

Report of the Head of Planning & Enforcement Services

Address 47 SWANAGE WAYE HAYES
Development: Erection of a first floor side extension
LBH Ref Nos: 48600/APP/2011/548
Drawing Nos: 1:1250 Location Plan
FEB/11/08 - Proposed Plans & Elevations

Date Plans Received: 07/03/2011 **Date(s) of Amendment(s):**
Date Application Valid: 07/03/2011

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the corner of Swanage Waye and is sited on the north side of this road. It comprises a two storey end of terrace house with a hipped roof, front porch, single storey side and rear extension (granted planning permission on 01/09/1995 ref: 48600/C/95/0889) as well as a detached outbuilding at the end of the rear garden. The application property adjoins 45 Swanage Waye to the west, which has not been extended at the rear. To the southeast and northeast of the application site and on the opposite side of Swanage Waye, are nos. 66 to 68 Swanage Waye and 70 Swanage Waye, respectively. To the north (rear) of the application site is 49 Swanage Waye, which has its flank elevation wall facing the rear garden of the application property. The street scene is residential in character and appearance comprising two storey terraced and semi-detached properties 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 previously refused scheme proposed a first floor side extension set 1m behind the front wall of the application property. It measured 2.8m wide along the front elevation, 5.3m deep and finished with a hipped roof set 400mm below the main house roof ridge.

This current application attempts to overcome the reasons for refusal of the previous scheme by proposing a first floor side extension set 0.2m behind the front wall of the main house, as per the existing ground floor extension. It would measure 3m wide, 6m deep and finished with a hipped roof set flush with the main roof ridge.

1.3 Relevant Planning History

48600/APP/2010/1535 47 Swanage Way Hayes

First floor side extension.

Decision Date: 25-08-2010 Refused **Appeal:**23-DEC-10 Dismissed

Comment on Planning History

The previous application was refused for the following reasons:

1. The proposed first floor side extension, by reason of its siting, overall size, height and bulk, taken together with the projection beyond the return building line with the neighbouring properties to the north, along Swanage Way, would result in a visually intrusive and overdominant form of development on this prominent corner plot, which would be detrimental to the visual amenities of the street scene and character and appearance of the area. The proposal is therefore contrary to policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and section 5.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

2. The proposed first floor side extension, by reason of its siting behind the front wall and below the roof ridge of the main house, would fail to integrate with the scale and form of the original house and the row of terrace houses of which it forms a part. The extension would be detrimental to the character and appearance of the original house and this row of terrace properties, nos. 41 to 47 Swanage Way and would detract from the visual amenities of the street scene and surrounding area. The proposal is therefore contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and section 5.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

An appeal was lodged and subsequently dismissed on 23rd December 2010.

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

12 adjoining owner/occupiers have been consulted. A petition with 50 signatories in support of the application has been received making the following comments:

"The following petition is to confirm that we the undersigned have no objections to the proposed development of a first floor side extension at 47 Swanage Way and we believe that this development will have no detrimental effect to the local area and we therefore fully support this application.

We believe that permission should be granted for the above development on the basis of the above."

Officer comments: The points raised are addressed in the report.

Councillor Garg: Requests that this application is determined by the planning committee.

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.
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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS	'Residential Developments'
BE15	Alterations and extensions to existing buildings

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.

In determining the appeal, the Inspector states at paragraph 4:

"The proposed extension would breach the return building line of properties in Swanage Way to the north. In this respect it would conflict with the requirements of the Hillingdon Design and Accessibility Statement Supplementary Planning Document (HDAS). I have not been informed as to the extent of public consultation on the HDAS and as such I can only attach limited weight to it. Nevertheless the design principles within it are generally those to which I would have regard in any event. Given its size, height and siting the appeal proposal would be prominent in the street scene from Swanage Way and as a result of these features I consider that it would be both intrusive and overdominant. Whereas the existing single storey extension also breaches the building line, it has significantly less visual impact.

From the front of the property the proposed extension would be read in the street scene as part of the terrace. I note that there have been alterations to other dwellings in the terrace but none as significant as that proposed here. The proposal would incorporate materials and design features to match the existing dwelling. However, it would be stepped in from the existing ground floor extension and front elevation and the roof ridge would be set down from that of the main part of the building. In my view, these aspects of the design would not integrate well with the form of the house and its relationship with the rest of the terrace. They would also not accord with the guidance in the Hillingdon Design & Accessibility Statement: concerning end of terrace extensions."

Paragraphs 5.7 and 5.8 of the Hillingdon Design & Accessibility Statement: Residential Extensions advises that for end of terrace houses, two storey side extensions should integrate with the main house. There is no requirement for a setback from the front wall and the roof ridge should be equal to the main roof.

The proposed development would integrate with the main house and the terrace of properties and as such would not detract from the character and appearance of the street

scene, overcoming the second reason for refusal of the previous scheme. However, the proposed first floor side extension would be wider than the previously refused scheme. It would therefore project further beyond the return building line with the neighbouring properties to the north, along Swanage Way, resulting in a visually intrusive and overdominant form of development on this prominent corner plot, which would be detrimental to the visual amenities of the street scene and character and appearance of the area.

The applicant has made reference to similar developments on Swanage Way and in surrounding streets. However, each application is determined in their own merits and furthermore, on this issue, the Inspector makes the following comments:

"My attention has been drawn to many other examples of extensions in Swanage Way and the wider locality which are considered to be comparable with that proposed here and which I saw on my visit. However, in my estimation none directly replicate the circumstances of the appeal scheme and in any event I do not have the background details that led to their approval."

The proposal is therefore contrary to policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and section 5.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions. The current application proposal is therefore not considered to have overcome the first reason for refusing the previous application.

There are no properties to the east that would be adversely affected by the proposed development. The attached house, 45 Swanage Way, would not be adversely affected by the proposed development as it lies on the opposite side of the application property. Furthermore, 49 Swanage Way, which lies to the rear, is some 17m away and this distance is sufficient to ensure that the proposal will not harm the residential amenities of the occupiers of that property through overdominance and visual intrusion. The new rear first window would not result in a significant increase in overlooking onto 49 Swanage Way over and above that from the existing first floor windows of the properties in the terrace.

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.

Off-street parking and private amenity space will not be affected by the proposed development.

This application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed first floor side extension, by reason of its siting, overall size, height and

bulk, taken together with the projection beyond the return building line with the neighbouring properties to the north, along Swanage Way, would result in a visually intrusive and overdominant form of development on this prominent corner plot, which would be detrimental to the visual amenities of the street scene and character and appearance of the surrounding area. The proposal is therefore contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and section 5.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

INFORMATIVES

Standard Informatives

- 1 The decision to REFUSE 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 REFUSE 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.
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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS	'Residential Developments'
BE15	Alterations and extensions to existing buildings

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Notes

 Site boundary

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Site Address	
47 Swanage Way Hayes	
Planning Application Ref:	Scale
48600/APP/2011/548	1:1,250
Planning Committee	Date
Central and South	July 2011

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