Residents Services

APP. REF. NO: 26405/APP/2014/3588

DELEGATED HOUSEHOLDER DECISION

- *Please select each of the categories that enables this application to be determined under delegated powers*
- *Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.*

APPROVAL RECOMMENDED: GENERAL	Select Option
1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received	☐
2. Application complies with all relevant planning policies and is acceptable on planning grounds	☐
3. There is no Committee resolution for the enforcement action	☐
4. There is no effect on listed buildings or their settings	☐
5. The site is not in the Green Belt (but see 11 below)	☐
REFUSAL RECOMMENDED: GENERAL	
6. Application is contrary to relevant planning policies/standards	☐
7. No petition of 20 or more signatures has been received	☐
8. Application has not been supported independently by a person/s	☐
9. The site is not in Green Belt (but see 11 below)	☐
RESIDENTIAL DEVELOPMENT	
10. Single dwelling or less then 10 dewlling units and/or a site of less than 0.5 ha	☐
11. Householder application in the Green Belt	☐
COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT	
12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses	☐
13. Refusal of change of use from retail class A1 to any other use	☐
14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use.	☐
CERTIFICATE OF LAWFULNESS	
15. Certificate of Lawfulness (for proposed use or Development)	☐
16. Certificate of Lawfulness (for existing use or Development)	☐
17. Certificate of Appropriate Alternative Development	☐
CERTIFICATE OF LAWFULNESS	
18. ADVERTISMENT CONSENT (excluding Hoardings)	☐
19. PRIOR APPROVAL APPLICATION	☐
20. OUT-OF-BOROUGH OBSERVATIONS	☐
21. CIRCULAR 18/84 APPLICATION	☐
22. CORPSEWOOD COVENANT APPLICATION	☐
23. APPROVAL OF DETAILS	☐
24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval	☐
25. WORKS TO TREES	☐
26. OTHER (please specify)	☐

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No. **Report of the Head of Planning, Sport and Green Spaces**

Address 22 WARREN ROAD ICKENHAM

Development: First floor rear extension and part conversion of existing attached garage to habitable use

LBH Ref Nos: **26405/APP/2014/3588**

Drawing Nos: 107 Rev. P2
108 Rev. P2
Design and Access Statement
101 Rev. P1
103 Rev. P1
102 Rev. P1
106 Rev. P1

Date Plans Received: 07/10/2014 **Date(s) of Amendment(s):** 24/11/2014

Date Application Valid: 07/10/2014

1. CONSIDERATIONS

1.1 Site and Locality

The application site is situated on the south side of Warren Road, in a residential area of south Ickenham comprising of detached two storey houses of various styles and forming part of the Developed Area of the Borough as defined in the Hillingdon Local Plan.

No. 22 Warren Road is a three bedroom detached dwelling with an attached garage. The dwelling has an individual barn style form, featuring a tall part-hipped end roof with three overhangs on the front slope which also contains two dormer windows and a chimney. There are two more dormers on the rear roof slope and the original dwelling has been extended at ground floor with a flat roof across its full width.

There is a small summerhouse in the rear garden. The front garden is predominantly landscaped with part given over to a driveway that can accommodate three vehicles in front of the garage.

To the west is a gated access to the school playing fields behind. No. 20, beyond this access is on higher ground whilst No. 24, to the east, has been extended by a conservatory addition.

1.2 Proposed Scheme

Following amendments, the revised proposal is to extend at first floor to the rear across two-thirds of the width of the property above the existing flat roofed kitchen/dining room. One of the existing rear dormers would be removed. Internally, this would provide a fourth bedroom with an en-suite shower/WC facility to the rear and a re-located middle bedroom and bathroom.

The extension would measure 5.6 metres wide by 4.1m deep (maximum) and be completed with a double pitched roof with a valley between, the ridge heights of which would be set 0.5 metre below the main roof.

There would be two garden facing bedroom windows and a full height set of french doors with juliette balcony formed in the rear elevation at first floor. To the side, the existing bedroom window would be enlarged and fitted with obscure glazing to the re-located bathroom. The re-located middle bedroom would utilise the retained dormer window.

The extension would be finished in external materials to match those used on the existing building - with brick and tile hanging to the walls and upvc window openings.

Also proposed is conversion of the rear part of the existing garage to a utility room, leaving approx. 4.6 metres of internal space for a vehicle.

1.3 Relevant Planning History

26405/79/0289 22 Warren Road Ickenham

Single storey rear extension garage and carport.

Decision Date: 10-04-1979 Approved

26405/APP/2014/628 22 Warren Road Ickenham

First floor rear extension and part conversion of existing attached garage to habitable use

Decision Date: 27-05-2014 Refused

Comment on Planning History

The previous application for a first floor rear extension and part garage conversion was refused (under ref. 26405/APP/2014/628) in May 2014 for the following reasons:

1. The proposal, by reason of its size, scale, bulk, depth and design, including the incongruous flat roof form, would be detrimental to the character and appearance of the original dwelling and the visual amenities of the street scene and the surrounding area. It is thus contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies, Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions; and

2. The proposed side facing bedroom windows, at first floor level, would result in the overlooking of and consequent loss of privacy to the occupiers of the adjoining property, 20 Warren Road, to the detriment of neighbouring residential amenities. As such, the proposal is contrary to Policy BE24 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

The current proposal differs from that scheme primarily by a reduction in the overall width to two-thirds of the existing house and by the incorporation of a double or twin pitched roof.

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

2no. neighbouring occupiers plus Vyners School were consulted (9.10.2014) and a site notice was displayed from 16.10.2014. There have been no responses received.

Ickenham Residents Association: No comments received.

Trees/Landscape Officer - considers acceptable (in terms of Saved Policy BE38): This site is adjacent to TPO 198, however no trees, protected or otherwise, will be affected.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2011) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main issues for consideration with the proposal are the effect on the appearance of the original building and its impacts on the character of the surrounding residential area and on the amenities of the adjoining residential occupiers.

The Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) requires all development to harmonise in appearance with the existing street scene (Policy BE13) and complement the amenity and character of the surrounding area (Policy BE19).

The proposal would be mostly visible from the street on the west elevation, less so from the east due to the offset to one side. Whilst the continuation of the eaves level (approx. 5.8m) of the existing half hipped roof to the rear would thus be simple and in keeping with the existing dwelling and does not occupy the full width of the rear cat-slide roof slope, nonetheless the extension would present a significant rearward bulk at this height. As such therefore, it would be an intrusive visual element in the street scene and the general residential amenity of the area would not be safeguarded.

Proposals for extensions which harmonise with the scale, form, composition and proportions of the original building are permitted under Policy BE15. The Council's adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement - Residential Extensions (December 2008) or HDAS sets out the general

design criteria including form and dimensions by which this can be achieved.

"The design of extensions should always appear subordinate to the original house. A maximum depth of 4.0 metres is permitted for first floor rear extensions whilst the height of the new roof should have a ridge height at least 0.5m lower than the original and match its pitched roof form. Flat roofed extensions will not generally be accepted."

In this regard, the proposed extension marginally exceeds HDAS maximum in its overall depth at floor level where it would be aligned with the existing ground floor. The roof level has been set down the required amount and kept simple in its form by continuation of the existing eaves level on the half hipped end roof.

However, the depth of increase is significantly greater even at the lowered ridge level, and its overall bulk would tend to be emphasised by the shape, steep slope and height of cat-slide roof within which it would be set. The proposed flat roof valley would also be unacceptable, introducing a new element that was not in keeping with the original roof line and thus character of the original dwelling.

Overall therefore it would appear out of keeping and disproportionate to the existing dwelling and would therefore need to be reduced further in both height and width and completed under a single roof in order to appear wholly subordinate in its appearance.

For these reasons therefore the proposal is considered contrary to Policies BE13, BE15 and BE19 of the Local Plan plus HDAS.

Under Policy BE21 of the Local Plan, new extensions which due to their bulk and proximity would result in a significant loss of residential amenity will not be granted. The amenities of the neighbouring occupiers are also sought to be safeguarded by Policy BE20 which seeks to ensure that adequate daylight and sunlight can penetrate between the existing houses. HDAS sets out the means by which such impact may be assessed with relation to horizontal/vertical angles of light to be taken from habitable room and kitchen windows. Policy BE24 considers the potential for any loss of privacy due to overlooking, which should be avoided by maintaining a distance of at least 21 metres to any area from which this may occur.

Due to the separation distance between Nos. 22 and 24, the proposal would have no impact on the light or general outlook experienced by either of these neighbouring occupiers. There are no side facing windows in the flank elevation of No. 24 and the depth of the proposed extension falls within a 45 degree line taken from the centre of the nearest full height conservatory windows in that property.

In terms of privacy, one existing window (to a bathroom), providing a secondary opening to the re-located middle bedroom, in the side facing No. 24 though beyond the scope of this application may still be fitted with obscure glazing. The form of the new window to the en-suite in the extension should however be controlled. The enlarged side facing window proposed in the west elevation would serve the re-located bathroom and face directly towards No. 20 Warren Road. This property is separated from the application property by the width of the school access and contains two first floor side windows. Similarly therefore, this bathroom window should be fitted with obscure glazing and thus the potential for overlooking is removed.

The proposal would therefore have an acceptable impact on the residential amenities of the neighbouring occupiers, and would comply with the objectives of HDAS and Local Plan Policy BE24.

Policy BE23 of the Local Plan and HDAS set out a minimum requirement of 100 square metres of external amenity space for a four bedroom house. The existing garden area would not be reduced and there would be over 400 sq.m. available to the future occupiers of the enlarged dwelling. As such, this would conform to the requirement of Policy BE23 of the Local Plan and HDAS.

All proposals for development are required, where applicable, to adhere to the Council's maximum parking standards and for four bedroom dwellings, up to two such off-street parking spaces should be available. In this regard, the existing off-street parking provision for up to four vehicles at No. 22, including the part converted garage which may still accommodate one vehicle and hardstanding to the front will not change and thus the proposal accords with Local Plan Policy AM14.

There are no protected trees or other landscape features of merit affected by the proposal, in compliance with Local Plan Policy BE38 which seeks to retain these for their amenity value.

Accordingly therefore, the application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal, by reason of its size, scale, bulk and design, including its roof design, would be detrimental to the character and appearance of the original dwelling and the visual amenities of the street scene and the surrounding area. It is thus contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies, Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national

Part 1 Policies:

Part 2 Policies:

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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guidance.

Contact Officer: Daniel Murkin **Telephone No:** 01895 250230