

Report of the Head of Planning, Transportation and Regeneration

Address 40 BARNHILL ROAD HAYES

Development: Part two storey, part single storey front/side extension and part first floor rear extension

LBH Ref Nos: 20362/APP/2018/1087

Drawing Nos: 01
03
02
Location Plan (1:1250)
02/B

Date Plans Received: 22/03/2018 **Date(s) of Amendment(s):**

Date Application Valid: 29/05/2018

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises of a two storey semi-detached dwelling situated on the North-East side of Barnhill Road, Hayes. The property is constructed from brick, is currently characterised with a gable ended roof following the conversion of the hipped end roof and is set back from the adjacent highway with the frontage laid with hardstanding. The property benefits from a single storey side and rear extension and a fair sized rear garden. The principal elevation faces South West.

The surrounding area is residential in character and is mainly made up of two storey semi-detached dwellings that are of a similar size. The property backs onto the playing fields of Barnhill School.

1.2 Proposed Scheme

The application seeks planning permission for the erection of a part two storey, part single storey front/side extension and part first floor rear extension.

1.3 Relevant Planning History

20362/APP/2016/1282 40 Barnhill Road Hayes
3.5 metre Single Storey Rear Extension

Decision Date: 23-06-2016 NFA **Appeal:**

20362/APP/2016/1390 40 Barnhill Road Hayes

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.5 metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 2.8 metres

Decision Date: 07-06-2016 Approved **Appeal:**

Comment on Planning History

The relevant planning history is listed above. It was noted at the site visit that both the rear extension and loft conversion and extension have 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

5 neighbouring properties were consulted by letter dated 30.5.18 and a site notice was displayed to the front of the site which expired on 29.6.18

Two letters, a letter from the local MP and a petition have been received raising the following concerns:

1. Overdevelopment.
2. Terracing impact.
3. Creating a precedent.
4. Loss of light.
5. Potential future use as HMO.
6. No access to the rear.
- 7 Drainage concerns.

Officer note: The planning issues raised are addressed in the main body of the report. Applications cannot be determined on the basis of possible future uses and need to be considered on their own merits as submitted.

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.
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 considerations are the design and impact on the character of the existing property, the impact upon the street scene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

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 Side and First Floor Side Extensions should retain a minimum of 1 m distance from the side boundary at both levels, and if to a semi-detached dwelling should be set back 1 m from the front building line at both levels, as well as set down from the original ridge line by 0.5 m. The width should be considerably less than that of the original house and be between half and two thirds depending on size and character of the area.

The proposed side extension fails to comply with the HDAS guidance in that the side extension would abut the boundary with Number 38 Barnhill Road and is not set back 1 m from the front elevation of the host dwelling. The area is characterised by semi-detached houses separated by shared driveways leading to garages in the rear gardens. The space between the pairs of semi's is an important attribute to the character of the street scene. The infilling of the space between the flank elevation of the host dwelling and the side boundary would have a significant and detrimental impact upon the character and appearance of the street scene. Furthermore the part two storey, part single storey side extension, by virtue of its siting, size, scale and design, including the lack of a set back from the front at all levels would fail to appear as a subordinate addition and would thus be detrimental to the appearance of the original house, the character, appearance and symmetry of the pair of semi-detached houses of which it forms a part and the visual amenities of the street scene and the wider area. The proposal is therefore 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 - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

Section 6 Two Storey Rear or First Floor Rear Extension states that for semi-detached houses with a plot more than 5 m wide, an extension up to 3.6 m deep is acceptable. It is desirable that any two storey extension to a house with a pitched roof should also have a pitched roof. The new roof should appear subordinate to the original roof and so have a ridge height at least 0.5 m lower than the original roof. Poor designs and applications out of

character with their surroundings will be rejected. Section 6 states that two storey rear extensions will only be allowed where there is no significant over-dominance, over-shadowing, loss of outlook and daylight. For a semi-detached property on a plot wider than 5 metres the depth of a first floor extension should not exceed 3.6 metres. The proposed rear extension is compliant with the HDAS guidance in terms of its depth. However, due to its excessive width the proposal requires a double hip roof which is uncharacteristic of the property and the area in general.

The 45 degree angle would not be breached demonstrating that the proposal would not have an unacceptably dominating impact on the occupants of both adjacent properties. The windows to the side elevation of Number 38 are obscure glazed with the exception of the side facing extension window which is a secondary window. It is considered, that despite the scale of the proposed extension, the proposal would not result in an unacceptable loss of light.

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).

In terms of the garden area at least 100 sq.m of rear private garden should be retained to provide adequate amenity space for a four bedroom dwelling. The resultant amenity space would be 73 square metres which falls short of the minimum standard. The proposed extension would therefore, by virtue of its failure to maintain an adequate amount of private usable external amenity space for the occupiers of the extended property, result in over-development of the site detrimental to the residential amenity of the existing occupiers. The proposal is therefore contrary to policies BE19 and BE23 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and the guidance contained within the Hillingdon Design and Accessibility Statement Supplementary Planning Document: Residential Extensions (December 2008). It is not considered that this level of shortfall is offset by any local public open space or recreational area nearby.

Two parking spaces would be retained on the frontage in compliance with the Council's parking standards and Policy AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

The site is not in a flood plain or known to have any specific drainage issues.

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey side extension, by reason of its size, scale, bulk and proximity to the side boundary, would result in a closing of the visually open gap between it and the neighbouring property, 38 Barnhill Road giving rise to a cramped form of development, which would be detrimental to the visual amenities of the street scene and the surrounding area. The proposal is therefore contrary to Policies BE1 of the Hillingdon Local Plan: Part

One - Strategic Policies (November 2012), Policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed part two storey, part single storey side/rear extension, by virtue of its siting, size, scale, width and design, including the lack of a set back from the front at all levels and the double hip roof to the rear would fail to appear as a subordinate addition and would thus be detrimental to the appearance of the original house and the character, appearance and visual amenities of the street scene and the wider area. The proposal is therefore 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 - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3 NON2 Non Standard reason for refusal

The proposed extension would, by virtue of its failure to maintain an adequate amount of private usable external amenity space for the occupiers of the existing property, result in over-development of the site detrimental to the residential amenity of the existing occupiers. The proposal is therefore contrary to policies BE19 and BE23 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and the guidance contained within the Hillingdon Design and Accessibility Statement Supplementary Planning Document: Residential Extensions (December 2008).

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** 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.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

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:

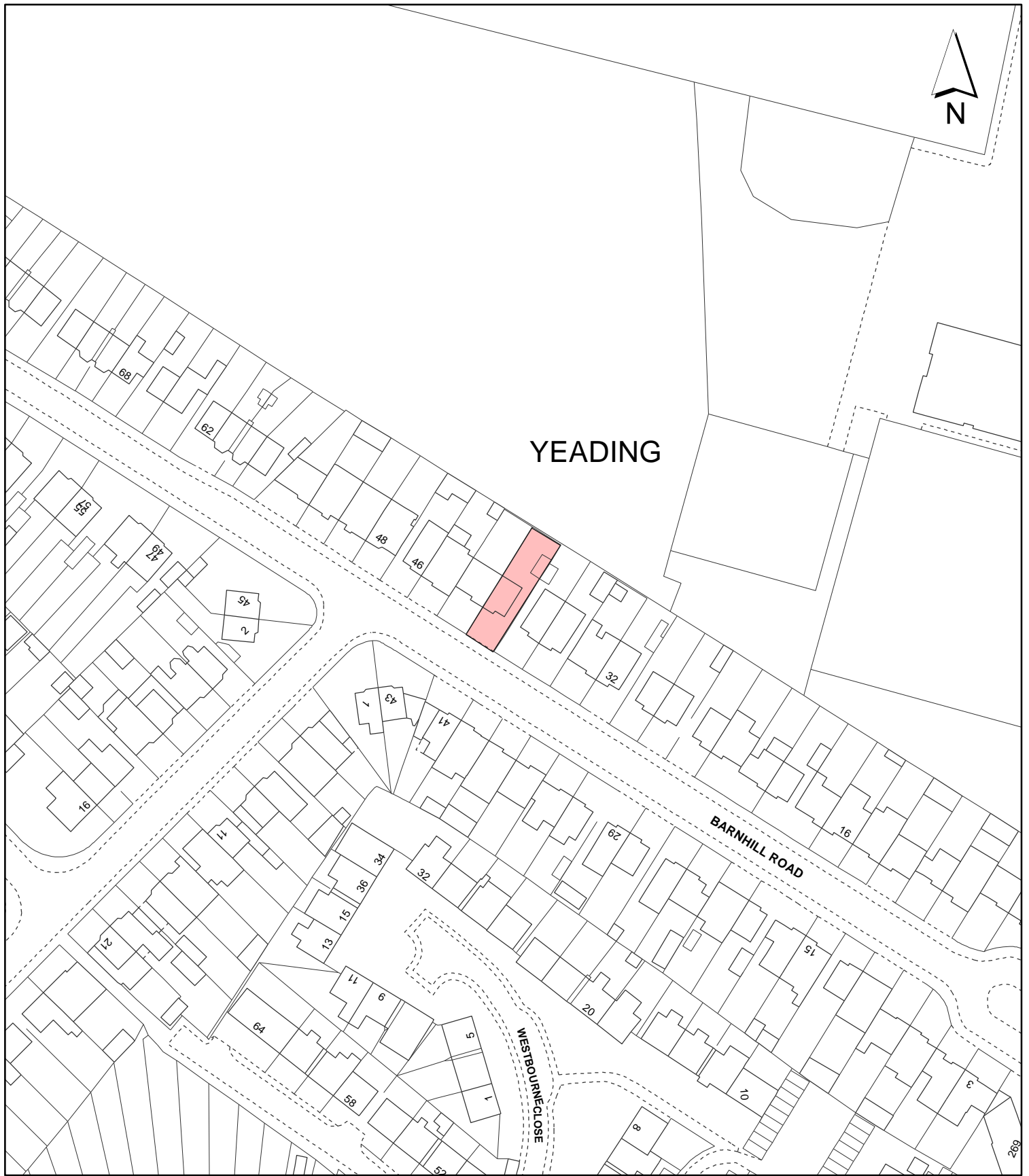
PT1.BE1 (2012) Built Environment

Part 2 Policies:

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.
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Notes:

 Site boundary

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LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

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

Planning Application Ref:
20362/APP/2018/1087

Scale:
1:1,250

Planning Committee:
Central & South

Date:
July 2018

