

Report of the Head of Planning, Sport and Green Spaces

Address 29 MANOR LANE HARLINGTON

Development: Single storey side extension involving demolition of existing garage.

LBH Ref Nos: 15434/APP/2017/2674

Drawing Nos: 1074-P-203 Rev A
1074-P-202
1074-P-201
1074-P-200 Proposed
1074-P-200
1074-P-204 RevA

Date Plans Received: 21/07/2017 **Date(s) of Amendment(s):** 21/07/2017
Date Application Valid: 28/07/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located to the East side of Manor Lane. The frontage of the site along Manor Lane has a width of around 17 m, narrowing to around 10 m at the rear of the site.

The site is occupied by a single storey detached 'bungalow' type dwelling. The original part of the dwelling has a generally square footprint. The property has been extended in the past on the Southern side which has single storey additions comprising a protruding garage at the front and a kitchen at the rear; there is presently an open yard between these two extensions. The extension to the Southern side of the dwelling is wider at the front than it is to the rear due to the irregular shape of the site. This side extension abuts the Southern boundary. There also exists a porch to the frontage. The side extensions and porch have flat roofs. The original dwelling has a gable ended tiled pitch roof over.

To the South of the application site is a similarly sized plot, No. 31 Manor Lane. The site also contains a single storey bungalow. The property is located close to the respective boundary shared between the two sites. To the North of the application site is located a recently constructed bungalow on the site known as Land to the rear of 268 High Street. There exists around 2 m space between the flank fall of No.29 Manor Lane and the boundary with the site to the North. The rear (East) boundary of the site adjoins the rear of 270 High Street. It is to be noted that No. 268 - 272 are three Listed Buildings.

The site is located just outside the Harlington Village Conservation Area. The edge of the Harlington Village Conservation Area adjoins the Northern and Eastern boundaries of the site. The wider character of the surrounding area is of two storey dwellings.

1.2 Proposed Scheme

Planning permission is sought for a single storey side extension involving demolition of an existing flat roofed garage at the front of the property; amendments to the existing porch, and replacement of the flat roof with pitched.

The proposed single storey side extension would replace an existing garage and would fill the open space between what was the rear of the garage and an existing kitchen to the rear. The proposed extension would be set back so that it is flush with the front wall of original house, would be 4.9 m wide to the front and 2.95 m to the rear abutting the Southern boundary. This removes the flat roofed protrusion of the existing arrangement. The new roof above the proposed single storey side extension would generally match the current main pitch roof; it would be gable ended with the ridge lowered by 0.9 m from the main roof with the eaves of the same height as that of original house (2.55 m). The proposed extension would provide a playroom and a utility to the rear. One roof-light would be inserted to the front of proposed roof plane and one to the rear, one large window would be inserted on the front elevation matching with existing. The layout of the ground floor was amended to allow an acceptable outlook for the internal habitable rooms.

The existing porch would have its current flat roof removed and replaced with a shallow pitched roof with a gable end. The new roof to the porch would have a maximum height of 3.2 m; an existing single door and side window would be replaced with a double doors.

1.3 Relevant Planning History

15434/APP/2011/2420 29 Manor Lane Harlington

Raising of roof to allow for creation of new floor, conversion of garage to habitable space, alterations to porch roof and alterations to ground floor rear elevation.

Decision Date: 06-12-2011 **Refused** **Appeal:**

15434/APP/2017/1197 29 Manor Lane Harlington

Replace flat roof to front porch with pitch roof
Conversion of existing garage to a habitable room
Conversion of roof space to habitable room with installation of rear facing dormer and front facing dormer

Decision Date: 02-06-2017 **NFA** **Appeal:**

15434/APP/2017/2652 29 Manor Lane Harlington

Conversion of roofspace to habitable use to include a rear dormer and 2 front rooflights (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 26-09-2017 **Approved** **Appeal:**

15434/APP/2017/2673 29 Manor Lane Harlington

Conversion of roofspace to habitable use to include a front dormer.

Decision Date: **Appeal:**

Comment on Planning History

The application property was already extended to the rear side and front.

Planning Application 15434/APP/2011/2420 for the raising of roof to allow for creation of new floor, conversion of garage to habitable space, alterations to porch roof and alterations to ground floor rear elevation was refused on 6 December 2011.

The reasons of refusal:

1. The proposal to add an additional floor to the dwelling would, by reason of its excessive size, height and bulk, not enhance the character and appearance of the street scene and area, detrimentally affect the setting of Listed Buildings and would likely set an unwanted precedent of similar developments, contrary to policies BE4, BE10, BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies, September 2007.

2. The development, by reason of its design, height and siting would result in direct overlooking to habitable rooms and amenity areas of neighbouring properties, causing an unacceptable loss of privacy to the occupiers of these properties. The proposal is therefore considered contrary to policy BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3. The proposal having regard to the size of the enlarged accommodation would fail to maintain an adequate amount of amenity space for the occupiers of the enlarged property, and as such would result in an over-intensive use of the remainder of the garden to the detriment of the amenity of the neighbouring occupiers and character of the area. The proposal is therefore contrary to policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

The application for the Conversion of roof-space to habitable use to include a rear dormer and 2 front roof-lights (Application for a Certificate of Lawful Development for a Proposed Development) was approved on 26 September 2017.

The application 15434/APP/2017/2673 for a conversion of roof-space to habitable use to include a front dormer is not decided yet and will be determined by the committee.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 6th September 2017

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

Three neighbouring occupiers alongside with the Harlington Village Residents Association were consulted on 02/08/2017. By the close of the consultation period on 23/08/2017, one objection was received.

Occupier of No 272 High Street comments:

Although not within the Conservation Area, this property adjoins it so development could have an adverse effect on the Conservation Area and the listed properties next door. The proposed side extension will dominate the neighbouring property with a large brick wall on the boundary, replacing the existing shorter sections of wall. As a result the plans show two internal rooms likely to lose their outlook. The proposed extension has a different roof pitch to that of the main house which will look out of place on the street scene, along with the porch roof and doors which are not typical of the area.

Two other planning applications are proposed, and if all three were to be approved it would result in an over intensive use of the site and the potential of a six bedroom house without the supporting recreational facilities to the detriment of the residential amenities of adjoining

occupiers by reason of noise and disturbance. This proposal would also be detrimental to the architectural composition of the existing dwelling and fails to either preserve or enhance the character and appearance of the wider Harlington Village Conservation Area. I hope permission will not be granted.

Harlington Conservation Area Advisory Panel - Objected to the scheme with the following comments:

I am writing on behalf of Harlington Conservation Area Advisory Panel. Although not within the Conservation Area, the property adjoins it so development could have an adverse effect on the Conservation Area. The proposed side extension will create an oppressively large brick wall on the boundary with the adjoining property, replacing two shorter and lower sections of brick wall on the boundary, flanking a wall with windows inset from the boundary. The pitch of the roof of the proposed extension is different to that of the main house - a discordant feature. The proposed porch has double doors which are not a normal feature of the area. It does not make a positive contribution to the street scene. This proposal should be considered alongside the two other current planning applications for changes to this property. If all three proposals were carried out the significant increase in size would result in an over development of the site and a design with discordant features. We therefore hope permission will not be granted.

Officer comment:

The proposed side extension would not increase the size of property, on the contrary the proposal is to infill the side yard and removing the existing front garage, a discordant feature, together with the proposed pitched roof above would improve the street scene, resulting in a more compact structure.

The shapes and styles of porches within Manor Lane vary as such it is rather difficult to find out which one is typical for this street scene.

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.

BE1 Development within archaeological priority areas

BE4 New development within or on the fringes of conservation areas

BE10 Proposals detrimental to the setting of a listed building

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
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 existing dwelling, the impact on the visual amenities of the surrounding area, including the setting of the Harlington Conservation Area and the setting(s) of listed buildings, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the occupants of the dwelling and the availability of parking.

Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. Policy BE13 requires the layout and appearance of extensions to harmonise with the existing street scene and Policy BE19 ensures any new development complements or improves the amenity and character of the area.

The Council's Adopted SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) or HDAS, contains design guidance (below) for all types of extensions.

Section 4.0 Single Storey Side Extensions states the design of a side extension should not dominate the existing character of the original property. The extension is more than two thirds the height of the original dwelling. This is acceptable given that the dwelling is a bungalow and subservience is demonstrated. Generally roof design must not obstruct any adjoining properties right to sun/day light. To help prevent this it is recommended that the roof pitch is set to an angle as shallow as possible, however it should also match the existing.

The proposed side extension would abut the Southern boundary, would have a pitched gabled roof of a similar design as that of the original. The height of the proposed roof would not comply with the maximum height for single storey side extensions, as specified in paragraph 3.6 of the HDAS SPD. However in this particular case it would be acceptable due to proposed design and given the position of the proposed single storey side extension, and the improved relationship to the adjoining property No 31 Manor Lane, which has a flank wall facing the proposal which would not be obstructed by the proposed development. What is more, the proposed demolition of the existing front garage would improve the appearance of the host property as well as street scene, opening the view of bungalow at No 31 to the South, that has recently been rather hidden behind the existing garage at No 29 Manor Lane.

Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that new developments should retain or enhance the character and appearance of Conservation Areas and those features which contribute to the special architectural qualities. Policy BE4 reflects the relevant legal duties. Policy BE10 resists proposals which would be detrimental to the setting of Listed Buildings. Policy BE10 reflects the relevant

legal duties.

This site adjoins the Conservation Area rather than being within it; however, apart from the provision of the pitched roof, the position of the proposed development is largely screened from the Conservation Area by the existing building and kitchen extension, and therefore the impact upon the setting of the Conservation Area is considered to be neutral. The same is true of the impact upon the setting of the Listed buildings which lie to the rear (east) of the site.

Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires new extensions by virtue of their siting, bulk and proximity would not result in a significant loss of residential amenity and Policy BE24 should protect the privacy of the occupiers and their neighbours. With regards to the impact on neighbouring residential amenity, it is considered that the proposed development would not have an adverse impact on the residential amenities of the occupiers of the adjacent dwellings at No 27A Manor Lane and No 270 High Street from increased overshadowing, loss of sunlight, visual intrusion and over-dominance due to the position of the proposed extension on the other site of the property and the nature of the proposal.

The adjoining neighbour at No. 31 Manor Lane does not benefit from any kind of extension. Given its orientation, the proposed extension would not have an adverse impact upon the adjoining neighbours at No.31 Manor Lane. As such, the proposal would not result in a loss of their residential amenities and light levels, by way of appearing overbearing, being visually intrusive, causing overshadowing, or loss of outlook and light.

The proposed development will include one new window on the front elevation which will have a general outlook onto the street scene and not directly into any neighbouring properties. The proposal involves the provision of a utility and playroom within the property. The layout of the ground floor was amended to ensure the outlook of an internal habitable room was acceptable.

It is considered that all the proposed and existing rooms would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

The proposal thus complies with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policy 3.5 of the London Plan (2015) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

Paragraph 3.13 of the HDAS SPD requires sufficient garden space to be retained as a consequence of an extension, and that a minimum usable rear garden area of 100 sq.m should be provided for a 4+-bedroom dwelling (which is what the application dwelling would comprise after development). The proposal would result in the retention of a usable rear garden area of approximately 100 sq.m, which would provide the requirements of the HDAS SPD and provide adequate external amenity space for the occupiers of the existing dwelling in line with the requirements of Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The existing hardsurfaced front garden is capable of accommodating at least 2 parking spaces. As such, the proposal would not have any conflict with the objectives of Policy

AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Having taken everything into consideration, it is recommended that this application be approved.

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 1074-P-200 - Location Plan Existing, 1074-P-200 - Location Plan Proposed, 1074-P-201 - Existing Floor and Roof Plan, 1074-P-202 - Existing Elevations, received on 21/07/2017; 1074-P-203 Rev A - Proposed Floor and Roof Plan, received on 31/10/2017 and 1074-P-204 Rev A - Proposed Elevations, received on 08/11/2017

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 HH-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 Unitary Development Plan Saved 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

Part 2 Policies:

AM14	New development and car parking standards.
BE1	Development within archaeological priority areas
BE4	New development within or on the fringes of conservation areas
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
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.

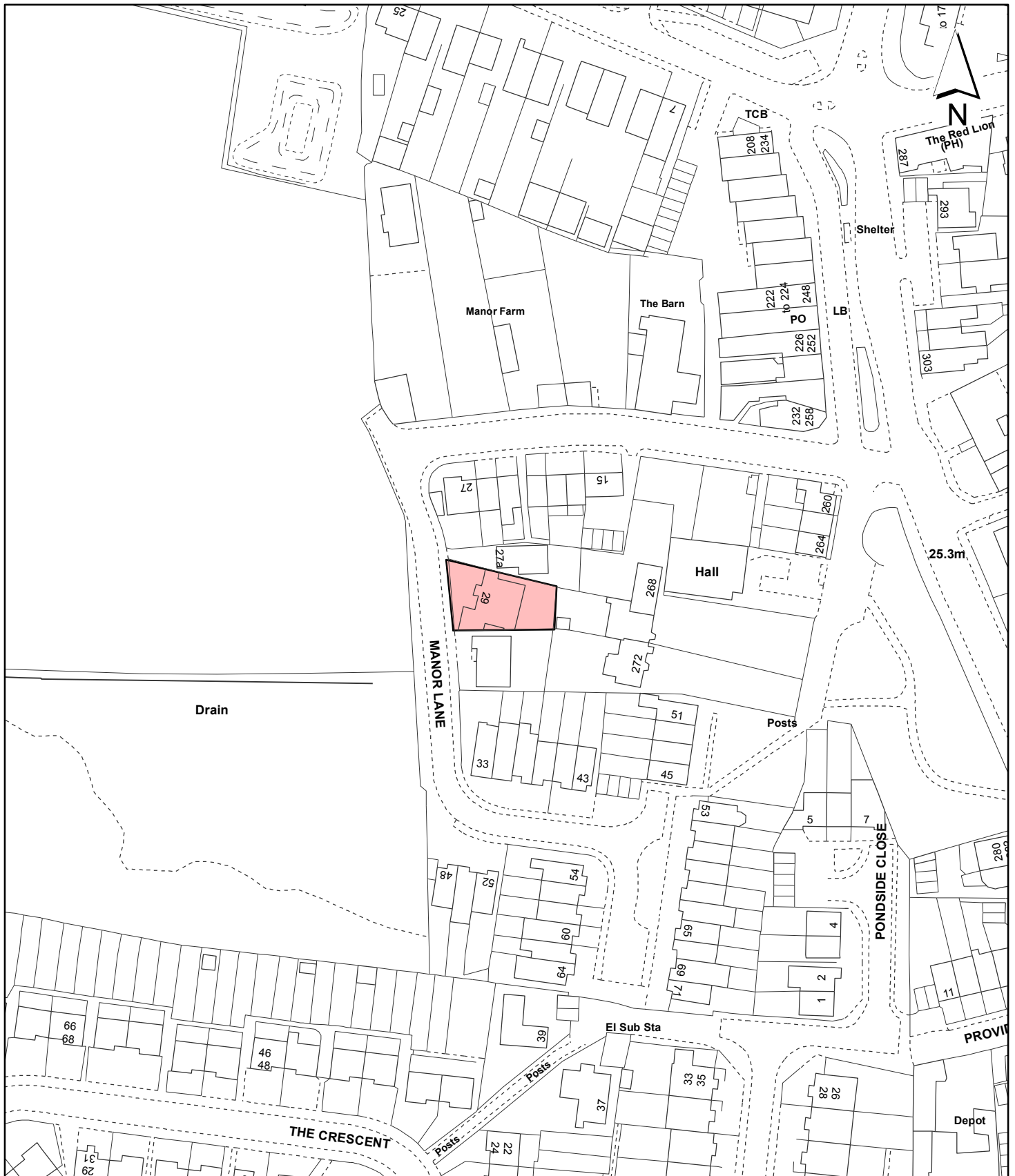
D) No bonfires that create dark smoke or nuisance to local residents.

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: Maria Tomalova

Telephone No: 01895250320



Notes

 Site boundary

For identification purposes only.

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Site Address	
29 Manor Lane Harlington	
Planning Application Ref:	Scale
15434/APP/2017/2674	1:1,250
Planning Committee	Date
Central and South	December 2017

**LONDON BOROUGH
OF HILLINGDON**

Residents Services

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



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