

Report of the Head of Planning, Transportation and Regeneration

Address 78 POLE HILL ROAD HILLINGDON

Development: Conversion of attached garage to habitable use to include alterations to front elevation

LBH Ref Nos: 55824/APP/2018/2602

Drawing Nos: 18/78/PHRH/402
18/78/PHRH/401
Location Plan (1:1250)

Date Plans Received: 13/07/2018 **Date(s) of Amendment(s):**

Date Application Valid: 18/07/2018

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached property situated on the East side of Pole Hill Road, with the principal elevation facing North West. There is a clear building line on Pole Hill Road, which the application property follows. The property is a brick built two storey dwelling set under a main hipped roof. To one side is an integral garage set under a roof projecting down from the main roof. There is a small canopy over the front entrance, which is located to the side of the property. To the front is a good sized garden area which is paved in hard-standing accommodating at least two off street parking spaces and leading on to the garage. To the rear is a large landscaped garden, and an outbuilding to the far end.

The adjacent property to the North East, No. 78B, has not been extended to the rear previously and is set back some distance from the rear building line of application property. To the South West, No. 76, is a larger property with the rear building line matching with application property.

The immediate street scene is residential in character and appearance comprising predominantly of detached bungalow style properties, though most have been extended to the roof.

The application site is located within the Developed Area as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

The application is for the conversion of the attached garage to habitable use, including alterations to the front elevation of the property.

1.3 Relevant Planning History

55824/APP/2000/2534 78 Pole Hill Road Hillingdon

ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSIONS WITH FULL PITCHED

ROOFS OVER TO INCLUDE AN INTEGRAL GARAGE AND CONVERSION OF ROOF SPACE TO FORM HABITABLE ROOMS

Decision Date: 22-03-2001 Approved **Appeal:**
55824/APP/2018/1399 78 Pole Hill Road Hillingdon
First floor rear/side extension, 2 side dormers and conversion of garage to habitable use involving alterations to front elevation

Decision Date: 08-06-2018 Refused **Appeal:**
55824/APP/2018/1592 78 Pole Hill Road Hillingdon
Single storey outbuilding to rear for use as a gym/playroom/store involving demolition of existing outbuilding (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 22-06-2018 Approved **Appeal:**
55824/APP/2018/2310 78 Pole Hill Road Hillingdon
Provision of additional habitable roofspace involving raising of ridge height, conversion of roof from hip to gable end with a new gable end window, 4 dormers and 1 front and 1 rear rooflight and conversion of garage to habitable use to include alterations to front elevation

Decision Date: 08-08-2018 Refused **Appeal:**
55824/APP/2018/2455 78 Pole Hill Road Hillingdon
Provision of additional habitable roofspace involving raising of ridge height, conversion of roof from hip to gable end, 4 dormers and 1 front, 1 rear rooflight and 1 roof lantern and conversion of garage to habitable use to include alterations to front elevation

Decision Date: 15-08-2018 Refused **Appeal:**

Comment on Planning History

55824/APP/2000/2534 - APPROVAL - Erection of a single storey side and rear extension with full pitched roofs over to include an integral garage and conversion of roof space to form habitable rooms.

55824/APP/2018/1399 - REFUSAL - An application for the erection of a first floor rear/side extension, 2 side dormers and conversion of garage to habitable use involving alterations to front elevation was refused.

55824/APP/2018/1592 - APPROVED - A certificate of lawfulness was granted for the erection of an outbuilding.

55824/APP/2018/2455 - REFUSED - The application proposed for the provision of additional habitable roofspace involving raising of ridge height, conversion of roof from hip to gable end with a new gable end window, 4 dormers and 1 front and 1 rear rooflight and conversion of garage to habitable use to include alterations to front elevation. The application was refused on the basis that the proposed front/side dormers by reason of their siting, size, scale, bulk, and design would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area.

55824/APP/2018/2310 - REFUSED - The application proposed for the raising and enlargement of roof and 4 x dormers to provide additional habitable roofspace and

conversion of garage to habitable use to include alterations to front. The application was refused on the basis that the proposed dormers would fail to appear subordinate, and the proposed flat roof element to the roof would fail to harmonise with the architectural composition of the original dwellings and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area.

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

Five neighbouring properties were notified of the proposed development by letter on 31.07.2018. A site notice was displayed to the front of the site which expired on 28.08.2018

By the close of the consultation period no objections received.

Ward councillor: Requests that the application is reported to committee.

Trees/Landscape Officer:

This site is occupied by a bungalow with an integral garage to one side which is set back from the front elevation of the building. The front garden has an area of soft landscape and a driveway with space for off-street parking. There are no tree/landscape constraints on this site.

COMMENT: The conversion of the garage will result in the loss of off-street parking at this address, however, space for several cars on the front driveway will remain. There is no proposal to increase the parking area in the front garden and this would be resisted in the interests of retaining a reasonable area of soft landscape.

RECOMMENDATION: No objection.

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.
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 amenities of adjoining occupiers, the retained size of the rear garden amenity space, front garden landscaping 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 application is for the conversion of an existing attached garage to habitable use, which includes alterations to the principle elevation of the property. The alterations to the dwelling would include the replacement of the front garage door with a window and making good the brickwork. The property would retain existing windows. The window and brickwork respect the design of the original property and others within the locality. The alterations to the front elevation are therefore considered to respect the character and appearance of the property and would not result in an incongruous addition to the street scene. As a result it is considered that it would not have a negative impact upon the visual amenity of the site or the surrounding area.

The proposal would result in the loss of a car parking spaces within the garage. However, space for at least two cars to be parked remains on the frontage. The proposal therefore complies with policy AM14 of the Hillingdon Local Plan - Saved UDP policies (November 2012).

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 Policy 3.5 of the London Plan (2011).

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 over 100 sq.m which would be in excess of the paragraph 3.13 HDAS requirement. The proposal would be in accordance with Policy BE23 of the Hillingdon Local Plan Part 2.

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 18/78/PHRH/402 and 18/78/PHRH/401.

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 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

- 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, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

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:

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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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.

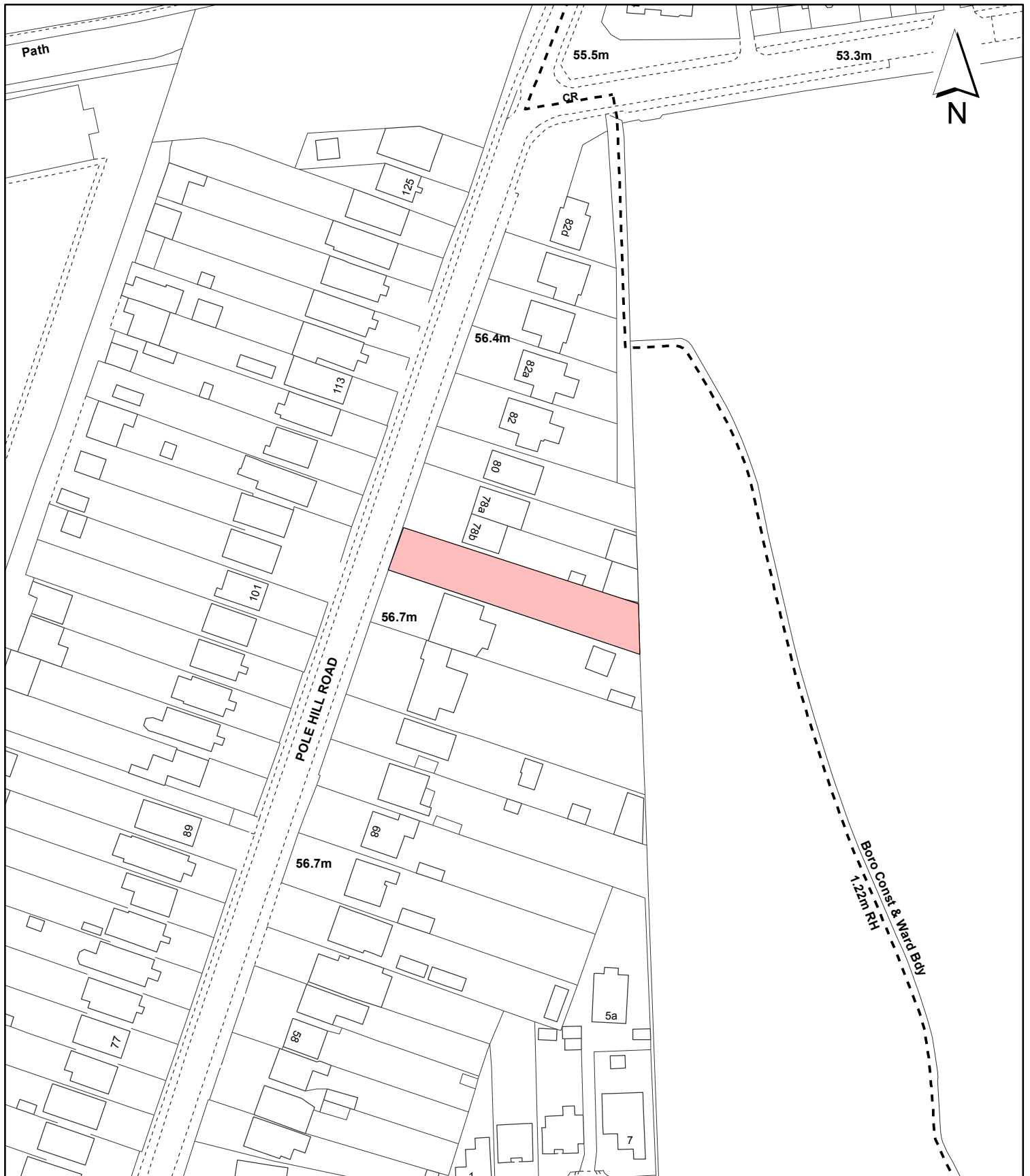
D) No bonfires that create dark smoke or nuisance to local residents.

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: Nurgul Kinli

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**78 Pole Hill Road
 Hillingdon**

Planning Application Ref:

55824/APP/2018/2602

Planning Committee:

Central and South

Scale:

1:1,250

Date:

September 2018

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

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



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