

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.	ADVERTISEMENT 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: 8 PHELPS WAY HAYES

Development: Erection of a single storey rear extension.

LBH Ref Nos: 28798/APP/2023/1896

Drawing Nos: 8 / P / 2023 - 1

8 / P / 2023 - 2

8 / P / 2023 - 3

8 / P / 2023 - 4

8 / P / 2023 - 5

Date Plans received:

Date(s) of Amendments(s):

Date Application valid

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the North Western side of Phelps Way and comprises of a 2 storey high semi-detached dwelling. The property has a hip roof and an area of hardstanding to the front for off-street parking.

The surrounding area is residential in nature consisting mainly of semi-detached dwelling houses. Directly south of the application site is the Cranford Park Primary School, a locally listed building.

1.2 Proposed Scheme

Planning permission is sought for the erection of a single storey rear extension.

1.3 Relevant Planning History

28798/APP/2023/861

8 PHELPS WAY HAYES

Erection of a single storey rear and part first floor rear extension with new window at first floor level.

Decision: 17-05-2023

Refused

Comment on Planning History

The planning history for the site is listed above.

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

Five neighbouring properties were consulted on the application by letter dated 06-07-23. The consultation period expired 27-07-23. No representations were received during the consultation period.

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

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB 18 Private Outdoor Amenity Space

DMT 6 Vehicle Parking

LPP D6 (2021) Housing quality and standards

LPP D3 (2021) Optimising site capacity through the design-led approach

NPPF12 NPPF 2021 - Achieving well-designed places

5. MAIN PLANNING ISSUES

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

Character and Appearance:

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (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 Two - Development Management Policies (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.

DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) which requires for development proposal to be well integrated with the surrounding area.

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

With regard to rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (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.

The proposed single storey rear extension would measure 6m in depth, span the full width of the rear of the property and have a maximum height 3m slightly sloping down to 2.85m. it would also include reducing the existing side elevation window in size.

The proposed extension would almost double the footprint of the original property creating a disproportionate and over dominant addition to the dwelling. Due to the combination of its depth and height it is considered that the proposal would harm the character and appearance of the original property.

6m deep rear extensions are not common within the immediate surrounding area and the few that exist do not benefit from planning permission. Extensions in the area are mainly 3-4m in depth. The proposed extension extension is therefore considered to be out of character with the immediate surrounding area and the depth of other extensions.

In addition to the above, the 6m deep extension proposed under this application could not be constructed under permitted development as in 2014 The London Borough of Hillingdon introduced an Article 4 Direction restricting larger home (Permitted Development) extensions to 4m in depth. The Article 4 was put in place to protect the overdevelopment of gardens, properties and plots. As such the fall back position of constructing the extension under permitted development does not exist.

It should also be noted that a application for a 6m single storey rear extension and part first floor rear extension was refused at the site under reference 28798/APP/2023/861. The case officer stated that 'the ground floor rear extension would not appear as subservient to the existing dwelling and would be an incongruous and bulky addition. Furthermore, the neighbours closest to the site (i.e. no. 6 and no. 10 Phelps Way) both benefit from 3.6M deep extensions. Therefore, it is considered that a 6M deep extension would be an inappropriate addition to the property with harmful impacts on the character and appearance of the host dwelling and surrounding area in its entirety.' As such the conclusion that the proposed 6m deep single storey rear extension is unacceptable is consistent with previous refusals at the site.

It is concluded that the proposal would not comply with with Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Residential Amenity:

No. 6 and No.10 Phelps Way are the principal neighbouring properties that must be taken into consideration when assessing the developments impact on neighbouring amenities as they are the closest dwellings to the application site.

No. 6 is the attached dwellinghouse and comprises of a two storey semi-detached dwelling. It is noted that no. 6 benefits from a ground floor rear addition with a depth of 3.6M. Whilst the proposed extension has a depth of 6M (which greatly exceeds the prescribed criteria of 3.6M), the extension would only project beyond the neighbour's rear wall by 2.4M. This is considered acceptable and would result in no harmful amenity impacts such as overlooking, loss of light or overbearing effects.

No. 10 is the adjacent neighbour and comprises of a two storey semi-detached dwelling. It has been noted that the adjacent neighbour also benefits from a rear extension with a depth of around 3.6M. Given the separation distance between the two properties (including a shared alleyway between the application site and the neighbouring dwelling) and that the proposed ground floor extension would project 2.4M beyond the neighbour's rear wall, it is considered there would be no detrimental impacts on the quality of amenity for no. 10.

It would therefore comply with the objectives of Policies DMHD 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), in this respect.

External Amenity Space Provision:

Over 124 sqm of private amenity space would be retained after the development has been built out. As such, the proposal would not undermine the provision of external amenity space for the existing occupiers at the application site, in compliance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Parking and Highways Safety:

The proposed development would not affect the existing parking arrangement. The proposal would not significantly exacerbate the demand for street parking or prejudice highway safety, in accordance with DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Conclusion:

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The proposed ground floor rear extension, by reason of its excessive depth, design and bulk would appear as a disproportionate and incongruous addition that would fail to respect the architectural composition or size of the original dwelling. The extension is therefore considered to be detrimental to the character, appearance and visual amenities of the host property. Due to its oversized design it would also be harmful to character of the surrounding area where extensions are generally smaller. The proposal would therefore be 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), Policy D3 of the London Plan (2021) and paragraph 130 of the NPPF (2021).

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 Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB 18 Private Outdoor Amenity Space

DMT 6 Vehicle Parking

LPP D6 (2021) Housing quality and standards

LPP D3 (2021) Optimising site capacity through the design-led approach

NPPF12 NPPF 2021 - Achieving well-designed places

Part 1 Policies

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHD 1	Alterations and Extensions to Residential Dwellings
DMHB 18	Private Outdoor Amenity Space
DMT 6	Vehicle Parking
LPP D6	(2021) Housing quality and standards
LPP D3	(2021) Optimising site capacity through the design-led approach
NPPF12	NPPF 2021 - Achieving well-designed places

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