

Report of the Head of Planning, Transportation and Regeneration

Address 115 LONG LANE ICKENHAM

Development: First floor side and two storey rear extension, conversion of garage to habitable use to include alterations to front and side elevation

LBH Ref Nos: 25375/APP/2019/379

Drawing Nos: 12A Revised Front and Rear Elevations
14 Photographic Front View
01
02
03
04
05
06
07
08
11
13
09A Revised Ground Floor Plan
10B Revised First Floor Plan

Date Plans Received: 31/01/2019 **Date(s) of Amendment(s):** 31/01/2019
Date Application Valid: 04/02/2019 17/04/2019

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises a two storey 3 bed semi-detached mock Tudor house located on the Eastern side of Long Lane with a large rear garden which lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). To the side of the existing dwelling is a single storey attached garage with a dummy pitched roof which sits in line with the main front elevation.

The principal elevation faces north west and the property itself is attached to 117 Long Lane to the south west and shares a side boundary with 113 Long Lane to the north east. The surrounding area is characterised by residential development including larger detached properties on the opposite side of Long Lane and terraced houses along Turnstone Close.

It should be noted that the adjoining property at 117 Long Lane has an existing two storey side extension with the first floor level set back 0.75 metres from the front elevation of the existing house and set back 1 metre from the side boundary for its entire length. The height of the extension is two thirds the height of the existing roof.

The property is not listed and although not within, is immediately adjacent to the Ickenham Village Conservation Area.

1.2 Proposed Scheme

The current application seeks planning permission for a single storey rear extension, first floor side/rear extension, conversion of garage to habitable use to include alterations to front and side elevation

1.3 Relevant Planning History

Comment on Planning History

25375/PRC/2017/82 - Ground floor rear extension, garage conversion, front porch and internal alterations; First floor side extension, internal alterations and loft conversion with rear dormer. Objection raised due to width and scale of rear dormer, scale of porch and depth of the single storey rear extension

25375/PRC/2016/219 - Pre-application advice was previously sought and objections raised by the council which involved a smaller rear and dormer extensions.

25375/APP/2017/4479 - Single storey rear extension, first floor side extension, conversion of garage to habitable use and conversion of roof space to habitable use to include a rear dormer - Not Determined

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 13th March 2019

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

PUBLIC

Neighbours were notified together with Residents Associations on which expired 27/02/2019 and a site notice was displayed which expired on 08/03/2019. A press notice was also placed in the local paper which expired on 13/03/2019

A petition was received requesting that Turnstone Close is not used as access for the purposes of construction due to the limitations for access by vehicles.

Two objections were received from the same person objecting to the proposal on the grounds of traffic impacts and storage of materials associated with construction of the proposals.

A plan has also been received that shows the extent of the publicly maintained highway highlighted in yellow and the private road highlighted in green in Turnstone Close which runs at the rear of the subject site

Officer comments:- Temporary requirements associated with construction matters on a scheme of this scale are not planning matters. Any issues of obstruction are highways matters dealt with by under the appropriate legislation.

INTERNAL

Conservation and Urban Design Minor Apps Planning Specialists Team

PROPOSAL: Single storey rear extension, first floor side/rear extension, conversion of

garage to habitable use to include alterations to front and side elevation

BACKGROUND: This is an attractive Tudor styled semi-detached house, situated just outside and fronting the Ickenham Village Conservation Area and close to the locally listed Douay Martyr's School. It is similar to a number of its near neighbours within the conservation area, just a couple of properties along the lane. No.117, attached, already benefits from a two storey side extension.

COMMENTS: Some revisions are recommended to preserve the appearance of the front of the property and reduce harm to the setting of the conservation area.

This proposal is quite extensive and the cumulative effect of the side and rear two storey extension will notably reduce the visual gap between the property and its neighbour. However, it is not felt that this proposal will unduly affect the setting of the conservation area and it is in keeping with the changes already established at number 117. However, the proposed new sets of window lights to the front seem too wide and do not appear to be of the same proportions as the existing. It is advised that this should be corrected to reflect either the proportions of the three sets of lights to the front of the bay window or the double window above the front door. A set of three or four to match the front of the bay, would likely be acceptable at the ground floor depending on which would look better. It is not evident from the information provided if the proposed ridge height of the extension matches its mirror neighbour, but it is advised that this would be preferable to maintain the sense of symmetry of the pair's over all rooftop form.

CONCLUSION: Acceptable with some revisions to front windows and possibly the ridge height.

Officer response - Revised plans have been received to address the windows in the front elevation and the ridge height as requested by 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.

BE15 Alterations and extensions to existing buildings

BE4 New development within or on the fringes of conservation areas

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

Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) specifies 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. As such, there will be a presumption in favour of retaining buildings, which make a positive contribution to the character or appearance of a conservation area. This policy reflects the relevant legal duties.

It is considered that this scheme would have neutral impacts upon the Conservation Area.

Policy BE20 and BE21 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions seek to ensure that new buildings and extensions maintain and allow adequate levels of daylight and sunlight to penetrate into and between them. New developments should comply with the 45 degree principle. Furthermore these policies state that planning permission will not be granted for new buildings and extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to protect the privacy of neighbouring dwellings. Furthermore, Paragraph 6.12 of the HDAS Residential Extensions (SPD) requires a 21 metre distance separation between habitable rooms to ensure no loss of privacy would occur. The development accords with this requirement.

Given the size and location of the proposed extension in relation to the adjoining properties, in particular No.117 Long Lane (attached), the single storey rear extension at a depth of 3.6 metres and a height of 3.2 metres with a pitched roof, would be considered acceptable as it would not impact unduly in terms of over-dominance, overshadowing or loss of light and loss of outlook. No side windows are proposed and no issues of material loss of privacy arise.

Section 5 of HDAS advises that two storey side extensions on semi detached properties should be set back 1 metre from the main front building line to ensure a subordinate appearance to the existing house and that the roof height should be lowered by at least 0.5 metre. It further advises that all extensions of two or more storeys should be set back by a minimum of 1 metre from the side boundary. The development retains an existing side extension which aligns with the front elevation and it would be inappropriate to require this to be set-back. However the first floor is set-back 1 metre and this aspect is considered to be acceptable. The side extension is also set down from the main roof ridge.

If there is an existing single storey side extension within 1 metre of the boundary, the first floor extension should be set in a minimum of 1.5 metre. The existing single-storey side

extension/garage has a 1 metre set-in from the common boundary with No. 113 Long Lane. The proposed first floor extension has would be set in by 0.5m from the edge of the ground floor element resulting in a set in of 1.5 m from the side boundary. No. 113 Long Lane is two-storey close to the common boundary. Due to the set in at both ground and first floor the resultant impact is that the extension will not have a terracing effect. Therefore this is considered to have no detrimental affect on the character of the area and the street scene generally.

The proposed side windows at both ground and first floor levels serve either bathrooms or a utility room and are obscure glazed and non-opening above 1.7 metres and no issues of loss of privacy arise.

Section 8 of the Hillingdon Design and Accessibility Statement: Residential Extensions (HDAS) states that porches should be designed to follow the character of the existing building; be confined to the front entrance area; be 'subordinate' in scale and form and should not be detrimental to the visual amenity of the street scene. Furthermore it states that the depth of any porch must not extend past the line of any bay window. The porch is considered to comply with the guidance in this regard.

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that adequate external amenity space is retained for residential properties. The resultant dwelling would have 4 bedrooms requiring a minimum of 100 square metres. There is a substantial rear garden which exceeds this requirement and the proposed rear extension would not have a significant impact on the amount of private amenity space.

Although the garage would be lost, there is space for 2/3 vehicles off-street to the front of the dwelling and the development is considered to comply with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

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 01, 02, 03, 04, 05, 06, 07, 08, 09A, 10B, 11, 12A, 13, 14

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.

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 windows facing No. 113 Long Lane 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).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

The decision to GRANT planning permission has been taken having regard to all

- 2 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).
- 3 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE4 New development within or on the fringes of conservation areas
- 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-E) Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- LPP 3.5 (2016) Quality and design of housing developments

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.
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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.

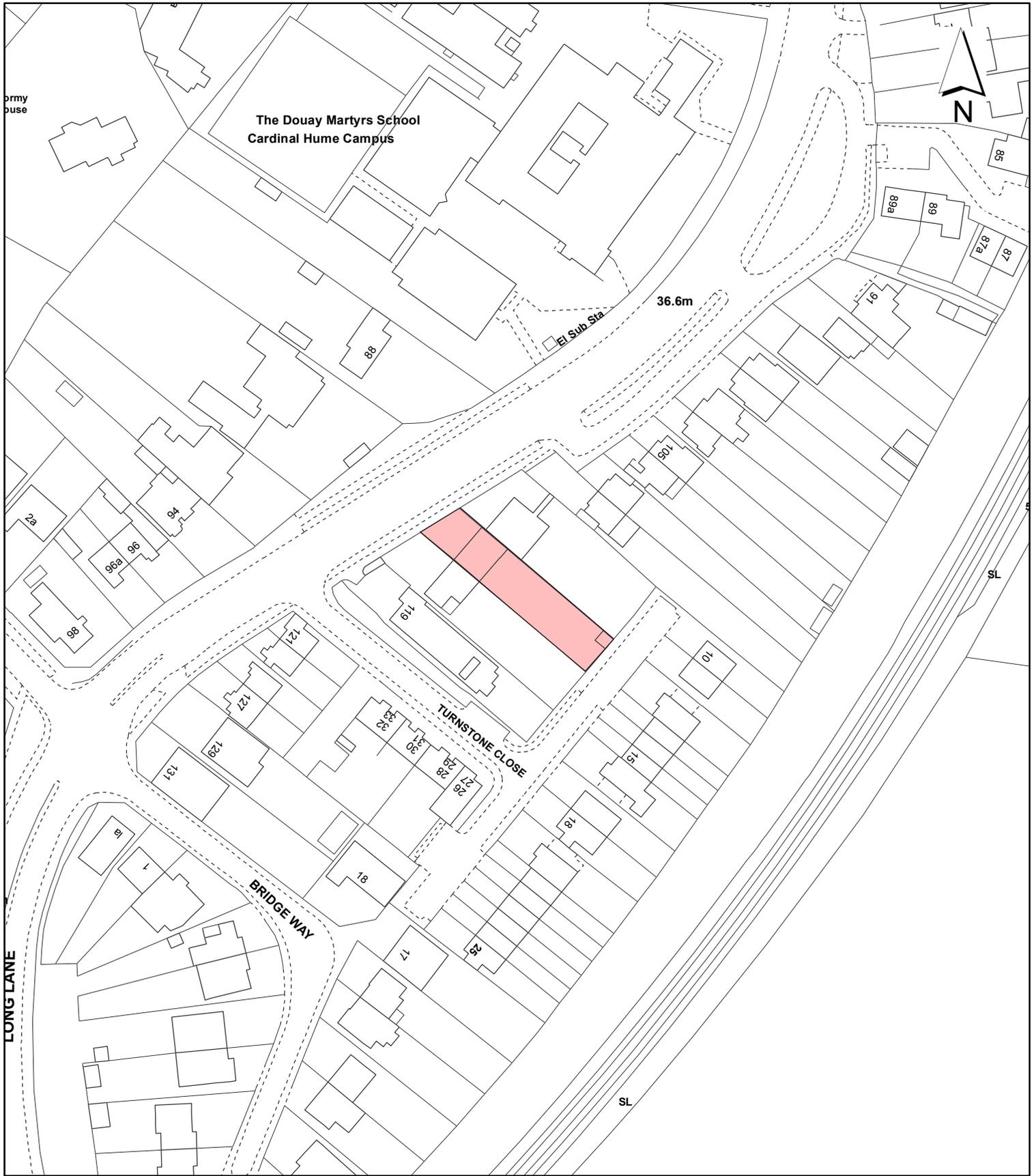
D) No bonfires that create dark smoke or nuisance to local residents.

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: Diane Verona

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**115 Long Lane
 Ickenham**

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

Planning Application Ref:
25375/APP/2019/379

Scale:
1:1,250

Planning Committee:
North

Date:
May 2019

