

Report of the Head of Planning, Sport and Green Spaces

Address 3 ALBANY CLOSE ICKENHAM

Development: Single storey side extension, conversion of roofspace to habitable use to include 2 x rear dormers and 3 x front rooflights.

LBH Ref Nos: 72581/APP/2017/3376

Drawing Nos: 3841/04
3841/05 A
Location Plan
3841/02 C

Date Plans Received: 15/09/2017 **Date(s) of Amendment(s):** 31/10/2017

Date Application Valid: 15/09/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a detached bungalow located in a corner plot on the Southern side of Albany Close, a cul de sac. The property is set beneath a hipped roof with a projecting front gable feature over the integrated garage on the Western side and the property currently benefits from a conservatory on the Eastern side. There is a reasonable sized front garden laid to hardstanding and which can provide parking for at least two cars and there is also private garden space to the side and rear of the property.

The street scene is residential in character and appearance and comprises 5 dwellings. No 1 is a two storey property but the others are single storey. Nos. 2, 3 and 5 are of a similar design however no 4 is more T shaped, finished with gabled ends.

The application site lies within the Ickenham Village Conservation Area and the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

The application seeks planning permission for the erection of a single storey side extension, with an attached garage to the front/rear and the conversion of the roofspace to habitable use forming an additional bedroom with en-suite bathroom and storage. This includes the 2 rear dormer windows and 3 front rooflights.

1.3 Relevant Planning History

72581/APP/2017/1057 3 Albany Close Ickenham

Conversion of roofspace to habitable use to include 1 x front and 3 x rear dormers and conversion of roof from hip to gable end with a Juliette Balcony.

Decision Date: 20-06-2017 Refused **Appeal:**
72581/APP/2017/459 3 Albany Close Ickenham

Conversion of roof space to habitable use to include a rear dormer (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 27-02-2017 Refused **Appeal:**

72581/APP/2017/542 3 Albany Close Ickenham

Conversion of attached garage to habitable use

Decision Date: 18-04-2017 Approved **Appeal:**

Comment on Planning History

72581/APP/2017/1057 - Conversion of roofspace to habitable use to include 1 x front and 3 x rear dormers and conversion of roof from hip to gable end with a Juliette Balcony (refused)

72581/APP/2017/542 - Conversion of attached garage to habitable use (approved)

72581/APP/2017/459 CLD - Conversion of roof space to habitable use to include a rear dormer (refused)

The previous application was refused by reason of the hip to gable end roof design and the size, scale and design of the front and rear dormer windows, which would fail to harmonise with the architectural composition, character and appearance of the original dwelling and would be detrimental to the visual amenities of the street scene and the wider Ickenham Village Conservation Area.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 25th October 2017

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

6 neighbours and the Ickenham Residents Association were consulted for a period of 21 days expiring on the 16 October 2017. A site notice was also erected on the lamp post opposite.

There were 7 responses received raising the following issues:

- Albany Close provides an open and inviting vista, the gates as proposed would destroy this.
- The conversion of the bungalow to a house would be out of keeping with the character of the neighbouring bungalows.
- Not appropriate within the Conservation Area.
- Loss of privacy from the dormer windows in close proximity.
- I have been informed by the builder that his mother will be living there alone, so it is puzzling why she needs so much work to be carried out. This is already a large bungalow.
- Loss of privacy from the front windows, if granted they should be obscure glazed and non opening.
- The proposed garage will bring cars alongside out property causing additional noise and fumes. The original garage was at the far end of the property, not passing us.
- The height of the garage would obstruct lights into our dining room .
- The proposed garage is out of keeping to the rest of the bungalow.

A petition against the proposal was also submitted.

The Ward Member has also raised concerns and made comments, in addition to the issues raised above, and has advised that should this be approved it would set an unwarranted precedent for adjoining properties. There is a desperate need for single storey dwellings in Ickenham for local residents wishing to downsize yet remain in the community to which they associate themselves to be able to remain with friends and also activities. This is evidenced by development targets in Ickenham for just that reason as residential retirement units. He supports in principle the main objections outlined in the petition submitted by the residents.

Officer response: The gates, wall and railings originally proposed within the scheme have been removed.

Ickenham Conservation Area Panel - No response.

Conservation and Urban Design - The proposed side/front extension would be considered unacceptable. The proposed garage and store element would be built up to the front boundary forward of the main property. The form of the building would follow the site boundary line and would not relate to the original building and be would be considered detrimental to the character and appearance of the street scene and the Conservation Area. Whilst there is scope for a side addition, it would need to be set back from the front building line. Taking into account the property is a bungalow it is recommended that the proposed flat roof form is amended to a pitched roof in keeping with the property.

The existing roof scape within the cul-de-sac is unaltered, providing a unique uniform street scene. Whilst the principle of a rear dormer could be considered, the proposed 2 box style dormers would be considered unacceptable. They would need to remain subservient and in keeping with the character and appearance of the existing property. The size of the dormers would need to be substantially reduced and revised with the window openings filling out the entire elevation, with allowance for slim framing and a pitch roof form explored. It is recommended that eyebrow style dormers are considered as these would sit more comfortably within the shape and size of the roof and would appear more subservient to the character and appearance of the bungalow. Alternatively a single, central placed dormer could be considered however this would need to be carefully designed. The dormers would need to be externally finished in hung tiles to match the existing roof.

The proposed gates and railing would be considered in principle unacceptable. The cul-de-sac is characterised by an open frontage, grassed areas and mature hedges. The installation of the railings and gate would detrimentally alter the character and appearance of the street scene.

Officer response: The front gates and railings have been removed from the proposal and following discussions with the Conservation Officer revisions to the side extension have been submitted including a parapet to the sides of the flat roof and glazing to all three sides more in keeping with an orangery.

Highways - No objections on highway grounds.

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

BE4 New development within or on the fringes of conservation areas

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.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

LPP 3.5 (2016) Quality and design of housing developments

NPPF National Planning Policy Framework

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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, the impact on residential amenity of the neighbouring dwellings and the availability of parking.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policies BE4, BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." Policy BE4 reflects the relevant legal duties. The NPPF (2012) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

The Council's adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) sets out the design criteria including external dimensions by which proposals are assessed with the general aim of ensuring that these are subordinate to the original building.

The proposal includes a single storey side extension which measures 3.65 m wide, 7.9 m deep with a flat roof of 3 m in height (3.1 m including the parapet). HDAS advises side extensions should not dominate the existing character of the original property. The width and height should be considerably less than that of the main house and be between half and two thirds width of the original house. Extensions with a flat roof should not exceed 3 m in height and 3.1 m including a parapet. The proposed side extension would comply with HDAS requirements and has been revised in line with the Conservation Officers comments. It is therefore considered that this element of the proposal is considered acceptable.

To the side and rear of this the proposal includes a new garage. This measures 5.7 m in depth and has maximum width of 5.2 m decreasing to 3.65 m as it follows the boundary to the rear. This is also set beneath a flat roof of 2.85 m in height. Concern has been raised by the Conservation Officer that the proposed garage is sited forward of the front building line of the original dwelling and would be out of keeping with the character of the original dwelling and the wider Conservation Area. HDAS advises that front extensions are eye catching and change the face of the building and also the street scene. The proposed garage would be set forward of the front building line of the existing dwelling. Although the extension is setback some distance from the road edge it would have the visual affect of making it appear as if No's 2 and 3 Albany Close were joined together, as the only sizeable gap between their two properties (and in fact No's 1 to 4 Albany Close) would be removed. Although the plans have been revised during the determination of the application there is still concern that the siting of the extension will be harmful to the appearance of the streetscene and that of the neighbouring property.

The applicant has drawn officer's attention to the large forward projecting garage at No. 5, which sits between the front wall of the original dwelling and the road. No.5 has a different context in the streetscene and is viewed separately from No's 1-4 Albany Close. Furthermore this is an old extension approved some time before current national and local planning policies were adopted, therefore very little weight is placed on this extension as a precedent.

The proposal also includes alterations to the roof with 2 rear dormer windows and 3 front rooflights. The rooflights are relatively modest in scale and evenly spaced across the roofslope, and in terms of appearance are considered acceptable. To the rear the proposed box dormer windows measure 2.15m in width, 3.35m in depth and 1.95m in height. HDAS advises that dormer windows or roof extensions must be constructed in the centre of the roof face. As a guide they should be set at least 0.3 m below the ridge at least 0.5 m above the eaves and 0.5 m from the side roof margins. Although in principle the proposed dormer windows would comply with HDAS guidance, the Conservation Officer has raised serious concerns over the size and design of the dormers, recommending they would need to be substantially reduced in scale and revised with the window openings filling out the entire elevation, with allowance for slim framing and a pitch roof form explored. They recommended that eyebrow style dormers are considered as these would sit more comfortably within the shape and size of the roof and would appear more subservient to the character and appearance of the bungalow.

The proposed rear dormers present a large and bulky appearance, which would add to the overall bulk of the property and detract from the character and appearance of the modest bungalow and the wider Conservation Area. As such it is considered that the proposal fails to comply with the requirements of Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 7.0 of HDAS.

Policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate

and amenities of existing houses safeguarded. The dwelling occupies a corner position in the cul de sac facing down the road and level with the adjacent property no. 4. Given the relationship to the adjacent property it is not considered that the proposed side extensions and roof alterations would significantly impact on the amenity of the occupiers of that dwelling. No 2 Albany Close is situated to the front of the application site and set at right angles to the application site, with a distance of approximately 7 m between the front wall of no. 3 and the side wall of no.2. Concerns have been raised with regard to the potential loss of light to the neighbouring property as a result of the proposed garage situated adjacent to the boundary. This would be situated adjacent to the shared boundary at a height of 2.85 m. Although it is noted this would project beyond the rear of the neighbouring property by approximately 5 m it would be set back approximately 3.6 m from the side of the neighbouring property at the nearest point widening to approximately 4.7 m as the boundary moves away from the neighbouring property. Given the degree of separation it is not considered this would significantly impact on the amenity of the neighbouring property. The proposed dormer windows are at a sufficient distance set within the roof slope so as not to significantly impact on the amenity of the neighbouring occupiers. It is noted concerns have been raised over the potential increase of noise and fumes from the garage structure due to its siting and proximity, however as this area has the potential for the parking of vehicles without the need for planning permission it is not considered that this would warrant a refusal on this basis. As such, the proposal complies with Policies BE20 and BE21 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours. Paragraph 4.12 of HDAS guidance also advises that where habitable room windows face each other, a minimum 21 m distance is required to safeguard privacy. This also applies to an area of private amenity space or patio, normally taken to be the 3 m depth of rear garden immediately adjoining the rear elevation of a residential property. The proposed rear dormer windows will face the rear of the property, with the proposed rooflights facing the front. To the rear the proposed dormer windows would be approximately 23 m from the nearest property at 38 Halford Road. To the front the proposed rooflights would face the roof slope of no. 2 and their front garden area. It is noted that taking a 45 degree line of sight from the nearest rooflight would result in overlooking to the side dining room window, within 12 m and as such would result in an unacceptable loss of privacy to that dwelling. However as this would serve a landing area this could be conditioned to be obscure glazed and fixed shut below 1.8 m if all other aspects of the proposal were acceptable. As such, the proposal would be in compliance with Policy BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that all the proposed habitable rooms and those altered by the proposals would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan.

Paragraph 5.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The property benefits from a good sized rear garden and adequate garden space would be retained.

There is no impact on parking provision as a result of this proposal.

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The rear dormer windows and single storey side extensions, by reason of their size, scale and in particular location of the side extension and design of the rear dormer windows, would fail to harmonise with the architectural composition, character and appearance of the original dwelling. The proposals would also be detrimental to the visual amenities of the street scene and the wider Ickenham Village Conservation Area. Therefore the proposals would be contrary to Policy BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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 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).
 - 3** 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.
- AM14 New development and car parking standards.
- BE4 New development within or on the fringes of conservation areas
- 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.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting

and landscaping in development proposals.

LPP 3.5 (2016) Quality and design of housing developments

NPPF National Planning Policy Framework

HDAS-E) Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

- 4 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.

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
PT1.HE1	(2012) Heritage

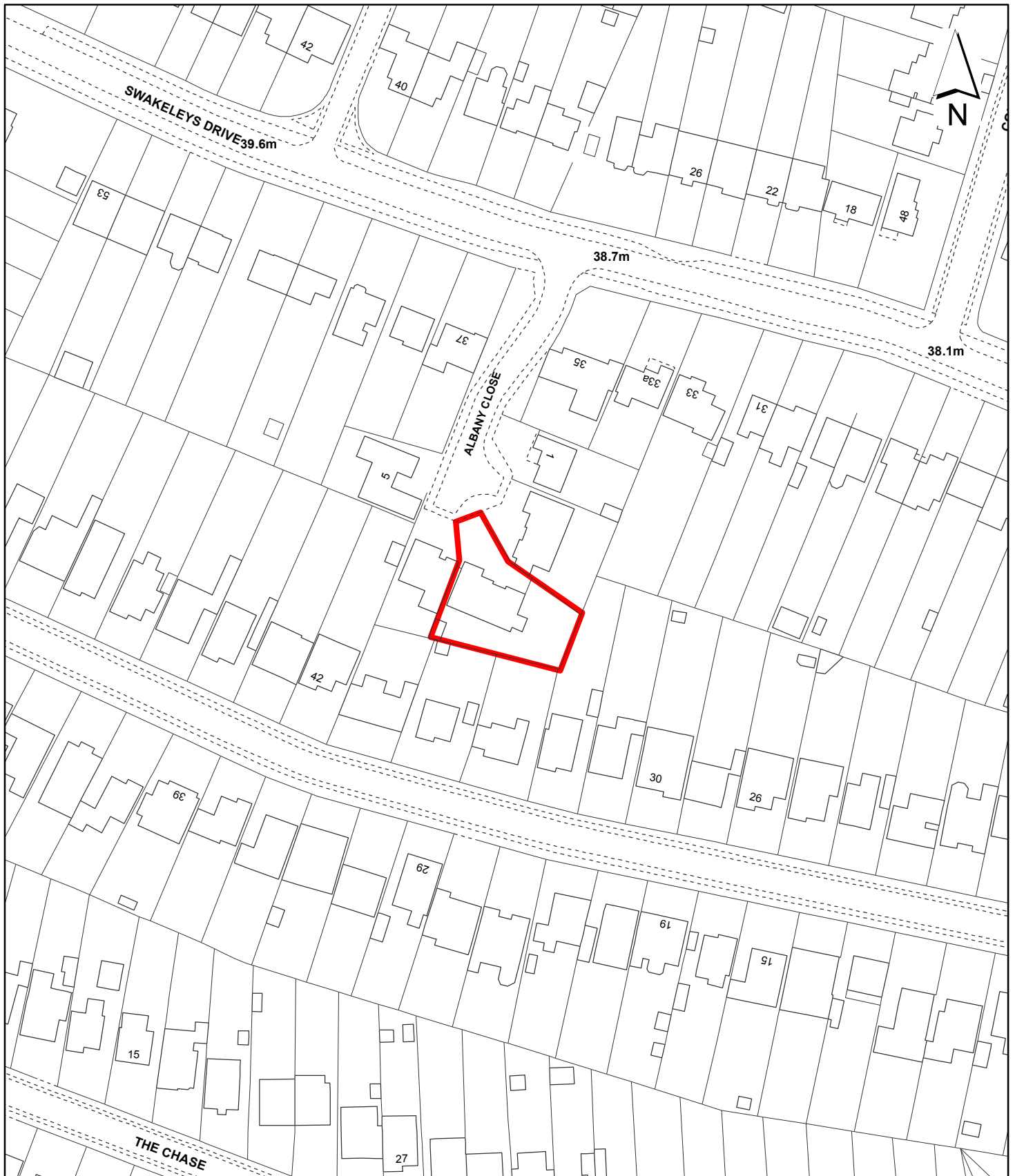
Part 2 Policies:



AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
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.
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of new planting and landscaping in development proposals.
LPP 3.5 (2016) Quality and design of housing developments
NPPF National Planning Policy Framework
HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement,
Supplementary Planning Document, adopted December 2008

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<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>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.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">3 Albany Close</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">72581/APP/2017/3376</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	
	<p>Planning Committee</p> <p style="text-align: center;">North Application</p>	<p>Date</p> <p style="text-align: center;">January 2017</p>	 <p style="text-align: center;">HILLINGDON LONDON</p>