

Report of the Head of Planning, Transportation and Regeneration

Address 1 RAYNTON CLOSE HAYES

Development: Part two storey, part single storey side extension

LBH Ref Nos: 8096/APP/2019/3719

Drawing Nos: 1rayntonclose/2019/02 (Existing First Floor Plan) Received 08-01-2020
1rayntonclose/2019/02 (Existing Elevations)) Received 08-01-2020
1rayntonclose/2019/04 Received 08-01-2020
1rayntonclose/2019/05 Received 08-01-2020
1rayntonclose/2019/06 Received 08-01-2020
1rayntonclose/2019/07 Rev. A Received 08-01-2020
1rayntonclose/2019/07A (Location Plan - 1:1250) Received 08-01-2020
1rayntonclose/2019/09 Received 08-01-2020
1rayntonclose/2019/01 Received 08-01-2020

Date Plans Received: 17/11/2019

Date(s) of Amendment(s):

Date Application Valid: 17/11/2019

1. CONSIDERATIONS

1.1 Site and Locality

The application site relates to a two storey semi-detached dwellinghouse located on the south side of Raynton Close. The application property is setback from the adjacent highway and benefits from a good size garden. There is an existing vehicular access located on the side boundary with hardstanding for off-street parking. To the rear is an enclosed garden.

1.2 Proposed Scheme

The applicant is seeking planning permission for two storey side extension following the demolition of the existing garage. The proposed extensions would be located on the west side, adjoining the boundary with No. 2 Raynton Close.

The proposed extensions would have dimension measuring 3.8m in width on both floors, with a depth matching the dwelling, set back 1m from the front elevation on both floors and a ridge height set below the original ridge height.

1.3 Relevant Planning History Comment on Planning History

N/A

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**

7 neighbouring properties were consulted via letter on 20/11/2019. A site notice displayed and expired on 20/12/2019. 4 representation and a petition with 26 signatures received objecting to the proposal on the following grounds;

1. Impact on residential amenity of the neighbouring properties in terms of light, loss of privacy, overshadowing and overdominance.
2. The proposed dwelling, by reason of its size, scale, bulk, excessive width and proximity to the side boundary, would result in an incongruous addition which would be detrimental to the architectural composition of the original semi-detached dwelling, would be detrimental to the character, appearance and symmetry of the pair of semi-detached houses.
3. Raynton Close suffers from parking stress as not all properties have sufficient off-street parking available. The development would put further strain on parking for all residents and visitors to properties in Raynton Close.
4. Likelihood of the property being converted to HMO with associated parking issues.
5. Insufficient amenity space.

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:

DMHB 11 Design of New Development

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

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 dwelling, the impact on the visual amenities of the surrounding area, the impact on the residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property and the availability of parking.

Impact on character and appearance

Policy DMHD1 section A1.7 states that rear extensions should not protrude too far out from the rear wall of the original house or cut in half two-storey bay windows or other features. The addition of conservatories or other extensions to buildings that have already been extended will not be permitted. Full width extensions are not normally acceptable in Conservation Areas.

- i) side extensions should not exceed half the width of the original property;
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;

iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary;

v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;

The Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

It is proposed to erect a two storey side extension along the west side of the application property. The extension would be setback from the front elevation by 1m and a maximum of 3.3m from the side boundary, reducing to 1.5m to the rear. The extension would not protrude beyond the rear elevation of the original dwelling. In these respects the proposal complies with the Council's requirements. However, the proposed extensions on both floors would exceed half the width of the original property, contrary to Policy DMHD1 (C)(i) and fail to harmonise well with the scale, form and proportions of the original building.

As such, the proposed development by reason of its design in terms of its size, scale, bulk and excessive width, would result in an incongruous addition which would be detrimental to the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenity of the street scene and the surrounding area.

Impact on residential amenity

The application site is bordered by properties at No.2 Raynton Close and 27 Raynton Drive. The proposed development is set off from the boundary with No.2 Raynton Close by a minimum of 1.5m and angles away from this property. All the windows in the side elevation of No. 2 are obscure glazed and do not serve habitable rooms. Whilst there are habitable rooms to the front of this property, given the distance of the extension from these rooms it is considered that the impact on these rooms would not be sufficient to justify refusal on these grounds.

The proposal includes a door/window on the ground floor in the flank elevation and a one in the rear elevation of the proposed first floor. The ground floor window/door would look on to the boundary fencing and whilst the first floor window could potentially result in some overlooking, the room it serves is dual aspect with a window on the front elevation as well. Thus, if the extension were considered acceptable, this window could be conditioned to be obscure glazed.

Thus, it is considered that the proposed development would not be detrimental to residential amenity.

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).

Policy DMHD 1 section A (vi) states that sufficient garden space to be retained as a consequence of an extension. The property currently benefits from a rear/private side garden of some 95sq.m. This would be reduced to 75sq.m. This measurement does not

include the demolition of the outbuilding, as it is unclear from the plans whether this is being retained or not. If the outbuilding were demolished this would add a further 13sq.m. However, even with the retention of the outbuilding, it is considered that sufficient garden space would be retained for the extended dwelling, in accordance with the above policy.

The proposed development would result to loss of garage and part of the existing hardstanding. However, the application site would still be able to provide up to two off-street parking spaces and would meet the Council standards.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey side extension, by virtue of its size, scale, bulk and width would fail to appear as a subordinate addition and would thus 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 Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

INFORMATIVES

- 1 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 Hillingdon Local Plan: Part Two - Development Management Policies, as well as offering a full pre-application advice service.

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

Part 2 Policies:

DMHB 11	Design of New Development
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP 3.5	(2016) Quality and design of housing developments

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Notes:

 Site boundary

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Site Address:

**1 Raynton Close
Hayes**

Planning Application Ref:

8096/APP/2019/3719

Planning Committee:

Central and South

Scale:

1:1,250

Date:

February 2020

**LONDON BOROUGH
OF HILLINGDON**

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