

Report of the Head of Planning, Sport and Green Spaces

Address 29 MANOR LANE HARLINGTON

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

LBH Ref Nos: 15434/APP/2017/2673

Drawing Nos: 1074-P-302
1074-P-301
1074-P-300
1074-P-304 Rev. B
1074-P-303 Rev. C

Date Plans Received: 21/07/2017 **Date(s) of Amendment(s):** 21/07/2017
Date Application Valid: 28/07/2017 28/02/2018

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. 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. 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 generally similarly sized plot, No. 31 Manor Lane. The site also contains a single storey bungalow. This 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 Harlington Village Conservation Area adjoins the Northern and Eastern boundaries of the site.

1.2 Proposed Scheme

Planning permission is sought for the conversion of roof-space to habitable use to include a front dormer.

The proposed front dormer would be sited in a central position within the roof slope of the bungalow, would be 3m wide, 2.7m deep and 1.75m high with a flat roof. The dormer walls will be finished externally with oak cladding. The proposed front dormer would be set down

from the ridge by 0.45m and set in from the eaves by 0.75m. Fenestration would match existing.

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/2017/2674 29 Manor Lane Harlington

Single storey side extension involving demolition of existing garage

Decision Date: 12-12-2017 Approved **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/2017/2674 for a single storey side extension involving demolition of an existing flat roofed garage at the front of the property, amendments to existing porch, replacement of the flat roof with pitched roof was approved in December 2017.

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 as follows:.

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 front dormer is not typical of the area will look out of place on the street scene. 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:

Although not within the Conservation Area, the property adjoins it so development could have an adverse effect on the Conservation Area. The proposed front dormer is not excessively large and does not overlook habitable rooms and amenity areas of neighbouring properties but is not a feature of houses in the neighbouring area. 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 comments:

The application for a rear large dormer which could have an adverse effect on the

Conservation Area was for a Certificate of Lawful Development, where the planning merits of the case cannot be considered.

The current application is for a front dormer which is facing to the open fields and the neighbouring dwellings are of a different style as such it is considered as an acceptable development.

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.

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

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.

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 original dwelling, the impact on the visual amenities of the surrounding area including the setting of the Harlington Village Conservation Area and the setting(s) of Listed Buildings, the impact on residential amenity of the neighbouring dwellings and provision of acceptable residential amenity space for the occupants of the application property.

The Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character. Part Two - Saved Unitary Development Plan Policies of the Local Plan contains policies that seek to safeguard the appearance, character and amenities of the local street scene and surrounding area. Policy BE13 states that development must harmonise with the existing street scene and Policy BE19 that it should complement the amenity and character of the residential area in

which it is situated. Policy BE15 seeks to ensure that proposals for extensions to dwellings should also harmonise with the scale, form and proportions of the original building.

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. With regard to dormer windows HDAS advises that it is important to create an extension that will appear secondary to the size of the roof space. A dormer window must be constructed in the centre of the roof face and should be set down at least 0.3m below the ridge, set up 0.5m from the eaves and at least 0.5m from the sides.

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, the position of the proposed development is wholly screened from the Conservation Area by the existing building, 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.

It is noted that two storey terraced properties of a similar appearance prevail along the street with three bungalows each of a different style in the middle. Given the existing feature within the street scene and the size, design and position of the proposed front dormer, there is no objection in principle to the proposed development. The proposed dormer window complies with HDAS requirements in respect to the 1m set in from the roof margins and the 0.3m set down from the ridge level, and would be constructed in the centre of the roof plane; as such it complies with HDAS design guidance and would appear as a proportionate addition that would not be overbearing. It is considered that the proposal is subordinate towards the original dwelling and would not detract from its architectural integrity of the original house and the wider area. Therefore it is considered that the proposal complies with the requirements of Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 7.0 of HDAS.

It is considered that the proposals would not significantly harm the residential amenities of the occupiers of the adjoining properties from increased overshadowing, loss of sunlight, visual intrusion and over-dominance given the sympathetic siting and modest size of the dormer and the fact that its windows face out towards the street. It is also considered that there would not be any additional loss of privacy. The proposal is therefore in compliance with Policies BE20, BE21 and BE24 of the 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. There would be no change to the provision of garden space as a result of this proposal and sufficient garden space of approximately 100 square metres would be retained.

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

It is noted that there are two objections to the proposal. These raise concerns at the prospect of three separate extensions being allowed. However, the rear dormer is Permitted Development (this is the proposal that would adversely impact on visual amenity). The front dormer, the subject of this planning application, is much more modest in scale and is considered acceptable, even taking into account the other development proposals.

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-303 Rev. C and 1074-P-304 Rev. B.

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)

INFORMATIVES

- 1** 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).

- 2 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.
- 3 You are advised that the rear dormer permitted under reference 15434/APP/2017/2652, if implemented, must be completed prior to commencing the front dormer. If this does not occur, the rear dormer will not be permitted development and will require full planning permission.

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.
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
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.
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.

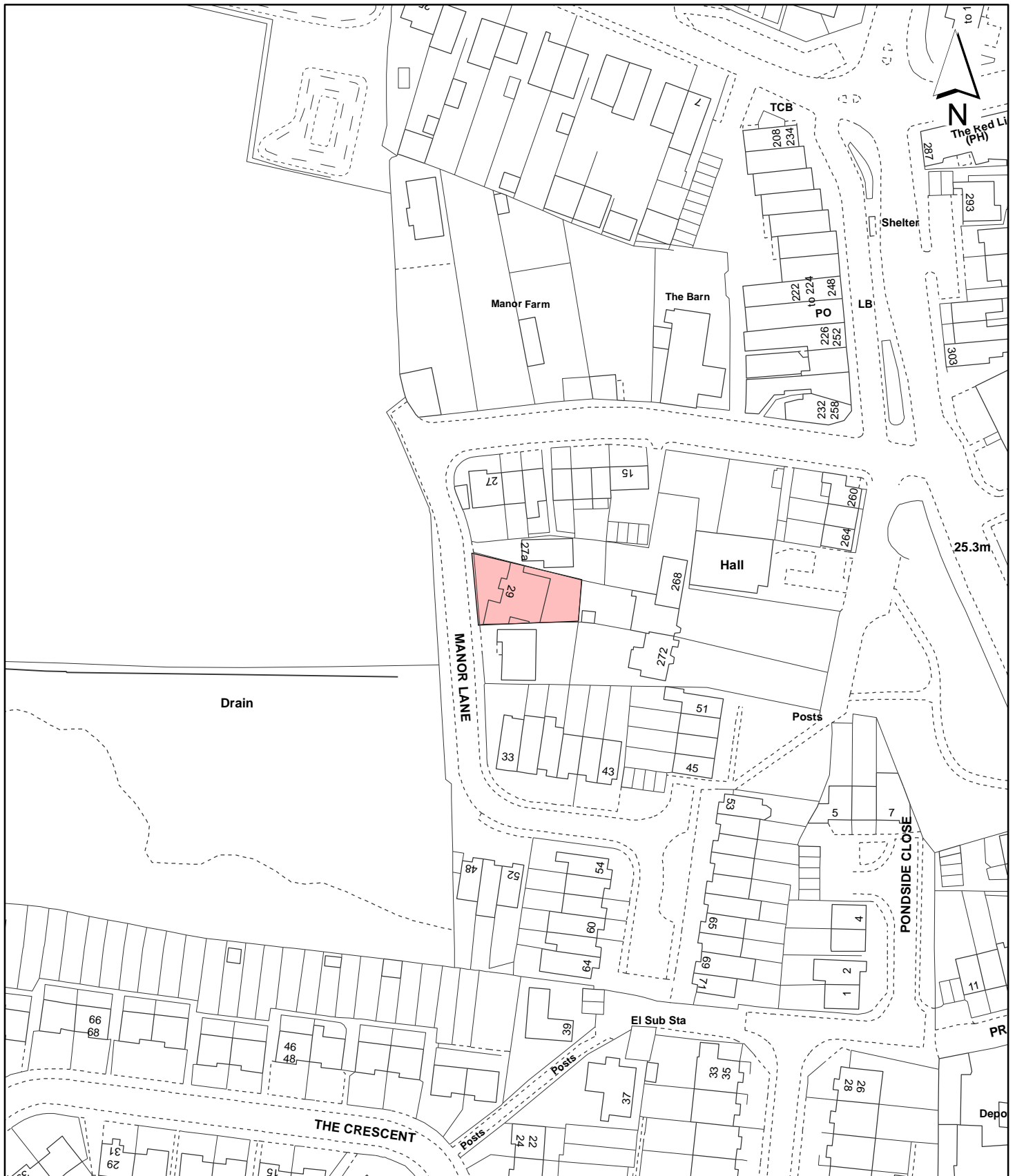
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the 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: Katherine Mills

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 style="text-align: center;">29 Manor Lane Harlington</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;">15434/APP/2017/2673</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>		
	<p>Planning Committee</p> <p style="text-align: center;">Central and South</p>	<p>Date</p> <p style="text-align: center;">March 2018</p>		