

Report of the Head of Planning, Transportation and Regeneration

Address 14 FREDORA AVENUE HAYES

Development: Part two storey, part single storey side/rear extension involving demolition of existing stores and conservatory

LBH Ref Nos: 73491/APP/2018/299

Drawing Nos: BASSIR/PLAN/002 Rev. 24th April 2018
BASSIR/PLAN/003 Rev. 24th April 2018
BASSIR/PLAN/004 Rev. 24th April 2018
BASSIR/PLAN/008
BASSIR/PLAN/007
BASSIR/PLAN/005
BASSIR/PLAN/003
BASSIR/PLAN/001

Date Plans Received: 25/01/2018 **Date(s) of Amendment(s):** 25/01/2018

Date Application Valid: 30/01/2018

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises of a two storey semi-detached dwelling situated on the corner junction of Fredora Avenue with Pine Place and Fairholme Crescent, Hayes. The property is constructed from brick, is finished with a painted smooth render to the front elevation and is characterised with a hipped roof with a two storey front bay window feature and front porch. A detached garage sits parallel to the Western side boundary.

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

1.2 Proposed Scheme

Householder consent is sought for a part two storey, part single storey side/ rear extension involving demolition of existing stores and conservatory.

The proposed part two storey side/ rear extension would measure 3 m in width to the front, would extend level with the original rear wall of the host dwelling and would be stepped in by 1.2 m from the flank edge to partly protrude 3.3 m beyond the original rear wall. The side extension would be characterised with a hip-end roof with a maximum height of 7.3 m. However, the rear element, due to its chamfered nature, has an unusual design comprising a hybrid of hipped and gable end.

The single storey side/rear element would have a mono-pitch roof with a maximum height of 3.7 m and would measure 3 m in width to the front to project the entire depth of the host dwelling and would protrude 3.6 m beyond the original rear wall to wrap entirely across it.

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

1.3 Relevant Planning History

Comment on Planning History

No relevant planning history.

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 12 adjoining and nearby neighbouring properties were consulted via letter dated 01.02.18 including a reconsultation carried out on the 12.02.18. A site notice was also displayed on 05.02.18.

Two letters of representations received objecting to the proposed development on the following grounds:

1. The double storey side extension would be out of keeping with the building line and dangerous from the side road;
2. Too much development in the area causing our garden to be wet and flooded all the time;
3. Would result in an increased demand for on street parking, and hazardous to pedestrians and especially children going to/from school;.
4. The plot is not big enough for a double storey extension.

Officer Comment: The representations received will be addressed within the main body of the report.

Ward Councillor: Requests that the application is considered at 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 and the visual amenity of the street scene, the impact on the residential amenities of the adjoining neighbours and the appropriateness of the accommodation provided.

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 seeks to ensure that all residential extensions should be set in 1 m from the side boundary for their 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.

Section 5.0 of the HDAS SPD states all residential extensions of two or more storeys should be set back a minimum of 1 metre from the side boundary of the property for the full height of the building. This protects the character and appearance of the street scene and protects gaps between properties. To ensure side extensions appear subordinate, the ground and first floor should be set back 1 m from the main front building line and at least 500 mm below the main roof level to ensure a subordinate appearance to the existing house.

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 and 3.4 m with a pitched roof.

The proposed part two storey, part single storey side/ rear extension would measure 3 m in width to the front to measure approximately two thirds of the width of the host dwelling, would be set back 1.4 m from the principal elevation for its full height and would be set down approximately 400 mm below the main ridgeline. The side element of the extension would be characterised with a hip-end roof which would reflect the hip-end roof form and pitch of the original to satisfactorily integrate with the appearance of the main dwelling. However, the site is located in a visually prominent position, where the whole of the extension will be readily visible and the proposed roof design of the rear element, comprising a mix of hip and gable end roof is not considered to satisfactorily integrate with the appearance of the main dwelling or those in the area. Thus this element of the proposal would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and

BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

Policy BE22 seeks for all two storey side 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 application site lies on a prominent corner junction within a tapered plot which benefits from a wide frontage and a narrow rear garden and aligns with an established return building line along Fredora Avenue which stretches in a North-Western direction. The proposed extension would retain a substantial gap from the side boundary to the front, and given the triangular shape of the plot would be reduced to a minimum of 1 m from the shared boundary at its closest point for its full height. The applicant argues that given the presence of the existing garage along the shared boundary, that there is no requirement for a set back from the shared boundary at single storey level, however Policy BE22 states 'it is not considered that single storey side extensions will normally produce a terracing affect as they are considerably less dominant visually. Hence, a proposal to construct a single storey side extension up to a shared boundary may be acceptable, However a problem arises when it is proposed to construct a first floor extension over. The resulting development even when set in 1 metre often appears unbalanced or cramped, or unacceptably closes the visually open gap between properties. This is particularly noticeable if the dwellings form part of a closely developed road frontage'. Nevertheless the proposal would now be set back a minimum of 1 m for the full height and length of the extension, and as such would prevent the closing of a visually important gap and would prevent visual coalescence with the adjoining dwelling to preserve the character and appearance of the street scene and surrounding area. The proposal would therefore accord with Policy BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the HDAS SPD: Residential Extensions (December 2008).

The single storey rear extension would form a continuation of the two storey side to project a maximum of 3.6 m beyond the original rear wall, and as such given its size, scale and single storey composition would be of a sympathetic design and appearance to satisfactorily integrate with the appearance of the main dwelling.

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 should protect the privacy of the occupiers and their neighbours.

The application site benefits from adjoining neighbour to either side with No. 16 Fredora Avenue adjacent to the North-West and No. 1 Fairholme Crescent forming the other half of the semi-detached pair.

The Hillingdon SPD states two storey extensions should always appear subordinate to the original house. Rear extensions will only be allowed where there is no significant over-dominance, over-shadowing, loss of outlook and light. 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.

With regards to the impact upon No. 16 Fredora Avenue, the application site is positioned at an outward chamfer to face the central part of the neighbouring rear garden, however as the proposed two storey side/ rear extension would protrude a maximum of 3.2 m beyond the original rear wall at first floor level with an adequate set back from the shared side boundary to the front of the site it would not infringe upon a 45 degree line of sight taken from the nearest front or rear habitable aspects of the adjoining neighbour. The single storey rear extension would project a maximum of 3.6 m in depth to comply with the limitations set out within the Hillingdon SPD, and combined with the orientation between the two properties it would not be visible when viewed from the adjoining neighbours nearest habitable aspects. The outlook from the first floor rear window would provide a partial view of the neighbouring rear garden, however given the acute angle and boundary relationship in the form of single storey side and rear extensions would partly obscure any oblique views and therefore is considered not to give rise to a loss of privacy and overlooking.

No. 1 Fairholme Crescent, which forms the other half of the semi-detached pair, benefits from a deep single storey rear extension, as such the proposed single storey rear extension at 3.6 m deep would not protrude beyond their 'new' rear wall. The proposed two storey side extension would retain a separation gap of 2.5 m from the shared side boundary, as such would avoid impeding a 45 degree angle from their nearest rear habitable aspect and combined with the use of a hipped roof would reduce the bulk and mass of the roof void. No other properties would be affected by the proposed development.

The extensions would therefore accord with Policy BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the HDAS SPD: Residential Extensions (December 2008).

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

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 60 square metres for a 3 bedroom dwellinghouse.

The property benefits from a spacious front/side garden however the boundary wall does not offer any privacy to these areas and although the proposed development would not result in a loss of further rear amenity area, the increase in the number of bedrooms would require an increase in the amount of usable private amenity area. The site would continue to benefit from approximately 25 square metres of private rear garden space, however given its triangular shape, would not be considered entirely usable as private space. Furthermore it is noted the site lies within walking distance of a public amenity area, and therefore although there is scope for flexibility in this particular instance, due to the substantial shortfall of more than 50%, it is not considered sufficient to protect the residential amenities of the current and future occupiers of the host dwelling. Therefore, the proposal would fail to comply with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application site would continue to provide 2 off street car parking spaces within the

curtilage of the dwellinghouse to continue to accord with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed extension by its size, scale, bulk and roof design, in this visually prominent position, would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed extension, by virtue of its failure to maintain an adequate amount of private usable external amenity space for the occupiers of the extended property, would result in an over-development of the site that fails to afford an adequate standard of residential amenity to its future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

- 1** On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
- 2** 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).
- 3** 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

- 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-E) Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- LPP 3.5 (2016) Quality and design of housing developments

- 4** In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

In order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition further guidance was offered to the applicant by the case officer during the processing of the application to identify the amendments to address those elements of the scheme considered unacceptable which the applicant chose not to implement.

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:

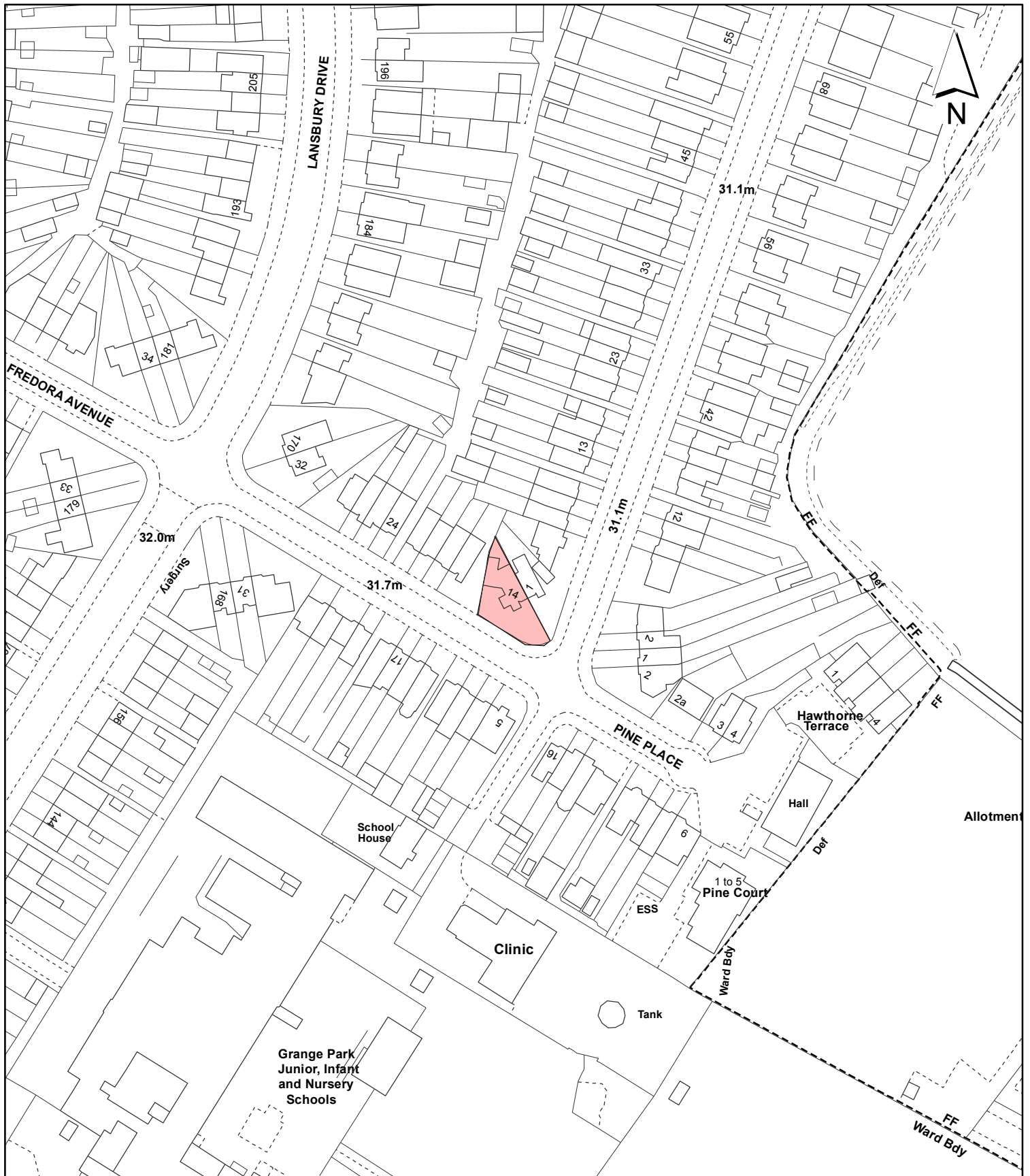
PT1.BE1 (2012) Built Environment

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.
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Contact Officer: Naim Poptani

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Notes:

 Site boundary

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Site Address:

**14 Fredora Avenue
 Hayes**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section

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

Planning Application Ref:

73491/APP/2018/299

Scale:

1:1,250

Planning Committee:

Central & South

Date:

May 2018



HILLINGDON
 LONDON