

## Report of the Head of Planning & Enforcement Services

**Address** 3 LONG LANE ICKENHAM

**Development:** Conversion of integral garage to habitable space with new window and wall to front, rebuilding of ground floor front wall to two storey side extension and retention of enlarged dormer window to front elevation.

**LBH Ref Nos:** 64180/APP/2010/330

**Drawing Nos:** 08/277/00  
Design and Access Statement  
08/277/13 Rev. A  
08/277/05 Rev. B  
08/277/12

<b>Date Plans Received:</b>	16/02/2010	<b>Date(s) of Amendment(s):</b>	16/02/2010
<b>Date Application Valid:</b>	22/05/2010		23/02/2010
			01/03/2010
			05/07/2010

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the east side of Long Lane near its junction with Glebe Avenue and comprises a two storey detached house with a front projection incorporating a garage with a cat-slide roof above and a front dormer, two storey side extension, front porch, part single and part two storey rear extensions, nearing completion. To the north lies Ickenham Library and to the south lies 1 Glebe Avenue, a detached bungalow with side and rear extensions and a rear dormer window. The street scene comprises a mix of residential properties with commercial units to the south forming part of Ickenham Village Local Shopping Centre. The application site lies within the Ickenham Village Conservation Area, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### 1.2 Proposed Scheme

It is proposed to retain the enlarged front dormer, convert the original garage into habitable room with a new front wall and window and alterations to the front wall of the two storey side extension. Planning permission (ref: 64180/APP/2009/666) for two storey side extension, part two storey, part single storey rear extension, front porch and dormer to first floor front was approved on 17-06-2009. The two storey side extension shown on the previously approved plans showed it to be set flush with the front wall of the existing garage. The extension as built is set marginally behind the front wall of the existing

garage and the front dormer has also been increased in width by 900mm over previously approved scheme. Amended plans have been received which show the accurate size of the front dormer as built and the roof plan would suggest that the front wall of the two storey side extension would be brought forward to align with the front wall of the original garage as shown on the originally approved plans. The front elevation plan would indicate that the existing front wall of the garage would be replaced with a new wall with matching materials and a new front window. The previously approved plans showed the front dormer to be in set 2.4m from the roof ridge of the main house and 1.1m from roof eaves of its cat-slide roof. The dormer was shown to measure 1.6m wide, 1.4m high and 1.7m deep. The current application proposal shows the front dormer to measure 2.5m wide and 1.4m high. It would be in set 2.4m from the roof ridge of the main house, 1.1m from roof eaves of its cat-slide roof, 900mm from the inside edge of the roof and 1.0m from the outer edge of the roof. A window with three panes has been installed on the front dormer. The previously approved plans showed a two pane window.

### 1.3 Relevant Planning History

64180/APP/2008/2117 3 Long Lane Ickenham

Two storey front and rear extensions.

**Decision Date:** 19-09-2008 Refused **Appeal:**

64180/APP/2008/514 3 Long Lane Ickenham

ERECTION OF A TWO STOREY SIDE EXTENSION INVOLVING CONVERSION OF EXISTING INTEGRAL GARAGE TO A HABITABLE ROOM, ERECTION OF A PART TWO STOREY/PART SINGLE STOREY REAR EXTENSION, SINGLE STOREY PART FRONT EXTENSION WITH BALCONY AT FIRST FLOOR LEVEL AND INSTALLATION OF A FRONT DORMER WINDOW (INVOLVING DEMOLITION OF EXISTING SINGLE STOREY SIDE EXTENSION).

**Decision Date:** 02-05-2008 Refused **Appeal:**

64180/APP/2009/45 3 Long Lane Ickenham

Part two storey, part single storey rear extension, two storey side extension, front porch and dormer to first floor front.

**Decision Date:** 17-03-2009 Refused **Appeal:**

64180/APP/2009/666 3 Long Lane Ickenham

Two storey side extension, part two storey, part single storey rear extension, front porch and dormer to first floor front.

**Decision Date:** 16-06-2009 Approved **Appeal:**

#### Comment on Planning History

This has been addressed in the main body of the report.

### 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 14th April 2010

2.2 Site Notice Expiry Date:- 14th April 2010

### 3. Comments on Public Consultations

External:

This application has been accorded statutory site and press publicity as development which is likely to affect the character and appearance of the Ickenham Village Conservation Area. 5 neighbouring properties have been consulted and two letters of objection have been received which state the following:

1. The development is not been built to the approved plans and the side rooflight added is overlooking 1 Glebe Avenue;
2. The planning process has been breached by submitting a retrospective application after building something bigger than that originally approved;
3. Poor workmanship has been applied which has an impact on the neighbour and appearance of the house;
4. Damage has been caused to the trees at site.

Ickenham Residents' Association: No objection to the new/current application. Concern is expressed over transgression of the approved plans which requires investigation.

Ward Councillor: has commented that it has been brought to his attention by the neighbour that there is a new planning application which does not reflect the true plan of what is currently built. This requires investigation and has requested that the application is reported to committee.

Ickenham Conservation Panel: no comments received.

Case officer comments: The points raised by the objectors, Ickenham Residents' Association and Ward Councillor are noted. The council has an enforcement file for this site. This report solely concerns matters covered by the description of development.

Internal:

Conservation Officer:

PROPOSALS: Conversion of integral garage to habitable space with new window to front (amendment to put a larger dormer to the first floor)

Background: The proposed dwelling is a simply detailed detached house, which is prominently located within the Ickenham Village Conservation Area. The property has been given permission for a two storey side and rear extension, following which there have been several complaints and enforcement checks as the extensions were not built in accordance with the approved plans.

Comments: Following previous comments, the agent has confirmed that the slightly recessed section of the front elevation would be altered to be in line with the original garage. Whilst the 3 light dormer is acceptable in principle, it is poorly designed, with wide tile hung cheeks and very poorly built. Given the sensitive and prominent location of the site, it would be unacceptable in this instance.

CONCLUSION: Unacceptable.

Trees/Landscape Officer:

This site is not covered by a TPO, however it is inside Ickenham Village Conservation Area. There are several trees in the front garden of this site, however due to the nature of

the development, the trees are not a constraint. However, the trees are high value, and therefore, the plans should be amended to identify the trees and show them as retained.

Subject to conditions TL1 (to provide species of tree, and to state that they are to be retained only) and TL2, and TL3 the scheme is acceptable in terms of Saved Policy BE38 of the UDP.

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

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

Part 1 Policies:

Part 2 Policies:

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 7.0-Loft Conversions and Roof Alterations. 8.0-Front Extensions, Porches and Bay Windows.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

#### **5. MAIN PLANNING ISSUES**

The main issues for consideration relate to the effect of the application proposal on the character and appearance of the original house, this part of the Ickenham Village Conservation Area, residential amenity, trees at site and adequate off street parking.

The alterations to the front wall of the existing two storey side extension would enable it to accord with the originally approved plans and to be set flush with the front elevation wall of the original garage, in compliance with paragraph 5.7 of the HDAS: Residential Extensions. The width of the extension is shown to remain unaltered (as originally

approved) and as such it would not be more than 2/3rds of the width of the application property, in compliance with paragraph 5.10 of the HDAS: Residential Extensions. The rebuilding of the front garage wall (with a new window) and front wall of the two storey side extension is considered to harmonise satisfactorily with the character and appearance of the original house. These modifications are not considered to detract from the character and appearance of this part of the Ickenham Village Conservation Area, street scene and/or the visual amenities of the surrounding area.

Paragraph 7.8 of the HDAS: Residential Extensions recommends that a dormer to detached houses should retain a minimum gap of 1.0m to the ridge, eaves and edges of the roof. The existing front dormer does not achieve the above minimum gap to the inside of the roof edge to the application property and its size and scale is not considered to be subordinate within the front roof plane and does not harmonise satisfactorily with the character and appearance of the extended house. Furthermore, it is poorly designed, with wide tile hung cheeks and very poorly built. Given the sensitive and prominent location of the site, the front dormer is considered to detract from the character and appearance of the existing property, the visual amenities of the Ickenham Village Conservation Area, the street scene and the surrounding locality. This design element of the application proposal would therefore be contrary to policies BE4, BE13, BE15 and BE19 of the saved UDP and the SPD HDAS: Residential Extensions.

The rebuilding and modification works proposed owing to their siting and scale are not considered to harm the amenities of the Library and 1 Glebe Avenue, in terms of overshadowing, visual intrusion and/or over-dominance. The front window on the dormer and front wall of the converted garage would overlook the road and hence, not result in a loss of privacy to the neighbouring properties. The windows on the front dormer and front wall of the garage would provide adequate outlook and daylight to the rooms they would serve. The application would comply with policies BE20, BE21 and BE24 of the saved UDP September 2007, and the London Plan Policy 4A.3.

The application site is located within the Ickenham Village Conservation Area and there are a number of mature trees in the front garden in close proximity to the development proposed. These trees contribute to the appearance of the street scene and this part of the Ickenham Village Conservation Area. The plans submitted with the current application show the location of trees in the front garden of the application property. However, the species of these trees has not been identified. The council's Trees and Landscape officer has recommended appropriate landscape conditions in order to address the above concern, which could be attached if the application were to be approved. The proposal would therefore be in compliance with policy BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

In terms of policy BE23 of the saved UDP September 2007, the application proposal would not impact upon the rear garden space available to the application property.

The conversion of the existing garage would result in loss of a car parking space. However, the existing drive to the application property has adequate depth and width to accommodate two off street parking spaces. This would be in compliance with policy AM14 of the saved UDP September 2007 and the Council's adopted Car Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan Saved Policies September 2007).

## 6. RECOMMENDATION

### REFUSAL for the following reasons:

#### 1 NON2 Non Standard reason for refusal

The front dormer window, by reason of its size, scale, design, appearance and use of materials would be out of character with the existing dwelling and the street scene in general to the detriment of the visual amenity of the street scene and the Ickenham Village Conservation Area, contrary to policies BE4, BE13, BE15 and BE19 of the adopted Unitary Development Plan Saved Policies September 2007 and the adopted Supplementary Planning Document HDAS: Residential Extensions.

## INFORMATIVES

### 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) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:  
**Policy No.**  

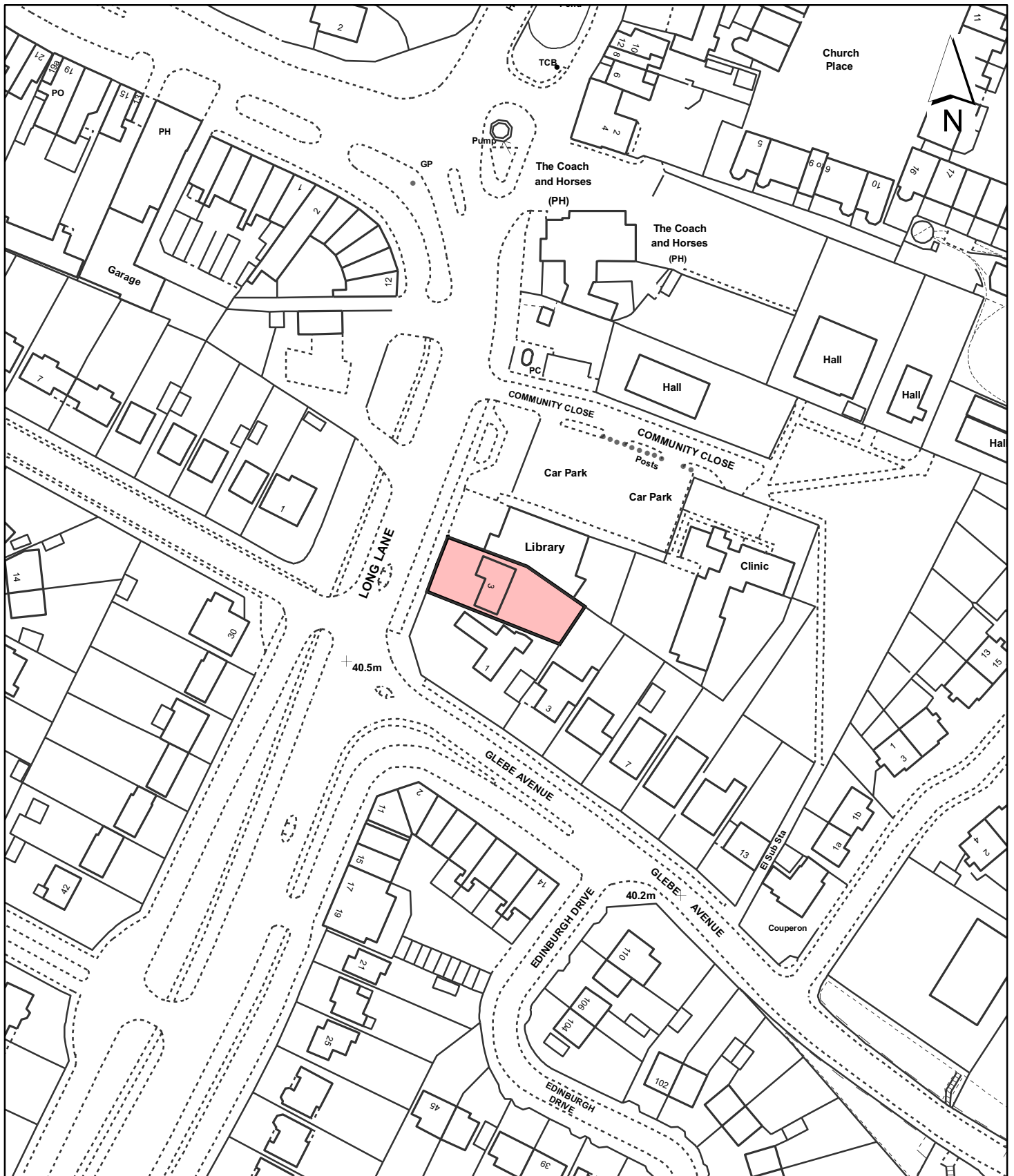
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

HDAS Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents):  
7.0-Loft Conversions and Roof Alterations.  
8.0-Front Extensions, Porches and Bay Windows.


CACPS Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

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**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>3 Long Lane Ickenham</b>	
Planning Application Ref:	Scale
<b>64180/APP/2010/330</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b>	<b>July 2010</b>

**LONDON BOROUGH OF HILLINGDON**

**Planning & Community Services**

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