

Item No.	Report of the Interim Director of Planning, Regeneration & Public Realm	
Address	53 LAVENDER RISE YIEWSLEY	
Development:	Erection of a single storey extension to the rear and side and erection of porch	
LBH Ref Nos:	46236/APP/2023/54	
Drawing Nos:	Block Plan Location Plan Existing Plan Proposed plan	

Date Plans Received: 09/01/2023 **Date(s) of Amendment(s):**

Date Application Valid: 09/01/2023

Recommendation: APPROVE subject to conditions

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the north-eastern side of Lavender Rise, Yiewsley. The site comprises a two storey end terrace dwelling that is characterised by its original dual-pitched roof profile and use of facing brick for the external walls. The dwelling is set-back from the road of Lavender Rise with amenity space to the frontage, with no space for in-curtilage parking. The site comprises of boundary treatments, including hedgerow and a wall between the application dwelling and the boundary shared with no. 51 Lavender Rise, and a wall built using facing brick at front elevation and to mark the boundary between the application site and no. 55 Lavender Rise. To the rear of the site, is a rear garden which serves as private amenity space for the dwelling's residents.

The north-eastern side of Lavender Rise in which the application site is located, is defined by terrace dwellings consistent in appearance in terms of architectural form and style. However, the application site differs in appearance to the remaining properties along Lavender Rise. It has been noted that the adjoining neighbour (no. 55 Lavender Rise) has been extended to the rear up to the shared boundary, approved under application no. 56715/APP/2001/2244. Furthermore, a number of rear and side extensions have been approved along Lavender Rise in recent years.

The site is not located within a Conservation Area, Area of Special Local Character (ASLC), within close proximity of Listed Buildings or TPOs. Nor is the site located within a Critical Drainage Area.

1.2 Proposed Scheme

This application seeks planning permission for the following:

- A single storey side and rear extension (both joining the existing rear extension with a new roof);
- Erection of a front porch.

It should be noted that revised drawings have been requested by officers to correct a minor plan discrepancy (existing window not shown on existing elevation drawing) and to remove the shading on the windows for clarity. At the time of writing this report, the revised drawings had not yet been received. Given the minor nature of the requested changes, should the revised plans not have been received prior to the Borough Planning Committee meeting, this matter could be satisfactorily addressed by the imposition of a planning condition to secure the revised drawings. An update will be provided to Members in an Addendum Report.

1.3 Relevant Planning History

46236/APP/2022/3365 53 Lavender Rise Yiewsley

Erection of a single storey rear extension, single storey side extension and porch (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 22-12-2022 Withdrawn **Appeal:**

Comment on Planning History

The most recent planning record for this site relates to application no. 46236/APP/2022/3365. This application sought a certificate of lawfulness for a proposed single storey rear extension, single storey side extension and porch. The application was withdrawn by the applicant following the Planning Officer's advice, as it was considered planning permission would be required for the proposal.

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

8 neighbouring properties were consulted as part of the consultation process for this application on 12/01/23. The consultation period ended on 02/02/23 with no objections or comments received.

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

DMHB 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 2 Highways Impacts

DMT 6	Vehicle Parking
LPP D6	(2021) Housing quality and standards
NPPF12	NPPF 2021 - Achieving well-designed places

5. MAIN PLANNING ISSUES

The key considerations in determining this application are the effect of the proposal on the character and appearance of the original dwelling; the visual impact on the surrounding area; the impact on the residential amenity of the neighbouring dwellings; the quality of internal and external amenity space for the occupiers at the site; car parking provision; and flood risk.

CHARACTER AND APPEARANCE

Chapter 12 of the National Planning Policy Framework 2021 (NPPF), Policy D3 of the London Plan (2021), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) concern the design of new development. These policies require new development to incorporate principles of good design to create high quality buildings and places that contribute positively to the local context. In terms of householder extensions (which are principally managed through Policy DMHD 1), these should not have an adverse impact on the character and appearance of the streetscene (including the host dwelling), and should appear subordinate to the main dwelling.

ASSESSMENT

Front Porch:

Given the architectural form of the host dwelling, the proposed porch would be slightly obscured from the streetscene, meaning the visual impact would be minimal. This is further certified given the set back distance from the building line at front elevation by 2.8M. The porch would have a width of 1.6M, length of 1.85M and overall height of 2.8M (including roof height). The porch comprises a gently sloping roof, with eaves height of 2.5M. The external walls and roof materials would match those used on the existing dwelling, ensuring the porch would integrate functionally and visually with the host dwelling and neighbouring properties along Lavender Rise. The proposed porch would be subordinate in height, scale and mass to the host dwelling and designed in a manner that respects the streetscene. The porch complies with the relevant planning policies detailed above.

Proposed Single Storey Side Extension:

The proposed side extension would project 3M from the existing side wall with a length of 6.89M. The extension would incorporate a hipped roof with eaves measuring at 2.5M. The side extension would have an overall height of 3.1M. The width of the host dwelling is 6.4M, meaning the extension is less than half the width of the dwelling. This is in accordance with Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). The proposed side extension would be partially shielded from view of the streetscene by the proposed porch, resulting in minimal visual impact and no detrimental effects on the character and appearance of the host dwelling or neighbouring properties located on Lavender Rise. The size, scale and mass would remain subservient and subordinate to the main dwelling, preserving the architectural

integrity of the site. The proposed external materials would match those used on the existing dwelling. Overall, the side extension complies with the relevant planning policies detailed above.

Proposed Rear Extension:

The proposed rear extension projects 3.6M from the existing rear wall with a width of 1.9M to attach to the existing rear extension, resulting in an overall width of 6.4M. The rear extension would have an overall height of 3.1M with eaves measuring at 2.5M and incorporating a new roof over the existing extension. It is noted that the proposed dimensions of the extension accord with the depth and height limitations prescribed by Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). The proposed rear extension is considered an infill extension given its design and positioning along the boundary shared with no. 55 Lavender Rise. Furthermore, the rear extension would be shielded from the streetscene as it is located to the rear of the site, meaning the wider visual impact on the character and appearance of Lavender Rise would be negligible. Whilst the rear extension would lead to internal and external modifications to join the existing rear extension, the proposed size and scale of the cumulative extensions would not result in any discernable harm to the character and appearance of the host dwelling or surrounding area.

Character and Appearance Conclusion:

The proposed extensions and alterations to the dwelling (proposed and in situ) are suitably subordinate additions that have been thoughtfully designed to respect the design features and appearance of the original dwelling. All proposed external materials are due to match the existing dwelling, ensuring functional and visual integration with the host dwelling and surrounding area. Given the positioning of the proposed porch, side and rear extensions, the development integrates well with the street scene of Lavender Rise and preserves its existing character and appearance. The development is therefore acceptable, and compliant with the objectives of the aforementioned planning policies.

NEIGHBOURING RESIDENTIAL AMENITY

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. The residences most likely to be affected by the development are no. 51 Lavender Rise (which adjoins the site to the West), No. 55 Lavender Rise (which adjoins the site to the East) and 56 Briar Way (which adjoins the site to the North). It is necessary to note that 51 Lavender Rise has a staggered building line, so is set further back than the application site.

ASSESSMENT

Amenity Impact on no. 51 Lavender Rise:

The components of the proposal which have the most potential to impact upon no. 51 Lavender Rise are the proposed porch and proposed side extension, given their location

close to the shared boundary. The proposed porch is located circa 2.5M from the boundary shared with no. 51 Lavender Rise. Given the modest scale and height of the porch and the distance to the boundary, there are no significant concerns regarding overbearing impact, loss of light or loss of outlook to no. 51 Lavender Rise. The proposed side extension is set off 0.9M from the boundary shared with no. 51. There are two doors and one window which are proposed to face onto the boundary. Given the existing hedgerow boundary treatment between the application site and no. 51, and the fact the side extension will not face directly onto any habitable rooms within no. 51, the proposal would not unduly impact upon outlook or loss of privacy. Furthermore, the proposed height of 3.1M and set off distance of 0.9M would not result in any undue loss of light to no. 51.

Amenity Impact on no. 55 Lavender Rise:

The proposed rear extension is the element of the scheme that has the most potential to impact upon the residential amenities of no. 55 Lavender Rise. The shared boundary is noted to be splayed and at its furthest point, the extension would be set off circa 0.4M from the shared boundary. No. 55 benefits from an existing rear extension and consequently the proposed extension would protrude only a minimal distance beyond this (approx. 0.45M). Furthermore, the depth of extension proposed accords with the depths prescribed by Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) (3.6M for a property of this type). In view of the above, the proposal would not result in any undue impacts upon the residential amenity of no. 55 in terms of loss of light, overbearing impact, loss of outlook, privacy or otherwise.

Impact on no. 56 Briar Way:

56 Briar Way is located to the North of the site and would have view of the proposed rear and side extensions. The proposed rear and side extensions would be located 11.75M from the shared boundary. Given this distance and that 118.57 square metres of amenity space would further separate the view of the extensions from the second floor of no. 56 Briar Way, there would be no undue amenity impacts on this dwelling.

INTERNAL AMENITY SPACE PROVISION

Policy DMHB 11(iii) of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all development, including extensions and alterations, should ensure that the internal design and layout of development maximises sustainability and is adaptable to different activities. Furthermore, London Plan Policy D6 (2021) seeks to ensure a good standard of living accommodation. The additional living spaces created by the extensions are afforded suitable outlook and light provision, and are sufficiently sized and laid out to be flexibly used for different domestic activities.

EXTERNAL AMENITY SPACE PROVISION

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that adequate garden space is retained. Policy DMHB 18 specifies the amount of garden space expected for new dwellings. The development is not a new dwelling but rather extensions to an existing dwelling house. Nonetheless, Policy DMHB 18 remains a useful guide in considering the retention of private amenity space. 118.57 square metres of private amenity space would remain to the rear of the application site, which is considered ample and acceptable.

PARKING AND HIGHWAY SAFETY

Policy DMHD 1 vii) of the Hillingdon Local Plan Part 2: Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that adequate off-street parking should be retained. This is reinforced by Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020) which requires developments to comply with parking standards to facilitate sustainable development and address issues relating to congestion and amenity. For this application the relevant standard requires a maximum of two on-site car parking spaces per dwelling. However, it is noted that the amenity space to the site frontage is currently not utilised for parking and on-street parking is availed of. Given the modest increase in floorspace and as no off street parking would be displaced by the proposals, the approval of this proposal would not discernibly exacerbate the demand for street parking or have a harmful effect on highway safety. This is in accordance with Policies DMHD 1 and DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

FLOODING AND DRAINAGE

The site is not located within a Flood Zone or Critical Drainage Area. Consequently, no significant drainage or flood risk issues are raised.

CONCLUSION

The development accords with the relevant policies set out in the Hillingdon Local Plan: Parts One (2012) and Two (2020), the London Plan (2021) and the National Planning Policy Framework (2021). The development is considered to comply with the Development Plan read as a whole. The development integrates sympathetically with the appearance of the dwelling, the visual amenity of the street scene and preserves the character of Lavender Rise. The development does not harm the living conditions of neighbouring occupiers. The existing parking situation of the application site will be no further exacerbated through approval of this application. The development also has acceptable living conditions for the applicants, and retains sufficient rear garden space. It is therefore concluded, taking all matters into account, that planning permission should be granted subject to conditions.

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 Drawing Nos.

- Location Plan

- A108
- A110

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 (2021).

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 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing nos 51 and 55 Lavender Rise.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

INFORMATIVES

- 1** 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 for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.
- 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 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.

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
DMHB 12 Streets and Public Realm
DMHB 18 Private Outdoor Amenity Space
DMHD 1 Alterations and Extensions to Residential Dwellings
DMT 2 Highways Impacts
DMT 6 Vehicle Parking
LPP D6 (2021) Housing quality and standards
NPPF12 NPPF 2021 - Achieving well-designed places

- 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 - 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.

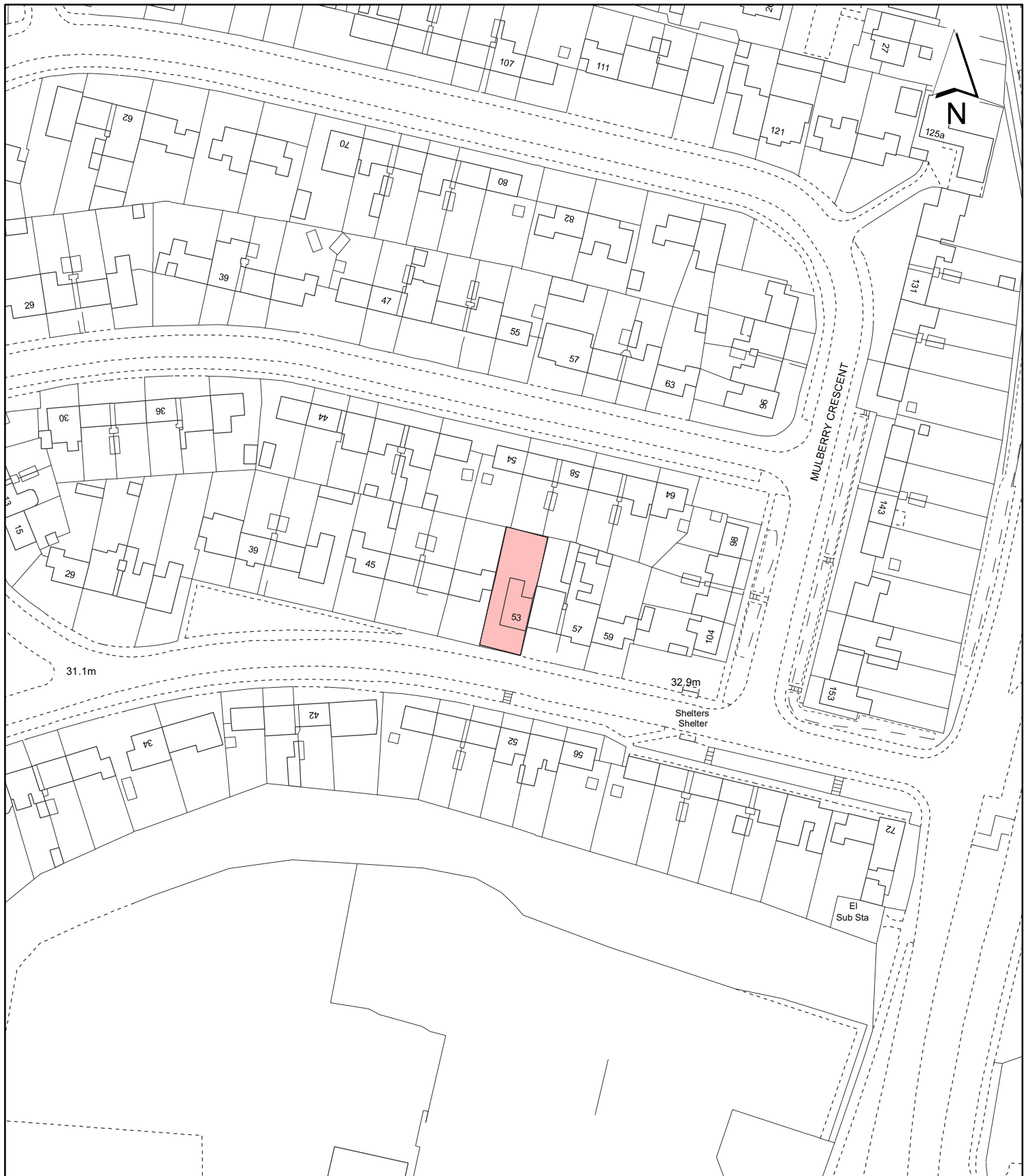
11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

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: Rebekah McCullough

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**53 Lavendar Rise
 Yiewsley**

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

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

Planning Application Ref:
46236/APP/2023/54

Scale:
1:1,250

Planning Committee:
Borough

Date:
April 2023

