

Report of the Head of Planning, Sport and Green Spaces

Address 2 WIMBORNE AVENUE HAYES

Development: Part two storey, part single storey side/rear extension

LBH Ref Nos: 70262/APP/2017/4100

Drawing Nos: 17/2/WAH/104 Rev. A
17/2/WAH/103 Rev. A
17/2/WAH/102
17/2/WAH/101
Location Plan (1:1250)

Date Plans Received: 14/11/2017 **Date(s) of Amendment(s):**

Date Application Valid: 14/11/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises of a semi-detached dwelling located on the corner of Wimborne Avenue with Shaftesbury Way. The original property is a two storey semi-detached dwelling which has a detached outbuilding to the rear. A service road runs along the rear boundary. The principal elevation faces South East. The site lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

The application seeks planning permission for the erection of a part two storey, part single storey side/rear extension.

Officer note: This revised scheme seeks an increased width of the ground floor of the side extension by 0.5 m. The first floor of the side extension would remain 3 m as previously approved.

1.3 Relevant Planning History

70262/APP/2014/3069 Land Forming Part Of 2 And 2 Wimborne Avenue Hayes

Two storey, 3-bed attached dwelling involving part two storey, part single storey side/rear extension

Decision Date: 17-11-2014 Refused **Appeal:**23-NOV-15 Dismissed

70262/APP/2014/3075 2 Wimborne Avenue Hayes

Single storey rear extension

Decision Date: 28-11-2014 Refused **Appeal:**

70262/APP/2014/4524 2 Wimborne Avenue Hayes

Single storey rear extension

Decision Date: 12-02-2015 **Approved** **Appeal:**

70262/APP/2014/4525 2 Wimborne Avenue Hayes

Part two storey, part single storey side/rear extension involving conversion of roofspace to habitable use to include a rear dormer, 1 front rooflight and 1 side rooflight

Decision Date: 30-03-2015 **Refused** **Appeal:** 17-JUL-15 **Dismissed**

70262/APP/2017/2854 2 Wimborne Avenue Hayes

Part two storey, part single storey side extension and single storey rear extension.

Decision Date: 05-10-2017 **Approved** **Appeal:**

Comment on Planning History

70262/APP/2017/2854 - Part two storey, part single storey side extension and single storey rear extension. APPROVED

70262/APP/2014/4525 - Part two storey, part single storey side/rear extension involving conversion of roofspace to habitable use to include a rear dormer, 1 front rooflight and 1 side rooflight was refused for the following reasons:-

1. The proposed part two storey, part single storey side/rear extension, by reason of their size, scale, bulk, width, design and siting in this open prominent corner position would result in the closing of an important gap characteristic to the area, resulting in a cramped appearance which would detract from the character and appearance of the existing property and the visual amenities of the street scene and the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and The Council's adopted Supplementary Planning Documents HDAS:: Residential Extensions.

2. The proposed rear dormer window, by reason of its size, scale, bulk, width, design and siting in this open prominent corner position would detract from the character and appearance of the existing property and the visual amenities of the street scene and the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and The Council's adopted Supplementary Planning Documents HDAS:: Residential Extensions.

An appeal was subsequently dismissed on the grounds of visual impact relating to the corner plot location and scale of the dormer which is discussed in the section below.

70262/APP/2014/4524 - for a single storey rear extension was approved.

70262/APP/2014/3075 - for a single storey rear extension (projecting 6 m in depth) was refused for the following reasons:

1. The proposed single storey rear extension, by virtue of its excessive size, scale, bulk, depth and design would result in an incongruous addition which would be detrimental to the architectural composition of the existing building, the visual amenity of the street scene and would harm the character and appearance of the wider area. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies

(November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The proposed single storey rear extension, by virtue of its size, scale, bulk, depth and proximity, would be detrimental to the amenities of the adjoining occupiers at 4 Wimorne Avenue, by reason of overdominance, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

Planning application reference 70262/APP/2014/3069 for the erection of a Two storey, 3-bed attached dwelling involving part two storey, part single storey side/rear extension was refused for the following reasons:

1. The proposed new dwelling and extension, by reason of their size, scale, bulk, width, design and siting in this open prominent corner position would result in the closing of an important gap characteristic to the area, resulting in a cramped appearance which would detract from the character and appearance of the existing property, the symmetry of the pair of semi-detached properties of which it forms part and the visual amenities of the street scene and the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and The Council's adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

2. The proposal would provide an indoor living area of an unsatisfactory size giving rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers contrary to Policy 3.5 and Table 3.3 of the London Plan 2011, Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Mayor of London's adopted Supplementary Planning Guidance - Housing (November 2012).

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

14 neighbouring properties were consulted by letter dated 22.11.17 and a site notice was displayed which expired on 22.12.17.

3 letters and a petition (containing less than 20 valid signatures) have been received raising the following concerns:

- Overdevelopment.
- Cramped appearance out of keeping with the locality.
- Increased demand for parking in the locality.
- Loss of light and overshadowing impact.
- Environmental concerns.
- Extension would breach restrictive covenants.

Officer note: Restrictive covenants are not a material planning consideration.

Ward Councillor: Requests that the application is reported to Committee for consideration.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

LPP 3.5 (2016) Quality and design of housing developments

5. MAIN PLANNING ISSUES

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

Policy BE22 states development of two or more storeys should be set away a minimum of 1 metre from the side boundary for the full height of the building. This is to protect the character and appearance of the street scene and protect the gaps between properties.

Of particular concern with the current application is paragraph 5.3 of HDAS: Residential Extensions which states that with side extensions on corner plots, where an existing return building line exists, the extension should ensure that the openness of the area is maintained and the return building line is not exceeded.

The previously refused scheme sought permission for a two storey extension which was

sited 1.2 m from the boundary. The Inspector concluded:

"This corner plot currently offers a relatively attractive prospect at the road junction and views into the site are readily available. The openness is pleasing on the eye and the set back of the main, fairly modest, building comfortably accords with the vista stemming from the properties along the local roads which generally have a fairly generous building line beyond their front gardens. The proposed side extension would be a blot upon this scene by reason of the extent of almost blank vertical walling which is proposed too close towards the back edge of the footpath. This wall would be too long and too high, offer no scope for visual relief, overly reduce planting space, and not appear suitably subordinate to the main dwelling. The footprint, change to the front and rear elevations and roof proposed would also be seen as being overly extensive. The structure as a whole would look alien in the immediate and wider context. Notwithstanding that the plot is a large one this extension would simply have too great a mass which would be jarring on the eye. The impact on the pleasing sense of openness, the gap in the street, would simply be too great"

The current scheme differs from that previously dismissed at appeal in that the extension has been reduced in width at ground floor by 0.5 m and 1 m at first floor, the two storey extension does not project beyond the rear wall of the original dwelling and the dormer has been removed. The most recently approved application under application reference 70262/APP/2017/2854 was considered, on balance, to retain sufficient space on this prominent corner plot. The addition of a further 0.5 m of bulk towards the side boundary would tip the balance to one of refusal. The additional bulk would unacceptably harm the openness of this corner plot to the detriment of its spacing, character and appearance. The proposed part two storey, part single storey side/rear extensions, by reason of their size, scale, bulk, width, design and siting in this open prominent corner position would result in the closing of an important gap characteristic to the area, resulting in a cramped appearance which would detract from the character and appearance of the existing property and the visual amenities of the street scene and the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and The Council's adopted Supplementary Planning Documents HDAS:: Residential Extensions.

It is considered that the side elements of the extension would not have a detrimental impact on any neighbouring occupiers amenities. The proposed single storey rear extension would extend out 4 m from the rear elevation of the existing dwelling. Number 4 Wimborne Avenue has been previously extended to the rear and the proposed extension would not result in an adverse loss of light, outlook or privacy. Having regard to the above, the proposed extensions are considered to be in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

It is considered that all the proposed habitable rooms, and those altered by the extension, 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).

In terms of the garden area at least 100 sq.m of rear private garden should be retained to provide adequate amenity space for a four bedroom dwelling. The resultant amenity space would be over 100 sq.m which would be in excess of the paragraph 3.13 HDAS requirement. The proposal would be in accordance with Policy BE23 of the Hillingdon Local

Plan Part 2.

The parking provision would remain unaffected by the proposal.

The revised application is considered unacceptable in visual terms and as such, is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed part two storey, part single storey side/rear extensions, by reason of their size, scale, bulk, width, design and siting in this open prominent corner position would result in the closing of an important gap characteristic to the area, resulting in a cramped appearance which would detract from the character and appearance of the existing property and the visual amenities of the street scene and the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and The Council's 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** 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. This is a resubmission of a previously refused scheme, where the Inspectors Report identified issues to be addressed, which were reflected in the reasons for refusal, allowing the opportunity to address those issues within this submission.

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:

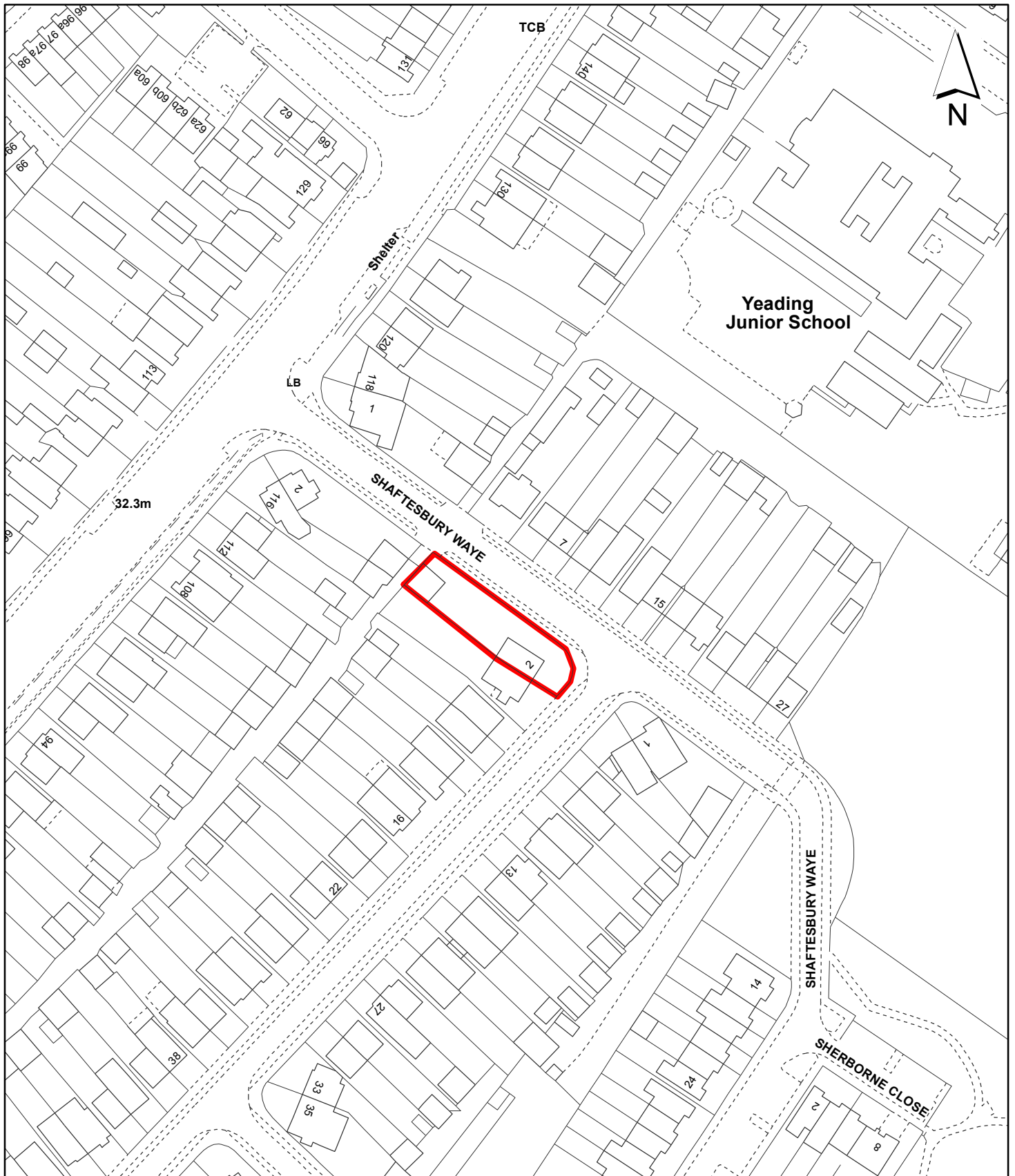
PT1.BE1 (2012) Built Environment



Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments

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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;">2 Wimborne Avenue</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;">70262/APP/2017/4100</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	 <p style="text-align: center;">HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p style="text-align: center;">Central and South</p>	<p>Date</p> <p style="text-align: center;">January 2018</p>	