

Report of the Head of Development Management and Building Control Committee Report – Application Report

Case Officer: **Rhian Thomas**

59652/APP/2024/1459

Date Application Valid:	06-06-24	Statutory / Agreed Determination Deadline:	13/09/24
Application Type:	Householder	Ward:	Hillingdon

Applicant: **Mr Satnam Kloty**
Site Address: **3 St Margarets Avenue, Hillingdon**

Proposal: **Conversion of roof space to habitable use, raising the roof ridge, 4 x side dormers, and 1 x side roof light**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 7 of the Planning Scheme of Delegation (the applicant is related to a Council officer)**



Summary of Recommendation:

GRANT planning permission subject to the conditions set out in Appendix 1.

1 Executive Summary

- 1.1 Planning permission is sought for the Conversion of roof space to habitable use, raising the roof ridge, 4 x side dormers, and 1 x side roof light.
- 1.2 Cumulatively, the proposed extensions are considered to comply with the objectives of the relevant planning policies and the proposal would not give rise to any significant harm to the character and appearance of the host dwelling, streetscene or Area of Special Local Character in which the site is situated.
- 1.3 The proposal would have an acceptable impact on neighbouring residential amenity and would not adversely affect highway safety, or cause harm in other respects.
- 1.4 Due regard has been given to local residents' objection; however, it is concluded that the proposal complies with the Development Plan and no material considerations indicate that a contrary decision should be taken.
- 1.5 The planning application is therefore recommended for approval subject to the conditions set out in Appendix 1.

2 The Site and Locality

- 2.1 The application site comprises a single storey bungalow property located on the Northern side of St Margarets Avenue, Hillingdon. To the front of the site is an area of hardstanding and small front garden with soft landscaping and a tree. To the rear of the site is an enclosed garden which acts as private amenity space.
- 2.2 The site lies within a critical drainage area and on potentially contaminated land.
- 2.3 The surrounding area is residential in character comprising mainly single storey bungalow properties, many of which have benefitted from extensions.

Figure 1: Location Plan (application site edged red)



Figure 2: Street View Image of the Application Property



3 Proposal

- 3.1 Planning permission is sought for the Conversion of roof space to habitable use, raising the roof ridge, 4 x side dormers, and 1 x side roof light.
- 3.2 During the process of the application revised drawings were sought to include the neighbour's rear conservatory structure, to provide existing and proposed street scene elevation drawings and to add annotations onto the drawings ensuring the side dormer windows would be obscurely glazed.

Hillingdon Planning Committee – 5th September 2024

PART 1 – Members, Public & Press

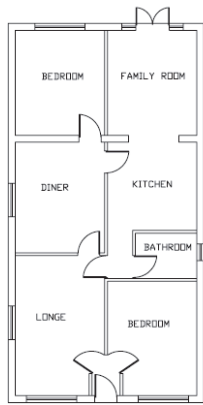
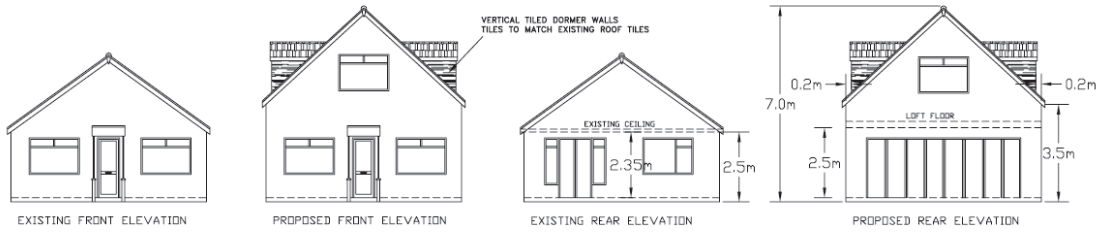
Figure 3: Proposed Plans (please note – larger version of plan can be found in the Committee Plan Pack)



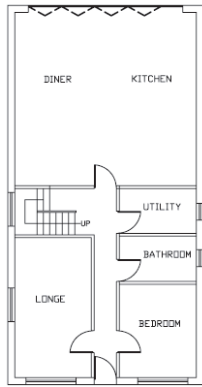
EXISTING FRONT ELEVATIONS



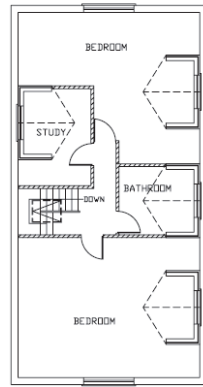
PROPOSED FRONT ELEVATIONS



EXISTING GROUND FLOOR PLAN

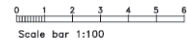


PROPOSED GROUND FLOOR PLAN

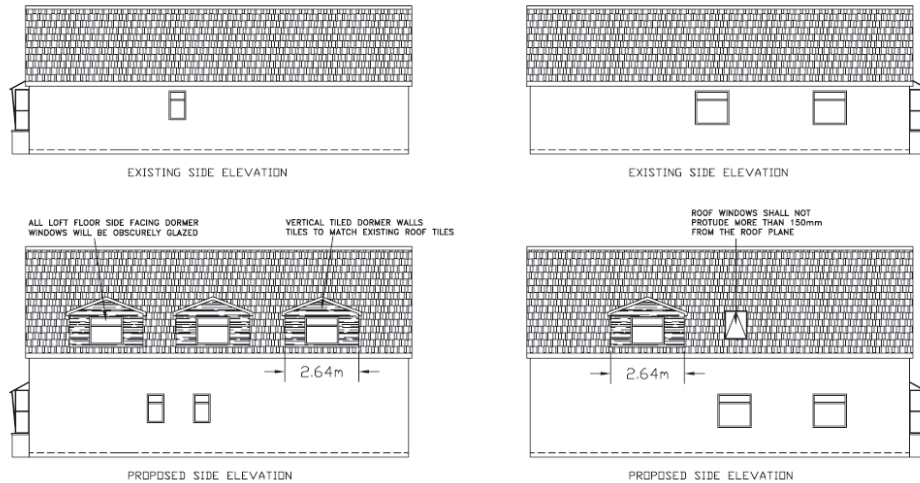


PROPOSED LOFT FLOOR PLAN

NOTES:
 DIMENSIONS ARE TO BE CHECKED AND CONFIRMED BEFORE CONSTRUCTION PHASE.
 ALL NEW EXTERNAL MATERIALS TO MATCH, AS CLOSE AS POSSIBLE, TO EXISTING EXTERNAL MATERIALS.
 THE CLIENT IS RESPONSIBLE FOR PARTY WALL AGREEMENT OR ISSUES RELATING TO PARTY WALL.
 ALL STRUCTURAL ELEMENTS ARE TO BE DESIGNED AND SPECIFIED BY THE STRUCTURAL ENGINEER.



Project	PROPOSED LOFT CONVERSION 3 ST MARGARETS AVENUE LUXBRIDGE MIDDLESEX UB8 3HH
Drawing Title	FLOOR PLANS AND FRONT AND REAR ELEVATIONS
Scale	1:100@A3
Date	MAY 2024
Drawing No.	3/SMA/01



4 Relevant Planning History

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2.
- 4.2 On 02-08-04 planning permission was granted for the ‘erection of a single storey rear extension’ under application reference 59652/APP/2004/1575. This permission has been implemented.

5 Planning Policy

- 5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

6 Consultations and Representations

- 6.1 Eight neighbouring properties were consulted on the application by letter dated 13-06-24. The consultation period expired 04-07-24, One representation was received.
- 6.2 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
One individual letter of objection	1. The neighbour’s existing conservatory is	Revised drawings have been received to show the

has been received.	not shown on the drawings.	neighbours conservatory on the plans.
	2. The proposed dormers will remove all privacy.	Discussed at paragraphs 7.11 - 7.16 of this report.
	3. The proposed first floor rear window will create overlooking to neighbour's garden and a loss of privacy.	Discussed at paragraphs 7.11 - 7.16 of this report.

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
N/A	N/A

7 Planning Assessment

Principle of Development

- 7.1 The site is located in the developed area of the Borough, where the extension and alteration of an existing residential property is acceptable in principle, subject to compliance with other relevant policies as set out in this report.

Design / Impact on the Character and Appearance of the Area

- 7.2 The proposed development involves the conversion of roof space to habitable use including the raising of ridge height, the erection of 3 dormers on the eastern side of the property and the erection of one dormer and one rooflight on the western side of the property. The development would also include the installation of one new upper floor front facing window and one new rear facing upper floor window.
- 7.3 The surrounding area is residential in character comprising mainly detached bungalow properties where many have benefited from extensions, including raising of ridge height and side dormers.
- 7.4 Policies_D3 of the London Plan (2021), BE1 of the Hillingdon Local Plan Part 1 (2012) and DMHB 11, DMHB 12, DMHD 1 of the Hillingdon Local Plan Part 2 (2020) are all directly relevant to the proposal. These policies can be read in full in the Committee Report Part 3 - Policy Appendix, and in summary, seek to secure a high quality of design 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. These aims are also supported by the NPPF at Chapter 12.

Hillingdon Planning Committee – 5th September 2024

PART 1 – Members, Public & Press

7.5 Although Policy DMHD 1 states that raising the main roof above the existing ridgeline of a house will generally not be supported, it is important to note that the neighbouring properties at numbers 1 and 1A St Margarets Avenue both have a higher ridgeline than the application site. The proposed development would match the ridge height of these neighbouring properties and would not appear out of character within the street scene. A site visit has confirmed this to be the case (see Figure 4).

Figure 4: Street View Image of No.1 and 1A St Margarets Avenue



7.6 Number 11 St Margarets Avenue has also benefitted from a similar development under application reference 63849/APP/2007/3433 including the raising of ridge height, new upper floor front facing windows and side dormer extensions, showing that this type of development is common within the immediate surrounding area (See Figure 5).

Figure 5: Street View Image of No.11 St Margarets Avenue



- 7.7 The proposed development would raise the ridge height by approx.1.70m and would be characterised with a pitched roof design similar to existing. The eaves height of the property will increase by 1m. As discussed in the above paragraphs, the development would be similar in appearance to numbers 1, 1A and 11 St Margarets Avenue and would not cause harm to the character and appearance of the street scene or the original dwelling. A condition requiring matching materials has been added to the decision notice.
- 7.8 The proposed dormer extensions would measure approx. 2.64m in width, 1.80m in height characterised with pitched roofs, and 2m in depth. They would be set down from the main ridge line and set up from the eave's height appearing subordinate on the roof slope. The dormers would be visible from the street scene; however, side dormer extensions are common within the surrounding area, therefore they would not appear out of character.
- 7.9 The proposed fenestrations are considered appropriate and would integrate well with the architectural style of the property.
- 7.10 As such, although not technically complaint with Policy DMHD 1 of the Local Plan Part 2 (2020), it is considered that the proposed development would not cause harm to the character and appearance of the street scene, complying with the overarching objectives of Policies BE1 of the Local Plan Part 1 (2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Local Plan Part 2 (2020), Policy D3 of the London Plan (2021) and the NPPF (2023).

Residential Amenity

Hillingdon Planning Committee – 5th September 2024

PART 1 – Members, Public & Press

- 7.11 Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (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.
- 7.12 Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.
- 7.13 Number 5 St Margarets Avenue is located east of the application site and is detached from the host property. This neighbour benefits from a single storey rear conservatory structure which has been shown on the revised drawings. During the process of the application revised drawings were sought to include annotations on the proposed drawings ensuring the side dormer windows facing this neighbour are obscurely glazed to prevent any overlooking and loss of privacy to this neighbour. A condition is proposed to be added to the decision notice to this effect. The proposed development would include a new upper floor rear facing window and whilst it is acknowledged that this new window would provide some views of the neighbour's rear garden, this relationship is not uncommon within residential dwellings and it is not considered to be so harmful as to warrant refusal. It is not considered that the proposed raising of the ridge height and side dormers would cause any unacceptable level of overshadowing or loss of light.
- 7.14 Number 1A St Margarets Avenue is located west of the application site and is detached from the host property. The proposed raised ridge height would match the height of this property. There would be one new side facing dormer and rooflight facing the flank wall of this neighbouring property, there is an existing side facing rooflight within the neighbouring property however the proposed side dormer would include obscurely glazed glass to ensure there is no harmful overlooking or loss of privacy. The proposed rooflight would serve a staircase and would not create any overlooking to warrant refusal. It is not considered that the proposed development would cause any substantial loss of light, overshadowing, loss of outlook, loss of privacy, nor would it be overbearing.
- 7.15 Number 4 St Margarets Avenue is located south of the application site opposite the host property. The properties are separated by St Margarets Avenue Road. The proposed development would include a new first floor front facing window. The window would serve a habitable room (bedroom), however the two properties are separated by approx. 30m therefore it is not considered that there would be any significant overlooking or loss of privacy created.
- 7.16 For the reasons outlined above, it is concluded that the proposal would have an acceptable impact on neighbouring residential amenity in compliance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part 2 (2020).

Quality of Residential Accommodation

Internal accommodation

Hillingdon Planning Committee – 5th September 2024

PART 1 – Members, Public & Press

- 7.17 It is considered that all of 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).
- 7.18 The proposed study room would be served by an obscurely glazed window. However, due to its internal size (8.90sqm) and location within the eaves of the property it is not considered to be a habitable room, therefore it would not need to comply with Policy D6 of the London Plan (2021).

External accommodation

- 7.19 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 (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 (2020).

Highways and Parking

- 7.20 Policy DMT 6 of the Hillingdon Local Plan: Part 2 (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.
- 7.21 The existing dwelling has a vehicle crossover and area of hardstanding to provide off street parking. This would remain in place and as such there would be adequate parking for the dwelling complying with Policy DMT 6 of the Hillingdon Local Plan: Part 2 (2020).

Trees and Landscaping

- 7.22 The existing dwelling has an area of soft and hard landscaping to the front of the site that includes a cherry tree. The applicant has confirmed that the tree will be removed as part of the proposed development. The tree is not covered by a Tree Preservation Order, and it is considered this can be removed without planning permission. Due to its position and overall site coverage the tree takes up a lot of room within the front garden and blocks natural sunlight to the front facing rooms. The removal of this tree is not resisted; however a landscape plan condition has been added to ensure the resultant front landscaping and boundary treatment integrates with the character and appearance of the surrounding area and that a replacement tree is planted at site.

Air Quality

- 7.23 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 householder development.

Hillingdon Planning Committee – 5th September 2024

PART 1 – Members, Public & Press

Drainage

- 7.24 The application site lies within a critical drainage area. The relevant informative is recommended to be added to the decision to ensure water runoff is minimised.

8 Other Matters

Human Rights

- 8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality

- 8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

Local Finance Considerations and CIL

- 8.3 Not applicable. The proposed development is not CIL liable.

9 Conclusion / Planning Balance

- 9.1 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 in Appendix 1.

10 Background Papers

- 10.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillington.gov.uk.

APPENDICES

Planning Application

59652/APP/2024/1459

Appendix 1: Recommended Conditions and Informatives

Conditions

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 No.s

3/SMA/01

3/SMA/02/A

3/SMA/03C

3/SMA/04A

3/SMA/05

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

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of a replacement tree including specification, maintenance and details of its position within the site.

2. Details of front landscaping works including boundary treatments.

4. HO4 Materials

All external materials, colours and finishes shall match the existing building and thereafter retained.

REASON:

To conserve the character and appearance of the Area of Special Local Character in accordance with policy HE1 (Hillingdon Local Plan Part 1, November 2012) and policies DMHB 1 and 5 (Hillingdon Local Plan Part 2, January 2020).

5. HO6 Obscure Glazing

The upper floor side facing dormer windows facing No. 1A and 5 St Margaret's Avenue 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. 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. I47 Damage to Verge - For Council Roads:

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.

2.

The site lies in a Critical Drainage Area (CDA) as identified in the Surface Water Management Plan (SWMP) for Hillingdon. A CDA is the catchment area from which surface water drains and contributes to drainage problems. All developments in this area must contribute to managing the risk of flooding from surface water by reducing surface water runoff from the site. Therefore the applicant should minimise the water from your site entering the sewers. No drainage to support the extension should be connected to any existing surface water sewer, other than as an overflow. Water run off from any roof or hard paving associated with the development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, which must be permeable or be collected and directed to a permeable area, otherwise it would need an additional permission. A water butt should be incorporated.

Appendix 2: Relevant Planning History

59652/APP/2004/1575 3 St Margarets Avenue Hillingdon

ERECTION OF SINGLE-STOREY REAR EXTENSION

Decision: 02-08-2004 Approved

Appendix 3: List of Relevant Planning Policies

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 14 Trees and Landscaping

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMEI 10 Water Management, Efficiency and Quality

LPP SI13 (2021) Sustainable drainage

LPP D4 (2021) Delivering good design

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

LPP D6 (2021) Housing quality and standards

LPP D8 (2021) Public realm

NPPF12 -23 NPPF12 23 - Achieving well-designed and beautiful places