

## Report of the Head of Planning, Sport and Green Spaces

**Address** 74 LONG LANE HILLINGDON

**Development:** Part two storey, part single storey rear extension, porch to front and conversion of roofspace to habitable use to include a rear dormer, 1 side rooflight and 3 front rooflights

**LBH Ref Nos:** 16806/APP/2017/4000

**Drawing Nos:** 17/75/LLH/104 Rev. E  
17/75/LLH/103 Rev. D  
17/75/LLH/106 Rev. A  
17/75/LLH/101  
17/75/LLH/102  
17/75/LLH/105  
Location Plan (1:1250)

**Date Plans Received:** 03/11/2017      **Date(s) of Amendment(s):** 03/11/2017

**Date Application Valid:** 06/12/2017

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site comprises of a two storey semi-detached dwelling situated on the West side of Long Lane. The property is constructed from brick, part render to the first floor, is characterised with a hipped roof and sits within a generous size plot with a spacious front garden laid in soft landscaping and a stretched rear garden. The property benefits from an existing two storey extension with integral single garage and has recently been granted a Lawful Development Certificate for a detached outbuilding within the rear garden.

The surrounding area is residential in character and is made up mainly of a group of dwellings that are of a similar size and form.

#### 1.2 Proposed Scheme

Householder consent is sought for a part two storey, part single storey rear extension, porch to front and and conversion of roofspace to habitable use to include a rear dormer, 1 x side rooflight and 3 x front rooflights.

The proposed part two storey, part single storey rear extension would comprise of a single storey rear extension which would project 5.1 m deep, would extend the entire width of the original rear wall and would have a flat roof with a maximum height of 3 m. The part two storey element would be constructed directly above to project parallel with the Southern building line to extend a maximum of 3.6 m in depth, 4 m in width and would be characterised with a hipped roof with a maximum height of 7.1 m.

The proposed front porch would measure 800 mm in depth, 2 m in width and would have a mono-pitch roof with a maximum height of 3.5 m.

The proposed rear dormer would be sited centrally in the rear roof slope to measure 3 m in width, 1.7 m in height and would have a flat roof.

The proposed extensions and alterations would be finished in materials to match the existing.

### 1.3 Relevant Planning History

16806/14/549 74 Long Lane Hillingdon

**Decision Date:** 19-02-1973      **Approved**      **Appeal:**

16806/APP/2017/3998 74 Long Lane Hillingdon

Single storey outbuilding to rear for use as a gym/playroom (Application for a Certificate of Lawful Development for an Proposed Development)

**Decision Date:** 17-01-2018      **Approved**      **Appeal:**

#### Comment on Planning History

16806/APP/2017/3998 CLD: Single storey outbuilding to rear for use as a gym/playroom (Application for a Certificate of Lawful Development for an Proposed Development) - Granted

16806/14/549: Residential Development - Approved

### 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

A total of 8 adjoining and nearby neighbouring properties were consulted via letter dated 08.12.17 including a site notice displayed outside the premises on 16.12.17.

Two letters of representation received from the occupiers of Nos. 72 and 80 Long Lane summarised as:

1. Cannot appear to find any form of information relating to application ending in 3998 and have not been consulted about it, why?
2. Does the proposed extension extend beyond the back of my house?
3. What is the distance from No. 74 to the detached outbuilding in feet/inches?
4. Doesn't appear to be enough parking once garage is removed as it would become a four bedroom dwelling.

Officer Comment: With regards to application ending in 3998 for a Lawful Development Certificate for a proposed development, this type of application is determined on its facts rather than merits, with no statutory requirement to consult third parties. Views expressed by third parties on the planning merits of the case, or on whether the applicant has any private rights to carry out the operation, use or activity in question, cannot be considered when determining such an application. The detached outbuilding would be situated approximately 80 feet from the main house.

Concerns raised with regards to impact upon residential amenities of neighbouring properties and car parking are addressed within the main body of the report.

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

#### **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:

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.

AM14 New development and car parking standards.

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 and the level of impact on the residential amenity of the adjoining neighbours, and parking.

Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. Policy BE13 requires the layout and appearance of extensions to harmonise with the existing street scene and Policy BE19 ensures any new development complements or improves the amenity and character of the area. Policy BE22 ensures all residential extensions should be set in 1 m from the side boundary for its full height.

The Council's Adopted SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) or HDAS, contains design guidance (below) for all types of extensions which should appear subordinate in scale to the original building.

Paragraph 6.0 of the HDAS states extensions up to 3.6 m deep will be acceptable on semi-

detached properties as long as they are designed to appear subordinate to the original house and where there is no significant overshadowing, loss of outlook and daylight to adjoining properties. Two storey extensions will be subject to meeting the 45 degree line of sight, and must not exceed the height of the existing building with roof lines constructed parallel to those of the existing building.

Section 3.0 of the HDAS:SPD for single storey rear extensions states extensions up to 3.6 m in depth will be acceptable, and up to 3.0 m in height with the use of a flat roof.

Section 7.0: Loft Conversions and Roof Alterations, states that the degree of visibility and prominence of rear roof slopes varies considerably, and therefore as a general rule the more visible a roof is from public areas the more important it is that it is well designed.

The proposed part two storey rear extension would project a maximum of 3.6 m deep at upper floor level and would be characterised by a hipped roof parallel with the Southern building line and the pitch of the main roof and would be set approximately 1.8 m below the main ridge height. The hipped roof would reflect the pitch of the roof of the host dwelling, and by reason of its set down would be a sympathetic and subservient addition to the host dwelling. The proposed part single storey rear element would project a maximum of 5.1 m deep and would be characterised by a relatively low level flat roof with a maximum height of 3 m. The single storey element would exceed the maximum depth of 3.6 m as permitted within the Hillingdon SPD, however as it would comprise of a single storey level and would extend beyond the rear elevation of the host dwelling, by reason of the overall size, scale, design and roof form of the proposed development is considered acceptable and would not detract from the character and appearance of the host dwelling and the visual amenities of the street scene.

Policy BE22 seeks for all two storey extensions to be set back a minimum of 1 metre from the side boundary for the full height, This policy seeks to protect the character and appearance of the street scene and preserve the visually open gaps between properties and prevent dwellings from visually coalescing. The proposed two storey rear extension, although situated within 1 m of the shared side boundary, would project parallel with the existing two storey side extension and would project beyond the rear wall, as such it is not considered to result in a greater visual impact upon the character and appearance of the street scene and surrounding area.

The proposed front porch would project a maximum of 800 mm beyond the principal elevation, would be of a size and scale proportionate to the front elevation, and by reason of its set back from the edge of the front boundary wall would not appear cramped within its respective plot and general setting.

Section 7.0 of the Hillingdon SPD relating to Loft Conversions and Roof Extensions states careful consideration should be given to the volume, height, proportion and position and overall appearance of any dormer windows. It is important to create an extension that appears secondary to the size of the roof face within which it will be set. Roof extensions as wide as the house can create the appearance of an effective flat roofed third storey which will be refused permission. Dormer windows to larger semi-detached houses, set ins should be increased to at least 1 m. Rear roof slopes which are visible only from other gardens can still impact upon the character and appearance of the residential area, and is just as important for such roof extensions to relate well to the proportions and massing of the existing house and its neighbours.

The application dwelling sits forward of the front building line of the adjoining dwelling to the South, therefore any form of roof extension to the rear roof slope would be partially visible when viewed from the South side approach along Long Lane, as such the proposed rear dormer would be set 1 m below the main ridge height of the original dwelling, 1 m above the eaves and set in a minimum of 1 m from the sides of the roof, thus by reason of its size, scale and set ins would satisfactorily integrate with the proportions of the host roof and dwellinghouse.

The front rooflights given their modest nature and appearance are considered not to detract from the visual amenities of the host dwelling and street scene.

The proposed development would therefore comply with Policies BE13, BE15, BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the HDAS SPD: Residential Extensions (December 2008).

Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires new extensions by virtue of their siting, bulk and proximity would not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 should protect the privacy of the occupiers and their neighbours.

The application site benefits from adjoining neighbours to either side, with No. 72 to the South and set back from the front building line, and No. 76 to the North which forms the other half of the semi-detached pair. No. 9 and 10 Redwood Close abut the site to the rear.

With regards to No. 72 to the South, it is considered given the adequate separation gap between the two properties in the form of their detached garage and their set back position from the front building line, the proposed part two storey rear extension with a maximum depth of 3.6 m would not infringe upon a 45 degree line of sight taken from their nearest rear habitable aspects, furthermore the use of a hipped roof would reduce the bulk and mass of the roof void to avoid appearing over-dominant and overbearing. The proposed single storey extension at 5.1 m deep would exceed the limitations set out within the Hillingdon SPD, in this particular case as the application dwelling sits forward of the front building line, it would protrude a maximum of 2 m beyond their original rear wall, and combined with the separation gap and the use of a relatively low level flat roof is considered not to result in a detrimental impact upon their residential amenities and light levels.

No. 76 to the North forms the other half of the semi-detached pair and benefits from a single storey rear extension also measuring 5.1 m deep. The Hillingdon SPD states if adjoining houses already have a deep rear extension, in such instances permission may be given for a new extension of a similar depth if it does not result in loss of daylight, sunlight, or outlook to neighbouring properties. In this case as the proposed single storey rear extension would not protrude beyond their 'new' rear wall and with the proposed two storey rear extension set back 5.2 m from the shared side boundary, the proposed extensions are considered not to result in significant over-dominance, visual intrusion and loss of outlook and light. The proposed dormer given its location within the remits of the roof slope would not result in an adverse impact upon the residential amenities and light levels of the adjoining occupiers, with the rear windows considered to face the applicants own private amenity area.

With regards to 9 and 10 Redwood Close which abuts the site along the rear boundary, the proposed extensions would maintain a minimum gap of 20 m and therefore is considered

not to result in a loss of privacy or give rise to a level of overlooking.

All habitable rooms are considered to benefit from an adequate source of outlook and light with front and rear facing aspects and the proposed extensions are considered not to result in significant over-dominance, overshadowing, visual intrusion, and loss of light and outlook upon the adjoining neighbours at Nos. 72 and 76 Long Lane to comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

Policy BE23 of the Hillingdon Local Plan states new extensions should provide or maintain external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings in terms of its shape and siting. This is assessed in conjunction with the Hillingdon SPD which seeks a minimum garden space standard of 100 square metres for a 4 bedroom dwellinghouse.

The application site including the proposed detached outbuilding would retain approximately 190 square metres of private usable amenity area which would exceed the minimum standard of 100 square metres for a 4 bedroom dwelling and is therefore considered to comply with Policy BE23 of the Hillingdon Local Plan Part Two Saved UDP Policies (November 2012) and the HDAS SPD for Residential Extensions (December 2008).

The proposed development would result in the loss of the integral garage, however the block plan indicates a second space to be created within the frontage whilst retaining a minimum of 25% of landscaping and as such would accord with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application is recommended for 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 17/75/LLH/103 Rev. D and 17/75/LLH/104 Rev. E.

#### **REASON**

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

#### **3 HO4 Materials**

The materials to be used in the construction of the external surfaces of the development

hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

#### REASON

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

#### 4 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 72 or 76 Long Lane.

#### 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 HO6 Obscure Glazing

The rooflight window(s) facing 72 Long Lane shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

#### REASON

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

#### 6 HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

#### REASON

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

#### 7 HO10 Front Garden Landscaping

Notwithstanding the details hereby approved a minimum of 25% of the front garden area shall be soft landscaped (eg.grass or planted beds) for so long as the development remains in existence.

#### REASON

To ensure the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies BE13, BE38 and AM14 of the Hillingdon Unitary Development Plan Saved Policies September 2007) and Policy 5.17 of the London Plan (2016).

## INFORMATIVES

## 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:

|          |  |
|----------|--|
| 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.   |
| AM14     | New development and car parking standards.   |
| 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.

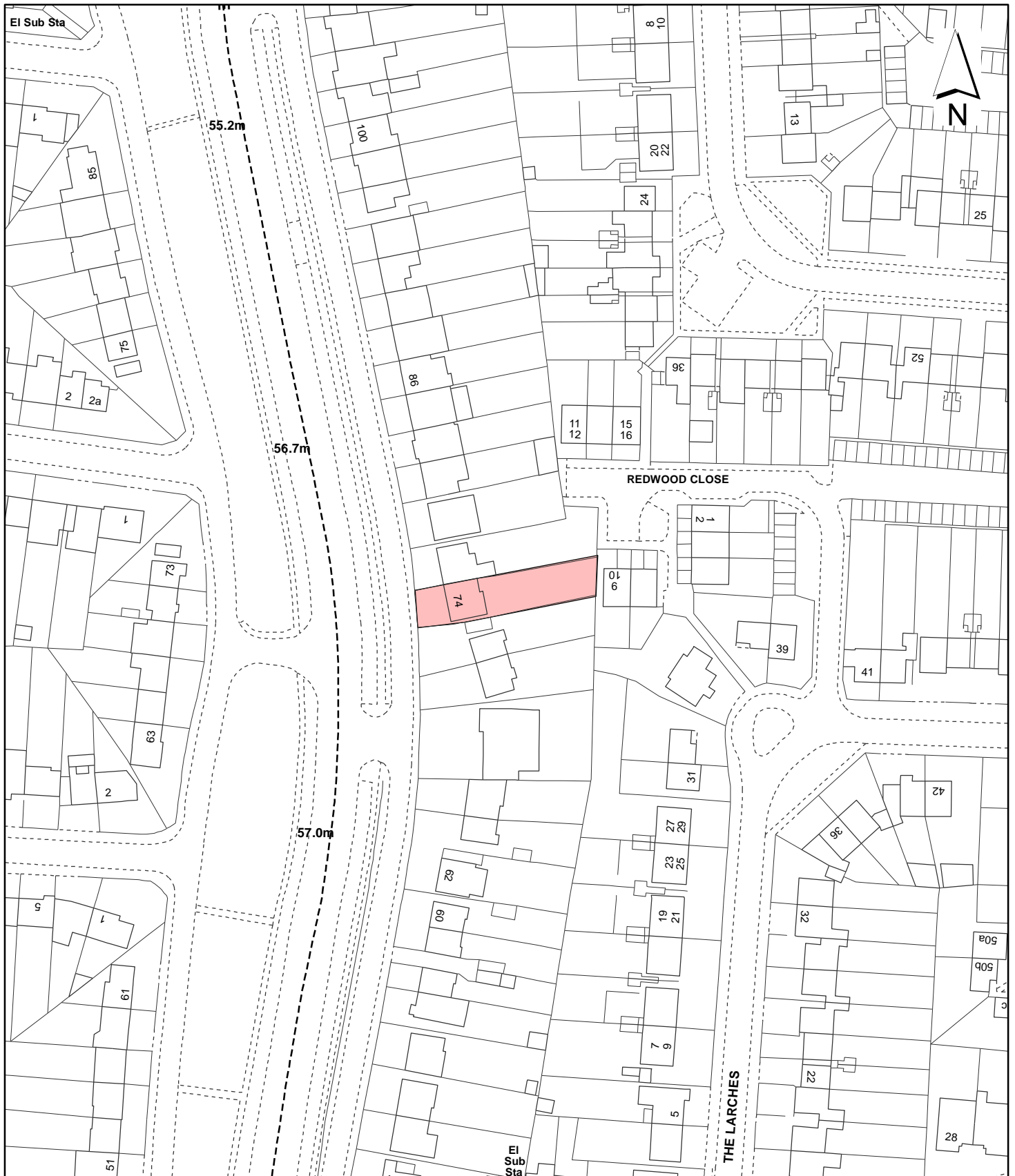
D) No bonfires that create dark smoke or nuisance to local residents.



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 (CO<sub>2</sub>) 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:** Naim Poptani

**Telephone No:** 01895 250230



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| <p><b>Notes</b></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><b>74 Long Lane<br/>Hillingdon</b></p>      |                                      | <p><b>LONDON BOROUGH<br/>OF HILLINGDON</b></p> <p><b>Residents Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW<br/>Telephone No.: Uxbridge 250111</p> |
|  | <p>Planning Application Ref:</p> <p><b>16806/APP/2017/4000</b></p> | <p>Scale</p> <p><b>1:1,250</b></p>   |  <p><b>HILLINGDON</b><br/>LONDON</p>  |
|  | <p>Planning Committee</p> <p><b>Central and South</b></p>          | <p>Date</p> <p><b>March 2018</b></p> |  |