

## Report of the Head of Planning, Transportation and Regeneration

**Address** 16 THE GLEN EASTCOTE PINNER

**Development:** Single storey side/rear extension and conversion of roof space to habitable use to include a rear dormer, 3 x side roof lights and 1 x front roof light.

**LBH Ref Nos:** 3464/APP/2018/91

**Drawing Nos:** 3987/02 Rev E  
3987/01  
Location Plan

**Date Plans Received:** 08/01/2018

**Date(s) of Amendment(s):** 23/11/2018

**Date Application Valid:** 15/01/2018

08/01/2018

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site comprises of a modest size, detached bungalow with a rounded front bay and tall chimneys, set in a cul-de-sac of similar bungalows on the Northern side of The Glen in the Eastcote Park Estate Conservation Area. The property is constructed from red brick with a red tile hipped roof and benefits from a side conservatory and garage with the dwelling set back from the adjacent highway to accommodate off road parking for up to two cars to the front. The front garden is completely hardstanding and grass, and is enclosed by a low level brick wall. The principal elevation faces almost due South.

The application site falls within the residential area of Hillingdon, with the street characterised mainly by detached bungalow with prominent front projections and set well back from the adjacent highway. The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

#### 1.2 Proposed Scheme

The application seeks permission for a single storey side/rear extension and the conversion of the roof space to habitable use to include a rear dormer window, 2 x side roof lights and 1 x front roof light.

It is important to note that a revised plans were received on 12/10/18 and the size of the extensions was reduced and a further amendment was received on 23/11/2018 removing the side dormer.

#### 1.3 Relevant Planning History

##### Comment on Planning History

None.

### 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**

20 neighbouring properties, along with the Eastcote Residents Association, the Eastcote Village Conservation Panel and the Eastcote Local History Society, were consulted by letter dated 17/01/2018 and a site notice was displayed in the area.

A petition and 12 objections were received first time. Also by the close of the second consultation period, which expired on 29/10/2018 people raised their concerns as follows:

1. Overdevelopment in the conservation area
2. Impact on neighbour
3. Impact on conservation area
4. Lack of privacy
5. Size and design of the proposal
6. Impact on character of the house
7. Roof design, roof line and rear dormer
8. Overshadowing and lack of light

#### **INTERNAL CONSULTEE:**

Conservation officer:

" The proposals involve a range of additions and alterations which would change the character and appearance of this property to an unacceptable degree.

1. The loft extension. Whereas a rearward dormer window would be acceptable, though of less protrusion than that shown, the side dormer would be very dominant, changing the shape of the bungalow when viewed from the road. (The dormer at No. 17 is not to be considered a precedent, as it was inserted more than 20 years ago, well before the area was designated a Conservation Area.) The front rooflight should be removed. The proposed roof plan is very spacious and could be reconfigured so it still provided bedroom, en suite and staircase.

2. The Side Extension. This would be acceptable in principle. However the pitched roof section would add bulk and change the lines of the bungalow to an unacceptable degree. Also, this side extension should stop short of the proposed new rear wall of the rear extension by a metre, to delineate the back of the original house, and allow a better junction between parapet and hipped roof.

3. The Rear Extension. Acceptable in its length. There is a concern however that the house would cease to be accessible, as access to the garden could only be obtained via flights of steps. This is a concern. As regards its width, the rear wall should extend no more than the width of the existing house, with the French windows contained within this envelope."

OFFICER COMMENTS: Revised plans have been received, which overcome all the concerns of the Conservation Officer.

### **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

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE4 New development within or on the fringes of conservation areas

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 issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on the Conservation Area and the impact on the residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property and the availability of 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 BE4 of the Hillingdon Local Plan - Saved UDP Policies (November 2012), states that new development within or on the fringes of conservation areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities; development should avoid the demolition or loss of such features. There will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area.

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 3.0 Single Storey Rear Extensions of the Supplementary Planning Document HDAS: Residential Extensions states careful thought must be given to size, depth, location of the single storey extension to ensure it appears subordinate and does not block daylight and sunlight received by neighbouring properties. To detached house, extensions up to 4m deep with a flat roof not exceeding 3m in height will be acceptable.

Section 4.0 Single Storey Side Extensions states the design of a side extension should not dominate the existing character of the original property. In order to appear subordinate the width and height should be considerably less than that of the main house and be between half and two thirds of the original house.

Paragraph 7.0 Loft Conversions and Roof Alterations of the SPD states a dormer window must be constructed in the centre of the roof face. Each roof face will vary from one house to the next, but as a guide any roof extension should be set at least 0.3m below the ridge level, 0.5m above the eaves level and at least 0.5m from the sides. It is important extensions appear secondary to the size of the roof face within which it will be set, as roof extensions as wide as the house can create a third storey appearance.

Paragraph 8.0 specifies that changes and extensions to the front of the house must be minor and not alter the overall appearance of the house or dominate the character of the street.

In relation to the single storey side/rear extension, the Councils guidance states that the design of a side extension should not dominate the existing character of the original property. The design of the roof should follow that of the existing roof and for detached houses, the roof height of the extension should be equal to that of the main house. In order to appear subordinate the width should be considerably less than that of the main house and be between half and two thirds of the original house. Furthermore there is a requirement for the extension to be set in 1 metre from the side boundary for the full height of the building so as to protect the character and appearance of the street scene.

The proposed single storey side/rear extension would be constructed 3.5m behind the principal elevation and would measure 9.85m in length, extending beyond the rear wall of the existing house to a maximum depth of 3.38m. The proposed single storey side/rear extension would have a maximum width of 2.5m, which is less than two-thirds of the original house width (8.22m) so it complies with paragraph 4.5 of the HDAS SPD. The proposed single storey rear extension would span the full width of the existing dwelling and the proposed side extension with a total width of 10.85m. The proposed extensions would have a flat roof to height of 3m and complies with paragraph 3.7 of the HDAS SPD. At a depth of 3.38m, the rear extension complies with the maximum 4m depth for rear extensions at detached dwellings as specified in paragraph 3.4 and 6.4 of the HDAS SPD.

With regards to the proposed rear dormer and loft conversion, paragraph 7.5 of the adopted HDAS SPD: Residential Extensions (December 2008) gives advice that it is important to create a roof extension that will appear secondary to the size of the roof face within which it will be set. It further advises that roof extensions, which would be as wide as the house and create the appearance of an effective flat roofed third storey will be refused. Paragraph 7.8 of the adopted HDAS SPD: Residential Extensions (December 2008) specifies that as a guide, any roof extension or dormer window to a large detached house should be set at least 1m below the ridge level, above the eaves level and from the sides of

the roof.

The proposed rear dormer would set down from the ridge, would set above the eaves of the new pitch roof by 1m and 0.5m respectively, would be set-in from the nearest point of side boundaries of the roof by 0.7m and 8m and therefore it almost complies with paragraph 7.8 of the HDAS SPD. It is considered that the set ins of the dormer would be sufficient and would appear secondary or proportionate to the main roof slope and would not have a harmful impact on the character and appearance of the existing house.

HDAS:EXT paragraph 7.16 states that where planning permission is required, roof lights should have regard for the size and position of the windows in the main house; and where a large number of rooflights are proposed in the front roof face, these will normally be refused. The application proposal is seeking permission for 3 roof lights in total, 2 x side roof lights and 1 x front roof light. The proposed rooflights are considered to be acceptable and would comply with policy paragraph 7.16 HDAS:EXT and policy BE19 of the Hillingdon Local Plan: Part Two (Saved Policies) 2015. It is also considered that the scale, design and proportion of the proposed rooflights are modest and acceptable in design terms.

It is considered that the proposed development would preserve the character and appearance of the original dwelling, as well as the Eastcote Park Estate Conservation Area. Furthermore the agent provided the revised plans which would overcome the concerns of the Conservation Officer. Therefore the development complies with Policy BE4 of the Hillingdon Local Plan Part Two - Saved UDP Polices (November 2012) as well as Policy 12 of The National Planning Policy Framework (2012).

The proposed development by reason of its size, scale, roof design and appearance would complement the host dwelling, or respect the balance between the application site and the adjoining neighbours and wider area. It is therefore considered the proposal would comply with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the HDAS Supplementary Planning Document (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.

Although the proposed development would be built along the shared boundary line with no.15 The Glen, the size, scale and design of the extension is not considered to cause any undue loss off residential amenity to the occupiers of the dwelling in terms of loss of light, loss of outlook or overshadowing. The proposed development will include windows and doors on the front, rear and side elevations of the property. The windows and doors on the rear elevation of the property will face the rear garden of the application site, and will not overlook into any of the neighbouring properties. The windows on the front elevation will have an outlook of the general street scene and therefore will not directly overlook into any of the neighbouring properties. The windows on the side elevation will serve the en-suite bathroom, so would be obscured glazed, and therefore will not directly overlook into any of the neighbouring properties. As a result, there will be no issues regarding overlooking or breach of privacy upon any of the neighbouring occupiers. Therefore, the proposed development is in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan; Part Two - 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 (2016).

In terms of the provision of usable garden area, the proposal would retain approximately 320 sqm of rear usable amenity area which would be sufficient to serve a 4 plus bedroom dwelling and would therefore comply with Policy BE23 of the Hillingdon Local Plan Part Two: Saved UDP Policies and the Hillingdon Design and Accessibility Statement for residential extensions (HDAS).

The existing hardsurfaced front garden is capable of accommodating at least 2 parking spaces, a provision which is considered adequate for a dwelling of this size. As such, the proposal would not have any conflict with the objectives of Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application is therefore 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 plan number 3987/02, REV D received on 12/10/18

#### **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) Order 2015 (as amended) (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 Nos . 15 and 17 The Glen, The Glen and rear amenity area

#### REASON

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

#### **5** HO6 Obscure Glazing

The window(s) facing Nos . 15 and 17 The Glen 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 (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)

### **INFORMATIVES**

- 1** The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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).

- 2** 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.

## 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
PT1.HE1	(2012) Heritage

### Part 2 Policies:

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE4	New development within or on the fringes of conservation areas
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

- 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:** Hoda Sadri

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