

Report of the Head of Planning & Enforcement

Address 9 BURWOOD AVENUE EASTCOTE
Development: Front canopy extension (Retrospective application).
LBH Ref Nos: 41436/APP/2008/3396
Drawing Nos: Location Plan at Scale 1:1250
Un-numbered Proposed Elevations
103/01 Rev. B
Design and Access Statement

Date Plans Received: 03/12/2008 **Date(s) of Amendment(s):**
Date Application Valid: 03/12/2008

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the northwest side of Burwood Avenue and comprises a two storey semi-detached house with a front bay, porch, two storey and single storey side extensions as well as a front canopy supported by two columns (part wooden and part brick). To the north, the application property adjoins the side garage of no.11 Burwood Avenue and to the southwest it adjoins, no.7 Burwood Avenue. The street scene is residential in character and appearance comprising two storey semi-detached houses. The application site lies with the Eastcote Park Estate Conservation Area as identified in the Hillingdon Unitary Development Plan (UDP) saved policies September 2007.

1.2 Proposed Scheme

It is proposed to retain the existing front canopy and its supporting columns. The canopy has a mono-pitch roof and measures 5.7m wide, 900mm deep, 3.0m high at eaves level and 3.65m to its maximum height, just finishing below the cill level of the first floor windows.

1.3 Relevant Planning History

41436/88/0244 9 Burwood Avenue Eastcote
Erection of a two-storey side extension.

Decision Date: 04-04-1990 NFA **Appeal:**

41436/APP/2002/191 9 Burwood Avenue Eastcote
ERECTION OF A PART TWO STOREY, PART SINGLE STOREY SIDE EXTENSION AND
VEHICULAR CROSSOVER (INVOLVING DEMOLITION OF EXISTING GARAGE)

Decision Date: 11-06-2002 Refused **Appeal:**01-MAY-03 Dismissed

41436/APP/2004/936 9 Burwood Avenue Eastcote

ERECTION OF A PART TWO STOREY, PART SINGLE STOREY SIDE EXTENSION AND INSTALLATION OF A NEW VEHICULAR CROSSOVER

Decision Date: 06-10-2004 Approved **Appeal:**

41436/APP/2005/2604 9 Burwood Avenue Eastcote

ERECTION OF TWO STOREY SIDE, PART SINGLE STOREY SIDE AND REAR EXTENSION, INCLUDING NEW FRONT PORCH AND REAR CONSERVATORY (INVOLVING DEMOLITION OF EXISTING GARAGE)

Decision Date: 10-11-2005 Refused **Appeal:**

41436/APP/2008/3513 9 Burwood Avenue Eastcote

Erection of a single storey rear extension (Application for a Certificate of Lawfulness for a proposed use or development).

Decision Date: 12-02-2009 Approved **Appeal:**

41436/APP/2008/49 9 Burwood Avenue Eastcote

Elevational alterations to side and rear elevations, involving the installation of 2 side windows, and increase in width of the rear element of the single storey part side extension by 700mm and replacement of its mono-pitch roof with a dummy-pitch roof, of planning permission ref. 41436/APP/2004/936 dated 07/10/2004: Erection of a part two storey, part single storey side extension and installation of a new vehicular crossover.

Decision Date: **Appeal:**

41436/PRE/2000/118 9 Burwood Avenue Eastcote

PRE CORRES: SIDE EXTENSION

Decision Date: **Appeal:**

Comment on Planning History

None.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 11th February 2009

2.2 Site Notice Expiry Date:- 11th February 2009

3. Comments on Public Consultations

EXTERNAL:

25 neighbouring properties have been consulted and two letters of objection have been received which state that the front canopy and the supporting pillars are inappropriate for the character of the property and do not compliment other properties on the Eastcote Park Estate.

Case officer comments: The points of objection raised above have been addressed in the main body of the report.

Eastcote Residents' Association: no comments received.

Eastcote Park Association: no comments received.

Eastcote Village Conservation Panel: no comments received.

Ward Councillor - has requested that the application be reported to Committee.

INTERNAL:

Conservation Officer:

BACKGROUND:

This is a semi-detached 1920s house within the Eastcote Park Estate Conservation Area. The property was designed to be mock-Tudor in style replicating features and details with other properties within the street. This property has been substantially altered. The property has recently been extended on the side. Applicant has built a front canopy along the front extension of the property and seeks retrospective planning permission.

COMMENTS:

Front canopies such as this were not an original feature of the area although some neighbouring properties do exhibit similar canopies. However, these may have been built prior to the designation of the area as a Conservation Area in 2007. The canopy is very wide and runs almost along the entire front elevation of the property and wraps around the side elevation. This detracts visually from the character and street scene of the area and is therefore unacceptable. The proposal does not accord with guidance given in HDAS (Para 8.2) as it fails to appear subordinate in scale and form to the original house.

Conclusion: Unacceptable.

Trees/Landscape Officer:

THE SITE

The site is a semi-detached house within the Eastcote Park Conservation Area, situated on the west side of Burwood Avenue. According to the aerial photos there are trees in the rear garden only, which will be afforded protection by the Conservation Area designation. There are no trees within the front garden which might restrict development.

THE PROPOSAL

The proposal is a retrospective application to build a front canopy extension. The canopy has recently been installed, but at the time of the inspection, part of the front garden was still being used to store building materials.

While I have no objection to the proposal, the front garden requires re-instatement/re-design once the building materials have been cleared up.

RECOMMENDATION

If you are minded to approve this application I have no objection subject to conditions TL5 and TL6.

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	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 8.0-Front Extensions, Porches and Bay Windows.

5. MAIN PLANNING ISSUES

The width of the front canopy covers the entire front elevation of the original house as well as its side addition. In addition, it is supported by two pastiche columns. It is concluded that the front canopy by reason of its excessive width, finished height, introduction of pastiche columns and overall design, fails to appear subordinate to the appearance of the original house, contrary to paragraph 8.2 of the Supplementary Planning Document HDAS: Residential Extensions and is detrimental to its character, appearance and architectural composition. The development also detracts from the Eastcote Park Estate Conservation Area as well as the visual amenities of the street scene. The development is therefore contrary to policies BE4, BE13, BE15 and BE19 of the UDP saved policies September 2007 and section 8.0 of the HDAS: Residential Extensions.

The front canopy by reason of its siting is not considered to harm the residential amenities of the nos.7 and 11 Burwood Avenue.

In terms of policy BE38 of the UDP saved policies September 2007, there are no significant trees or landscape features in the front garden of the application property that have been adversely affected by the front canopy addition.

In terms of policies AM14 and BE23 of the UDP saved policies September 2007, the front canopy has not altered the existing on site car parking arrangement or the existing amenity space available to the application property.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The existing front canopy, by reason of its excessive width, finished height, introduction of pastiche columns and overall design, fails to appear subordinate to the appearance of the original house and is detrimental to its character, appearance and architectural composition. The development also detracts from the visual amenities of the street scene and the character and appearance of Eastcote Park Estate Conservation Area in general. The development is therefore contrary to policies BE4, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies, September 2007 and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

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).

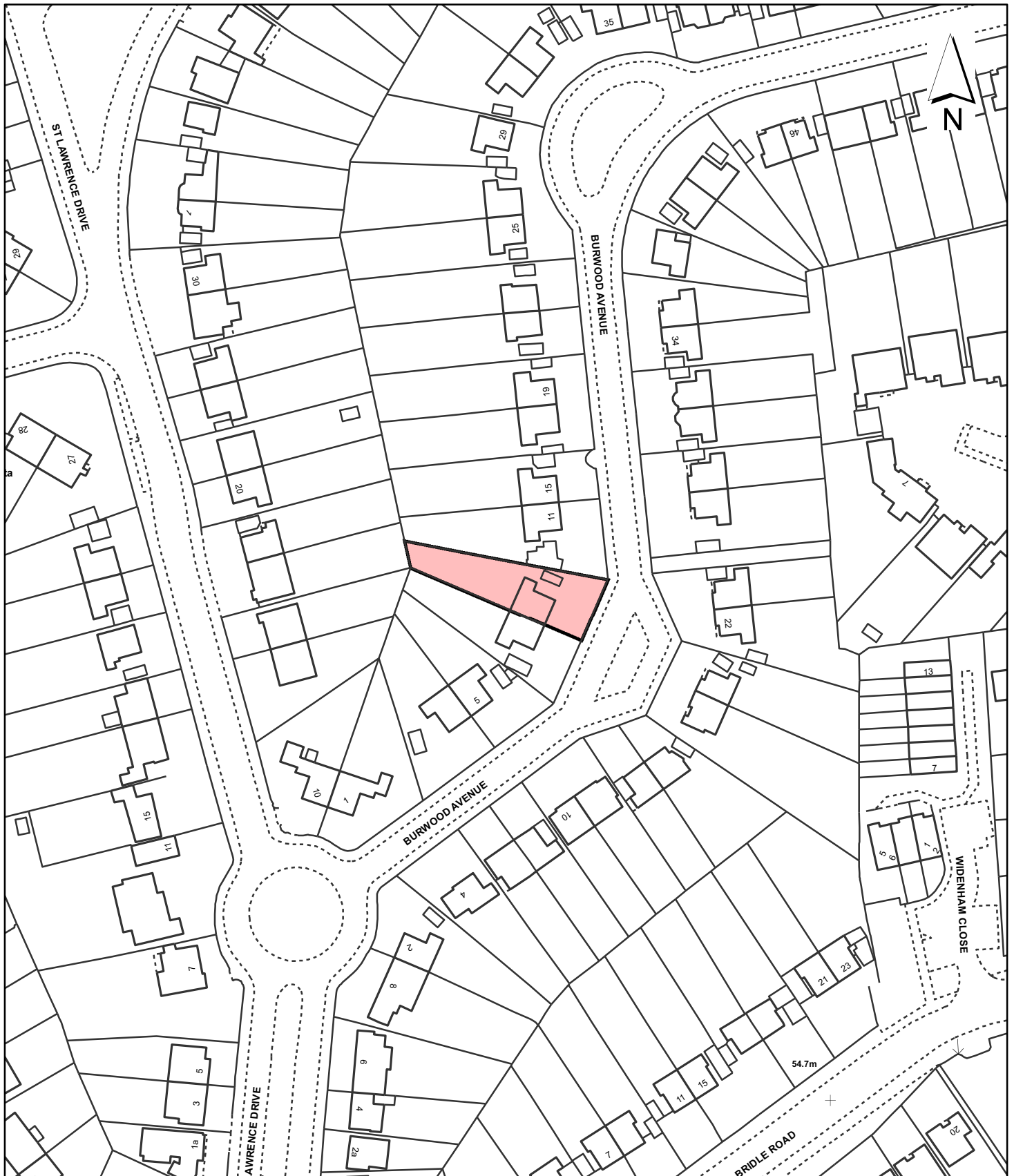
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
Policy No.

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.
AM14	New development and car parking standards.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential


Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents):
8.0-Front Extensions, Porches and Bay Windows.

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Notes

 Site boundary

For identification purposes only.

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Site Address

**9 Burwood Avenue
Eastcote**

Planning Application Ref:

41436/APP/2008/3396

Planning Committee

North

Scale

1:1,250

Date

May 2010

**LONDON BOROUGH
OF HILLINGDON
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