

Report of the Head of Planning & Enforcement Services

Address 41 THE CHASE EASTCOTE

Development: Erection of a part two storey side extension, single storey rear extension and conversion of integral garage to habitable use.

LBH Ref Nos: 67626/APP/2011/412

Drawing Nos: 01
1:1250 Location Plan
02B

Date Plans Received: 22/02/2011 **Date(s) of Amendment(s):** 22/02/2011
Date Application Valid: 01/03/2011 24/05/2011

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the north side of The Chase and comprises a two storey semi-detached house with a two storey side extension incorporating a garage, with a conservatory at rear, front porch and part single storey rear extension. The attached house, 43 The Chase lies to the east and has a two storey side extension with integral garage, front porch and a part single storey rear extension. To the west lies 39 The Chase, a two storey semi-detached house with a two storey side extension and part single storey rear extension and conservatory. The street scene is residential in character and appearance, comprising two storey semi-detached houses, some with two storey side extensions and front extensions, and the application site lies within the developed area as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

1.2 Proposed Scheme

The proposed part two storey side extension would be located to the rear of the existing two storey side extension, involving the demolition of the rear conservatory. It would measure 3m wide, set flush with the flank wall of the two storey side extension, 3.1m deep, set flush with the rear wall of the application property, and finished with a dual pitched hip end roof set 0.5m below the roof ridge of the existing part two storey side extension.

The proposed single storey rear extension would measure 9.8m wide, for the full width of the application property, 3m deep, and finished with a flat roof with a half hip end, 3m high. A central feature gable is proposed on the roof edge of the proposed rear elevation.

The existing garage would be converted to provide habitable accommodation involving the

replacement of the garage door with a window.

**1.3 Relevant Planning History
Comment on Planning History**

There are no relevant decisions.

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

11 adjoining owner/occupiers have been consulted. 4 letters of objection have been consulted making the following comments:

- (i) The proposal would result in a loss of light to 39 and 43 The Chase;
- (ii) The proposal would be out of keeping with the appearance of the street scene and surrounding area;
- (iii) The proposal would have an overdominant impact on 43 The Chase;
- (iv) The increase in hard standing will result in flooding; and
- (v) The front porch would not be in keeping with the street scene.

Officer comments: On point (iv), the application site does not lie within the flood plain and therefore it is unlikely that the proposal would result in an increase in flooding. The remaining points are addressed in the report.

Eastcote Residents' Association:

We understand that this application is to go to Committee for a decision and would ask that you include our comments.

We feel that this application should be rejected:

- The extension is too large for the site, particularly as, in the central section, it extends beyond the 3.6 metre guideline;
- It is likely to take light away from No 43, as No 43 is set back from No 41: and
- We believe that the plan, as proposed, is effectively contravening BE19, in that it will not complement and improve the amenity and character of the area.

Officer Comments: These points are addressed in the report.

Ward Councillor: Requests that this application is reported to the planning committee for determination.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
HDAS	Residential Extensions

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the proposal on the character and appearance of the original house, on the street scene and surrounding area, and on residential amenity.

The proposed two storey side extension, by reason of its overall size, siting, design and appearance, is considered to harmonise with the character, proportions and appearance of the original house. It would appear subordinate as it would be set below the roof ridge of the existing two storey side extension.

The proposed single storey rear extension, by reason of its overall size, design, bulk, appearance, height and length of projection is also considered to harmonise with the character, proportions and appearance of the original house. It would appear subordinate, as it would be set sufficiently below the sill of the rear first floor windows. The new front window, which would replace the garage door, would harmonise with the existing fenestration details.

Overall, the proposal is considered to relate satisfactorily with the appearance of the original house and would not have a detrimental effect on the character and appearance of the street scene and surrounding area generally, in accordance with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and sections 3.0 and 5.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

The proposed two storey side extension would not reduce the side gap, some 1.5m wide, between it and the side boundary with 39 The Chase. Therefore, it is considered that the proposal would maintain the openness and character of the street scene in accordance with policies BE13, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and Section 5.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

The proposed single storey rear extension would not project more than 3.6m deep and 3.4m high in accordance with paragraphs 3.3 and 3.7 of the Hillingdon Design & Accessibility Statement: Residential Extensions. This distance and height are sufficient to ensure that the proposal will not result in a visually intrusive and overdominant impact when viewed from the rear habitable room windows at 43 The Chase.

The proposed single storey rear extension would not project more than 3.6m beyond the rear extension at 39 The Chase, and 43 The Chase will not be affected by the proposed two storey side extension as it lies on the opposite side of the application property.

The proposed two storey side extension would project some 3m beyond the rear first floor wall of 39 The Chase. However, the existing 1.5m gap that would be retained between the application property and 39 The Chase, is considered to be sufficient to prevent the development from having a visually intrusive and overdominant impact on the residential amenities of the occupiers of that house, when viewed from its rear first floor habitable room window closest to the side boundary with the application property. The proposed extension would not infringe a 45 degree line of sight from the nearest first floor habitable room window within 39 The Chase and would thus comply with Section 5.20 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

No windows are proposed facing 43 The Chase and the new first floor side bathroom window facing 39 The Chase can be fitted with obscure glass to prevent overlooking. The proposal would result in an increase in overshadowing onto 39 The Chase during the morning hours and 43 The Chase over the afternoon hours, however these increases are not considered to be so significant over and above that currently created by the application property.

It is therefore considered that the proposal would not harm the residential amenities of the occupiers of the adjoining properties and as such would comply with BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 4A.3.

Over 100sqm of private amenity space would be retained and two off-street parking spaces are retained at front, in accordance with policies BE23 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

6. RECOMMENDATION

APPROVAL subject to the following:

1 HH-T8 Time Limit - full planning application 3 years

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 HH-M2 External surfaces to match existing building

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.

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 BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 HH-OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 HH-RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 39 and 43 The Chase.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 HH-RPD2 Obscured Glazing and Non-Opening Windows (a)

The first floor side bathroom window facing 39 The Chase shall be glazed with permanently obscured glass and 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 BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 HH-RPD4 Prevention of Balconies / Roof Gardens

The roof area of the single storey rear extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

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) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Policy No.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
HDAS	Residential Extensions

- 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 will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

- 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 - Planning, Environment and Community Services, Building

Control,

3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

- 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, Environment and Community Services Reception, 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: Sonia Bowen

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address	
41 The Chase, Eastcote	
Planning Application Ref:	Scale
67626/APP/2011/412	1:1,250
Planning Committee	Date
North	June 2011

**LONDON BOROUGH
OF HILLINGDON**

**Planning,
Environment, Education
& Community Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
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