

## Report of the Head of Development Management and Building Control

**Address:** 10 NORTON ROAD UXBRIDGE

**Development:** Erection of a two storey side extension with pitch roof and single storey side and rear extension with pitch and flat roof.

**LBH Ref Nos:** 77809/APP/2023/1129

**Drawing Nos:** 03-23-09 B  
03-23-10 E  
03-23-11 B  
03-23-08 D  
03-23-06  
03-23-04  
03-23-05

**Date Plans received:** 17-04-2023                      **Date(s) of Amendments(s):** DD-04-YYYY

**Date Application valid** 17-04-2023

RECOMMENDATION: Approve, subject to conditions

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application relates to a two storey semi-detached dwellinghouse located on the north side of Norton Road, Uxbridge. To the side is a detached garage and to the front is an area of hardstanding which is utilised for in-curtilage carparking. The dwelling has previously been extended at roof level to the rear. To the rear of the dwelling there is enclosed private amenity space.

The street scene is residential in character and appearance comprising a mixture of traditional two storey semi-detached and terraced dwellings. The application site lies within The Greenway Conservation Area.

#### 1.2 Proposed Scheme

This application seeks permission for the erection of a two storey side extension and single storey side/rear extension with a flat roof.

The plans also show that a conservatory that has been constructed to the rear of the dwelling without the benefit of planning permission would be demolished.

#### 1.3 Relevant Planning History

77809/APP/2023/259      10 NORTON ROAD UXBRIDGE

Retention of a rear single storey conservatory (Retrospective application).

**Decision:**                      Withdrawn                      **Appeal:**

17160/APP/2009/1300      12 NORTON ROAD UXBRIDGE

Single storey rear extension with 2 rooflights, part two storey part single storey side extension, involving part demolition of existing garage and conversion of loft to habitable use with 1 rear dormer and a new gable end window to side (Part retrospective).

**Decision:** 16-09-2009      Approved                      **Appeal:**

### **Comment on Planning History**

No comment.

## **2. Advertisement and Site Notice**

**2.1 Advertisement Expiry Date:**      25th May 2023

**2.2 Site Notice Expiry Date:**      2nd June 2023

## **3. Comments on Public Consultations**

7 neighbouring properties were consulted by letter dated 21/04/23. A site notice was displayed on 27/04/23 and a notice published in the press on 03/05/23. Six individual representations were received as well as a 26 signature petition in objection. Points raised are summarised below:

- Plans are misleading. Conservatory is included when it was not approved and is the subject of enforcement action.
- Harm from unlawful conservatory to the rear.
- Property has already been extended to a substantial degree over the years
- Development as proposed can only be for multiple households
- Development put pressure on parking in the road.
- There is no room to extend the controlled parking on the road in order to accommodate multiple occupants.
- From the plans it is also unclear how many bedrooms there are in the existing property, with a Zoopla listing saying that six bedrooms already exist at the property, hence the additional would make seven bedrooms.
- The proposal does not include a garage and would see the ground floor facade extended on plane without a break to hide the join between the new and old brickwork. This would also make brick matching more difficult or result in a design which would fail to setback by 1 metre in compliance with Policy DMHD1.
- The design lacks a sense of proportion with windows unaligned between the ground and first floors. Soldier courses have been omitted at the ground floor to accommodate eaves which are a key feature of the existing dwelling and adjoining property at No 8.
- The plans do not indicate measurements or dimensions so that neighbouring properties can determine

the impact of the 2 storey extension on the front of the property on the adjoining or neighbouring properties.

- Overlooking
- Harm to The Greenway Conservation Area.
- Restricted access to front parking, where the 3rd space will inevitably block the other two.
- Proposal is much wider than half the original dwelling, exceeding policy limits.
- Terracing effect.
- The back of the property is unsympathetic to the original building, where it has already been extended. This results in an increasingly shambolic appearance from neighbouring houses and gardens from which there would be views of the proposal and where the divergence from the original plan form will be evident.
- Adverse cumulative impact on the character, appearance or quality of the existing street or wider area.
- Proposal does not achieve a satisfactory relationship with neighbouring dwellings, is not subordinate and is not in keeping with the original house.
- Proposal not set back sufficiently.
- Development appears to be designed for use as a HMO.

Planning Officer Response:

The plans have been amended to show that the unlawfully constructed conservatory would be demolished and to ensure that the window on the side extension would match the existing dwelling.

Planning permission is required if the house were to be converted into a House in Multiple Occupation (HMO) on account of an Article 4 Direction applicable to this location.

The other points raised related to its design, appearance, impact on neighbouring properties and parking arrangements are addressed in the main body of the report.

#### 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 1 Heritage Assets

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

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

LPP D4 (2021) Delivering good design

LPP HC1 (2021) Heritage conservation and growth

## 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, including the conservation area, the impact upon the amenities of adjoining occupiers and the reduction in size of the rear garden and car parking provision.

### Policy Context:

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 adverse impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 requires that alterations and extensions 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 requires that there is no unacceptable loss of outlook to neighbouring occupiers.

With regard to rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- 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;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and
- ix) full width two storey rear extensions are not considered acceptable in designated areas or as

## extensions to Listed Buildings or Locally Listed Buildings

With regard to side extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- 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;
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and
- vii) in Conservation Areas, single storey side extensions may be required to be set back.

## Assessment

### Impact on Character and Appearance of Conservation Area:

The proposed extension would be set away from the side boundary by 1.25m and set back at 1st floor level by 1m in line with Council policy. Whilst the width of the side extension would be greater than half the width of the existing house, in terms of its dimensions it would mirror that of a two-storey extension to the adjacent property at 12 Norton Road. In light of this it is considered that an exception could be made to this aspect of the policy to maintain a balance between the pair. The set back from the boundary is sufficient to prevent a terracing effect in the street. The single storey rear element is considered to be proportionate to the scale of the original building.

The applicant intends to reuse bricks from the demolished detached garage and install the garage door as a feature on the front elevation of the extension (though it would not serve a garage). This would ensure an appropriate finish and would be secured by condition.

The elevations indicate that the soldier courses and red brick banding on the existing house would continue through to the proposed extension. This detail would also be secured by condition.

Overall it is considered that the development would preserve the character and appearance of the conservation area.

### 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 proposed extensions are sited on the western side of the existing dwelling. Therefore No. 12 Norton Road is the property most likely affected by the proposal.

The extension would project no deeper than existing extensions to the neighbouring property at No. 12 Norton Road and there are no concerns regarding loss of light. There are two windows on the flank elevation of No.12, though plans from the approval of that property's extension indicate that they both serve bathrooms and as such there are no concerns about loss of light to these windows.

No facing windows are proposed that raise concerns regarding loss of privacy to No. 12 Norton Road.

There are no other neighbouring properties whose residential amenity is considered potentially affected by the proposed built development / extensions.

The proposal therefore complies with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) in terms of residential amenity.

Private Amenity Space:

Policy DMHD 1 (appendix A, Part A) vi), states that for alterations and extensions to residential dwellings; adequate garden space should be retained.

The property benefits from a good sized rear garden and substantial garden space would be retained (in excess of 200sqm once the unlawful conservatory has been demolished).

Parking:

Parking arrangements would remain as existing. The frontage of the property comprises hardstanding that could accommodate up to three vehicles, more than ample for the extended dwelling. Whilst a detached garage would be demolished, this is not considered large enough to house a modern vehicle.

The proposal is therefore considered compliant with Policy DMT 6 of the Hillingdon Local Plan Part Two: Development Management Policies (2020).

Conclusion:

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

03-23-08D

03-23-09B  
02-23-10E  
02-23-11B

and shall thereafter be retained/maintained for as long as the development remains in existence.

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

Prior to the commencement of above ground works, full details of the materials and finishes to be used in the construction of the extension, including reused materials from the demolished garage and the location of soldier courses and brick banding, shall be submitted to, and approved in writing by, the Local Planning Authority.

The development shall be carried out in full accordance with the details and thereafter maintained 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 or the character of the conservation area in accordance with Policies DMHB4 and DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4. 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 policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

5. HO4 Materials

Within three months of the date of this permission, the unlawfully constructed rear conservatory shall be demolished and the rear wall made good.

REASON

To safeguard the 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)

6. 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).

## 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 (2021). 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. 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](http://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.

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:**

Rebekah McCullough

**Telephone No:**

01895 250230



**Notes:**

 Site boundary

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Site Address:

**10 Norton Road**

Planning Application Ref:

**77809/APP/2023/1129**

Planning Committee:

**Minors**

Scale:

**1:1,250**

Date:

**December 2023**

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

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



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