

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: 30 RODMELL CLOSE HAYES

Development: Erection of first floor side and rear wraparound extension.

LBH Ref Nos: 48130/APP/2023/2047

Drawing Nos: Location Plan
A2-2383/1
2383.2 REV A

Date Plans received: **Date(s) of Amendments(s):** 30-08-23

Date Application valid

1. CONSIDERATIONS

1.1 Site and Locality

The site is occupied by a two storey end of terrace dwelling located on a cul-de-sac on Rodmell Close in Hayes. The existing dwelling is made up of bricked walls and brown framed windows. The area within the curtilage of the site, and fronting Rodemell Close, is predominately covered by hardstanding provides space to accommodate off-street parking for at least 2 vehicles. The street scene is predominately residential in character and uniform is design.

1.2 Proposed Scheme

The application proposes the erection of first floor side and rear wraparound extension.

Amended plans were received on 30th August 2023 showing the proposed first floor side extension set down from the existing roof ridge.

1.3 Relevant Planning History

48130/APP/2008/2970 30 RODMELL CLOSE HAYES

Single storey side and rear extension

Decision: 04-12-2008 Approved

48130/93/1025 30 RODMELL CLOSE HAYES

Erection of a front garden wall (retrospective application)

Decision: 22-09-1993 Approved

Comment on Planning History

The application site had a previous approved permission for a single storey side and rear extension under planning ref: 48130/APP/2008/2970.

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

5 neighbouring properties were consulted on 20th July 2023, consultation expired on 10th August 2023. No objections 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
NPPF4	NPPF 2021 - Decision-Making
NPPF12	NPPF 2021 - Achieving well-designed places
NPPF9	NPPF 2021 - Promoting sustainable transport
NPPF11	NPPF 2021 - Making effective use of land
NPPF2	NPPF 2021 - Achieving sustainable development
LPP D6	(2021) Housing quality and standards
DMT 6	Vehicle Parking
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space

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, internal amenity space provision, the reduction in size of the rear garden and car parking provision.

Character and appearance:

The Hillingdon Local Plan: Part One Strategic Policy BE1 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) states that new development will be required to be designed to the highest standards and incorporate principles of good design.

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area.

Policy DMHD 1 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 regards to rear extensions, Policy DMHD 1 states that:

- 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;
- 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;
- 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.

With regard to side extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- i) side extensions should not exceed half the width of the original property;
- iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary
- 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.

The proposed first floor side/rear extension would extend approximately 2.1m from the existing rear elevation and 0.9m from the existing side elevation. The proposal would be set back from the principal elevation by 1m. The proposed development would be set down from the existing roof ridge. Although the proposed first floor side extension would not retain a 1m separation distance, given the modest width of 0.9 and the sufficient separation distance from the neighbouring property at No. 34 Rodmell Close, it is not considered that the proposal would create a terrace effect or would result to a cramped form of development

Overall, the current proposal is considered to satisfactorily integrate with the appearance of the original dwelling which has been extended. Taking into account the surrounding context of neighbouring development it would not harm the character, appearance and visual amenities of the area. As such, the development proposal would accord with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local plan - Part Two (2020).

Neighbouring residential amenity:

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (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 Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. The supporting text for this policy states that the Council will expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook.

Impact on the neighbouring property at No. 29 Rodmell Close:

The proposed development would be sited approximately 2m from the side boundary and no windows are proposed to face towards the neighboring property at No.29 Rodmell Close. Given the sufficient separation distance and noting that the proposal would not intrude into the 45-degree rule, it is not considered that the proposal would have a detrimental impact on loss of sunlight /daylight, loss of privacy or would appear visually overbearing.

Impact on the neighbouring property at No. 34 Rodmell Close:

Concerns are raised in terms of the impact that the first floor side and rear extension will have on the occupants of No. 34 Rodmell Close which have relatively short rear garden and achieve a rear elevation to flank separation distance of less than 10metres (7.6m). The side gap provided between the first floor side extension and the side boundary would be substandard to the 1metre requirement of Policy DMHD 1. As a result, it is considered that the proposed first floor side and rear extension, by virtue of its scale, bulk, siting and close proximity, would result in an unacceptably oppressive and overbearing outlook to the habitable room rear windows and rear garden at No. 34 Rodmell Close.

Therefore the proposal would harm the residential amenity of neighbouring occupiers. Consequently, the proposal conflicts with Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Living/amenity standards:

Policy D6 of the London Plan (2021) states that housing development should be of high quality design and provide adequately sized rooms.

Policy DMHB 16 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all housing development should have an adequate provision of internal space in order to provide an appropriate living environment.

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with the Housing quality and standards of the London Plan (2021).

External Amenity Space Provision:

Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires all new residential development to provide good quality and useable private amenity space.

Policy DMHD 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that: Planning applications relating to alterations and extensions of dwellings will be required to ensure that adequate garden space is retained.

In terms of the garden area the development would retain adequate garden space and would accord with Policies DMHD 1 and Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Parking:

Policy DMT 6: Vehicle Parking states: Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity.

The existing dwelling comprises 2 bedrooms. No additional bedrooms would be added to the subject property and the existing shared driveway would be retained to accommodate at least 2 off-street parking spaces to the subject property in accordance with adopted Council parking standards.

Conclusion:

For the reasons set out above, the application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The proposed first floor side and rear extension, by virtue of its size, scale, bulk and proximity, would be detrimental to the amenities of the adjacent occupiers at No. 34 Rodemell Close by reason of overdominance, visual intrusion and loss of outlook. Therefore the proposal would be contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020).

INFORMATIVES

1. 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 principal 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

NPPF4 NPPF 2021 - Decision-Making

NPPF12	NPPF 2021 - Achieving well-designed places
NPPF9	NPPF 2021 - Promoting sustainable transport
NPPF11	NPPF 2021 - Making effective use of land
NPPF2	NPPF 2021 - Achieving sustainable development
LPP D6	(2021) Housing quality and standards
DMT 6	Vehicle Parking
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space

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