

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

**Address** 17 MANOR ROAD HAYES  
**Development:** 2 storage sheds at rear of garden  
**LBH Ref Nos:** 30753/APP/2017/3611  
**Drawing Nos:** HS/2412/1  
Location Plan (1:1250)

**Date Plans Received:** 04/10/2017      **Date(s) of Amendment(s):**  
**Date Application Valid:** 04/10/2017

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the western side of Manor Road. The site is bordered to the north by 19 Manor Road and to the south by 15 Manor Road. 18 Manor Road is located on the opposite side of the road. 18 Rectory Road is located at the rear of the site.

#### 1.2 Proposed Scheme

Planning permission is sought for the erection of two storage sheds at the rear of the garden. The storage sheds would each be 5.8m deep and 5.02m wide, with a footprint of approximately 29sq.m. The sheds would be side by side; they would have a combined width of 10.55m and set apart by 0.5m. The sheds would be set in 0.60m from the southern side boundary, 0.80m from the northern side boundary and 0.23m from the rear boundary. The storage sheds would have a 3.75m high pitched roof with an eaves height of 2.35m.

#### 1.3 Relevant Planning History

30753/APP/2007/2031      17 Manor Road Hayes

ERECTION OF A TWO STOREY SIDE AND PART SINGLE STOREY/PART TWO STOREY REAR EXTENSION.

**Decision Date:** 30-08-2007      Refused      **Appeal:**

30753/APP/2007/3023      17 Manor Road Hayes

ERECTION OF TWO STOREY PART SIDE EXTENSION AND ERECTION OF PART SINGLE STOREY, PART TWO STOREY REAR EXTENSION WITH TWO PARKING SPACES.

**Decision Date:** 27-11-2007      Approved      **Appeal:**

30753/APP/2010/2502      17 Manor Road Hayes

FRONT PORCH (RETROSPECTIVE APPLICATION)

\*\*FEE TRANSFERRED TO 30753/APP/2011/2372\*\*

**Decision Date:** 24-06-2011      NFA      **Appeal:**

30753/APP/2010/2503 17 Manor Road Hayes

Two storey side extension, part single storey, part two storey rear extension with associated parking and amenity space.

**Decision Date:** 23-12-2010 Refused **Appeal:**

30753/APP/2011/2372 17 Manor Road Hayes

Retention of Front Porch

**Decision Date:** 08-11-2011 NFA **Appeal:**

30753/APP/2011/2447 17 Manor Road Hayes

EXISTING OUTBUILDING AT REAR OF GARDEN

**Decision Date:** 21-11-2011 NFA **Appeal:**

30753/APP/2012/2546 17 Manor Road Hayes

Conversion of existing dwelling to 2 x 3-bedroom flats to include alterations to side elevation, front entrance porch with associated parking and amenity space (Part-Retrospective Application).

**Decision Date:** 19-02-2013 Refused **Appeal:**

30753/APP/2013/1048 17 Manor Road Hayes

conversion of dwelling into two flats

**Decision Date:** 23-05-2013 NFA **Appeal:**

30753/APP/2013/2970 17 Manor Road Hayes

Conversion of dwelling into two flats ( part retrospective)

**Decision Date:** 25-11-2013 NFA **Appeal:**

30753/APP/2013/3413 17 Manor Road Hayes

Conversion of dwelling into 1 x 3-bed and 1 x 2-bed self contained flats involving alterations to side elevation

**Decision Date:** 12-03-2014 Refused **Appeal:**

30753/APP/2013/514 17 Manor Road Hayes

Erection of outbuilding and front porch (Retrospective Application)

**Decision Date:** 13-06-2013 Refused **Appeal:**07-FEB-14 Dismissed

30753/APP/2014/1571 17 Manor Road Hayes

Conversion of dwelling into 1 x 3-bed and 1 x 2-bed self contained flats with associated parking and amenity space involving alterations to rear elevation and demolition of detached outbuilding to rear and porch to front

**Decision Date:** 12-08-2014 Approved **Appeal:**

30753/APP/2014/3209 17 Manor Road Hayes

Single storey detached outbuilding to rear and porch to front (Part Retrospective)

**Decision Date:** 06-11-2014 NFA **Appeal:**

**Comment on Planning History**

The application site has been subject to an enforcement investigation regarding the erection of a front porch and an outbuilding, and an enforcement notice was served in August 2011. The front porch and outbuilding were removed in June 2015, in compliance with the enforcement notice and the enforcement case was closed.

This application has been referred to planning committee for determination. The Council's constitution requires all applications relating to a site where enforcement notices have been served to be taken to planning committee (even when the enforcement does not relate to the proposal, as is the case in this instance).

Planning permission ref: 30753/APP/2014/1571 was granted in August 2014 for the conversion of the application building from a dwelling to one three-bed flat and one two-bed flat (No 17 and 17A Manor Road).

## **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**

Consultation letters were sent to 7 local owners/occupiers and a site notice was displayed. Six responses were received and the comments can be summarised as follows:

- i) property already has a number of tenants - sheds would be rented and used to house additional tenants or for non-domestic use
- ii) overshadowing of neighbours garden due to size and height of roof
- iii) there have previously been issues of noise disturbance
- iv) consultation letter not received until some days after date on letter
- v) property has been previously extended - landlord had to demolish a previous outbuilding (following enforcement notice) - base and utility connections still in place - extension not shown on location plan
- vi) right of way path for neighbour's fire exit has not been done
- vii) impact on privacy
- viii) size of the two storage sheds similar to demolished outbuilding
- ix) rear garden is fenced off
- x) front porch removed (following enforcement notice) and wall left unfinished

Officer comments:

Points i), ii), vii), viii) have been discussed elsewhere in this report. Point iii) relates to noise disturbance which would be dealt with through separate environmental legislation. Point iv) raised concern over delays in delivery of consultation letters, however, delays in the postal service are outside of the Council's control.

In regards to Points v) and x) the Council's Enforcement Officer considered the enforcement notice to be complied with following the demolition of the outbuilding and the porch and the enforcement case was closed.

Point vi) relates to rights of way which are a civil matter. Regarding Point ix) subdivision of the rear garden was allowed under planning permission for conversion of the property into two flats (ref: 30753/APP/2014/1571).

Townfield Tenants & Residents Association:  
No response was received.

Ward Councillor:  
Request application to be determined at 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.

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

#### **5. MAIN PLANNING ISSUES**

The main planning issues are considered to be the impact of the two storage sheds on the character and appearance of the dwellinghouse, the impact on residential amenity and the impact on the character and appearance of the surrounding area.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to harmonise with the existing street scene and other features of the area that are considered desirable to retain or enhance. Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area. Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that planning permission would not be granted for buildings which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

The Council's HDAS: Residential Extensions SPD states that outbuildings should be positioned as far away from the house as possible in order to prevent overshadowing of neighbouring properties. Outbuildings should be set in from the boundaries by at least 0.5m. The proposed storage sheds would be located at the rear of the garden, 12m from the rear of the main building. Although the sheds would be set in 0.6m and 0.8m from the side extensions, the set in from the rear boundary would be 0.23m, and so would not comply with the Council's HDAS: Residential Extensions SPD.

The sheds would be located side by side; although the sheds would be set apart by 0.5m, they would have a combined width of 10.55m, thereby extending across the full width of the rear garden. The overall width, depth and footprint of the two sheds, in addition to the limited set in from the rear boundary, would result in a large and dominant development detrimental to the character and appearance of the surrounding area and to residential amenity. The proposal is therefore considered to be contrary to Policies BE13, BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD.

In regards to height, paragraph 9.3 of the Council's HDAS: Residential Extensions SPD states that for outbuildings with a pitched roof, the roof ridge should be no higher than 4m. The proposed sheds would have pitched roofs measuring 3.75m high at the ridge and 2.35m high at the eaves, thereby complying with the Council's HDAS: Residential Extensions SPD.

Paragraph 9.4 of the Council's HDAS: Residential Extensions SPD states that outbuildings must only be used for normal domestic uses related to the residential use of the main house; acceptable uses include car parking, storage of possessions, use as a children's playroom, green house, garden shed, gym, summer house and hobby room provided it is ancillary to the use of the main house.

The proposed sheds would provide storage space for the two flats (17 and 17A Manor Road). The proposed use of the sheds for storage is considered to be ancillary to the use of the flats in the main building, in accordance with Paragraph 9.4 of the Council's HDAS: Residential Extensions SPD. A condition to ensure that the sheds are used for purposes ancillary to the residential use of the main building would be included on any consent granted.

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that adequate external amenity space is retained for residential properties. The property has been subdivided into one three-bed flat and one two-bed flat, following planning permission in August 2014 (ref: 30753/APP/2014/1571). The Council's HDAS: Residential Layouts SPD recommends that one-bed flats are provided with 20sq.m of external amenity space whilst two-bed flats should be provided with 25sq.m of external amenity space. The garden provides over 100sq.m of external amenity space and so the proposed sheds would not reduce the amount of external amenity space available to a level which would be unacceptable.

The parking provision would remain unaffected by the proposal.

The application is therefore recommended for refusal.

## **6. RECOMMENDATION**

### **REFUSAL for the following reasons:**

**1**            **NON2**            Non Standard reason for refusal

The proposed development, by reason of its overall size, scale and proximity to the rear boundary, results in an over dominant and visually obtrusive form of development, to the detriment of the visual amenity of the surrounding residential properties and the character

and appearance of the surrounding area. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

## INFORMATIVES

### 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:

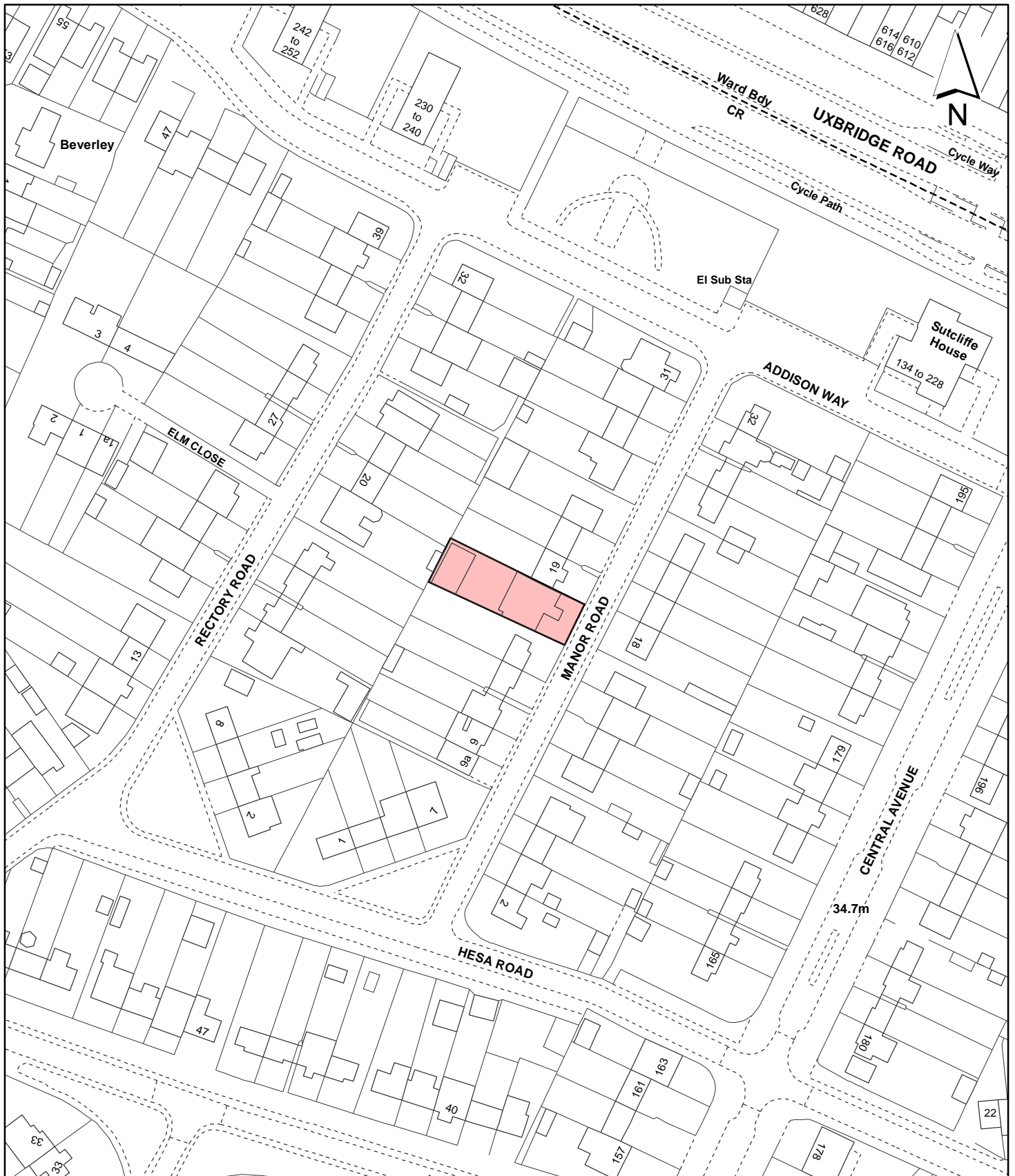
PT1.BE1 (2012) Built Environment

#### Part 2 Policies:


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

**Contact Officer:** Katherine Mills

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**Notes**

 Site boundary

For identification purposes only.

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Site Address

**17 Manor Road  
Hayes**

Planning Application Ref:

**30753/APP/2017/3611**

Planning Committee

**Central and South**

Scale

**1:1,250**

Date

**March 2018**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111



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