

Report of the Head of Development Management and Building Control

Address: 12 MARSWORTH CLOSE HAYES
Development: Erection of single storey side/rear extension.
LBH Ref Nos: 77767/APP/2023/1355

Drawing Nos: 01A
02A
03A
04A
05A
06A
07A

Date Plans received: 10-05-2023 **Date(s) of Amendments(s):**

Date Application valid 10-05-2023

Recommendation: Approve subject to Conditions

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises a two storey end terraced house with attached garage located on the north western side of Marsworth Close in Yeading. The property is in the process of being extended to the rear of the garage and to the rear of the house at single storey level. The property does not benefit from permitted development rights and the applicant has submitted an application for consideration.

The site lies within the Hillingdon Air Quality Management Area and has a Public Transport Accessibility Rating Level of 1a (poor).

1.2 Proposed Scheme

Permission is sought for a side and rear wrap around extension.

Some work has already been undertaken on the extension, but this has now stopped pending a decision on this application. In the assessment of the application, it was noticed that there was some discrepancies in the plans, with the size of the existing garage to the property being marginally overstated. Amended plans have been received correcting this.

1.3 Relevant Planning History

ENF/75/23

Unauthorised rear extension

Decision:

Appeal:

Comment on Planning History

There is no recent relevant planning history pertaining to this property. It is however noted that permitted development rights for extensions were removed under condition 6 of the original planning permission for the development of the property Ref: 40430/E/88/2835.

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

The Brag Committee and 7 neighbouring properties were consulted by letter dated 12.5.23.

Three letters of objection have been received raising the following summarised concerns:

1. Loss of light. Has a 45 degree test been done?
2. Overbearing form of development. Big, bulky and overbearing.
3. Loss of privacy
4. Raising of land level to side and rear resulting in loss of privacy.
5. Cumulative impact of extension with others to neighbouring properties
6. There should be a site visit to assess impact.
7. Applicant wishes to turn property into HMO.
8. Applicant has previously unlawfully constructed an outbuilding

PLANNING OFFICER COMMENT:

A site visit has been undertaken to assess the impact of the extension.

Conversion to an HMO does not form part of this application.

There was no outbuilding present at the time of the site visit.

All other material issues raised in representations are addressed in the main body of the report (below).

The application has been called to committee by a Ward Councillor. The Ward Councillor shares the concerns of a neighbouring resident, that the development is un-neighbourly and detrimental to the ability for the resident to enjoy the amenity of their garden.

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

LPP D3 (2021) Optimising site capacity through the design-led approach

NPPF12 NPPF 2021 - Achieving well-designed places

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, the reduction in size of the rear garden and car parking provision.

DESIGN / CHARACTER AND IMPACT ON THE AREA

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 of the 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. It should also not have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

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.

With regard to rear extensions Policy DMHD1 requires:

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or

sloping roofs should not exceed 3.4 metres in height, measured from ground level;

With regard to side extensions Policy DMHD1 requires:

- 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;

The proposed extension would wrap around the rear of the existing property, projecting 3.6m where it adjoins 13 Marsworth Close and be completed with a conservatory style roof. The side element of the extension would extend to the rear of the garage at a width of 1.96m and depth of 7.01m, finished with a flat roof measuring 2.94m in height. A high level window is proposed in the side elevation to serve the proposed utility room. A pedestrian access path is retained to the side of the proposed extension which is laid to a new patio level (raised by 100mm in height). It would be set away from the south-western boundary of the site by 0.88m.

In visual terms, the proposed extensions are considered to relate satisfactorily to the architectural integrity of the host dwelling and others within the terrace. The extensions would appear subordinate in scale and would not be easily visible from the public realm.

Therefore the impacts on the appearance of the dwelling, and character and appearance of the area are considered acceptable, and compliant with planning policy.

RESIDENTIAL AMENITY - IMPACT ON NEIGHBOURING PROPERTIES

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 properties that adjoin the site are Nos. 9 (north-west), 10, 11 (both to the west) and 13 Marsworth Close (to the east).

Number 9 Marsworth Close is located to the rear of the application property. The proposed rear extension would result in a reduction in the separation distance to 8.5m, at an angle, with an intervening 1.8m high fence. It is considered that the proposed extension would not result in an unacceptably dominating impact or loss of privacy on the rear facing windows of Number 9 Marsworth Close.

With regard to the impact on 10 Marsworth Close, the proposed extension would be separated from the boundary with this property by a gap of 0.88m. 10 Marsworth Close would be separated from the development by a further 10m, the length of its rear garden. As such there would not a significant loss of light or outlook to this property. With regard to privacy, ground levels within the site would only be raised by 100mm from the path and patio. This would not give rise to significant additional overlooking, and could in any case be completed as permitted development. The side facing window to the proposed extension would be high level and would not provide views into the rear garden of Number 10

Marsworth Close. It is considered reasonable to impose a condition requiring this window to be retained as such. Views of the extension from 10 Marsworth Road would be limited by the existing boundary treatment. Given the separation distance previously mentioned it is not considered that there would be a significant impact on outlook that would warrant a sustainable reason for refusal.

No.11 Marsworth Close, being the adjoining Semi to No.10, faces towards the existing garage to the side of the application property. There would be no significant impact on the amenities to this property.

Number 13 Marsworth Close adjoins the application property to the north-east. The pair of properties are staggered so that No.13 is set 0.8m deeper in its plot than No.12. This reduces the impact of the extension, which would project 2.9m beyond the rear wall of Number 13. As such the proposal is not considered to give rise to an undue loss of light or outlook. There would be glazing to the side wall of the conservatory. However, the plans indicate that this would be obscurely glazed. The existing boundary fence would be retained, which would limit the extension's impact in terms of light overspill and perception of overlooking. A condition would secure this elevation as obscurely glazed in perpetuity.

Overall it is not considered that there would be significant harm arising from the development, either on its own merits or cumulatively with other extensions to neighbouring properties.

RESIDENTIAL AMENITY - APPLICATION PROPERTY

It is considered that all the proposed habitable rooms, and those altered by the proposed development, would maintain an adequate outlook and source of natural light, therefore complying with the requirements of Policy D6 of the London Plan (2021).

A sufficient amount of private amenity space would be retained post development to meet the standards set out in Table 5.3 (Private Outdoor Amenity Space Standards) of the Hillingdon Local Plan Part 2: Development Management Policies (2020). The proposal, therefore, would not undermine the provision of external amenity space, in accordance with Policy DMHB 18 and Policy DMHD 1 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

PARKING AND HIGHWAY SAFETY

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity.

The parking provision would remain unaffected by the proposal.

TREES AND LANDSCAPING

The scheme would have no impact on trees or landscaping of significance.

OTHER MATTERS

Air Quality: The site lies within the Hillingdon Air Quality Management Area, however the proposal raises no significant issues in this regard due to the nature of the proposed development (householder development).

Drainage: The site is not identified as at particular risk from flooding or drainage issues. Drainage will be satisfactorily controlled through the Building Regulations in this case.

CONCLUSION

The proposal is considered to comply with the Development Plan and no material considerations indicate that a contrary decision should be taken. Consequently, the application is recommended for approval subject to the conditions set out below.

The application is recommended for approval.

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 plans, numbers:

05A

04A

01A

07A

06A

03A

02A

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.

REASON

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

5. HO6 Obscure Glazing

The utility room window facing south west shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

6. HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

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

7. HO6 Obscure Glazing

The windows facing No. 13 Marsworth Close shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening for so long as the development remains in existence.

REASON

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

INFORMATIVES

1. 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 which are audible at the site boundary shall only be carried out between the hours of 08.00 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 or Public Holidays.
 - B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) 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.

2. 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.
3. 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.

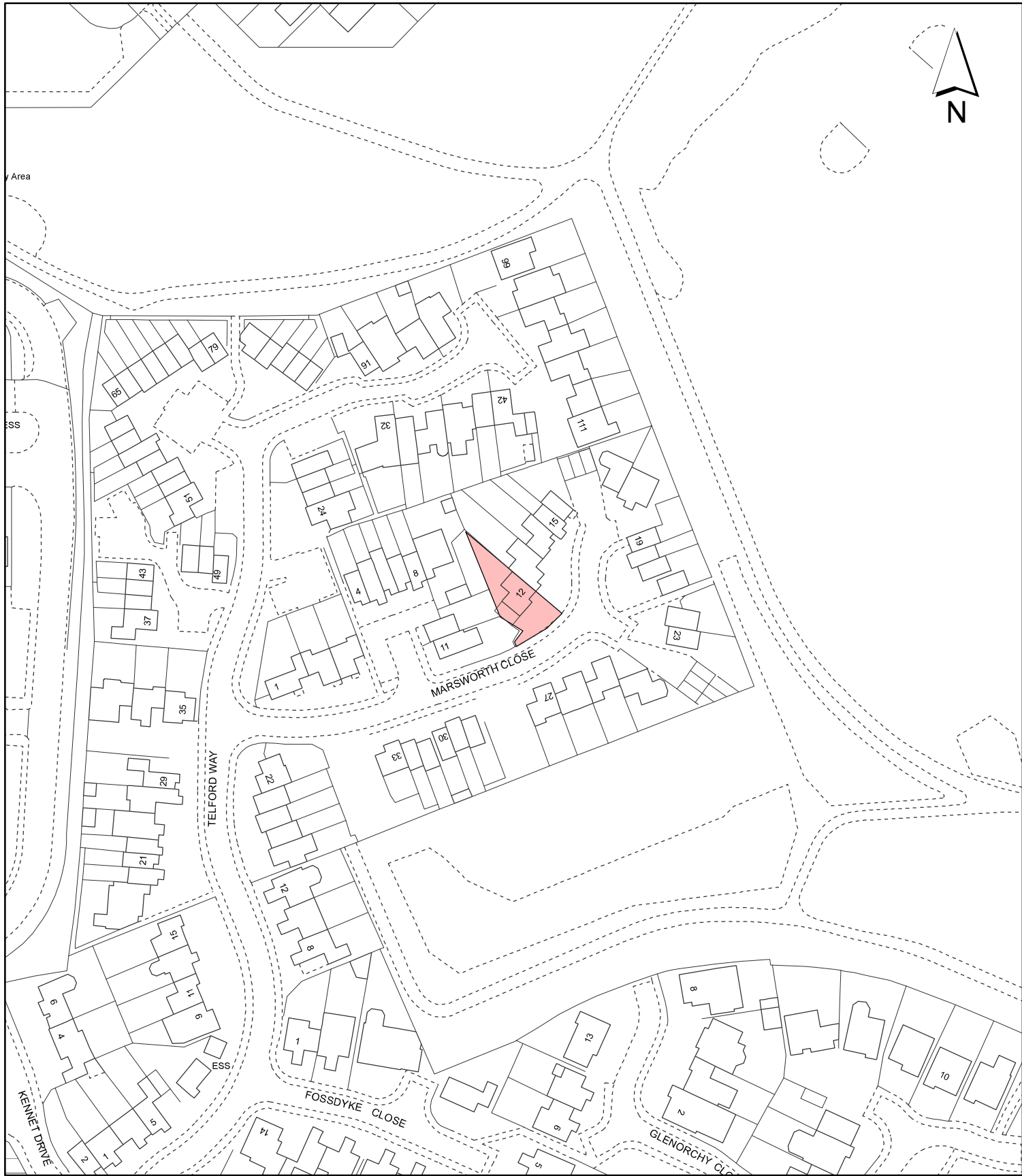
4. You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

Contact Officer:

Nicola Taplin

Telephone No:

01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

12 Marsworth Close

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

Planning Application Ref:

77767/APP/2023/1355

Scale:

1:1,250

Planning Committee:

Borough

Date:

September 2023



HILLINGDON
LONDON