

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

**Address** 31 MANOR LANE HARLINGTON

**Development:** Raising and enlargement of roof to create habitable roof space to include 1 x rear dormer, 1 x front dormer and conversion of roof from hipped to gable end

**LBH Ref Nos:** 74228/APP/2018/3580

**Drawing Nos:** 1115-P-014 Rev. A  
1115-P-015  
1115-P-013 Rev. A  
1015-P-010  
1115-P-011  
1115-P-012

**Date Plans Received:** 09/10/2018      **Date(s) of Amendment(s):** 03/12/2018

**Date Application Valid:** 09/10/2018

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application relates to a detached bungalow located to the East of Manor Lane. The brick and tile dwelling is set back from the road by 3.5 metres of hardstanding which provides space to park two cars. To the rear of the property lies a garden area which acts as private amenity space.

The application site shares a side boundary with No.29 Manor Road to the North. To the South lies the rear boundaries of 33-37 (Odds) Manor Road. To the rear lies Nos.268-272 High Street which are Grade II listed buildings.

Manor Lane is residential in character and appearance. The site lies adjacent to Harlington Village Conservation Area to the East and Green Belt land to the West and it is situated within the Developed Area as identified within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### 1.2 Proposed Scheme

The application is seeking planning permission for the raising and enlargement of roof to create habitable roof space to include a rear dormer, a front dormer and conversion of roof from hipped to gable end.

The roof would be raised by 0.9 metres to a maximum height of 5.4 metres. The existing hipped roof would be converted to gable ends on both sides. A dormer would be installed on the rear elevation. It would have a width of 10.2 metres, a height of 2.5 metres and a depth of 3.8 metres. A dormer would also be installed on the front roof plane and would have a width of 3.3 metres, a height of 1.7 metres and a depth of 2.5 metres.

During the determination process the width of the dormer has been reduced, however, they wished to make no further amendments.

### 1.3 Relevant Planning History

74228/APP/2018/3579 31 Manor Lane Harlington

Single storey rear extension (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision Date:** 21-11-2018      **Approved**      **Appeal:**

#### Comment on Planning History

A certificate of lawful development for a single storey rear extension was approved under application 74228/APP/2018/3579 dated 21/11/2018. This is a separate application and this proposal would not impact the permitted development rights for this extension.

### 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 21st November 2018

2.2 Site Notice Expiry Date:- Not applicable

### 3. Comments on Public Consultations

Seven neighbouring properties and the Residents Association were notified of the proposal on 12/10/2018. A site notice was also displayed which expired on 13/11/2018 and a newspaper advert was published which expired on 21/11/2018.

One neighbour objection was received which is summarised as follows:

- The enlargement of the roof would detrimentally affect the setting of the Listed Buildings and the Harlington Conservation Area;
- The two Juliet balconies would result in direct overlooking;
- The dormer does not meet HDAS guidelines for a detached property.

Harlington Village Conservation Area Panel:

- The proposal would effectively rebuild the existing low-profile but substantial bungalow as a large two storey house which would be out of keeping with surrounding properties;
- Overlook and overshadow the rear property changing the setting of the listed building and its garden which are significant elements within the Conservation Area;
- The enlarged roof would be prominent feature in the outlook from Nos.33-37 Manor Lane which currently benefit from a semi-rural outlook;
- The two large Juliet balconies are incongruous and inappropriate elements exacerbating the perceived and real overlooking effect;
- This application in conjunction with the CLD application would roughly double the floor area of the dwelling and there would be insufficient amenity space;
- The application cites 29 Manor Lane as a precedent but in that case the roof was not raised and the inappropriate rear dormer is far smaller than is being proposed for No.31

In addition to these objections a petition in support of the application was signed by 22 signatories.

Ward Councillor: Requests that the application is considered by planning committee.

Officer comments:

The rear extension has been approved under permitted development and it has not been

shown on these plans. Since these objections were received the overall size of the dormer has been reduced and one of the Juliet balconies has been removed. As such, only the roof extension can be considered as part of the development. The impact on the street scene, neighbouring properties, setting of listed buildings and setting of Harlington Village Conservation Area will be determined in the report below.

Conservation Officer:

The property lies within the setting of a Grade II listed heritage asset of a row of late 17th Century, early 18th Century Cottages at 268-272 High Street. IT also backs onto the Harlington Conservation Area. The roofscape of the area is mixed hip and gable.

In principle there is no objection to increasing the ridge height to accommodate rooms within the roof-space, or to the introduction of dormer extensions to the front and rear. However, it is felt that the scale of the rear dormer and the change to a gable ended profile is likely to have a minor negative impact on the setting of the Listed Buildings.

The roofscape of these historic buildings can currently be viewed from a limited number of locations including being seen between the roofs of Nos.29 and 31 Manor Lane. The hipped character of these historic roofs is currently reflected in the hipped character of No.31.

Although it would be desirable to retain the hipped character it would have a relatively low impact on the historic environment so there is no objection to the gable end design.

It is noted that a certificate of lawfulness has already been issued to the neighbour at No.29 for a large wide box dormer to the rear. The size of this is less than that of the proposed. The current roof design appears quite dominant and hard edges and it is thought this might be softened by reducing its overall width, changing the doors to windows and improving the relationship of the openings with those below.

Exterior materials must be chosen to compliment both the listed buildings and the streetscape, further information and samples to be provided for approval.

Recommendation: Revisions required.

#### **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:

- BE10 Proposals detrimental to the setting of a listed building
- 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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
OL5	Development proposals adjacent to the Green Belt
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 house, the impact on the visual amenities of the surrounding area, the impact on the setting of the listed buildings and Harlington Village Conservation Area, the impact on residential amenity of the neighbouring dwellings and 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. Policy HE1 adds that the Council will seek to preserve or enhance Hillingdon's distinct and varied environment, its settings and wider historic landscape. Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. Policy BE13 requires the layout and appearance of extensions to harmonise with the existing street scene and Policy BE19 ensures any new development complements or improves the amenity and character of the area. Policy BE22 requires two storey side extensions to be set in a minimum of 1 m at all levels from the side boundary. Policy BE4 states that development on the fringes of Conservation Areas will be expected to preserve or enhance the features that contribute to their special architectural and visual qualities. Policy BE10 adds that planning permission will not be granted which are considered detrimental to the setting of a listed building. Policy OL5 states that proposals for the development adjacent to, or conspicuous from the green belt if it would not injure the visual amenities of the green belt.

Section 7 of the Hillingdon Design and Accessibility Statement - Residential Extensions (HDAS) states that careful thought must be given to the volume, proportion, details and overall appearance of any dormer windows or other roof alterations. Front dormers will be considered acceptable on bungalows subject to design criteria. It is important that any dormer would appear secondary to the roof face within which it will be set and not create the appearance of a flat roofed extension. On detached dwellings rear dormers should be set in by 1 metre from the roof edges.

The application property is located on a part of Manor Lane which contains two properties. These two properties are both bungalows, however, No.29 does benefit from a taller roof and gable end design. As this neighbour has a higher original roof height and gable end design, it is considered that the proposed gable ends and raising of the ridge height would

not appear out of keeping within the street scene on Manor Lane or from the Green Belt. In addition, although a hipped roof would be preferred, the Conservation Officer has raised no issues with the hip to gable ends in terms of the impact on the setting of the Conservation Area and Listed Buildings. The proposed front dormer would be limited in size and scale and would not appear over dominant within the street scene. In addition, it would match the style and design of the front dormer of No.29 and as such it is considered acceptable.

The roof extension would be located 1.2 metres from the side boundary with No.29 in compliance with Policy BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS. However, it would be less than a metre with the Southern boundary. However, the rear gardens of Nos.33-37 Manor Lane adjoin this garden and as such it is considered that a visually open gap would be retained and the proposal would not result in a terraced appearance.

The rear dormer would be set in from the roof edges by 1 metre. Despite a set in which is compliant with HDAS recommendations, the application property is wider than average, which is further enlarged by the addition of gable ends to both sides, and the dormer would subsequently have a width of 10.2 metres. As such, it appears over dominant within the roof plane within which it sits and with a limited set down from the ridge of 0.25 metres, it creates the appearance of a flat roofed first floor extension. The applicant has raised the dormer which has recently been constructed at No.29 Manor Lane as a precedent for the size of the proposed dormer. However, this was approved under permitted development and so the impact of this dormer on the surrounding area and adjacent historical settings could not be considered. As this proposal involves the raising of the roof it cannot be considered as permitted development and as such it needs to be determined based on the Council's published policies.

Subsequently, it is considered that the size, scale, bulk, width and design of the proposed dormer would appear as an incongruous addition that would have a detrimental impact on the original property, surrounding area and the setting of Harlington Village Conservation Area and the Grade II Listed Buildings. As such, it is considered that the proposal would fail to comply with policies BE4, BE10, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the building should be laid out so that adequate daylight and sunlight can penetrate into and between them and the amenities of existing houses are safeguarded. Policy BE21 seeks to ensure that buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity. Policy BE24 states that the design of new buildings should protect the privacy of the occupiers and their neighbours.

The roof extensions would not project forwards or rearwards of the property at No.29 Manor Lane and as such, it is considered that the proposal would not have an impact on the residential amenities of this neighbouring property. The gable end extension would be located 0.75 metres from the boundary line with No.33 Manor Lane which is located perpendicular to the application property. The rear wall of No.33 would be located approximately 8.6 metres from the proposed enlargement. As the property would still be a bungalow it would not intersect the 25 degree vertical line. In addition, as No.33 is located to the South of the application property, there would be reduced impact on sunlight. However, the proposal would result in a tall brick wall less than one metre from the garden of No.33 and so it is considered that it would create the feeling of over dominance to users

of the garden. This is exacerbated by the fact that the garden area of No.33 is already limited in size. Subsequently, it is considered that the proposal would have an unacceptable impact on No.33 Manor Lane by reason of loss of outlook and sense of dominance. It is noted that the current occupiers of No.33 has signed the petition of support, the residential amenities of any future occupiers also need to be protected. Therefore, the proposal fails to comply with Policies BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

No side windows would be installed facing Nos.29 and 33 Manor Lane. The new rear windows would be located over 22 metres from the rear wall of No.272 High Street, and it is considered that at a 45 degree angle the proposed windows would be of a suitable distance from the row of properties along Manor Lane to the South. As such, it is considered that the proposal would not result in the loss of privacy in compliance with BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Following development over 100 square metres of private amenity space would be retained for the 3-bed property. As such, it is considered that sufficient amenity space would be retained for the occupiers of the development and therefore would comply with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The parking would not be impacted on the proposal.

The application is recommended for refusal.

## **6. RECOMMENDATION**

### **REFUSAL for the following reasons:**

#### **1 NON2 Non Standard reason for refusal**

The proposed roof extensions, by reason of the size, scale, bulk, height and design of the rear dormer would result in a dominant and incongruous addition which 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. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE10, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

#### **2 NON2 Non Standard reason for refusal**

The proposed roof extension by virtue of its size, scale, bulk, height and siting would be detrimental to the amenities of the adjoining occupiers at 33 Manor Lane by reason of overdominance, visual intrusion and loss of outlook. Therefore, the proposal would be contrary to Policies BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

## **INFORMATIVES**

- 1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the

Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

- 2 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.

a) 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
PT1.HE1	(2012) Heritage

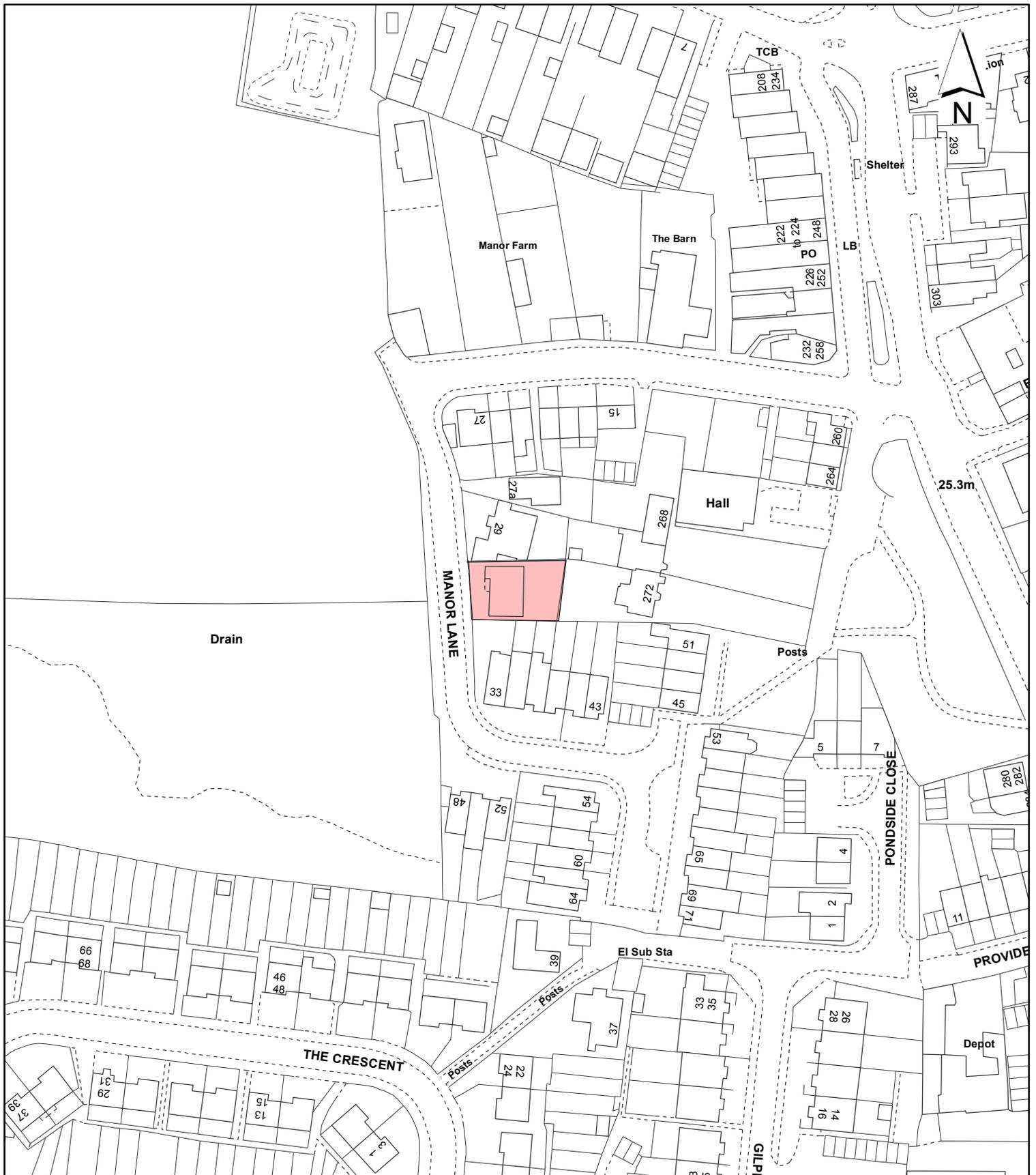
#### Part 2 Policies:

BE10	Proposals detrimental to the setting of a listed building
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.

BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
OL5	Development proposals adjacent to the Green Belt
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments

**Contact Officer:** Charlotte Spencer

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).

Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2018 Ordnance Survey 100019283

Site Address:	
<b>31 Manor Lane Harlington</b>	
Planning Application Ref:	Scale:
<b>74228/APP/2018/3580</b>	<b>1:1,250</b>
Planning Committee:	Date:
<b>Central &amp; South</b>	<b>March 2019</b>

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



**HILLINGDON**  
LONDON