

Report of the Head of Planning, Transportation and Regeneration

Address 31 MANOR LANE HARLINGTON

Development: Conversion of roofspace to habitable use involving raising of ridge height and a front and a rear dormer

LBH Ref Nos: 74228/APP/2019/1213

Drawing Nos: 1115-P-114 Rev. C
1115-P-115 Rev. B
1115-P-113 Rev. B
1115-P-100
1115-P-111
1115-P-112

Date Plans Received: 01/04/2019 **Date(s) of Amendment(s):** 01/04/2019

Date Application Valid: 30/04/2019

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a detached bungalow located to the East of Manor Lane. The brick and tile dwelling is set back from the road by 3.5 metres of hardstanding which provides space to park two cars. To the rear of the property lies a garden area which acts as private amenity space.

The application site shares a side boundary with No.29 Manor Road to the North. To the South lies the rear boundaries of 33-37 (Odds) Manor Road. To the rear lies Nos. 268-272 High Street which are Grade II listed buildings.

Manor Lane is residential in character and appearance. The site lies adjacent to Harlington Village Conservation Area to the East and Green Belt land to the West and it is situated within the Developed Area as identified within the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

1.2 Proposed Scheme

The application is seeking planning permission for the raising and enlargement of roof to create habitable roof space to include a rear dormer and a front dormer.

The roof would be raised by 0.9 metres to a maximum height of 5.4 metres. A dormer would be installed on the rear elevation. It would have a width of 7.992 metres, a height of 2.8 metres and a depth of 4 metres. A dormer would also be installed on the front roof plane and would have a width of 3.6 metres, a height of 1.7 metres and a depth of 2.5 metres.

During the determination process a proposed gable end roof was altered to fully hipped, however despite requests, no further amendments have been submitted.

1.3 Relevant Planning History

74228/APP/2018/3579 31 Manor Lane Harlington

Single storey rear extension (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 21-11-2018 **Approved** **Appeal:**

74228/APP/2018/3580 31 Manor Lane Harlington

Raising and enlargement of roof to create habitable roof space to include 1 x rear dormer, 1 x front dormer and conversion of roof from hipped to gable end

Decision Date: 07-03-2019 **Refused** **Appeal:**

Comment on Planning History

A certificate of lawful development for a single storey rear extension was approved under application 74228/APP/2018/3579 dated 21/11/2018. This is a separate application and this proposal would not impact the permitted development rights for this extension.

A previous application to raise and enlarge the roof to allow for the conversion of roof space was refused under application 74228/APP/2018/3580 on 07/03/2019. It was considered that the roof extensions would result in a dominant and incongruous addition which would fail to appear in keeping with the existing house and surrounding area, and it was considered to have a detrimental impact on the residential amenity of No.33 Manor Lane.

This application is a resubmission of the refused scheme. The overall size of the roof enlargement has been reduced.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 6th June 2019

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

Seven neighbouring properties and the Harlington Conservation Area Advisory Panel were notified of the application on 01/05/2019. A site notice was also displayed and press notice issued, both of which expired on 06/06/2019.

Two objections were received including from the Conservation Area Advisory Panel, on the following grounds:

- The proposal, by reason of the excessive increase in size, height, bulk and design would have a detrimental impact on the setting of Listed Buildings and the Harlington Conservation Area;
- The conversion of a low lying bungalow into a two storey house would adversely affect the semi-rural outlook of neighbouring properties;
- Detrimental to the sunlight and outlook of neighbouring properties;
- Would result in overlooking
- Permission has been given for a single storey rear extension and if this is carried out as well the proposal would result in an over development;
- Current proposals have a slightly reduced scale but it results in an ugly and ungainly building that is lop-sided;
- It is inappropriate for a structure on the boundary of the Harlington Conservation Area;

- Would result in a two storey house which would be out of keeping with the surrounding area;
- Would change the setting of the listed buildings which are significant elements within the Conservation Area;
- The hipped roof is over steep and would be a prominent feature;
- The Juliet balcony is incongruous and inappropriate.

A petition in support of the application with 26 signatories has been received.

Officer Comments: The impact of the proposal on the Setting of the Listed Buildings and Conservation Area, street scene and surrounding area and the impact on the amenity of neighbouring properties will be determined in the report below. The rear extension has been approved under permitted development and it has not been shown on these plans. As such, only the roof extension can be considered as part of the development. It is also noted that the gable end has been removed since these comments were received.

Conservation Officer:

The modest bungalow property lies within the setting of a Grade II listed heritage asset, a row of late 17th or early 18th Century cottages 268-272 High Street. It also backs onto the Harlington Conservation Area and is considered to be in its setting.

The proposed roof is incongruous in its unbalanced form and would be detrimental to the setting of the conservation Area and Listed Buildings. Retaining the bilateral form would be much better for the property and its historical setting and also reflects the hipped form of the listed buildings behind.

Regarding the rear dormer, the Juliette balcony remains incongruous and the window arrangement continues to appear poorly balanced.

The enlargement of the front dormer is minimal and should not unduly affect the character of the streetscape.

The proposals are considered harmful to the setting of the heritage assets

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 2 Listed Buildings

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

DMHD 1 Alterations and Extensions to Residential Dwellings

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 house, the impact on the visual amenities of the surrounding area, the impact on the setting of the listed buildings and Harlington Village Conservation Area, the impact on residential amenity of the neighbouring dwellings and parking provision.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policy HE1 adds that the Council will seek to preserve or enhance Hillingdon's distinct a varied environment, its settings and wider historic landscape. Policy DMHB 1 states that the Council will expect development to avoid harm to the historic environment. Policy DMHB 2 states that planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building. In addition, Policy DMHB 4 requires that development on the fringes of a Conservation Area will be expected to preserve or enhance the character of the area. Policy DMHB 11 requires all new development should harmonise with the local context and safeguard heritage assets and their setting. Policy DMEI 6 states that development adjacent to the Green Belt should incorporate proposals to assimilate development into the surrounding area.

Policy DMHD 1 provides guidance for extensions and alterations to existing dwelling houses. Part E states that roof extensions should be located on the rear elevation only. Dormers should 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 retained a substantial element of the original roof slope above the eaves line. The Council will not support poorly designed or over large roof extensions and raising of a main roof above the existing ridgeline will generally not be supported.

The application property is located on a part of Manor Lane which contains three bungalows of varying designs and heights. The immediate neighbour at No.29 Manor Lane is higher with gable end roof and front facing dormer. As such, it is considered that in principle the raising of the ridge height and installation of a front dormer is acceptable. It is considered that the front facing dormer is small and does not appear over dominant within the front roof plane and as such it is considered acceptable. However, the raising of the ridge height by the amount proposed, just under a metre, results in a roof which is out of proportion with the rest of the building, resulting in a 'top heavy' appearance which appears incongruous to the design and appearance of the original property.

The rear dormer would have a width of 6.342 metres which equates to approximately two thirds of the average width of the dwelling. However, the application property is wider than average and the proposed dormer would only be set down from the ridge by 0.1 metres and up from the eaves 0.25 metres. As such the proposal results in a bulky addition that appears over dominant within the roof plane and results in the appearance of a flat roofed second storey and a top heavy property. It is unclear as to why the dormer has to be of this size, in particular the height, as the current height proposed is significantly over the recommended 2 metres for habitable space. This excessive height in conjunction with the new ridge height also results in an uneven relationship between the ground and first floors

as the proposed floor to ceiling height would be larger than the host property. It is considered that the use of the Juliet balcony is inappropriate in this location adjoining a Conservation Area and Listed Buildings and the proposed windows within the dormer do not have any relationship with the existing ground floor element.

The applicant has raised the dormer which has recently been constructed at No.29 Manor Lane as a precedent for the size of the proposed dormer. However, this was constructed under permitted development and so the impact of this dormer on the surrounding area and adjacent historical settings could not be considered. As this proposal involves the raising of the roof it cannot be considered as permitted development and as such it needs to be determined based on the Council's adopted policies.

Subsequently, it is considered that the size, scale, bulk, width and design of the proposed dormer and the raising of the ridge height would appear as incongruous additions that would have a detrimental impact on the original property, surrounding area and the setting of Harlington Village Conservation Area and the Grade II Listed Buildings. As such, it is considered that the proposal would fail to comply with policies DMHB 1, DMHB 2, DMHB 4, DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Policy DMHB 11 part B states that development should not adversely impact on the amenity, daylight and sunlight of adjacent properties. The existing property is located 0.75 metres from the boundary line with No.33 Manor Lane which is perpendicular to the application property. The rear wall of No.33 would be located approximately 8.6 metres from the proposed enlargement. As the property would still be a bungalow it would not intersect the 25 degree vertical line. In addition, as No.33 is located to the South of the application property, there would be reduced impact on sunlight. It is considered that the use of a hipped roof would not appear over dominant to the users of the garden of No.33. The roof extension would not project forwards or rearwards of No.29 Manor Lane. No side windows would be installed facing Nos.29 and 33 Manor Lane. The new rear windows would be located over 22 metres from the rear wall of No.272 High Street, and it is considered that at a 45 degree angle the proposed windows would be of a suitable distance from the row of properties along Manor Lane to the South. Subsequently, it is considered that the proposal would not result in a detrimental impact on the neighbouring properties in terms of loss of light, loss of outlook, sense of dominance or loss of privacy to any neighbouring properties.

Following development over 100 square metres of private amenity space would be retained for the 3-bed property. As such, it is considered that sufficient amenity space would be retained for the occupiers of the development and therefore would comply with Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

The parking would not be impacted on the proposal.

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed roof extensions, by reason of the size, scale, bulk, height and design of the rear dormer and the increase in the height of the roof, would result in dominant and incongruous additions which 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 (2020).

INFORMATIVES

- 1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant policies (referred to as policies from the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and then London Plan Policies (2016).
- 2 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, Local Plan Part 2, Supplementary Planning Documents, 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
PT1.HE1	(2012) Heritage

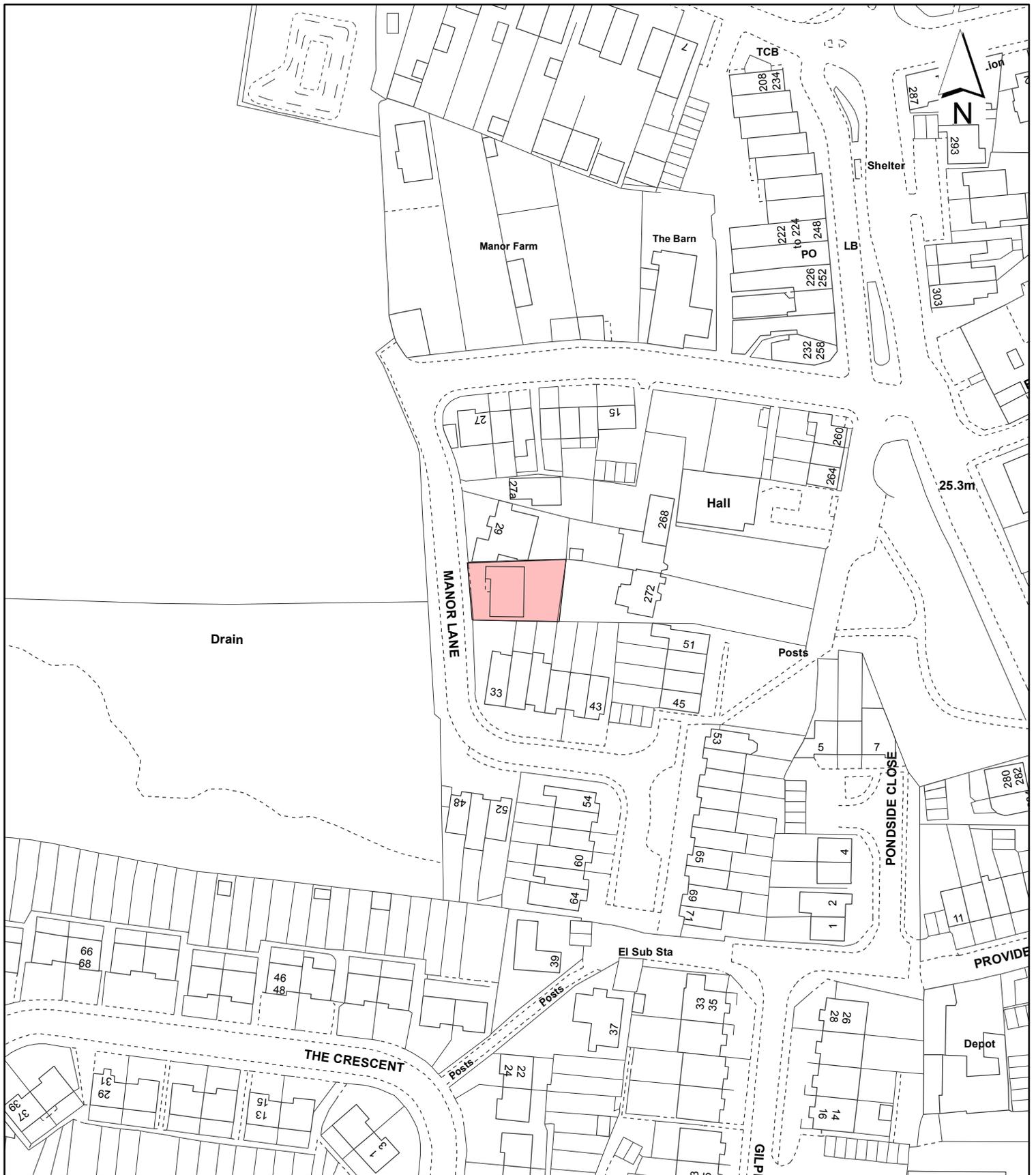
Part 2 Policies:

DMHB 1	Heritage Assets
DMHB 2	Listed Buildings
DMHB 4	Conservation Areas

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

Contact Officer: Charlotte Spencer

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Notes:

 Site boundary

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Site Address:

31 Manor Lane

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Planning Application Ref:
74228/APP/2019/1213

Scale:
1:1,250

Planning Committee:
Central & South

Date:
March 2020

