

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

Development: Erection of a two storey front extension and raising of ridgeline

Drawing Nos: ART/2023/FE60EA/PE
ART/2023/FE60EA/PL Rev A
ART/2023/FE60EA/EL Rev A
ART/2023/FE60EA/EE Rev A

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

Date Application valid

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a small rectangular detached two-storey dwelling located on the south-eastern side of East Avenue. The plot is very small and the building has a single-storey rear extension. There is a side gap between nos. 60 and 62. The garden to the rear is small with a tree that is not protected by a Tree Protection Order (TPO).

The nearest four properties along this part of East Avenue tend to vary in their form, proportion and appearance. Similarities are noted along the rest of East Avenue in clusters of properties. The properties on the opposite side of East Avenue are generally uniform. The site backs onto The Salvation Army Hall on Coldharbour Lane.

The site is not the subject of heritage policies. It is located in Hayes Town Centre, the Hillingdon Air Quality Management Area and the Council's GIS system indicates that the site is potentially Contaminated Land.

1.2 Proposed Scheme

The application proposes for the erection of a two storey front extension and raising of ridgeline.

1.3 Relevant Planning History

2773/APP/2023/1283

60 EAST AVENUE HAYES

Erection of a two storey extension to the side and part single storey and part two storey extension to the rear.

Decision: 11-08-2023	Approved
2773/APP/2023/551	60 EAST AVENUE HAYES
Erection of a double storey side extension and a part single storey, part double storey rear extension	
Decision: 28-04-2023	Withdrawn
2773/APP/2023/64	60 EAST AVENUE HAYES
Erection of single storey extension to rear (Application for a Certificate of Lawful Development for a Proposed Development)	
Decision: 14-02-2023	Approved
2773/PRC/2022/179	60 EAST AVENUE HAYES
Demolition of existing building to provide a new two-storey building comprising 3 self-contained flats and communal amenity space	
Decision: 16-01-2023	Objection

Comment on Planning History

The application had a previous approved permission under planning ref: 2773/APP/2023/1283 for the erection of a two storey extension to the side and part single storey and part two storey extension to the rear.

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

15 neighbouring properties were consulted on 4th September 2023, consultation expired on 25th September 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

DMHD 1 Alterations and Extensions to Residential Dwellings

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 dwelling, 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.

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) 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 Two - Development Management Policies (2020) requires that alterations and extensions 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 front extensions Policy DMHD1 requires:

- i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;
- ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and
- iii) notwithstanding the above, at least 25% of the front garden must be retained.

The proposed two storey front extension would measure approximately 1.3m (d) x 9.8m (w) x 7.3m (h). At roof level, the existing roof ridge would be raised by 0.5m.

The proposed two storey front extension would extend across the entire width of the principal elevation and with the absence of any set-back from the front elevation or set-in from the flank walls, would mean that the proposed two storey front would appear overly dominant. This would be seen from both direct and long views on East Avenue. Due to the substantial bulk and mass to the front elevation and particularly at roof level, the development proposal would radically alter the design and appearance of the existing dwelling, resulting in bulky and incongruous addition that fail

to harmonise with the architectural composition of the existing dwelling. It is considered that this harm should be given significant importance and weight.

Whilst the exterior materials are proposed to match the existing building, which is positive, the development proposal would result in an unsubordinate and incongruous additions that would harm the character and appearance of the original dwelling.

For the above reasons, the development proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 4, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local plan - Part Two (2020), Policies D3 and HC1 of the London Plan (2021) and the NPPF (2021).

Neighbour Amenities:

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.

Impact on the neighbouring property at Nos. 58 and 62 East Avenue:

The proposed two storey front extension would align with the build line of the adjacent neighbouring properties at Nos. 58 and 62 East Avenue. No side facing windows are proposed towards the adjacent neighbours. Therefore, it is not considered that the proposal would have a detrimental impact on loss of sunlight/daylight, outlook or appearing visually overbearing.

Whilst additional windows would be added to the front elevation, these windows would have similar views as the existing windows at first floor. Therefore, the proposal would not have a detrimental impact on loss of privacy.

The proposed development is not considered to significantly impact on neighbour amenity and therefore accords with Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Living Conditions:

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 would still maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021) and Policy DMHB 16 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Private amenity space:

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 and Highway Safety:

The proposed development would not have an impact on parking provision as no additional bedrooms would be added to the subject property and the application site does not benefit from off-street parking. As such, the proposal would not significantly exacerbate the demand for street parking or prejudice highway safety in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2 (2020).

Conclusion:

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

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The proposed development, by reason of its cumulative width, size, scale, bulk and design, would fail to harmonise with the architectural composition of the original property and would be detrimental to the character, appearance and visual amenities of the surrounding area. Therefore the proposal would 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).

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 Polices

PT1.BE1 (2012) Built Environment

Part 2 Polices:

DMHB 11	Design of New Development
DMHD 1	Alterations and Extensions to Residential Dwellings
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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