

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

**Address** 36 RODNEY GARDENS EASTCOTE PINNER  
**Development:** Single storey rear extension and first floor side/rear extension.  
**LBH Ref Nos:** 31811/APP/2018/1834  
**Drawing Nos:** Location Plan  
4055/01  
4055/02A

**Date Plans Received:** 17/05/2018      **Date(s) of Amendment(s):**  
**Date Application Valid:** 17/05/2018

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application property is located on the north eastern side of Rodney Gardens and consists of a two storey semi-detached dwelling which has a brick and white render external facing. The rear garden is flat and enclosed by panel fencing. The frontage is covered in hardstanding. The property also benefits from a side garage.

36 Rodney Gardens is set within the Eastcote Park Conservation Area. This is a planned estate dating from the 1930s laid out in a distinctive curved road plan with limited entrances creating a closed and secluded environment. By far the majority of houses are semi-detached with deliberately varied styling. Number 36 is a house type with a steep catslide in front of a hipped roof. It has an originally open porch and first floor corner window.

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

This application proposes the single storey rear extension and first floor side/rear extension.

It is important to note that property already benefits from part single storey rear extension and proposed single storey rear extension would be constructed flush with rear wall of the existing dwelling and infill the area.

#### 1.3 Relevant Planning History

31811/B/91/1867      36 Rodney Gardens Eastcote Pinner

Tree surgery to one Oak (T34) on TPO 355A including removal of the lowest branches to a height of 6ft (2m) and the removal of ivy off the main stem

**Decision Date:** 02-01-1992      Approved      **Appeal:**

#### Comment on Planning History

There is no planning history of direct relevance on the application site.

However a concurrent application for a similar development of No. 38 Rodney Gardens is also under consideration at the time of writing. (Reference: 33691/APP/2018/1568).

## **2. Advertisement and Site Notice**

**2.1** Advertisement Expiry Date:- 27th June 2018

**2.2** Site Notice Expiry Date:- Not applicable

## **3. Comments on Public Consultations**

13 neighbouring properties were consulted by letter dated 23/5/2018 and a site notice was displayed in the area. By the close of the consultation period on 20/6/2016, 8 objections were received with the following concerns:

1. impact on conservation area
2. impact on street scene
3. closing the gap between the neighbouring property
4. oversize/over-development, too bulky and design of the proposed development

### **OFFICER COMMENT:**

Objectors have referred to precedent. However, planning operates on the basis of 'each application on its merits'. The planning issues raised above are considered under 'Main Planning Issues' below. Reference to the previously refused scheme is made under 'Planning History' above.

The Ward Councillor has requested this application be called in and heard by the North Planning Committee.

### **EASTCOTE CONSERVATION PANEL:**

The proposal is for a large side rear double storey extensions which would damage the street scene of the Eastcote Park Estate Conservation Area. The Panel have contacted the local ward councillor to convey their concerns in regards to both this and the application at the neighbouring property, no.38.

### **INTERNAL CONSULTEE:**

#### **CONSERVATION AND URBAN DESIGN OFFICER:**

##### **Background:**

36 Rodney Gardens is set within the Eastcote Park Conservation Area. This is a planned estate dating from the 1930s laid out in a distinctive curved road plan with limited entrances creating a closed and secluded environment. By far the majority of houses are semi-detached with deliberately varied styling. Number 36 is a house type with a steep catslide in front of a hipped roof. It has an originally open porch, first floor corner window and lacks an integral garage.

This proposal seeks to extend the ground floor to create a larger kitchen/dining room and extend the first floor with a rear and side extension over the existing ground floor kitchen area.

Comments:

The first floor extension sits well back from the front elevation and is set far enough back that the original design of the house facing the road remains clearly distinguishable. The closing of the visual gap between number 36 and the adjacent house to the north is regrettable. However, I note the number of similar extensions which on balance manage to conserve the character of the conservation area. There is therefore no objection.

Recommendation: Consent.

TREES AND LANDSCAPE OFFICER:

This site is occupied by a two-storey semi-detached house on the the north side of Rodney Gardens. The property lies within the Eastcote Park Estate Conservation Area - a designation which protects trees.

Comment:

No trees or other landscape features of merit will be affected by the proposal.

Recommendation:

No objection and no need for landscape conditions.

#### 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.

BE4 New development within or on the fringes of conservation areas

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

LPP 7.8 (2016) Heritage assets and archaeology

NPPF- 12 NPPF-12 2018 - Achieving well-designed places

NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment

## 5. MAIN PLANNING ISSUES

The main planning issues are the effect of the development on the character and appearance of the original building, the street scene which lies within the Eastcote Park Conservation Area, the level of impact on the residential amenity, impact on adjoining neighbours, and provision of off-street 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.

Section 3.0 Single Storey Rear Extensions states semi-detached houses with a plot more than 5m wide, an extension up to 3.6m deep is acceptable. A range of pitched roof types may also be acceptable and must not exceed 3.4m at its highest point.

Section 5.0 Side and First Floor Side Extensions should retain a minimum of 1m distance from the side boundary at both levels, and if to a semi-detached dwelling should be set back 1m from the front building line at both levels, as well as set down from the original ridge line by 0.5m. 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. Design of the roof should follow that of the existing roof. Flat roofed extensions will not generally be accepted.

Section 6 Two Storey Rear or First Floor Rear Extension states semi-detached houses with a plot more than 5m wide, an extension up to 3.6m 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 0.5m lower than the original roof. Poor designs and applications out of character with their surroundings will be rejected.

The proposed part single storey rear extension would infill the area between the existing single storey rear extension and proposed side wall and would across almost the full width of the existing dwelling and beyond the edge of the rear wall resulting in a total width of 3.45m. The proposed extension would have a flat roof to height of 2.95m. The flat roof height complies with the maximum 3m flat roof height for rear extensions, as specified in paragraph 3.6 of the HDAS SPD. The proposed single storey rear extension would have a maximum depth of 2.54m which complies with the maximum 3.6m depth for rear extensions at semi-detached dwellings on a plot more than 5m wide as specified in paragraph 3.3 of the HDAS SPD.

As such, the proposed single storey side/rear extension is considered to appear

subordinate to the main dwelling by virtue of its size, scale, bulk, height and design and would harmonise with the existing character and appearance of the street scene.

The proposed first floor side/rear extension would be set back by 6.35m from the front elevation and would measure 4.81m in length, would extend beyond the original rear wall by 2.53m and would wrap across the rear wall for 4.81m width to incorporate the two storey rear extension. The part first floor side/rear extension would also retain a 1.5m gap from the side boundary for the full height of the extension to ensure a sense of openness between the adjoining properties. The proposed part first floor side/rear extension would be characterised by a crown roof, that would be sufficiently lower than the existing main ridge line. However the resulting crown roof is modest in overall size and set sufficiently back from the main front elevation such that it would not have any adverse impact to the street scene. Therefore the proposed roof form and height would not appear out of character with the visual amenities of the street scene and surrounding area. The proposed first floor side/rear extension would have a width of 1.17m, which is less than half and two-thirds of the original house width (5.84m) so it complies with paragraph 4.5 of the HDAS SPD.

The proposed first floor side/rear extension by reason of its size, scale and roof form is considered to be a subordinate addition to the main dwelling and would harmonise with the character and appearance of the original dwelling and the visual amenities of the surrounding area.

It is considered that the proposed development would preserve or enhance the character and appearance of the original dwelling, as well as the Eastcote Park Estate Conservation Area. Furthermore the Conservation Officer states that the first floor extension sits well back from the front elevation and is set far enough back that the original design of the house facing the road remains clearly distinguishable. The closing of the visual gap between number 36 and the adjacent house to the north is regrettable. However, the number of similar extensions was noted which on balance manage to conserve the character of the conservation area. The extensions would also comply with the Conservation Management Plan, which states that "The layout and appearance of new extensions should be in keeping with the existing street scene, and should harmonise with the scale, form, architectural composition, proportions and materials of the original buildings. Therefore the development complies with Policy BE4 of the Hillingdon Local Plan Part Two - Saved UDP Policies (November 2012) as well as Part 16 of The National Planning Policy Framework (2018).

The proposal would therefore be in accordance with Policy BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan - saved UDP Policies (November 2012) and to the Council's Supplementary Planning Documents HDAS Residential Extensions.

Policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded. It is considered that the extension is of a size and scale which would not significantly impact on the residential amenities of the occupiers of the adjoining properties from increased overshadowing, loss of sunlight, visual intrusion and over-dominance. Indeed the submitted plans confirm that there would be no impingement on any 45 degree lines from adjoining neighbouring habitable windows. Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours. The proposed windows would face the rear of the property and street scene and would not result in a loss of privacy to the adjacent dwellings. Therefore the proposal complies with the requirements of Policies BE20, BE21 and BE24 of the Hillingdon Local

Plan: Part Two - Saved UDP Policies (November 2012) and HDAS: Residential Extensions.

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).

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

Paragraph 3.13 of the HDAS SPD require sufficient garden space to be retained as a consequence of an extension, and that a minimum usable rear garden area of 100 sq.m should be provided for more than 4 bedrooms dwelling (which is what the application dwelling would comprise after development). The proposal would result in the retention of a usable rear garden area of approximately 170 sq.m, which would exceed the minimum garden area of 100 sq.m required. The proposal would therefore accord with the amenity space requirements of the HDAS SPD and provide adequate external amenity space for the occupiers of the existing dwelling in line with the requirements of Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

There would be ample parking to the front of the property. As such, the proposal would not therefore conflict with policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Having taken everything into consideration, it is recommended that this application be approved.

## **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 4055/02A received on 1.10.18.

#### **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 34 or 38 Rodney Gardens.

#### 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 34 Rodney Gardens 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)

### 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.
BE4	New development within or on the fringes of conservation areas
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
LPP 7.8	(2016) Heritage assets and archaeology
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

- 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.

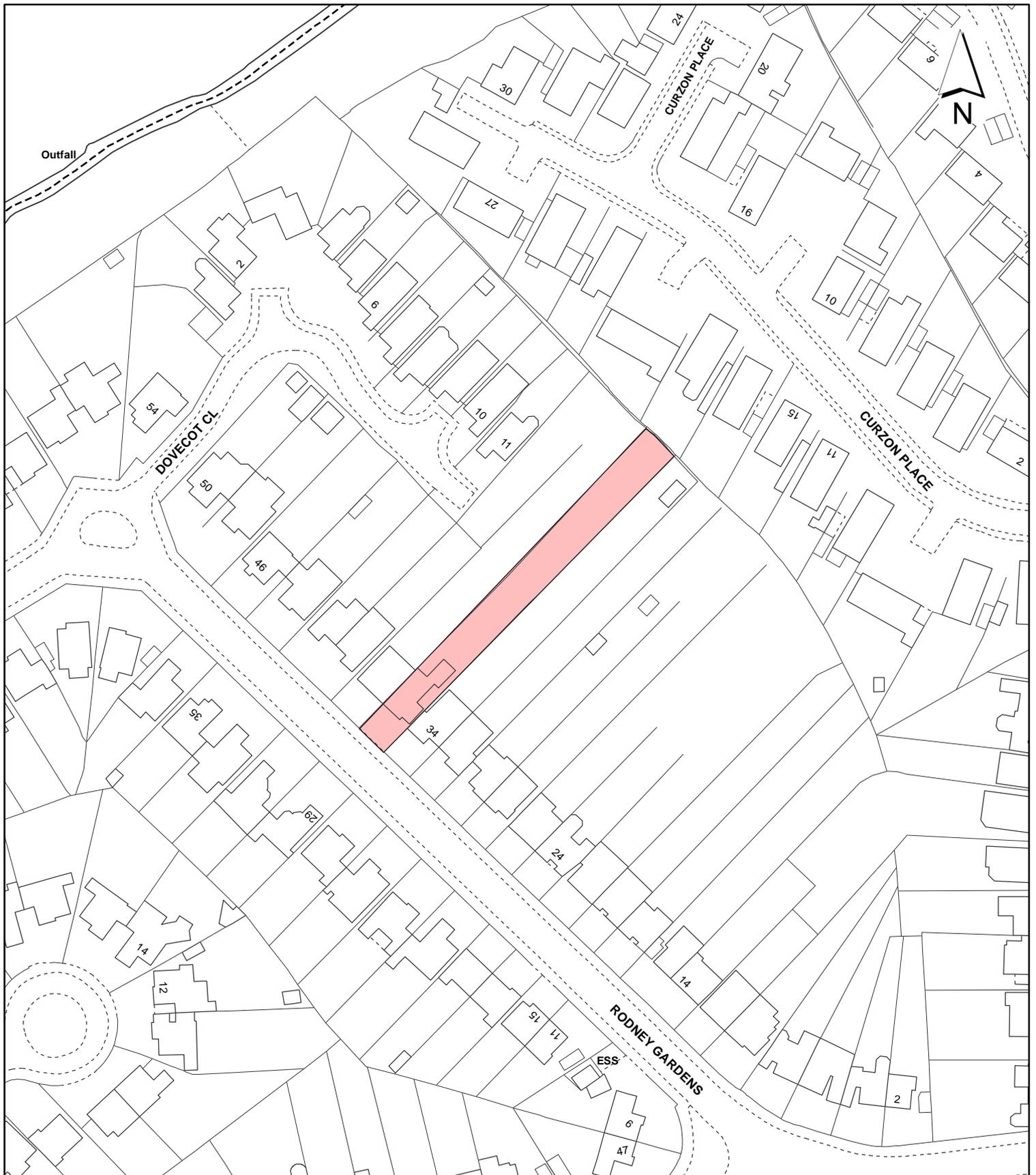
D) No bonfires that create dark smoke or nuisance to local residents.

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:** Hoda Sadri

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**36 Rodney Gardens  
 Eastcote  
 Pinner**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Residents Services  
 Planning Section  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111

Planning Application Ref:

**31811/APP/2018/1834**

Scale:

**1:1,250**

Planning Committee:

**North**

Date:

**February 2019**



**HILLINGDON**  
 LONDON