

Report of the Head of Planning, Transportation and Regeneration

Address 32 PARK WAY RUISLIP

Development: Part two storey part first floor rear extension, porch to front, conversion of garage to habitable use, conversion of roof space to habitable use to include 2 x rear dormers and 7 x roof lights

LBH Ref Nos: 3149/APP/2019/3993

Drawing Nos: 03 Existing
03 Proposed
Location Plan
01

Date Plans Received: 10/12/2019

Date(s) of Amendment(s):

Date Application Valid: 10/12/2019

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a substantial detached dwelling located on the north side of Park Way. The property is constructed from brick with white render facing to the rear elevation. It has front and rear hipped and gabled roofs. The dwelling set back from the adjacent highway in excess of 8m and enclosed by trees and high hedges. The front garden is mainly laid to hard standing providing a drive way with two dropped kerbs for ingress and egress of vehicles in a forward direction.

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

The current application seeks planning permission for a part two storey part first floor rear extension, front porch extension, conversion of the garage to habitable use, conversion of the roof space to habitable use including two rear dormer windows, seven roof lights in the side roof slopes and three roof lights in the crown roof.

1.3 Relevant Planning History Comment on Planning History

No relevant planning history

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- 17th January 2020

3. Comments on Public Consultations

9 neighbouring properties were consulted by letter dated 13/12/2019 and a site notice displayed which expired on 17/1/2020.

Three written representations have been received together with a 36 signature petition raising objections to the proposal which are summarised as follows: -

Loss of privacy
Loss of light
Over looking
Over development
Parking
Over shadowing
Drainage

Subsidence
Future use as an HMO
Future use as a care home

Officer response:

The first six concerns raised will be dealt with in the 'Main Planning Issues' section of this report. The remaining three concerns are either not relevant to the application (as it is only to extend a family dwellinghouse) or in the case of subsidence not a material planning consideration.

Flood and Water Management Officer:

Was consulted due to the siting of a natural spring near the house. Is satisfied, conditions could be used to prevent any flooding issues if the application were approved.

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

LPP 3.5 (2016) Quality and design of housing developments

LPP 7.4 (2016) Local character

LPP 7.5 (2016) Public realm

LPP 7.6 (2016) Architecture

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the streetscene and locality the impact upon the amenities of adjoining occupiers, and car parking provision.

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.

Policy DMHB 11 Hillingdon 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.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

It also 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 normally be permitted.

B) Rear Extensions

vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres; viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported;

The proposed two storey rear infill extension element would have a depth of 6 m with a width of 10.10 m, extend across two thirds of the rear elevation of the host dwelling and be set under a pitched roof which would have a ridge height equal to that of the existing main roof ridge line. The first floor rear extension over the existing garage would have a width of 6.5m and a total depth of 8.1 m (including the existing first floor bedroom). This element would be set under a pitched roof that would also have a height equal to that of the main roof ridge. This would result in a two storey rear extension that would cover the whole width of the host dwelling. The two storey rear extension would extend beyond the original rear wall by more than 4m and the first floor rear extension would have a depth of 4.6m from the original rear wall. Consequently, the proposal would fail to appear subordinate to the host dwelling. In addition, the creation of a large crown roof would be contrary to Policy DMHB 11 Hillingdon Local Plan: Part Two - Development Management Policies (2020).

C) Side Extensions

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;

iii) garages should reflect the size guidelines set out in Appendix C Parking standards; iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres,

but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses; 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; vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and vii) in Conservation Areas, single storey side extensions may be required to be set back.

The first floor extension over the existing garage would have a pitched hipped roof creating the appearance of a two storey front/side extension and when viewed in conjunction with the two storey rear and first floor rear extensions would be unacceptable. Consequently, the proposal would fail to appear subordinate to the host dwelling. In addition, the creation of a large crown roof would be contrary to Policy DMHB 11 Hillingdon Local Plan: Part Two - Development Management Policies (2020).

D) Front Extensions

i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;

ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and

iii) notwithstanding the above, at least 25% of the front garden must be retained.

The proposed front porch comprises the 'squaring off' of the existing porch however this would result in the new porch extending 900 mm beyond the existing front bay. The first floor extension above the proposed porch would be out of character with the design of the original dwelling and would effectively create a two storey front extension element which would result in a design that would not be a subordinate feature within the front elevation and would not respect the character and features of the original building.

E) Roof Extensions

i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;

ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;

iii) raising of a main roof above the existing ridge line of a house will generally not be supported;

iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling;

The proposed rear dormers would be located below the main roof ridge tiles, would retain a substantial element of the original roof slope and would appear subservient to the scale of the existing roof. Consequently, this element of the proposal would comply with Policy DMHB 11 of the Hillingdon Local Plan Part 2 : Development Management Policies (January 2020).

The conversion of the garage to habitable use would comprise the replacement of the

existing garage door with a brick course and a window together with alterations to the rear elevation to provide a window and patio doors in place of a window and single rear entrance door. Consequently, this element of the proposal would comply with Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan Part 2 : Development Management Policies (January 2020).

In addition, it is noted that in order to facilitate the proposal all the existing chimneys are to be removed which, although would be a regrettable loss of original features of the host dwelling, could not be considered as an additional reason for refusal.

Policy DMHD 1 of the Hillingdon Local Plan Part 2: Development Management Policies (January 2020) requires that there is no unacceptable loss of outlook to neighbouring occupiers.

The neighbouring property to the north west of the subject site at 'Inglenook' (32A Park Way) is set back from the front building line of the subject site by 15m and has a separation distance in excess of 6m from their east flank elevation to the the proposed side extension.

The neighbouring property to the east at 30 Park Way would be adversely affected by the first floor rear extension element of the proposal which would fail to comply with the 45 degree rule when measured from the nearest first floor window in the rear elevation of this neighbouring property.

The neighbouring property to the rear and north at 3 Westholme Gardens is located in excess of 40m from the rear elevation of the subject site and the outlook from the proposed two storey rear extension and rear dormers would not cause any increase in overlooking than that that already exists from the existing first floor windows.

Consequently, it is considered that there would be a detrimental affect on the amenities of the neighbouring property at 30 Park Way and therefore the proposal would fail to comply with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan Part 2 : Development Management Policies (January 2020).

Policy DMHB 18 of the Hillingdon Local Plan Part 2 : Development Management Policies (January 2020) requires

Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) states: "A) All new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.2. D) The design, materials and height of any front boundary must be in keeping with the character of the area to ensure harmonisation with the existing street scene."

Table 5.2 of the plan requires that 3+ bedroom houses should be provided with a minimum of 100 sq.m which is "well located, well designed and usable for the private enjoyment of the occupier."

The remaining private amenity space would be well in excess of 500m² and therefore compliant with policy DMHB 18.

The proposal would not affect the current parking provision.

It is noted that if planning permission had been forthcoming, further information would have been required in relation to the proposed drainage and the cumulative affect that the proposed extension would have on existing drainage, water courses and natural springs within the vicinity of the application site. There is a natural spring under the driveway of the application site and it is important that any construction works do not inadvertently cause flooding issues. The Council's Flood and Water Management Officer is satisfied that planning conditions could address this matter.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The part two storey, part first floor rear extension by reason of its size, scale, bulk, and design represents an incongruous form of development which fails to be subordinate to the host dwelling and would 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

2 NON2 Non Standard reason for refusal

The front porch and first floor extension above it by reason of their size, scale, and design represent an incongruous form of development which fails 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

3 NON2 Non Standard reason for refusal

The proposed pitched and hipped roof over the first floor rear/side/front extension by reason of its size, scale, bulk, and design represents an incongruous form of development which fails to be subordinate to the host dwelling and would 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

4 NON2 Non Standard reason for refusal

The proposed first floor rear extension, by reason of its size, scale, bulk and proximity, would be detrimental to the amenities of the adjoining occupier at 30 Park Way by reason of over dominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan Part 2: Development Management Policies (January 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 Local Plan Part 1 Strategic policies (November 2012); Local Plan Part 2 Development Management Policies (January 2020); Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service. We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

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:

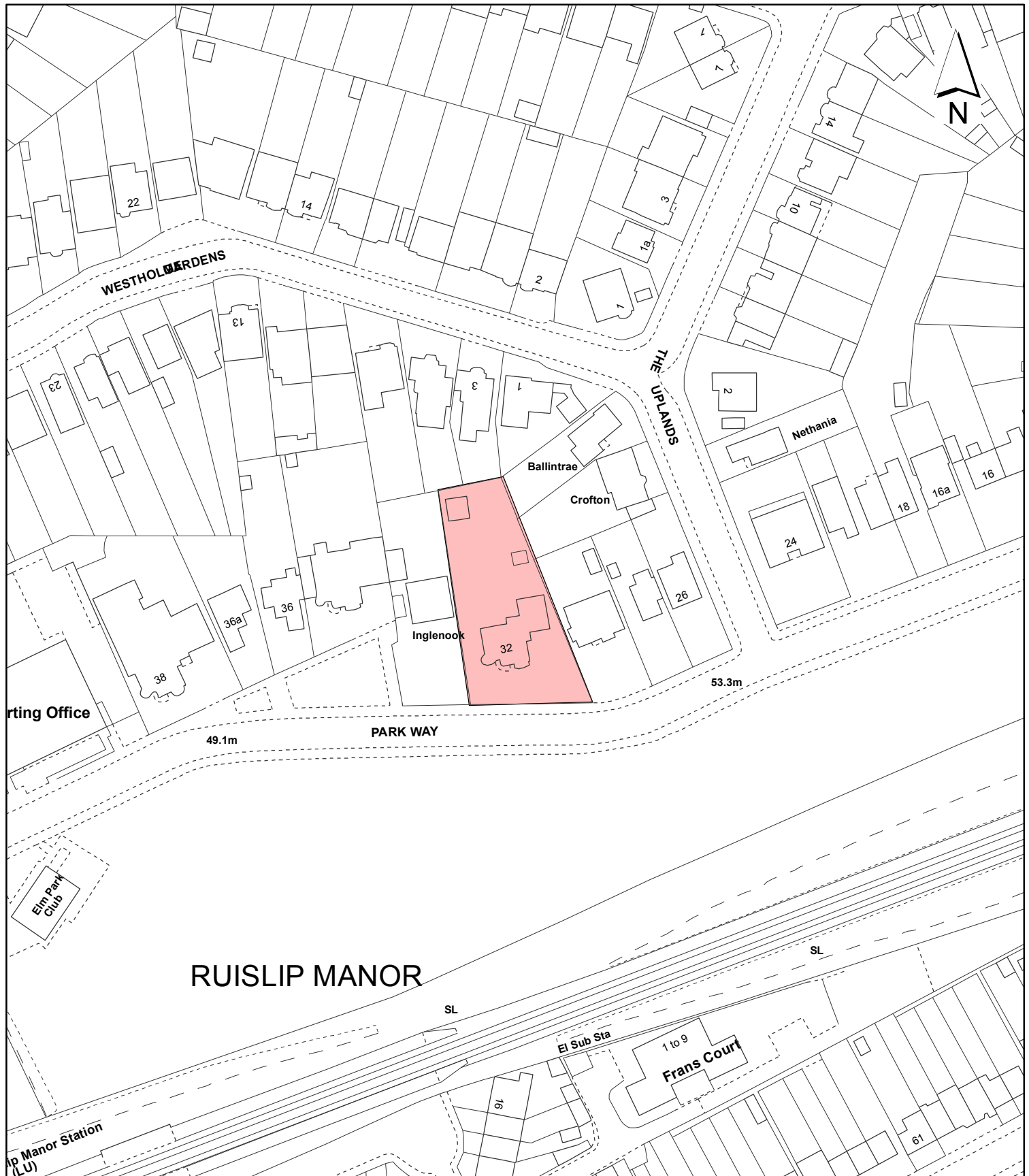
PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11	Design of New Development
DMHD 1	Alterations and Extensions to Residential Dwellings
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture

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Notes:

 Site boundary

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Site Address:

**32 Park Way
HA4 8NU**

Planning Application Ref:

3149/APP/2019/3993

Planning Committee:

North

Scale:

1:1,250

Date:

February 2020

**LONDON BOROUGH
OF HILLINGDON**
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