

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 an 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 than 10 dwelling 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 the Heads of Terms have already received Committee approval	☐
25.	WORKS TO TREES	☐
26.	OTHER (please specify)	☐

The delegation powers schedule has been changed. Interim Director of Planning, Regeneration & Public Realm can determine this application

Case Officer:

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's 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 DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM

Item No. **Report of the Head of Development Management and Building Control**

Address: 23 THE RISE HILLINGDON

Development: Erection of two storey extension to the side and part single storey, part double storey extension to the rear.

LBH Ref Nos: 77530/APP/2023/1323

Drawing Nos: 23TR-EXT/31082022/REV-B-2/2
23TR-EXT/31082022/REV-B-1/2

Date Plans received: **Date(s) of Amendments(s):**

Date Application valid

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two-storey semi detached property which is located on a prominent visual corner plot, centrally on The Rise at the junction with The Crossway. The property has undergone a hip to gable conversion and contains a large rear dormer extension.

The surrounding area is mostly residential in nature comprising of detached and semi-detached dwellings.

There are no trees that are subject to a Tree Preservation Order within the site or on adjoining land. The site is not designated within a Conservation Area, nor an Area of Special Local Character. The site does not contain any Listed Buildings.

1.2 Proposed Scheme

The current application seeks planning permission for the erection of a single storey rear extension, part first floor rear extension and double storey side extension.

1.3 Relevant Planning History

77530/APP/2022/3797

23 THE RISE HILLINGDON

Erection of a single storey rear extension, part first floor rear extension and double storey side extension.

Decision: 08-02-2023

Refused

77530/APP/2022/3097

23 THE RISE HILLINGDON

Conversion of roof space to habitable use to include a rear dormer with 3 front roof lights and

conversion of roof from hip to gable end with new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 05-12-2022

Approved

Comment on Planning History

Relevant history attached.

A hip to gable conversion and erection of a rear dormer was granted a certificate of lawful development recently under 77530/APP/2022/3097. At the time of this application, the dormer is substantially complete.

77530/APP/2022/3797 for 'Erection of a single storey rear extension, part first floor rear extension and double storey side extension.' was refused on 08-02-23 for the following reason:

'The proposed two storey side/rear extension, by virtue of its size, scale, bulk and design, including the awkward juxtaposition of the proposed roof with the existing roof works, would fail to harmonise with the architectural composition of the host dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).'

This application seeks to overcome the previous reason for refusal through the alteration of the first floor side extension roof form.

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

4 neighbouring properties were consulted by letter on 11-05-23.

No objections or comments were received.

4. Local Plan Designation and London Plan

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 18 Private Outdoor Amenity Space

DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D6	(2021) Housing quality and standards

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the street scene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

Character and Appearance:

Policy BE1 of the Hillingdon Local Plan: Part 1 (2012) seeks a quality of design in all new development 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.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (2020) requires that alterations and extensions of dwellings not to have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

With regards to two storey rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (2020) states that:

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and

ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

With regards to side extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (2020) states that:

- i) side extensions should not exceed half the width of the original property;
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
- iii) garages should reflect the size guidelines set out in Appendix C Parking standards;
- iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and
- vii) in Conservation Areas, single storey side extensions may be required to be set back.

The Rise is suburban in character and is defined by two storey properties set back from the highway, with the properties having varying forms. The application site lies on a prominent visual corner at the junction with The Crossway. The open corner plots at this junction provide visual relief to the built forms in the surrounding area, with the semi detached and detached properties characterised with gaps between plots aiding this.

The proposal would create a wrap around extension at ground floor level, the first floor side and rear elements would not be connected.

The single storey rear extension would be 3.6 metres deep and have a maximum height of 3.8 metres characterised through a mono pitched roof, with the eaves at 2.5 metres. In terms of depth this would meet the prescribed measurements set out in policy DM HD1, however the height would be greater than the prescribed measurement set out in policy DM HD1, given the prominent visual location of this application site, it is considered that this would read as too high and dominant when viewed from the rear, when viewed in the context with the proposed first floor rear extension as detailed below.

The first floor rear extension would be set down from the main roof ridge, it would have a depth of three metres however due to the mono pitched sloping roof at ground floor level, the rear extension would appear to sit awkwardly within this roof slope as if stretched. Given the height of the first floor rear extension at its highest point when combined with this first floor elements the proposal would appear disjointed and fail to integrate with both each other and the architectural integrity of the host building. This would be compounded by the large rear dormer currently in situ, presenting the entire rear elevation as having an awkward juxtaposition between all these elements.

The side element would be 3.6 metres in width and extend to meet the proposed rear extension at ground floor level, with the first floor element sitting within the depth of the original dwellinghouse. The first floor side element would be set back from the front of the property by 1 metre. The width of the proposed side element would exceed half that of the original dwellinghouse, failing to appear subordinate to the host dwelling, as well as a bulky addition to a prominent open visual quarter plot.

The first floor side extension would be characterised with a hipped roof form, with a marginal set down of from the existing roof ridgeline. A hip to gable to extension has been implemented on the roof of the application site. The introduction of the hipped roof form would read as incongruent when

viewed in the context of the surrounding area and out of keeping with the architectural integrity of the host building, given the alterations, as well as substantially unbalancing the pair of semi detached houses. The two storey element would significantly disrupt the established and continuous building line on The Crossway to the rear, contrary to Policies DMHD1, DMHB11 and DMHB 12 of the Hillingdon Local Plan Part Two (2020).

Importantly, this extension is directly contrary to Policy DMHD1, specifically criterion vi). Applications must be determined in accordance with the development plan unless other material considerations exist. Along The Rise there are predominantly hipped roofs, included on the attached neighbour, this gable ended side extension would be out of character and harmful to the streetscene.

The result is the extension having an awkward appearance with respect to the juxtaposition of the existing roof extension and proposed roof form at front, side and rear elevations. The excessive width of the side extension, as well as the disjointed elements to the rear appear visually dominant, disruptive of the existing rhythm of both the host building and wider area. It is considered that this proposal would fail to harmonise with the architectural composition of the host dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

The proposal as is would fail to overcome the previous reason for refusal.

Residential Amenity:

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. 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.

Primary consideration is given to the adjoining neighbour No 21 The Rise.

The depth of the extension would be compliant with Policy DMHD1, which seeks to protect residential amenity. Whilst the maximum height would exceed the prescribed measurements set out in the aforementioned policy, given the modest height of the eaves and the monopitched nature of the roof, it is unlikely that there would be undue harm caused to the amenities of the neighbouring occupiers at No 21. The first floor rear extension has been shown to not impede on the 45 degree sight line of the closest habitable room. The proposed side elements would be obscured by the existing building lines.

As such, the proposal complies with Policies DMHB11 and DMHD1 of the Hillingdon Local Plan, in protecting neighbouring amenity.

External Amenity Space:

Over 200 square metres of rear garden space would be retained at the site, it is considered that the proposal would not undermine the provision of external amenity space for the existing occupiers at the site, in compliance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part 2 (2020)

Parking and Highway Safety:

There would be no impact to the existing parking situation.

Conclusion:

The proposed two storey side/rear extension would have a detrimental impact on the character and appearance of the host dwelling and the surrounding area. The proposal would therefore conflict with the NPPF (2021) and Policies DMHD 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part 2 (2020). It is therefore recommended that the application be refused.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The proposed two storey side/rear extension, by virtue of its size, scale, bulk and design, including the awkward juxtaposition of the proposed roof with the existing roof works, would fail to harmonise with the architectural composition of the host dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

INFORMATIVES

1. On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.
2. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

We have however been unable to seek solutions to problems arising from the application as the principle of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

Part 1 Policies

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D6	(2021) Housing quality and standards

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