

Report of the Head of Planning, Sport and Green Spaces

Address LAND FORMING PART OF 14 MOORFIELD ROAD COWLEY

Development: First floor rear extension

LBH Ref Nos: 69313/APP/2017/4614

Drawing Nos: Flood Risk Assessment
PL/ASB/BB22
PL/ASB/AA11
Design and Access Statement

Date Plans Received: 21/12/2017

Date(s) of Amendment(s):

Date Application Valid: 09/01/2018

1. CONSIDERATIONS

1.1 Site and Locality

The application site now comprises of a former two storey detached dwelling which has been extended and converted into two dwellings. The property has an integral single garage with hardstanding to the front and a substantial size rear garden measuring approximately 44 m deep.

The property falls within a residential area of Cowley comprising of a variety of housing types including terraced, semi-detached and bungalows. The site also backs onto the Metropolitan Green Belt and a Nature Conservation Site of Borough Grade ii Local Importance.

1.2 Proposed Scheme

The application seeks planning permission for the erection of a first floor rear extension across the entire width of the second property to provide a third bedroom and study. It is noted that the internal floor area of the study exceeds the minimum 7.5 square metres required under the London Plan Housing Standards and the application is therefore assessed on the grounds that the proposal could result in the addition of 1 x double bedroom and 1 x single bedroom.

1.3 Relevant Planning History

34264/APP/2012/1322 14 Moorfield Road Cowley Uxbridge

3 x two storey, 3-bed terrace dwellings with habitable roofspace including associated parking and amenity space, installation of 3 x vehicular crossovers to front involving demolition of existing detached bungalow

Decision Date: 05-09-2012

Refused

Appeal:

34264/APP/2012/3016

14 Moorfield Road Cowley Uxbridge

2 x two storey, 3-bed semi-detached dwellings including associated parking and amenity space, involving demolition of existing detached bungalow and garage

- Decision Date:** 14-01-2013 **NFA** **Appeal:**
34264/APP/2013/244 14 Moorfield Road Cowley Uxbridge
2 x two storey, 3-bedroom, semi-detached dwellings with associated parking and amenity space, involving demolition of existing detached bungalow and garage (Resubmission).
- Decision Date:** 11-06-2013 **Withdrawn** **Appeal:**
34264/APP/2014/869 14 Moorfield Road Cowley Uxbridge
Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 2.4 metres
- Decision Date:** 22-04-2014 **NFA** **Appeal:**
69313/APP/2013/1907 14 Moorfield Road Cowley
2 x single storey side extensions (Application for a Certificate of Lawful Development for a Proposed Development)
- Decision Date:** 27-08-2013 **Refused** **Appeal:**23-MAY-14 **Allowed**
69313/APP/2013/1908 14 Moorfield Road Cowley
Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 2.4 metres
- Decision Date:** 09-08-2013 **Refused** **Appeal:**
69313/APP/2013/2661 14 Moorfield Road Cowley
Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 2.4 metres
- Decision Date:** 24-10-2013 **Refused** **Appeal:**
69313/APP/2013/3880 14 Moorfield Road Cowley
Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 2.4 Metres
- Decision Date:** 07-02-2014 **Refused** **Appeal:**
69313/APP/2014/1561 14 Moorfield Road Cowley
Single storey detached outbuilding to rear for use as a gym/store (Application for a Certificate of Lawful Development for a Proposed Development)
- Decision Date:** 02-07-2014 **Approved** **Appeal:**
69313/APP/2014/1566 14 Moorfield Road Cowley
Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 2.4 metres
- Decision Date:** 16-06-2014 **Approved** **Appeal:**
69313/APP/2014/196 14 Moorfield Road Cowley

Demolition of existing bungalow and erection of 2no semi-detached two storey houses served by existing accesses

Decision Date: 03-04-2014 NFA **Appeal:**

69313/APP/2014/2213 14 Moorfield Road Cowley

2 x two storey, 3-bed semi detached dwellings with associated parking and amenity space to include the installation of bin stores to sides involving demolition of existing bungalow.

Decision Date: 29-01-2015 Refused **Appeal:**

69313/APP/2014/2335 14 Moorfield Road Cowley

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.5 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 2.4 metres

Decision Date: 11-08-2014 Approved **Appeal:**

69313/APP/2015/3137 14 Moorfield Road Cowley

First floor extension to side and alterations to elevations

Decision Date: 06-01-2016 Approved **Appeal:**

69313/APP/2015/669 14 Moorfield Road Cowley

Raising of roof to create first floor

Decision Date: 21-04-2015 Approved **Appeal:**

69313/APP/2016/1283 14 Moorfield Road Cowley

Conversion of existing dwelling into 2 x 2-bed self contained dwellings with associated amenity space

Decision Date: 01-11-2016 Refused **Appeal:**24-JUL-17 Allowed

69313/APP/2016/203 14 Moorfield Road Cowley

First floor rear extension

Decision Date: 09-06-2016 Approved **Appeal:**

69313/APP/2016/2731 14 Moorfield Road Cowley

First floor rear extension and single storey rear extension

Decision Date: 01-11-2016 Refused **Appeal:**24-JUL-17 Allowed

69313/APP/2017/2994 14 Moorfield Road Cowley

Details pursuant to condition 5 (Flood Risk Assessment) of Secretary of State's Appeal Decision ref: APP/R5510/W/16/3164948 dated 24/07/2017 (LBH ref: 69313/APP/2016/2731 dated 14/07/2016) (First floor rear extension and single storey rear extension)

Decision Date: 13-11-2017 Approved **Appeal:**

69313/APP/2017/2998 14 Moorfield Road Cowley

Details pursuant to condition 5 (Flood Risk Assessment), 6 (Boundary Treatment), 7 (Refuse) and 8 (Bike Store) of Secretary of State's Appeal Decision A ref: APP/R5510/W/16/3164948 dated 24/07/2017 (LBH ref: 69313/APP/2016/1283 dated 14/07/2016) (Conversion of existing dwelling

into 2 x 2-bed self contained dwellings with associated amenity space)

Decision Date: 13-11-2017 **Approved** **Appeal:**

Comment on Planning History

The application site has a lengthy planning history. Application reference 69313/APP/2016/1283 comprising the conversion of the existing dwelling into 2 x 2-bed self contained dwellings with associated amenity space, was allowed at appeal. A further planning application reference 69313/APP/2016/2731 for a first floor rear extension was allowed at appeal. These permissions have now been implemented.

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

2 neighbouring properties were consulted by letter dated 22.1.18. A site notice was displayed to the front of the site which expired on 21.2.18.

Flood and Water Management: This is a first floor extension and does not affect flood risk and therefore there are no objections.

Highways Officer: No objection providing garage is under same ownership as proposed frontage parking.

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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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 planning issues are the effect of the development on the character and appearance of the original building, the street scene, the impact on the residential amenity of the adjoining neighbours and the location of the site within Flood Zone 3.

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) contains design guidance for all types of extensions which should appear subordinate in scale to the original building.

Section 6.0 states that rear and first floor rear extensions should not abut or come close to the shared boundary with the adjoining house(s). Any extension at first floor level should not extend beyond a 45 degree line of sight taken from the nearest of the first floor window of any room of the neighbouring property. The extension should always appear subordinate to the original house, and extensions up to 4 m to detached properties will normally be acceptable.

The proposed first floor extension would follow the existing South building line to project 4 m beyond the rear elevation, would measure 7.67 m in width and would be characterised by a hipped roof set 0.5 m below the main ridgeline of the original dwelling. The extension would appear similar to that built at the adjoining property. The proposed first floor rear extension by reason of its size, scale, design and roof form is considered to be a subordinate addition and would harmonise with the character and appearance of the original dwelling and visual amenities of the street scene.

The proposed development would therefore be in accordance with 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 the Council's Supplementary Planning Document HDAS: Residential Extensions.

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 to not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 requires new extensions to protect the privacy of the occupiers and their neighbours.

The application site comprises of a pair of semi-detached dwellings. Number 14 has recently carried out a similar first floor extension which has been completed. Their

extension would entirely screen the proposed first floor rear extension at 14A and would not have any impact upon the occupants of this property.

16 Moorfield Road forms a part of a terrace block to the Northern flank elevation which benefits from a two storey rear element and an elongated single storey rear extension along the shared boundary. It is considered that given the separation distance between the proposed extension and this dwelling, the proposal would not result in an adverse impact upon the residential amenities and light levels of the occupiers of No.16 Moorfield Road in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Supplementary Planning Document HDAS: Residential Extensions.

The Hillingdon Local Plan: Part Two Policy BE23 states that sufficient external amenity space should be retained to protect the amenity of existing and future occupants which is usable in terms of its shape and siting. The supporting text relating to this policy emphasises the importance of protecting private amenity space and considers it a key feature of protecting residential amenity.

Paragraph 3.13 of the SPD recommends that a dwelling with four+ bedrooms should have at least 100 sq.m of private amenity space. The proposed extension would be at first floor level and therefore would not impinge upon the existing rear amenity area which measures in excess of 400 sq.m and is thus in accordance with both HDAS and Local Plan Policy BE23.

Hillingdon Local Plan: Part Two Policy AM7 considers the traffic generation of proposals and will not permit development that is likely to prejudice the free flow of traffic or pedestrian safety generally. Policy AM14 states the need for all development to comply with the Council's adopted parking standards. The Council's maximum parking requirement for a dwelling of this size is 2 spaces. The PTAL score for the site is 1b (low) and as a result it is considered that the maximum level of spaces should be provided.

The application site benefits from an integral garage. The application proposes the use of the existing hardstanding to the front of the site to provide an off street parking space. Whilst this parking arrangement would block access to the garage, the garage is under the same ownership and the highways officer has confirmed that no objection is raised to the parking provision.

The site lies within Flood zone 3. The Flood and Water Management team were consulted and have not objected to the proposal, given that it is for a first floor extension.

In conclusion, the proposal accords with Policies BE1 and EM6 of the Hillingdon Local Plan: Part One - Strategic Policies and Policies AM7, AM14, BE13, BE15, BE19, BE20, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Supplementary Planning Document HDAS: Residential Extensions.

The application is thus recommended for conditional approval.

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 PL/ASB/AA11 and PL/ASB/BB22.

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 (2015).

3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 12 or 16 Moorfield Road.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 RCU3 Loss of Garage(s) to Living Accommodation (Not Garage Courts

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990, the garage shall be used only for the accommodation of private motor vehicles incidental to the use of the dwellinghouse as a residence.

REASON

To ensure that adequate off-street parking to serve the development is provided and retained, in accordance with policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP 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 (2015). 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.

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:

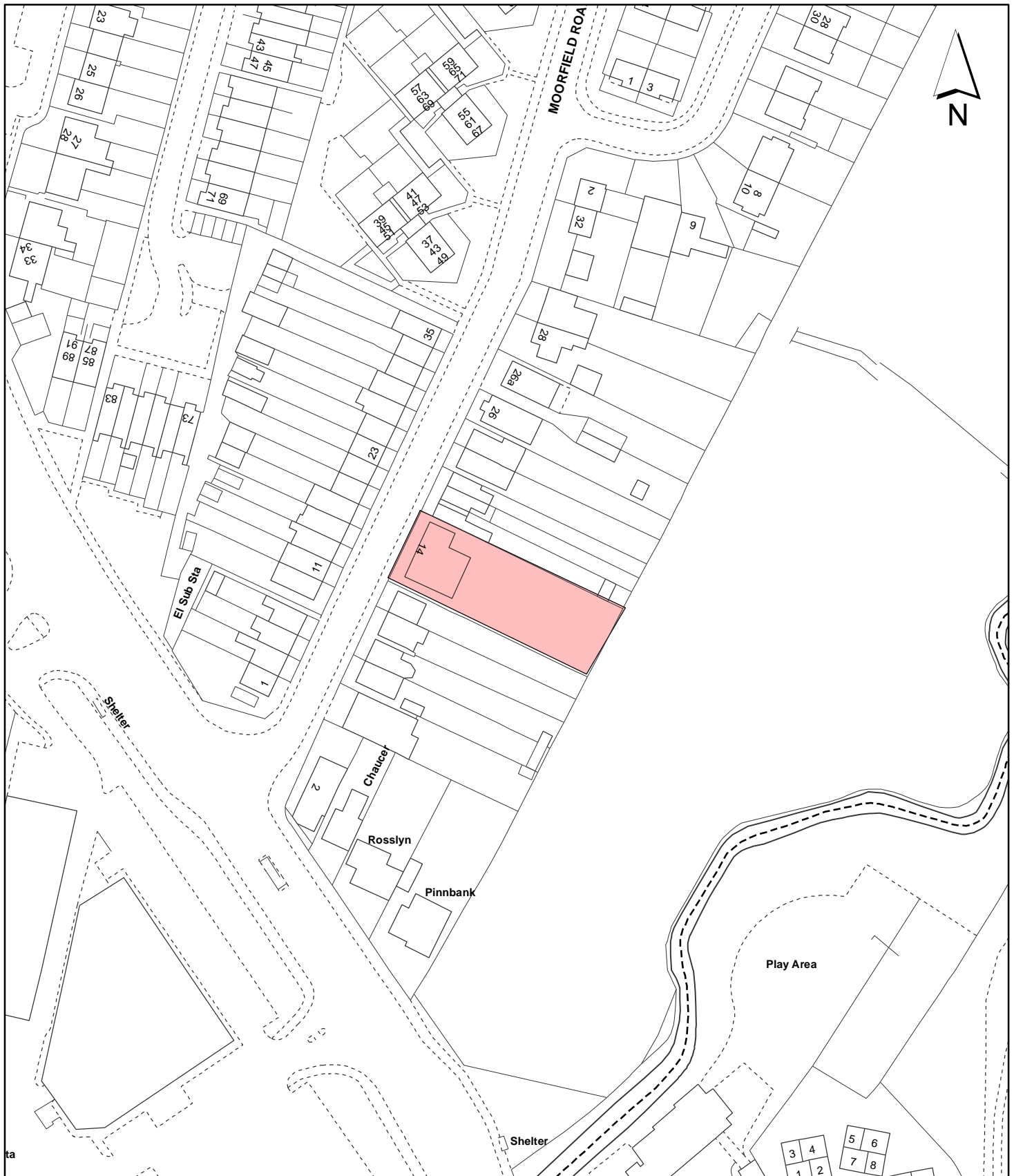
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the 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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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: Nicola Taplin

Telephone No: 01895 250230



<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 align="center">14 Moorfield Road Cowley</p>		<p align="center">LONDON BOROUGH OF HILLINGDON</p> <p align="center">Residents Services</p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center">69313/APP/2017/4614</p>	<p>Scale</p> <p align="center">1:1,250</p>	
	<p>Planning Committee</p> <p align="center">Central and South</p>	<p>Date</p> <p align="center">March 2018</p>	
		 <p align="center">HILLINGDON LONDON</p>	