

Item No. **Report of the Head of Planning, Transportation and Regeneration**

Address 1 CROFT CLOSE HILLINGDON

Development: Alterations to front chimney height, extension to vehicular crossover and retention of roof lantern

LBH Ref Nos: **8901/APP/2020/581**

Drawing Nos: ART/2020/BT1CC/ESL
ART/2020/LE01CC/RE Rev. A
ART/2020/LE01CC/PEE
ART/2020/BT01CC/PE
ART/2020/LE01CC/EE Rev. A
ART/2020/BT01CC/EL
ART/2020/LE1CC/PSL Rev. C
ART/2020/LE1CC/PE Rev. C

Date Plans Received: 19/02/2020 **Date(s) of Amendment(s):** 19/02/2020

Date Application Valid: 27/02/2020

1. **CONSIDERATIONS**

1.1 **Site and Locality**

The application relates to a detached bungalow located to the West of Croft Close. The brick and tile dwelling is set back from Croft Close by approximately 9 metres by an area of soft landscaping and hardstanding. There is currently space to park two cars safely within the curtilage of the dwelling to the front and side of the property.

As the property faces Croft Close and Sweetcroft Lane, there is no clear area of garden which could be determined as private amenity space at present, but there is a garden area to the side and rear of the property.

The application property is located on a prominent corner plot with Croft Close and Sweetcroft Lane running along the East and South boundaries respectively. The property shares a boundary with No.3 Croft close to the North and No.80 Sweetcroft Lane to the West. Following recent development at the site the principal elevation has been moved to facing Croft Close.

The area is residential in character and appearance. Croft Close includes a mixture of two storey dwelling houses and bungalows and Sweetcroft Lane is made up predominantly two storey dwelling houses.

1.2 **Proposed Scheme**

The application is seeking planning permission for the retention of a roof lantern, alterations to the front chimney height and extension to the vehicular crossover. The roof lantern has been inserted within the roof of the single storey side extension facing

Sweetcroft Lane. The vehicular crossover would be extended to 7.8 metres at the drive and 10.5 metres at the road. The chimney on the front elevations would be reduced in height to 3.65 metres.

During the determination process, a 2 metre high wall along Sweetcroft Lane has been removed.

1.3 Relevant Planning History

8901/APP/2017/1000 1 Croft Close Hillingdon

Raising of roof to create first floor, two storey side extension, single storey side/rear extension and porch to front involving demolition of existing garage

Decision Date: 17-05-2017 Refused **Appeal:**

8901/APP/2017/1498 1 Croft Close Hillingdon

Single storey rear extension, single storey side extension and conversion of roof space to habitable use to include a side dormer, 3 front rooflights and conversion of roof from hip to gable end with a new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 20-06-2017 Approved **Appeal:**

8901/APP/2017/4041 1 Croft Close Hillingdon

Raising of roof to create first floor, single storey side/rear extension and demolition of existing garage.

Decision Date: 11-01-2018 Refused **Appeal:**

8901/APP/2017/667 1 Croft Close Hillingdon

Single storey rear extension, single storey side extension and conversion of roof space to habitable use to include a side dormer, 3 front rooflights and conversion of roof from hip to gable end with a new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 19-04-2017 Refused **Appeal:**

8901/APP/2019/2712 1 Croft Close Hillingdon

Single storey side/rear extension, infill extension to rear and alterations to front door

Decision Date: 11-10-2019 Approved **Appeal:**

8901/APP/2019/3490 1 Croft Close Hillingdon

Single storey outbuilding to be used as gym/storage (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 17-12-2019 Approved **Appeal:**

8901/APP/2019/3669 1 Croft Close Hillingdon

Porch to front

Decision Date: 06-01-2020 Approved **Appeal:**

Comment on Planning History

The application property has recently been extended under the following applications:

- 8901/APP/2017/1498 Approved 20/06/2017: Certificate of lawful development for a single storey rear extension, single storey side extension and conversion of roof space to habitable use to include a side dormer, rooflights and conversion of roof from hip to gable end;
- 8901/APP/2019/2712 Approved 11/10/2019: Single storey side/rear extension and infill extension to rear and alterations to front door;
- 8901/APP/2019/3490 Approved 17/12/2019: Certificate of lawful development for a outbuilding to be used as a gym/store;
- 8901/APP/2019/3669 Approved 06/01/2020: Porch to front.

All have been constructed, however, 8901/APP/2019/2712 was not built according to the approved plans as a large roof lantern within the roof. The applicant is now seeking retrospective planning permission for this roof light and to propose further alterations.

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

Ten neighbouring properties were notified of the proposal on 02/03/2020 and again on the 29/04/2020. A site notice was also displayed which expired on 25/03/2020.

Eight responses were received which are summed up as follows:

- Not complied with previous approved plans in terms of windows;
- Were not consulted about the outbuilding;
- No issue with the wall;
- Reducing the height of the chimney will be out of character with other properties in Croft Close;
- No valid reason for reducing the chimney;
- An application to remove the chimney at No.8 was refused due to this reason;
- Property is something different to what was originally suggested;
- Work has been going on for months;
- Work has been occurring out of the allowed times;
- Roof lantern would result in light pollution;
- Security lights have been installed facing neighbouring properties;
- New plans have not been submitted and unclear about what is being properties;
- No issues with the crossover;
- Brick wall is not in keeping with the local environment;
- Brick wall would impact outlook;
- Destruction of 3 healthy oak trees and hedge habitable has already occurred and the wall would further damage the remaining trees;
- Concern regarding sight lines for traffic turning out onto Sweetcroft Lane;
- Concern that they will keep applying to amend the dwelling;
- Piecemeal approval for planning permission for an undisclosed project that is not shared;
- Without permission the owner of 1 Croft Close has been built on to my boundary wall which should have been located 0.5 metres from the shared boundary line;
- A boiler is being fitted within the outbuilding which suggest a different use;

- The porch for the main entrance is bigger than approved;
- No valid reason to extend the crossover;
- Buildings no following social distancing

Officer Comments:

During the determination process the proposal for the wall has been removed. The outbuilding was applied for under permitted development and so neighbours were not consulted. Social distancing and building concerns are not planning considerations. The proposal is for the roof lantern, chimney and crossover and so any other elements or alterations to what has been approved are not considered. If other aspects have been built not in accordance with the plans then the applicant is at risk of enforcement action and the Council's Enforcement team are involved with this site. The impact of the chimney and roof lantern on the character of the surrounding area will be considered in the report below.

Ward councillor: Requests that the application is reported to committee.

Highways Officer:

Croft Close is a short residential cul-de-sac that intersects with Sweetcroft Lane. Sweetcroft Lane benefits from a 30mph speed limit and street lighting. Within the vicinity of the site there are footways on either side of Sweetcroft Lane. Manual for Streets (2007) provides guidance upon sight stopping distances at road junctions. The stopping sight distance (SSD) is the distance within which drivers need to be able to see ahead and stop from a given speed. It is calculated from the speed of the vehicle, the time required for a driver to identify a hazard than begin to brake and the vehicles rate of deceleration. Engineers have visited the site and noted that there is a large tree that obstructs a drivers view leaving Croft Close looking to the right towards Hercies Road. It is understood that this would be removed. In its place a wall would be built which would enclose the site. By junction of Croft Close with Sweetcroft Lane the wall would be 1 metre in height increasing to 2 metres in height further towards Hercies Road. The Highway Authority is concerned that the 1 metre high wall would block drivers view looking to the right. Manual for Streets recommend that drivers need to be able to see as far down as 600 mm to ensure small children and approaching traffic can be seen. The proposal as submitted does not accord with the Hillingdon Local Plan: Part Two - Development Management Policies (2020) DMT 2. There are highway objections.

Officer Comments: The wall as discussed within the Highway's comments have now been removed from the proposal.

MOD Safeguarding: No safeguarding objections.

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

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 planning issues for consideration relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the street scene, the impact on the amenity of adjoining occupiers, the provision of acceptable residential accommodation and the availability of parking.

It is considered the crossover would not have an impact on the street scene as crossovers are common within the area. The roof lantern is visible from both Croft Close and Sweetcroft Lane, however, it is considered that this is a minor addition. It is located a significant distance from both public roads and so it is considered it would not have a detrimental impact on the existing property and not appear over dominant within the street scene. The existing chimney is an important characteristic element of the dwelling house. A similar style chimney is present at the opposite bungalow at No.2 Croft Close, however, this is shorter than the existing chimney at No.1. Therefore, whilst the reduction of the height of the chimney would result in some loss of character, it would not appear out of keeping within the street scene. In addition, it is noted that the complete removal of a chimney would not require planning permission and so the reduction as per this permission is recognised as an acceptable compromise. As such, it is considered the proposal would have an acceptable impact on the existing dwelling house, street scene and surrounding area.

It is considered that the alterations which form part of this application would not have an impact on any neighbouring properties in terms of loss of light, loss of outlook, sense of dominance or loss of privacy. The amenity space would not be impacted.

The highways officer has raised no concerns with the extension to the crossover, and it is noted that the applicant would require separate permission directly from the Highways department to do the works. It would allow for extra parking space to the front of the property, however, the property benefits from a large front garden, and following the installation of additional hardstanding, the plans show that 25% of the front garden area would be retained as soft landscaping. A number of local residents were concerned regarding the inclusion of a substantial brick boundary wall on the original submitted plans and its impact on the streetscene. The plans were revised to remove the boundary wall and a hedgerow is now proposed. Officers do not have details concerning the type of hedgerow proposed, or more detail on the garden landscaping. Given the sites prominent location a landscaping condition is imposed. This will require further details of landscaping to be submitted and agreed.

In conclusion it is considered that, subject to conditions, the alterations which form part of this application would not have a detrimental impact on the existing property, street scene and surrounding area and would have an acceptable impact on the residential amenity of the neighbouring properties and the application property. Therefore, the proposal would comply with Policies DMHB 11, DMHD1 and DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

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 plan number ART/2020/LE01CC/RE Rev. A, ART/2020/LE1CC/PSL Rev. C and ART/2020/LE01CC/PE Rev. C (subject to further landscaping details being submitted as required by condition 04).

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), 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 DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

4 RES9 Landscaping (car parking & refuse/cycle storage)

Within 3 months of the date of this permission a landscape scheme shall be submitted to the Local Planning Authority.

Subject to any amended details required by the Local Planning Authority, which shall then be provided within two months of being requested unless a longer time frame is first agreed in writing, and following the Authority's written approval of acceptable details, the approved landscaping shall then be implemented during the first planting season following the approval of details and retained as such for the lifetime of the development.

The scheme shall include: -

1. Details of Soft Landscaping that include a minimum of 25% of the front garden area and boundary hedgerow details

1.a Planting plans (at not less than a scale of 1:100),

1.b Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Hard Landscaping

2a. Car Parking Layouts (details of permeable surfacing of driveways)

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON: To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020).

INFORMATIVES

- 1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.
- 2 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.

- 3 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 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, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) 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

- 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 may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control that is considered to cause harm to local amenity.

- 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 - Residents Services, Building Control, 3N/01 Civic Centre,

Uxbridge (Telephone 01895 558170).

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 Services 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.

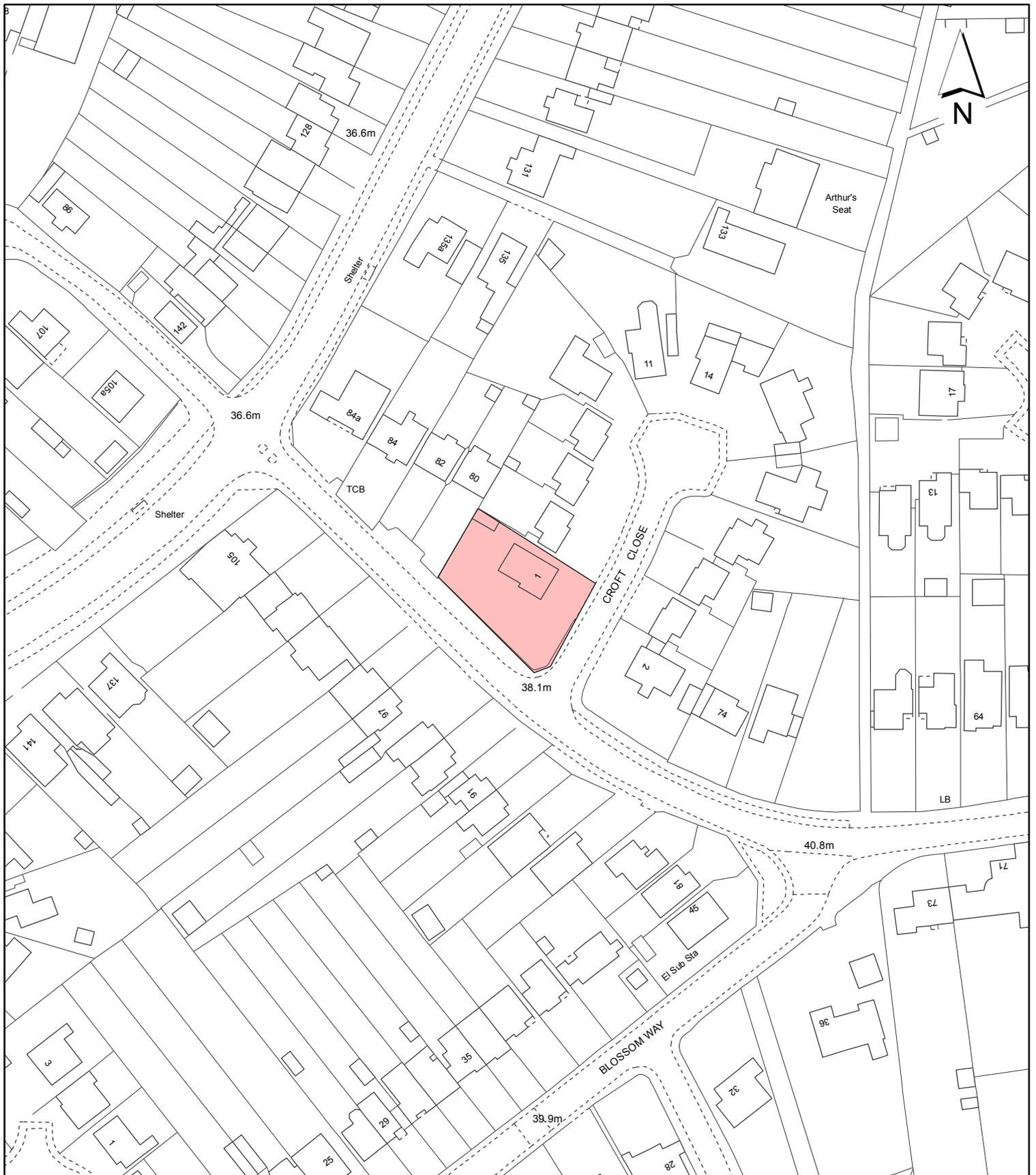
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior

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 (CO₂) 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: Charlotte Spencer

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**1 Croft Close
 Hillingdon**

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

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
8901/APP/2020/581

Scale:
1:1,250

Planning Committee:
Central & South

Date:
August 2020

