1.0 SUMMARY

1.1 The application seeks to erect a single-storey detached outbuilding to the rear of the site for use as a children’s playroom.

1.2 It is considered that the application for the detached outbuilding has overcome the previous reasons for refusal and is within the policies set out in Council’s Residential Extension Guidelines and the Unitary Development Plan Policies. It is considered that this application would not impact negatively on the property, the surrounding area or the neighbours’ living conditions. The application is therefore recommended for approval.

2.0 SITE DESCRIPTION

2.1 The 290.8m² site comprises a two-storey, semi-detached dwelling located on the western side of Durham Road. The property backs onto Harlington Road East close to the point where this road bridges the mainline railway. The property presently remains undeveloped, although there are two wooden sheds of modest proportions located in the rear garden. There is an un-adopted track providing access to the rear gardens of the properties on this side of Durham Road.

2.2 The adjoining semi, number 22 Durham Road has an existing outbuilding at the end of the rear garden that has been built with a pitched roof and is positioned adjoining the site boundaries. The adjacent property to the south is an end of terrace property that remains undeveloped to the rear. Several other properties along this side of Durham Road have outbuildings in the rear garden that are of considerable size and scale. These structures are either immune or would have been built under the old permitted development requirements.
3.0 HISTORY

3.1 00375/24/P1 Demolition of existing rear extension and part of existing kitchen and the erection of a two storey side, single storey rear extension and front porch to existing dwellinghouse

Approved 23rd December 2002

3.2 00375/24/LAW1 Certificate of lawfulness for the proposed erection of a single storey garage to rear garden of existing dwellinghouse

Refused 3rd January 2003

*Reason: the proposed garage would be nearer to a highway which bounds the curtilage than any point 20m from the highway*

3.3 00375/24/P2 Erection of a two storey side extension and a single storey rear extension to the house

Refused 15th October 2009

3.4 00375/24/P3 Erection of a detached outbuilding in the rear garden

Refused 15th October 2009

*Reason: By reason of its bulk and position and its cumulative impact when considered with other adjacent structures, is considered to be detrimental to the street scene.*

Appeal dismissed 29th January 2010

3.5 22 Durham Road

00375/22/P1 Erection of a single storey detached outbuilding at the rear of garden for use as a garage, gym and playroom

Approved 29th January 2004

4.0 DETAILS

4.1 The proposal involves the erection of a single-storey detached outbuilding for use as a children’s playroom in the rear garden of 24 Durham Road. The size and position of the outbuilding remain fundamentally the same as the previous application with some minor changes indicated below.

4.2 The outbuilding would be separated from the original dwelling by a distance of 16.3m. The proposed outbuilding would have a width of 5.84m and would be 7.8m deep. It would have a ridged roof with a maximum height of 4.0m, reducing to 2.9m at the eaves level.
4.3 The detached outbuilding would be set in 1.00m from the rear site boundary and 1.0m from both side boundaries. The outbuilding would include one pair of patio doors and one window on the front elevation. There would be no direct access from the outbuilding onto the un-adopted track to the rear.

4.4 The outbuilding would be built using materials to match the existing house, with uPVC windows and doors. There would be no internal divisions and the outbuilding would be used as a Children’s play area and storage space.

4.5 A new brick fence to a height of 1.6m would be erected along the southern boundary with number 26 Durham Road.

5.0 CONSULTATIONS

5.1 Two neighbouring residents were notified on 17/03/2010. One response was received and the comments are detailed below:

<table>
<thead>
<tr>
<th>Comment</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Belief that the intended use for the outbuilding is as a residential dwelling</td>
<td>Paragraph 7.12. In addition a condition can be attached to any consent stating that use of the outbuilding must be ancillary to the enjoyment of the main house.</td>
</tr>
<tr>
<td>Objection to another outbuilding being erected as similar plans have already been rejected</td>
<td>Paragraph 7.7</td>
</tr>
</tbody>
</table>

6.0 POLICY

Determining applications for full or outline planning permission

6.1 When determining applications for planning permission, the authority is required to have regard to the development plan, so far as is material, and to any other material considerations. In addition, the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan

6.2 The Development Plan for the Borough comprises the saved policies in the Council’s Unitary Development Plan (‘UDP’), the Employment Development Plan Document, the Brentford Area Action Plan and the London Plan.

6.3 The London Plan (Consolidated with alterations since 2004) was adopted in February 2008.

6.4 The UDP was adopted in December 2003 and was amended and saved as of 28 September 2007 by Direction from the Secretary of State.

6.5 The Employment Development Plan Document was adopted on 25 November 2008 and has superseded the Employment Policies contained in
UDP Chapter 7 and the following Implementation Policies contained in UDP Chapter 2: IMP.4.1, IMP.4.2, IMP.4.3, and IMP.4.4.

6.6 The Brentford Area Action Plan was adopted on 27 January 2009 and has superseded the following Implementation Policies contained in UDP Chapter 2: IMP.2.1 and IMP.3.1.

Supplementary Planning Documents
Planning Obligations
Air Quality

6.7 These SPDs were adopted on 11/03/08, following public consultation in July and August 2007. The documents form part of the Local Development Framework.

Supplementary Planning Guidance

1997 Supplementary Planning Guidance

6.8 The guidance contained within the Supplementary Guidance was subject to formal public consultation and unlike normal SPG were subject to an inquiry process and consideration by a government inspector. The Inspectors report recommended the appendices be removed from the plan, as they added to its bulk, cost and complexity and may well have consumed further resources at the first review of the UDP. He also considered that they could stand alone away from the main plan as SPG. This was the course of action to be taken by the Council. During the consultation process, objections were received from individual house builders and the HBF. The guidance was amended as part of the process. The Council did not therefore consider it necessary to re-consult on this proposed guidance, but simply to use the guidance in light of the suggested amendments and the Inspector's comments.

Residential Extensions Guidelines


6.10 The relevant policies for this proposal are:

6.11 Unitary Development Plan

ENV-B.1.1 All New Development.

H.6.4 Extensions and Alterations
### 7.0 PLANNING ISSUES

7.1 Council planning policies ENV-B.1.1 and H.6.4 support the principle of household extensions provided that no harm to neighbours’ living conditions or the character and appearance of the locality would result. In conjunction with these policies, the Residential Extension Guidelines were introduced to ensure that a balance is struck between protecting neighbours’ interests, keeping a good quality and attractive street scene and meeting applicants’ reasonable expectations for increased accommodation.

7.2 Section 7.0 of the REGs states outbuilding must be positioned to minimise any overshadowing, leave a practical amount of garden, and respect the design and appearance of nearby houses. To prevent overshadowing adjoining houses, the outbuilding should be set in from the boundaries by at least 1.0m and if a ridged roof is proposed, this should be no higher than 4.0m. Windows must only be placed on the elevation facing the main house to prevent any overlooking and privacy issues. The outbuilding must only be used for normal domestic uses related to the residential use of the main house.

7.3 The main planning issues to consider are:

- The acceptability, in principle, of the proposal;
- The impact upon the appearance of the house and local area, and;
- The impact on neighbours’ living conditions.

#### The acceptability, in principle, of the proposal

7.4 The erection of a single-storey detached outbuilding is acceptable in principle, subject to compliance with the Council’s Residential Extension Guidelines.

#### Impact upon the appearance of the house and the local area

7.5 The outbuilding would be finished in materials that would match the rear of the main property, so would tie in with the appearance of the house. Furthermore, the outbuilding would match the materials of the existing outbuilding to the north at number 22, and so would not represent an incongruous feature in this area.

7.6 The outbuilding would not be visible from Durham Road, and would therefore not affect the street scene. While it would be visible from Harlington Road East, this section of the road is not residential in nature and forms part of the bridge over the mainline railway. Therefore, the proposed outbuilding would not impact upon this street scene, as it would be below
the level of this street. Furthermore, the presence of a similar outbuilding at the adjoining property, and several other outbuildings further north of the application site, would mean that the proposed outbuilding would not be out of keeping with the appearance of the surrounding area.

7.7 In the previous appeal decision (dated 29th January 2010) the Inspector stated that the proposed outbuilding would have no material impact on the Durham Road street scene and that whilst the proposal would erode the amenity from Harlington Road East to the rear, the Inspector did not place great importance on this transitory view. The Inspector went on to say:

“Bearing in mind that other houses at 6, 8 and 22 already have such outbuildings and others have rear sheds I consider that the appeal building would not harm the appearance of the area either on its own or as part of a cumulative effect”

7.8 Therefore it is considered that the proposed outbuilding would not have a detrimental impact upon the appearance of the existing property and surrounding area and would be in keeping with UDP polices and the Council’s REGs.

Impact on neighbours’ living conditions

7.9 The proposed outbuilding would have a maximum height of 4.0m and so meet the recommendations within the Council’s REGs. Furthermore, it is considered this would be an acceptable height as the outbuilding at the neighbouring property to the north is of a similar size.

7.10 The proposal would have a set-in of 1.0m from the rear boundary, which would be in accordance with the recommendations of the REGs and given the depth of the rear garden and the location of the property backing onto the Harlington Road East bridge, it is not considered this would have a significant impact on the living conditions of the neighbouring residents and would therefore be acceptable. It is also noted that the outbuilding to the north of the application site has been built up to the rear site boundary.

7.11 The 1.0m set-in along the side boundaries would be in keeping with the recommendations of the Council’s REGs and would help reduce the impact of this outbuilding on neighbouring residents. This is particularly important to the property to the south that remains undeveloped, as the set-in will mitigate any issues of overshadowing that may arise from the size and scale of the proposed outbuilding and would deem it acceptable.

7.12 All doors and windows are proposed on the front elevation of the outbuilding, overlooking the rear garden of number 24 Durham Road. This would overcome any issues surrounding loss of privacy or overlooking for neighbouring residents. The proposal also includes the erection of a boundary fence along the southern boundary with number 26 Durham Road to a height of 1.6m. This would also help mitigate any potential issues surrounding overlooking or loss of privacy.

7.13 The proposed use of the outbuilding is for a children’s playroom. It should therefore not create any additional noise, or activity to the rear of the site that would be of detriment to the surrounding neighbours.
7.14 It is considered that the amended proposal has overcome the reasons given in the previous appeal decision (i.e. the inclusion of windows on the sidewalls of the proposal would result in a loss of quality of life for residents at number 26) and would therefore not have an unacceptable impact on the neighbouring residents living conditions and would be in accordance with the Council’s UDP Policies and Supplementary Planning Guidance.

8.0 EQUAL OPPORTUNITIES IMPLICATIONS

- There are no equal opportunity implications

9.0 CONCLUSION

9.1 It is considered that the application for the detached children’s playroom outbuilding is within the policies set out in Council’s Residential Extension Guidelines and UDP policies. It is considered that this application would not impact negatively on the property, the surrounding area or neighbours’ living conditions and is therefore recommended for approval.

10.0 RECOMMENDATION:

GRANT

Reasons:

The detached outbuilding, due to its size, design and position would not result in an unacceptable impact on neighbours’ living conditions or have a detrimental impact upon the appearance of the existing house or the wider area and given the proximity of similar sized outbuildings to the application site, would not harm the appearance of the area as part of a cumulative effect. The proposal therefore meets the criteria set out in policies H.6.4 and ENV-B.1.1 of the London Borough of Hounslow Unitary Development Plan and Section 7.0 of the Council’s Residential Extension Guidelines.

Conditions:

1. A1a Time Limit for Commencing Development
2. B3 Matching Materials
3. B5 Detailed Applications
4. D2 Windows
5. The detached outbuilding shall only be used for purposes ancillary to the enjoyment of the single-family dwellinghouse known as 24 Durham Road and for no other purpose.

REASON: To maintain the amenity of the surrounding area and neighbouring residents living conditions.