  
Sustainable Drainage System Report

**Date Plans Received:** 22/05/2017      **Date(s) of Amendment(s):**  
**Date Application Valid:** 22/05/2017

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

This application relates to a semi-detached dwelling on the south-east side of Bawtree Road. Bawtree Road is a quiet residential cul-de-sac situated within a residential area to the east of Uxbridge Town Centre.

The application property and its adjoining neighbour is one of a pair of identical properties, the front of which are unaltered. The rear of the properties comprise identical two storey 'outriggers' which abut up against each other and at the shared boundary and project across their respective rear elevations. The side return wall abuts onto the rear of each dwelling by approximately 1.5m from the rear/side elevation edge, the remaining width contains a bedroom window at first floor level and a door opening leading to a ground floor lounge within the main body of the dwelling. There are external steps leading up to this door opening.

There is a single storey extension with a tiled lean-to roof to the rear of the application property and adjoining property no.10 Bawtree Road that is part of the original building. There is also a 'make-shift' temporary shelter attached to the single storey element of the application property constructed of timber with a perspex roof covering.

The internal floor levels between the main body of the application property and the 'outrigger' are not in alignment and there are internal steps leading down to the rear of the dwelling. There is a difference in internal floor level between the main body of the house and the outrigger of 0.55 metres and a further difference between the outrigger and single storey element of 0.98 metres. The difference in levels between the internal floor level at the front of the house (the main part of the dwelling) and the ground level at the rear of the house is approximately 1.3-1.5 metres.

There is an existing basement beneath the main body of the house, accessed via an internal stairwell, measuring 18sqm with a floor to ceiling height of 1.7m. Given its central

Uxbridge location the wider area comprises a diverse mix of residential and non-residential uses (primarily retail and commercial uses associated with Uxbridge Town Centre). The immediate vicinity is residential in character and Bawtree Road comprises a mix of detached and semi-detached residential dwellings.

The application property falls within the 'Developed Area' as outlined within the Hillingdon Local Plan - Part Two (Saved Policies).

## **1.2 Proposed Scheme**

The proposal involves the expansion of the existing basement both in terms of depth, in order to allow increased floor to ceiling height, and in floor space, with the extended basement encompassing the majority of the dwelling footprint. A patio area would be dug out to the rear of the building and this would enable the basement to be served by bi-folding doors to the rear of the basement which would open out to the patio. Retaining walls would be provided either side of the patio.

The basement area would measure approximately 14 metres in length by 4.1 metres in width at full ceiling height (2.4 metres), with a 1.4 metre wide section with raised floor levels adjacent to the party wall shared with No. 10 Bawtree Road. The basement would be accessed by an internal staircase. Additional natural light would be provided by roof lights to be installed within a new sloping roof to be formed over the basement where it projects beyond the ground floor footprint and also through the use of a glazed area of ground floor within the bay window area on the front elevation.

The existing internal ground and first floor levels within the outrigger would be raised so as to match the floor levels within the main dwelling. The existing lean-to single-storey extension to the rear of the dwelling would be replaced with a taller flat roof extension that would enable the interior floor level to be raised. The proposed extension would occupy the same footprint as the existing and would include French doors with a Juliet balcony to the rear elevation. The base of the extension would be on higher ground than the existing extension as a result of the site level works where the level would be raised by approximately 0.98 metres. The overall height of the extension would be 2.95 metres which would be similar to the height of the existing extension although the roof gap between the roof top and the eaves of the outrigger roof would be reduced from approximately 1.9 metres to approximately 1.2 metres on account of the altered ground levels.

The first floor level would be raised without any external modifications to the outrigger save for a roof light to be provided to serve a first floor rear bedroom.

Other fenestration to the rear of the dwelling would be altered to reflect the revised floor levels.

The existing downward sloping rear garden would be levelled.

The existing clay roof tiles would be replaced with slate tiles.

## **1.3 Relevant Planning History**

18278/APP/2015/4309      8 Bawtree Road Uxbridge

Enlargement of basement to create habitable space and ground floor rear extension

**Decision Date:** 20-07-2016      Not Determined      **Appeal:**25-AUG-16      Dismissed  
18278/APP/2017/3476      8 Bawtree Road Uxbridge

Ground floor rear extension, dormer loft conversion and cellar to basement conversion

**Decision Date:**

**Appeal:**

### **Comment on Planning History**

A previous application for a basement extension and additions to the rear of the dwelling was refused due to concerns relating to surface water management and its impact on the extended basement, the quality of living space provided within the basement due to lack of natural light provision and the failure of the rear extension to harmonise with the existing dwelling.

### **2. Advertisement and Site Notice**

**2.1** Advertisement Expiry Date:- Not applicable

**2.2** Site Notice Expiry Date:- 26th June 2017

### **3. Comments on Public Consultations**

Site notices were displayed adjacent to the site and neighbouring residents were also sent letter notifying them of the proposed development and inviting comments.

3 letters of objection received:

There are still no formal policies on basement extensions in Hillingdon. Digging beneath a property of this age could cause collapse and damage neighbouring properties. Glazing provided within the basement would not provide sufficient light or ventilation. Groundwater issues have not been addressed and the basement will form a dam that will cause damage to neighbouring property and undermine foundations. The groundwater trial excavation was dug during a dry late winter / early spring. Independent surveys on groundwater levels should be required and provided. This scheme is overdevelopment of a historic house. The level of detail provided on the method of construction of the basement is not sufficient.

3 letters of comment (from 2 addresses):

Concerned that Juliet balcony would overlook my property although this could be mitigated by sympathetic planting or fencing. How will soil and debris be removed? Concern over stability of the structure and potential impact on nearby electricity substation which could lead to power cuts.

1 letter of support:

A wonderful job has been done on existing refurbishments and the proposed works will create a wonderful family home.

Petition of Objection with 28 signatories:

Concern over structural stability and impact on the nearby electricity substation. The construction works will disrupt the road, the quiet environment and result in the loss of on

street parking.

Officer Comment:

It is noted that objections have been raised against the potential impact of construction works upon the character and appearance of the surrounding area. The timing and duration of these works would be controlled by Environmental Health legislation whilst any irresponsible parking would be subject to enforcement. Construction works are temporary in nature and, if necessary, can be regulated by planning condition so as to minimise impacts on neighbouring residents. It would not be reasonable to refuse the application due to potential impacts of construction works.

Structural integrity of the building during excavation works for the basement is subject to separate building control regulations and is not a planning matter. The Planning Inspector made this clear in the appeal report for the previous application.

Scottish and Southern Electricity (SSE) have already stated that they do not object to the proposed works.

Groundwater studies consisted of a recently dug excavation as well as borehole log data recorded over a number of years. The Council's Flooding and Drainage Officer has stated that further investigations would be required as the borehole statistics are not specific to the site and the groundwater excavation was not dug to a sufficient depth or at the correct time of year. These details can be obtained prior to commencement of any development through the use of a planning condition.

INTERNAL CONSULTEE'S

FLOOD WATER MANAGEMENT OFFICER:

A site investigation report dated February 2016 has been submitted which includes data from borehole logs and other sources which suggest that there is no groundwater present. However the borehole logs are outdated (1973 to 1989) and are not specific to the site.

The Council will not support basement developments that extend the full width or length of the site.

A Sustainable Drainage System Report dated May 2017 has been submitted with this application. This has adequately demonstrated that surface water can be managed on site and will bring added biodiversity benefits to the development.

We will require developers to demonstrate by methodologies appropriate to the site that their proposals:

- a) Maintain the structural stability of the building and neighbouring properties;
- b) Avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- c) Avoid cumulative impacts upon structural stability or the water environment in the local area;

A site investigation is required which should be carried out at the correct time of year (April/May) to determine the presence or absence of groundwater. This is particularly important as this is a semi detached property and there is an electrical substation located adjacent to the property.

An additional 2.5m excavation trial pit has also been dug with no groundwater detected. It's unclear when this pit was dug, groundwater can vary depending on the time of year. The depth of the proposed basement is increasing from existing 1.78m to proposed 2.4m. The trial pit was not dug to sufficient depth as groundwater can fluctuate up to 1m.

It is noted that the geology consists of London Clay. The British Geological Survey GeolIndex Onshore "Hydrogeology 1:625,000 scale" mapping shows the site as "Rocks with essentially no groundwater". However a site investigation is required to determine this.

It's proposed that a perimeter drain will be installed internally and externally which will provide a route for any groundwater to get around the basement. The applicant needs to provide the detail of what this would look like on the plans.

Officer Comment: The basement extension does not extend either the full width or length of the site. The required investigation could be secured through the use of a planning condition which would be attached to any approval granted, as stipulated by the Planning Inspector in the appeal report for the previous application.

#### **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.

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

LPP 5.12 (2016) Flood risk management

- LPP 5.13 (2016) Sustainable drainage  
LPP 7.4 (2016) Local character  
LPP 7.6 (2016) Architecture

## **5. MAIN PLANNING ISSUES**

### **DESIGN:**

The proposed works would be concentrated to the rear of, and underneath, the existing dwelling. The proposed rear extension would occupy the same footprint as the existing lean-to style extension to the rear and the mono-pitched roof over the basement towards the rear of the site would be at a minimal height and not be visually apparent in views from the street. As such, it is not considered that the proposed works would appear disruptive within the street scene nor would they detract from the character and appearance of the wider surrounding area.

The replacement of clay roof tiles would be acceptable as there is slate present on the roofs of similar dwellings, such as 12 and 14 Bawtree Road and, in any case, these works could be carried out under Householder Permitted Development Rights.

Whilst the proposed works would increase the floor area available within the dwelling, it is not considered that this would be to the extent that the general character of the dwelling as that of a family home would be compromised.

With regards to the impact of the proposed works on the existing building, it is noted that the previous application was refused due to concerns over the design of the rear extensions and that this position was supported by the planning appeal inspector. The current application has sought to rectify concerns relating to the length of the flank (western) of the previous scheme by decreasing the width of the rear extension so that it remains in line with the existing outrigger projection. Furthermore, the footprint of the rear extension would be similar to that of the current lean-to extension whilst the height of its flank wall would not be significantly increased.

However, whilst the proposal has addressed concerns over the size of the rear extension and the unbalancing effect caused by wrapping round the outrigger, the regularisation of interior floor levels, and the resultant need to increase the height of the single-storey extension to the rear, results in a poorly proportioned rear elevation to the dwelling with an incongruous narrow gap between the roof top of the single-storey extension and the eaves line of the outrigger and an assortment of poorly aligned windows and openings.

It is therefore considered that the proposed extension would fail to harmonise with the proportions of the existing building, in conflict with Policy BE 15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### **FLOODING & DRAINAGE:**

The application includes a Sustainable Drainage System Report which provides details of groundwater levels in the form of borehole data and trial excavations. The Council's Flood and Drainage Officer considers that the basement extension can be formed without causing damage to the property or neighbouring properties through groundwater impact, provided further site specific data on groundwater levels is provided prior to development commences along with details of a suitable drainage scheme to manage surface and

ground water. This can be secured by condition so that development would only proceed if sufficient details were provided.

#### OCCUPANT AMENITY:

The proposal is considered to have addressed objections raised against the previous scheme in relation to the amount of natural light that would permeate into the basement. The rear portion of the basement will benefit from a large array of glazing on the rear elevation which will be exposed to sunlight due to the digging out of the patio within the rear garden as well as a number of roof lights on the mono-pitched roof towards the rear. A section of glazed flooring would be installed within the bay window projection to the front of the dwelling and it is considered that this would allow an adequate level of natural light to permeate through the bay window and down into the basement. It is noted that this approach was supported, in principle, by the Planning Inspector in assessing the previous application.

However, the proposed first floor bedroom to the rear of the property would not provide suitable living conditions for occupants. By raising the internal floor level, and in spite of removing the ceiling within the existing bedroom, the room would be unacceptably cramped due to low ceiling height, on account of the sloping nature of the ceiling, and would fail, by a significant margin, to ensure that a minimum of 75% of the bedroom has a ceiling height of either a minimum of 2.3 metres as set out in Technical housing standards - nationally described space standard (2015) or the greater height of 2.5 metres as required by Policy 3.5 and Table 3.3 of the London Plan (2016). Furthermore, the bedroom would be served by a single roof light which would be positioned at such an angle as to provide no demonstrable outlook for the occupants of the bedroom, therefore failing to provide high quality indoor space as required by Policy 7.6 of the London Plan.

It is therefore considered that the proposed development would fail to provide acceptable living conditions for occupants of the dwelling, in conflict with the above mentioned policies.

#### NEIGHBOUR AMENITY:

The proposed basement extension would not unacceptably intensify the use of the dwelling, with its character remaining that of a family home. Views from the basement windows towards neighbouring properties would be interrupted by the site topography as well as boundary treatment.

The topography of the site, which slopes downwards from the rear of the dwelling towards the rear boundary of the site, means that the ground floor windows of the property are at a higher level in relation to those at neighbouring dwellings to the rear. The existing ground floor bathroom window to the rear of the dwelling would be replaced with a French door arrangement and a Juliet balcony which would serve a reception room. Whilst this arrangement would offer an increase in potential overlooking, it is considered that sufficient distance is maintained between this window and neighbouring windows serving habitable rooms to prevent undue levels of overlooking.

The height of the single-storey extension would not be greatly increased from that of the existing extension that it will replace and its footprint would also be similar. As a result, it is not considered that it would bring about any unacceptable increase in overshadowing of neighbouring properties nor would it appear overbearing towards them.

It is therefore considered that the proposed development complies with Local Plan Policies BE 20 and BE 21.

#### EXTERNAL AMENITY:

The proposed extensions would be built largely within the footprint of the existing dwelling, with the exception of the mono-pitched roof formed over the basement alongside the outrigger to the rear of the dwelling. This would not result in the loss of any significant proportion of garden space and it is considered that the rear garden will continue to provide adequate, usable external amenity space, in accordance with Local Plan Policy BE 23.

#### CONSTRUCTION ISSUES

A major concern of the adjoining neighbour is that the foundations to the Party Wall between the properties will be adversely impacted upon, resulting in damage to his property. It is important to note that the Party Wall Act and Building Control consent processes are the relevant legislative processes whereby professional surveyors will consider the structural implications of basement work to the Party Wall. Given the unusual nature of the proposals (such basements are not common in Hillingdon so close to a Party Wall) officers did ask the applicant for clarification that the relevant Party Wall notice had been served (as such notices should be served at least 2 months before work commences). In this case the correct notice has already been served (officers have seen a copy of the Party Wall structure notice). It is therefore not only the case that the structural issues connected to the Party Wall will be addressed through the Party Wall Act, but that this separate process has already commenced in this case.

## 6. **RECOMMENDATION**

**That the Planning Inspectorate be advised that had an appeal for non-determination not been lodged, the application would have been refused for the following reasons:**

**1**           NON2           Non Standard reason for refusal

The proposed rear extension due to it being poorly proportioned in relation to the existing dwelling by way of the height of the single-storey rear extension in relation to the eaves height of the outrigger roof as well as the poor alignment of fenestration, represents an incongruous addition and alteration which would not harmonise with the architectural composition and proportions of the original or adjoining dwellings and would be detrimental to the visual amenity of the street scene and the wider area. The proposal is therefore contrary to Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extension.

**2**           NON2           Non Standard reason for refusal

The rationalisation of interior floor levels as a result of the proposed works would result in the first floor bedroom to the rear of the dwelling being cramped, with less than 75% of the room having a ceiling height of 2.5 metres or above, and would also not benefit from an



acceptable level of outlook due to the only opening being a upward angled roof light. The proposal would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 of the London Plan (2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).

## INFORMATIVES

### Standard Informatives

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

#### Part 1 Policies:

PT1.BE1 (2012) Built Environment

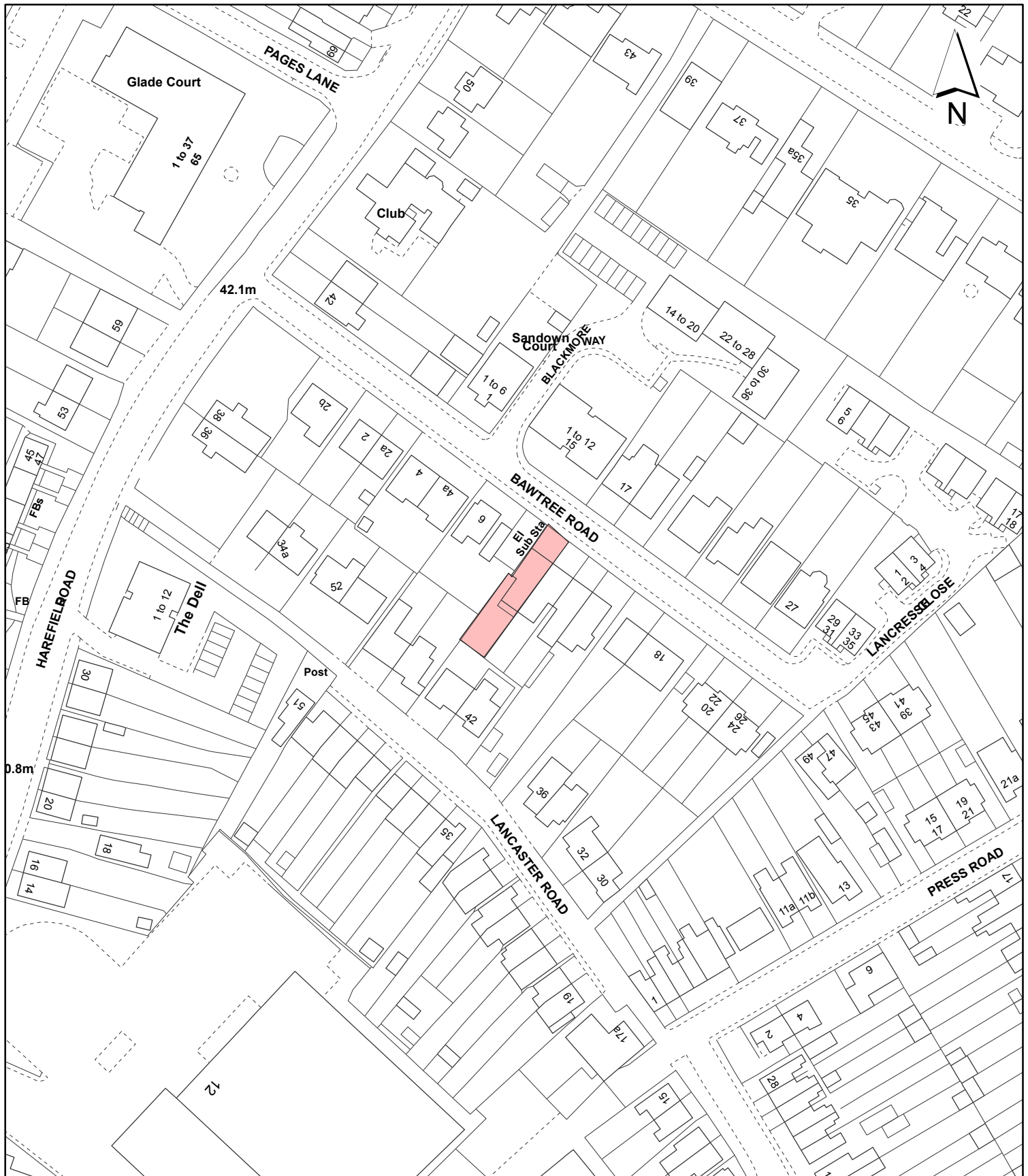
#### Part 2 Policies:

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.
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.
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LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 7.4	(2016) Local character

LPP 7.6 (2016) Architecture

**Contact Officer:** James McLean Smith

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

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

Planning Application Ref:  
**18278/APP/2017/1876**

Scale:  
**1:1,250**

Planning Committee:  
**Central & South**

Date:  
**October 2017**



**HILLINGDON**  
 LONDON