

Report of the Head of Planning & Enforcement

Address 3 PIKES END EASTCOTE PINNER

Development: Front porch infill, first floor side extension and alterations to existing side elevation.

LBH Ref Nos: 18957/APP/2010/266

Drawing Nos: Design & Access Statement
0033-PL-01F
0033-PL-02F
0033-PL-03F
0033-PL-04F
0033-PL-05F

Date Plans Received: 12/02/2010 **Date(s) of Amendment(s):**

Date Application Valid: 11/03/2010

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two-storey detached property situated on the south side of Pikes End, a residential cul-de-sac. The site forms part of the Eastcote Village Conservation Area as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007). The properties in Pikes End were constructed in the 1970's and have a distinct architectural appearance characterised by flat and mono-pitched roofs and wooden cladding. There is a uniform style to the properties, in particular to the roof patterns although there have been some alterations to the ground floor front elevations with porch infills.

The property has off street parking for two spaces and an integral single garage.

1.2 Proposed Scheme

The application seeks permission to construct a first floor extension, infill a front porch area and undertake alterations to the existing side elevation.

The proposed first floor extension would project 4.6m to the side in line with the existing first floor elevation. It would have a depth of 7m in line with the rear elevation and would be built over the proposed porch infill and existing flat roof. The first floor extension would accommodate two bedrooms and an en suite and would have a large glazed area to the front, no windows to the side and two smaller windows to the rear elevation. The proposal would have a mono-pitched roof at a height of 6.2m sloping to 5.6m set down from the

main roof height and in keeping with the style and gradient of the existing roof. The first floor extension would be finished in timber cladding to match the existing.

The porch infill would square off an inset area of 6.4m² in line with the existing porch and set back from the projecting front elevation. This would have a large ground to first floor window.

The alterations to the side elevation would be the loss of a window to the west facing first floor side elevation as a result of the first floor extension.

1.3 Relevant Planning History

18957/B/91/0221 3 Pikes End Eastcote Pinner
Conversion of part of garage into habitable room

Decision Date: 10-04-1991 Approved **Appeal:**

Comment on Planning History

None

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 21st April 2010

2.2 Site Notice Expiry Date:- 21st April 2010

3. Comments on Public Consultations

EXTERNAL:

17 adjoining occupiers, Eastcote Residents Association, Northwood Hills Residents Association and The Eastcote Village Conservation Panel consulted. 8 letters, including one from the Eastcote Residents Association, received objecting to the proposal on the following grounds:

- i) The proposal would result in the alteration of the unique and uniform design of the whole street of houses, which are protected by covenant and won architectural awards when built;
- ii) The property could be used as a care home;
- iii) The property is not a two bedroom house, as stated, but a five bedroom property similar to the others;
- iv) There is a lack of amenity space to go with the enlarged property;
- v) Parking is already a problem and the proposal does not improve this;
- vi) Adverse impact on the street scene and conservation area.

A petition with 47 signatures also received objecting to the proposal on the grounds of the proposal being out of character with the existing property and the conservation area.

Officer Comments: Points i), iii), iv), v) and vi) are covered in the main body of the report. With regard to point ii) use as anything other than a single family dwelling would require permission and any such application would be considered on its own merits.

INTERNAL:

CONSERVATION OFFICER:

Background: This is a modern property within the Eastcote Village Conservation Area, probably of 1970s date. The street is characterised by purple brick buildings with mono pitch roofs and timber detailing.

Comments: The proposed scheme was submitted following pre-application correspondence and revisions with the conservation team. The extension, whilst not ideal, would be light in appearance in glass and timber cladding. The height of the extension is lower than the main house and the adjacent properties, and given the materials would be considered subservient to the main house. The front porch would be an infill extension, and is considered to be in keeping with the character of the property.

Overall, from a conservation and urban design point of view, the proposed scheme would not be considered detrimental to the street scene and character of the area. It is, therefore, acceptable. Given the uniformity of design of the estate, however, it is felt that the proposed timber cladding should match the existing and adjacent dwellings. This should be conditioned.

Conclusion: Acceptable, materials to match existing and to be conditioned.

TREE AND LANDSCAPE OFFICER:

The site is inside a Conservation Area, however there are no trees that will be affected by this development, furthermore, there is no location to plant new trees. Therefore, saved policy BE38 of the UDP does not apply in this case and there are no further comments relating to trees.

4. **UDP / LDF Designation and London Plan**

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
HDAS	Residential Extensions - Sections 5 and 8

CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
BE22	Residential extensions/buildings of two or more storeys.

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the impact of the proposal on the character and appearance of the original house, on the street scene and surrounding area and on residential amenity.

Policy BE13 of the UDP Saved Policies September 2007 requires that the layout and appearance must harmonise with the existing street scene. Policy BE15 goes on to state that extensions must be in keeping with the scale, form and architectural composition of the original building and BE19 also states that new developments should complement or improve the amenity and character of the area.

The proposed development is situated within the Eastcote Village Conservation Area and Policy BE4 of the UDP states new development within Conservation Areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities. The Council's Conservation Officer has considered the scheme and stated that whilst the extension is not ideal, it would be light in appearance using glass and timber cladding. The height of the extension is lower than the main house and the adjacent properties and would be considered subservient to the main house.

The Council's adopted Supplementary Planning Document (SPD) on Design and Accessibility Statement (HDAS) for Residential Extensions offers the following guidance that must be accorded with if housing extensions are to be considered satisfactory:

Section 5 of the SPD sets out criteria to assess first floor extensions against, this includes the following thresholds for appropriate scale and design.

Paragraph 5.7: No specific requirement for a set back from the main front building line

Paragraph 5.8: Roof height should be equal to that of the main roof

Section 8 of the SPD sets out criteria to assess front extensions against, this includes the following thresholds for appropriate scale and design:

Paragraph 8.4: Building lines should be respected

Paragraph 8.2: Porches should follow the character of the existing building.

The proposed first floor extension would not be set back from the existing first floor front elevation and whilst the height of the roof is not equal to that of the main roof, given the unusual design of the property, it is considered that a roof which is subordinate in scale to the main dwelling would be more appropriate in terms of its impact on the character of the property and the street scene in general. The proposed porch infill is considered to be acceptable as although it would affect the front appearance of the property it is a relatively minor development and similar proposals have already been carried out within the street scene. Thus, overall the design and appearance of the extension and the porch and their relationship with the existing property, the street scene and the area in general is considered acceptable and in compliance with policies BE13, BE15 and BE4 of the UDP Saved Policies September 2007.

With regards to impact on amenity Policy BE21 of the UDP is relevant and must be considered. The policy states that planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity. Furthermore the House Extension SPD notes under Section 5.4 that no direct overlooking will be permitted. Adequate distance should be maintained to any area from which overlooking may occur.

Section 5 of the SPD offers further criteria against which two-storey side extensions can be assessed to consider the impact on neighbouring properties. These include:

Paragraph 5.11: not to include windows and doors that overlook neighbouring properties;
Paragraph 5.13: retain a garden area of 100sq.m. for 4+ bed houses; and
Paragraph 5.14: No direct overlooking will be permitted

The proposed first floor extension would introduce new windows to the front elevation, which would retain a distance of 21m between windows to the properties opposite and two windows to the rear elevation which would face a blank elevation. Thus in terms of overlooking and loss of privacy the proposal would not impact on adjoining occupiers and would comply with policy BE24 of the UDP Saved Policies September 2007.

The adjoining dwelling No.4 has a window to the side elevation that would face the proposed extension at a distance of 4.2m. This window serves a bedroom. However, this window is not the principal window to this room, with a larger window on the rear elevation providing light and outlook. Thus, whilst the proposal would cause some loss of light and outlook from this window, given its secondary nature it is not considered that a refusal on this ground could not be justified. Therefore it is considered that the proposed scheme would not have a detrimental impact on neighbour amenity and would comply with policies BE20 and BE21 of the UDP Saved Policies September 2007 and the Residential Extensions SPD.

At present the existing rear garden measures approximately 67sq.m. The application shows the existing property as being two bedrooms and thus the level of amenity space provided is above the required standard for this size of property. However, the proposal would result in a four bedroom property and whilst the existing size of the amenity space is not changing, the amount of amenity space would fail to meet the recommended minimum standard of 100m² for a four bedroom property as advised at paragraph 5.13 of the HDAS: Residential Extensions. However, the proposed extension does not result in the loss of any amenity space and thus arguing a refusal based on the size of the amenity area of the property, where no loss of amenity space is involved, would be very difficult to justify.

It is considered, that all the proposed habitable rooms, and those altered by the development still maintain an adequate outlook and source of natural light, therefore complying with Policy 4A.3 of the London Plan (2008).

Policy AM14 of the UDP refers to the Councils car parking standards contained under Annex 1. The standards indicate that 2 car parking spaces are required in order to comply with the policy. The remaining garage space is not considered to be of a usable size, however there is sufficient space on the frontage to provide two parking spaces in accordance with Policy AM14 of the UDP Saved Policies September 2007.

Policy BE38 states the proposal will be expected to retain and utilise topographical and

landscape features of merit and provide new planting and landscaping wherever appropriate. The Trees and Landscape Officer has commented that there are no trees that will be affected by this development, furthermore, there are no locations to plant new trees. Therefore policy BE38 of the UDP Saved Policies September 2007 does not apply in this case.

6. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE4 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 4 Pikes End.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

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) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
Policy No.

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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
BE22	Residential extensions/buildings of two or more storeys.

- 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 & 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 & Community Services Reception Desk, Level 3, 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: Eleanor Western

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**3 Pikes End
Eastcote**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:

18957/APP/2010/266

Scale

1:1,250

Planning Committee

North

Date

May 2010



HILLINGDON
LONDON