

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

**Address** SOUTH LAWN HIGH ROAD EASTCOTE

**Development:** Part two storey, part single storey rear extension, and conversion of roofspace to habitable use to include a rear dormer and 5 x front rooflights, canopy to front, conversion of the attached garage to habitable use and alterations to front and side elevation

**LBH Ref Nos:** 20698/APP/2019/2739

**Drawing Nos:** 4161 02-2  
4161 02-2  
4161 02-1  
4161 01-3  
4161 01-1  
4161 01-1  
4161 VC A  
4161 OS A

**Date Plans Received:** 16/08/2019

**Date(s) of Amendment(s):**

**Date Application Valid:** 05/09/2019

### **1. CONSIDERATIONS**

#### **1.1 Site and Locality**

The application site is located on the north-west side of High Road and comprises a two storey detached house with a gabled roof and brick external facing. There is an attached front/side garage and a front garden including hardstanding and forms an area of off-street parking. The rear garden is flat.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

#### **1.2 Proposed Scheme**

This application proposes the part two storey, part single storey rear extension, and conversion of roofspace to habitable use to include a rear dormer and 5 x front rooflights, canopy to front, conversion of the attached garage to habitable use and alterations to front and side elevation.

#### **1.3 Relevant Planning History**

20698/75/0762 South Lawn High Road Eastcote  
Householder development - residential extension(P)

**Decision Date:** 22-10-1975      **Approved**      **Appeal:**

20698/APP/2018/3688 South Lawn High Road Eastcote

Single storey rear extension, single storey side extension and conversion of garage to habitable

use including alterations to front elevation (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision Date:** 06-12-2018

Approved

**Appeal:**

20698/APP/2019/686

South Lawn High Road Eastcote

Conversion of roof space to habitable use to include a rear dormer and 4 front roof lights (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision Date:** 17-04-2019

Approved

**Appeal:**

#### **Comment on Planning History**

- 20698/APP/2019/686 - Conversion of roof space to habitable use to include a rear dormer and 4 front roof lights (Application for a Certificate of Lawful Development for a Proposed Development)

Approved on 17/4/19

- 20698/APP/2018/3688 - Single storey rear extension, single storey side extension and conversion of garage to habitable use including alterations to front elevation (Application for a Certificate of Lawful Development for a Proposed Development)

Approved on 6/12/18

- 20698/75/0762 - Householder development - residential extension(P)

Approved on 22/10/75

## **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**

6 neighbouring properties were consulted by letter dated 6/9/19 and a site notice was displayed in the area. By the close of the consultation period, 6 comments and a petition were received who raised their concerns as follows:

#### **EXTERNAL CONSULTEE:**

- Loss of privacy
- Impact on the character of the area
- Size, scale and design of the proposal
- Roof space, rear dormer and roof design
- big front extension and changing the front building line
- Overdevelopment

#### **Northwood Hills Residents Association:**

- over-development
- out of character
- loss of privacy, loss of light

#### **INTERNAL CONSULTEE:**

Conservation and Urban Design Officer:

The property is located adjacent to the Eastcote Village Conservation Area. Due to the nature and positioning of the proposal it is unlikely to have a detrimental impact on the proposal. Therefore in this instance we have no comments to make

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

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

Part 1 Policies:

Part 2 Policies:

DMHD 1	Alterations and Extensions to Residential Dwellings
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

#### **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 DMHD 1: Planning applications relating to alterations and extensions of dwellings will be required to ensure that:

- i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;
- ii) a satisfactory relationship with adjacent dwellings is achieved;
- iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;
- iv) new extensions respect the design of the original house and be of matching materials;
- v) there is no unacceptable loss of outlook to neighbouring occupiers;
- vi) adequate garden space is retained;
- vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C;
- viii) trees, hedges and other landscaping features are retained; and
- ix) all extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials.

Policy DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

The proposed rear extensions involve an almost full width single storey extension with a two storey element which is located just off centre of the rear elevation. The proposed single storey rear extension would have a depth of 4.95m and width of 9.64m. The proposed extension would have a dummy pitched roof to a height of 3.55m. The depth and height of the proposed single storey rear extension do not comply with LPP2 Appendix A. The proposed dummy pitched roof coupled with the the depth and bulk of the proposed extension, would look out of keeping with the original dwelling.

Two storey rear extension element would be approximately 4.1m deep and 4m wide. The proposed roof of the extension would be a pitched and hipped in design would in isolation be acceptable as it matches the roof form of the existing house. However, the roof's juxtaposition with the proposed rear dormer would result in an incongruous design that would be detrimental to the character and appear of the dwelling and wider area.

The proposed front canopy would be 3.6m wide, 2.95m deep and would benefit from a mono-pitched roof with a maximum height of 3.66m. The depth of the proposed front canopy would extend past the line of principal elevation. As such it wouldn't comply with LPP2 Appendix A. Therefore, the additional front canopy is a large and prominent addition to the existing dwelling. Given the character of the original property the proposed front canopy is considered unacceptable.

The proposal is unclear in terms of the replacement of the of the garage door with a window. The floor plan shows a window replacing the garage door, however the proposed elevations shows the garage door remaining in place. An informative is proposed to inform the applicant of this discrepancy. The plans As a result of the minor changes, the proposal would not result in an increase in footprint or a significant alteration in the character and appearance of the original dwelling and street scene. The proposed internal layout indicates the proposed area would be occupied as a bedroom. As the proposed conversion would rely upon the main entrance of the property to obtain access, this would be considered acceptable as this would ensure the property is occupied as a single unit.

The proposed first floor rear extension would wrap across part of the rear wall of the existing house to a maximum depth of 4m which complies with the LPP2 Appendix A. The proposed extension would have a pitch roof to maximum height of 7.3m which the ridge height would be 1.16m lower than the original roof and therefore complies with paragraph 6.6 of the LPP2 Appendix A. The proposed first floor rear extension would project across part of the width of the existing dwelling and beyond the edge of the rear wall resulting in a total width of 3.95m.

The proposed two storey rear extension would retain a sufficient separation distance from the shared boundary at eastern and western side respectively for the full depth of the first floor rear extension element.

With regards to the proposed rear dormers, LPP2 Appendix A gives advice that it is

important to create a roof extension that will appear subordinate/secondary to the size of the roof face within which it will be set. It further advises that roof extensions, which would be as wide as the house and create the appearance of an effective flat roofed third storey will be refused. As the property is a detached house the set ins of the dormer are not considered sufficient to appear secondary or proportionate to the main roof slope and would have a harmful impact on the character and appearance of the existing house and street scene.

The application proposal also seeks permission for 5 roof lights. In terms of quantity the application proposal is considered to be acceptable LPP2 Appendix A. It is considered that the scale, design and proportion of the proposed roof lights are modest and acceptable in design terms.

Furthermore, the proposed roof profile should match that of the existing roof. The proposed roof design of this extension is not considered to be an acceptable compromise in design terms and would not integrate with the scale, proportions and architectural composition of the original house. This results in an unbalanced appearance between the other dwellings in wider area and would impact unduly on the character and appearance of the existing and adjoining properties and the visual amenities of the street scene and the area in general.

In these respects the development would not comply with Policies Policy DMHD 1 , DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020).

The adjoining neighbour at Wynnstay benefits from a part rear conservatory. The proposed 4.95m deep and 3.55m high single storey rear extension of the property by virtue of its size, depth and height would have an adverse impact upon the adjoining neighbours at Wynnstay. In addition, the proposed single storey rear extension would extend beyond a 45 degree horizontal angle measured from the middle of a principle window to a habitable room on the adjoining dwelling at Wynnstay. As such, the proposal would result in a loss of their residential amenities and light levels, by way of appearing overbearing, visually intrusive, overshadowing, and loss of outlook.

The first floor of the two storey rear extension would have a clear glazed windows facing Hanscombe. This would likely result in unacceptable levels of overlooking and loss of privacy to the adjoining occupiers at Hascombe. Should a positive recommendation have been recommended a condition could have been imposed ensuring that this secondary window would be obscure glazed.

The proposed development would therefore fail to accord with Policies DMHD 1 and DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020)

DMHB 18 requires sufficient garden space to be retained as a consequence of an extension. There would be sufficient garden space retained.

There would be ample parking to the front of the property. As such, the proposal would not therefore conflict with policy DMT 6 of the Local Plan: Part Two - Development Management Policies (2020)

Given the above considerations, the application is therefore recommended for refusal.

## **6. RECOMMENDATION**

### **REFUSAL for the following reasons:**

**1 NON2 Non Standard reason for refusal**

The proposed rear extensions, by reason of their size, scale and bulk and its juxtaposition with the proposed rear dormer would fail to appear as subordinate additions and would result in incongruous additions which would be detrimental to the architectural composition of the original building, the visual amenities of the street scene and the character and appearance of the wider Area. The proposal is therefore contrary to Policies BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), and Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

**2 NON2 Non Standard reason for refusal**

The proposed front canopy, by reason of its siting, size, scale and bulk would result in an incongruous and overly dominant addition which would be detrimental to the architectural composition of the existing building, the street scene, and would harm the character and appearance of the wider area. As such, the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), and Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

**3 NON2 Non Standard reason for refusal**

The roof alteration/extensions, by reason of the roof design and the size, scale, bulk and design of the rear dormer window would fail to harmonise with the architectural composition of the original dwelling, 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 Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

**4 NON2 Non Standard reason for refusal**

The proposed development, by virtue of the position of the side facing window, would be detrimental to the amenities of the adjoining occupier at Hascombe by reason of overlooking and loss of privacy. Therefore the proposal would be contrary to Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

**5 NON2 Non Standard reason for refusal**

The proposed single storey rear extension, by virtue of its size, scale and depth would be detrimental to the amenities of the adjoining occupier at Wynnstay, by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore, the proposal would be contrary to Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

## **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 Local Plan Part 2 (2020), Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written

guidance, as well as offering a full pre-application advice service.

- 2 The applicant is advised that the Front Elevation on drawing no. 416102-02 shows a garage door whereas as the corresponding Ground Floor plan on drawing no. 416102-01 shows a window to bedroom 01. Should you be minded to submit any further applictaion sin the future please ensure this error is addressed.

### **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.

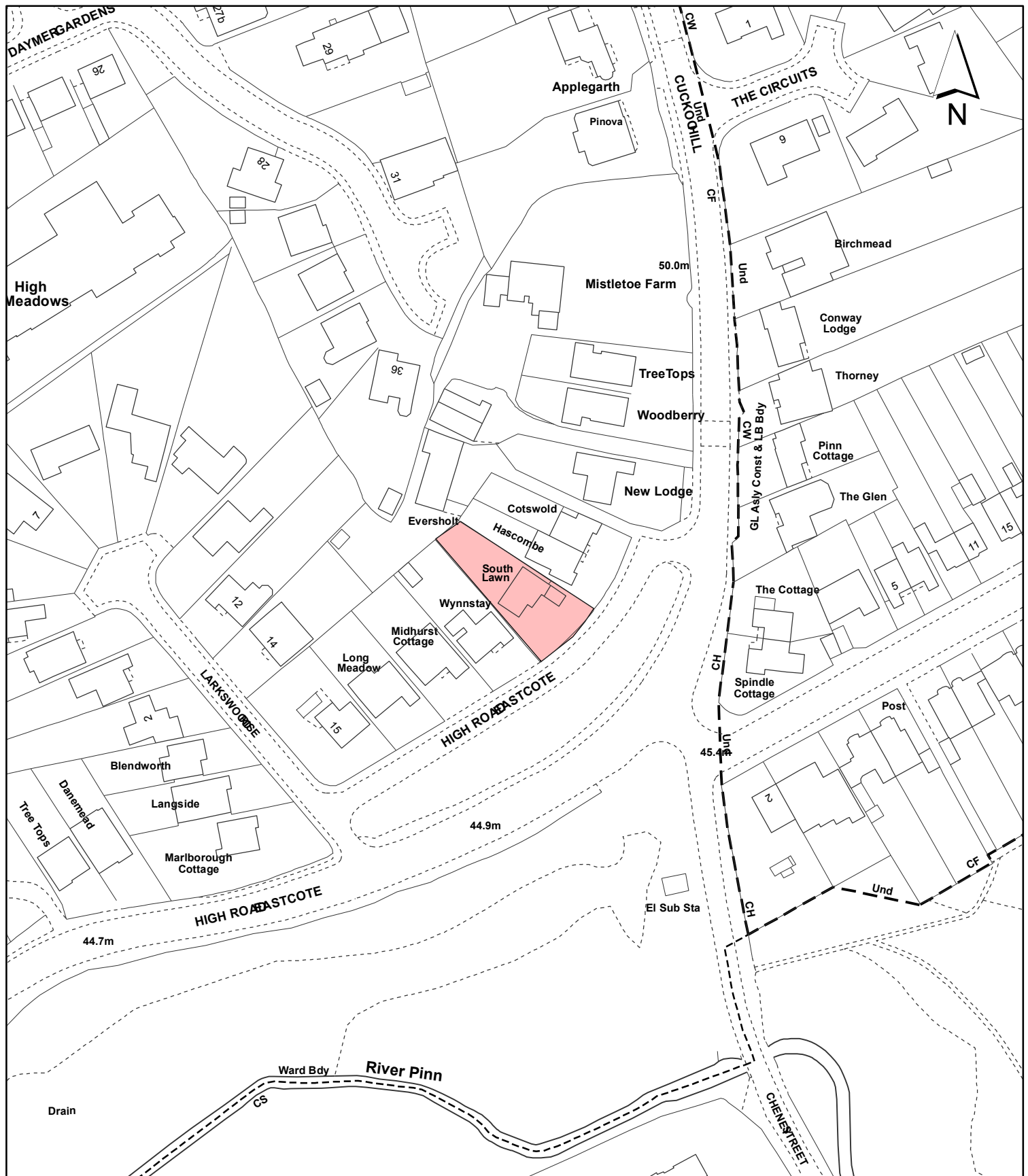
Part 1 Policies:

Part 2 Policies:

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LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

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# Notes:

 Site boundary

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Site Address:

**South Lawn  
High Road**

Planning Application Ref:

**20698/APP/2019/2739**

Planning Committee:

**North**

Scale:

**1:1,250**

Date:

**February 2020**

**LONDON BOROUGH  
OF HILLINGDON**  
**Residents Services  
Planning Section**

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