

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

**Address** 64 SEATON ROAD HAYES

**Development:** Part two storey, part single storey rear extension involving demolition of existing garage

**LBH Ref Nos:** 74378/APP/2018/4238

**Drawing Nos:** 18/64/SRH/103B  
18/64/SRH/104A  
Location Plan (1:1250) Received 30-01-2019  
18/64/SRH/102  
18/64/SRH/101

**Date Plans Received:** 04/12/2018      **Date(s) of Amendment(s):** 04/12/2018

**Date Application Valid:** 30/01/2019

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application property comprises a two storey semi-detached house located on the western side of Seaton Road which lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012).

#### 1.2 Proposed Scheme

The application seeks planning permission for a part two storey, part single storey rear extension involving demolition of existing garage.

#### 1.3 Relevant Planning History Comment on Planning History

There is no planning history of relevance to this application site.

### 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

### 3. Comments on Public Consultations

3 neighbouring properties were consulted by letter dated 6.12.18 and a site notice was displayed to the front of the site which expired on 10.1.19.

1 letter of objection has been received raising concerns about the land ownership and red edged site area and the loss of light to kitchen window and patio.

Officer note: The applicant has submitted a revised red edged site plan and certificate of

ownership to address the inaccuracy of the originally submitted red edged site plan. Full re-consultation has since been carried out in respect of the revised red edged site plan.

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

Highways Officer:

It seems that the garage is the only provision for on-site parking the site benefits from. This provision will be lost upon implementation of the proposed works. Concerns are therefore raised with the loss of off-street parking thus resulting in displaced parking along the highway network. Mindful of the above, I would recommend that this application is refused on highway safety grounds.

Officer note: revised plans were submitted which address this concern and includes the provision of one parking space

Amended Highway Officer Comments:

The amended plans now show two spaces along the site frontage in an echelon based parking format. 'Manual for Streets' (1&2) guidance suggests that for echelon based parking, a manoeuvring distance of 3.6 metres is required. This is to ensure sufficient access and egress provision. Having assessed the revised plans, a manoeuvring distance of 3 metres can only be achieved thus deviating from this requirement.

Whilst an increase in on-site parking will be linked to the proposals, the proposed spaces are not deemed fit for purpose. It is therefore considered that this scheme will penultimately result in displaced parking along the highway network which will in turn cause traffic and road safety issues.

Mindful of the above, I maintain my position and recommend that this application be refused on highway safety grounds.

#### **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

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

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.
DMHD 1	Alterations and Extensions to Residential Dwellings
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 planning issues are the effect of the development on the character and appearance of the original building, the street scene and the level of impact on the residential amenity and light levels of the adjoining neighbours, and provision of off-street parking provision.

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. 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 that for semi-detached houses with a plot more than 5 m wide, an extension up to 3.6 m deep is acceptable. A range of pitched roof types may also be acceptable and must not exceed 3.4 m in height. Section 6 Two Storey Rear or First Floor Rear Extension states that for semi-detached houses with a plot more than 5 m wide, an extension up to 3.6 m 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 0.5 m lower than the original roof. Poor designs and applications out of character with their surroundings will be rejected.

The proposed first floor rear extension would measure 3.6 m in depth which complies with the advice contained within the HDAS guidance. The roof of the proposed two storey element is set down from the ridge of the original dwelling, appearing subordinate in scale. The 4.5m depth of the proposed single storey rear extension would exceed the maximum 3.6m depth for rear extensions specified in paragraph 3.3 of the Council's adopted HDAS SPD: Residential Extensions (December 2008). However, paragraph 3.15 of the HDAS SPD gives guidance that a deeper extension could be permitted where there is an existing deep rear extension at an adjoining/adjacent property, and where the proposed rear extension would not have any adverse impact on the light and outlook at adjacent properties, and would not appear dominating and obtrusive in relation to neighbouring views. In this case, the adjoining property at Number 62 Seaton Road has been extended to the rear by way of a 6m rear extension and would not therefore have any impact on the occupants of this property. The occupants of Number 66 Seaton Road have raised some concerns that the extension would result in a loss of light and outlook to their rear facing windows and garden. However in view of the fact that a 45 degree line of sight from the nearest habitable room window would not be compromised, as the nearest window and doorway of no. 66 serve the bathroom and kitchen of that property, and also having regard to the separation between the two properties by virtue of the shared driveway (some 3m), it is considered that the proposed extensions would not result in an unacceptable loss of light

or outlook to the occupants of this property. In summary it is considered that the proposed extension would not have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Paragraph 3.13 of the HDAS recommends that a four bedroom house should retain at least 100 sq.m of usable garden space. The proposed extension within the curtilage of the site would retain 134 sq.m rear garden space, the proposal complies with HDAS Guidance. Therefore it would not have a negative impact upon amenity, in terms of its shape and size the proposal would comply with Policy BE23 of the Hillingdon Local Plan: Part Two Saved UDP Policy.

It is noted that the proposal involves the removal of the garage. Concerns have been raised in terms of the impact on the adjoining garage. In the event of an approval an informative could be added drawing the applicants attention to the Party Wall Act.

The neighbour has also raised concerns about drainage which is not a planning matter.

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 the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

The proposal would involve the loss of the garage. The applicant has submitted revised plans showing 1 off street parking space within the frontage and an amendment to the internal layout which retains its 3 bedrooms. Concerns were initially raised in respect of the loss of the existing parking within the site. It is noted however that the existing garage has an internal width of approximately 2m and is not therefore considered a suitable parking space. The submitted plans indicate the provision of a single parking space within the frontage. The proposals do not generate a requirement for additional on site parking and the application is considered acceptable in accordance with policies AM7 and AM14 of the Local Plan.

The application is recommended for approval.

## **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 18/64/SRH/103B and

18/64/SRH/104A.

**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 62 or 66 Seaton Road.

**REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (2012)

**5 HO7 No roof gardens**

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

**REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**6 HO10 Front Garden Landscaping**

Notwithstanding the details hereby approved a minimum of 25% of the front garden area shall be soft landscaped (eg.grass or planted beds) for so long as the development remains in existence.

**REASON**

To ensure the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies BE13, BE38 and AM14 of the Hillingdon Unitary Development Plan Saved Policies September 2007) and Policy 5.17 of the London Plan (2016).

**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.

- 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

### Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.  
AM14 New development and car parking standards.  
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.
DMHD 1	Alterations and Extensions to Residential Dwellings
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
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

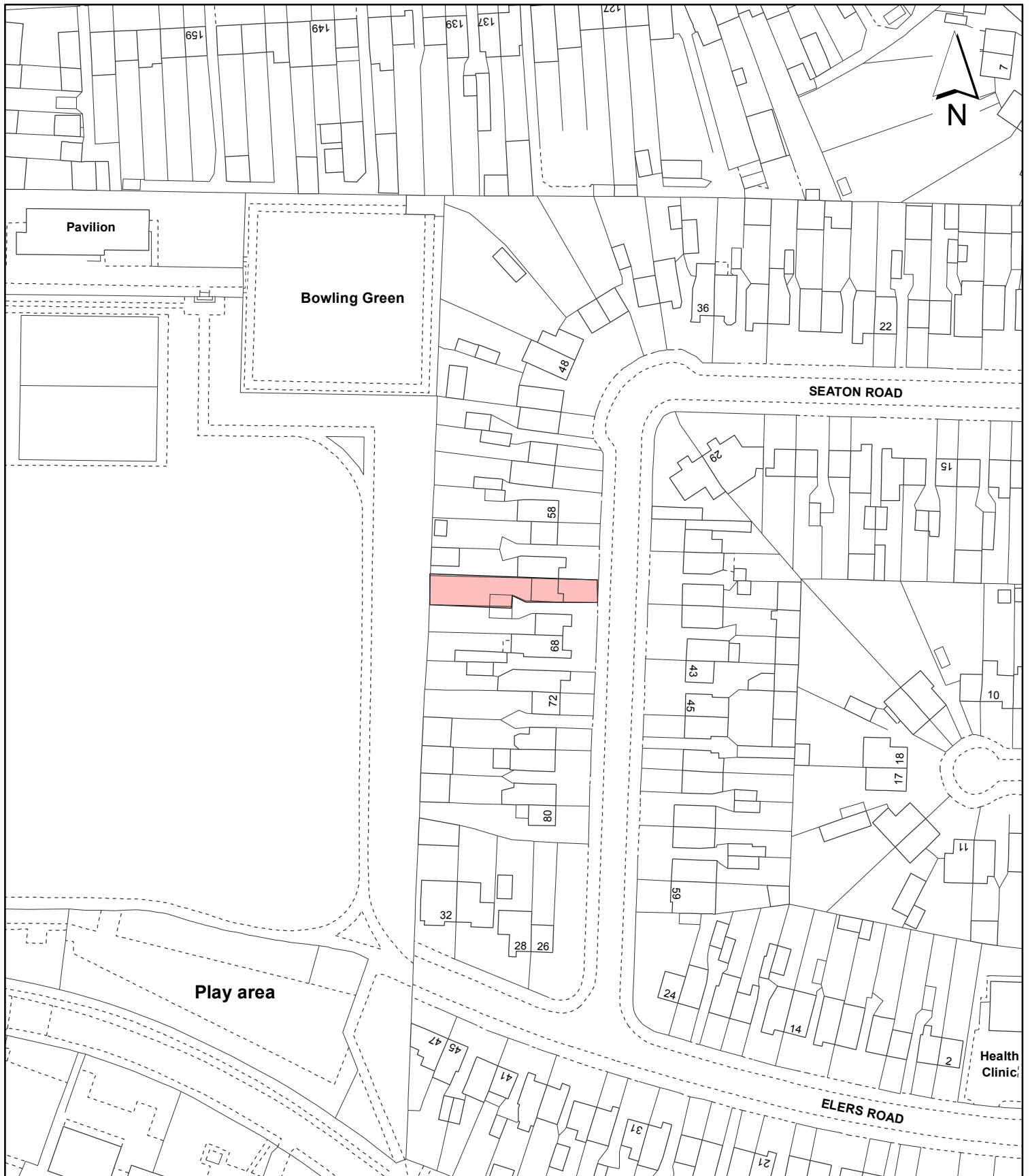


hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 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 (CO<sub>2</sub>) 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:** Nicola Taplin

**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:

**64 Seaton Road  
 Hayes**

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

Planning Application Ref:  
**74378/APP/2018/4238**

Scale:  
**1:1,250**

Planning Committee:  
**Central & South**

Date:  
**June 2019**

