

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: 1 BARRINGTON DRIVE HAREFIELD

Development: Erection of a two storey rear extension and single storey side extensions with balcony, following the demolition of the existing rear conservatory

LBH Ref Nos: 62825/APP/2023/2919

Drawing Nos: PL000
 PL001 - EXISTING AND PROPOSED SITE PLAN
 PL002 - EXISTING FLOOR PLAN
 PL003 - PROPOSED FLOOR PLAN
 PL004 - EXISTING & PROPOSED ROOF PLAN
 PL005 - EXISTING ELEVATIONS
 PL006 - PROPOSED ELEVATIONS

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

Date Application valid

1. CONSIDERATIONS

1.1 Site and Locality

The application site adjoins a large modern detached property situated high up on the Western side of Barrington Drive. The property is on a corner plot and benefits from good sized gardens all around and an existing driveway providing parking for at least 2 cars. There is an embankment along the side boundary to the South West. The land in the embankment slopes down from East to West with the entrances of the properties on the Eastern side of Barrington Drive at a raised level and accessed by steps. Opposite the site on the other side of Barrington Drive is a brick built retaining wall measuring just over 1m high and the entrance to the Drive is flanked with two brick pillars.

The streetscene is residential in character and appearance comprising a mixture of detached and semi detached properties. Number 3 Barrington Drive is located to the north of the application site.

The application site is immediately adjacent to the Coppermill Lock Conservation Area. To the West on the other, lower, side of Coppermill Lane is the Grade II Listed former Premises of Harefield Rubber Company Central Building. The site lies within the area covered by Tree Preservation Order (TPO) 455.

1.2 Proposed Scheme

Planning permission is sought for the erection of a two storey rear extension and single storey side extensions with balcony, following the demolition of the existing rear conservatory

1.3 Relevant Planning History

62825/APP/2023/1955

1 BARRINGTON DRIVE HAREFIELD

Erection of part single storey, part double storey side and rear extensions following demolition of existing conservatory

Decision: 04-10-2023

Withdrawn

62825/APP/2017/3885

1 BARRINGTON DRIVE HAREFIELD

Single storey rear extension

Decision: 19-12-2017

Approved

62825/APP/2017/2869

1 BARRINGTON DRIVE HAREFIELD

Single storey rear extension involving demolition of existing conservatory to rear.

Decision: 03-10-2017

Refused

62825/APP/2016/2328

1 BARRINGTON DRIVE HAREFIELD

Installation of ground mounted solar panels.

Decision: 16-11-2016

Refused

62825/APP/2015/2834

LAND ADJACENT TO 1 BARRINGTON DRIVE HAREFIELD

Engineering works to existing embankment to include removal of existing vegetation and the depositing of soil on the embankment to widen the gap between the existing fence and house, and new associated landscaping (Part Retrospective)

Decision: 03-11-2015

Approved

Comment on Planning History

62825/APP/2017/3885 APPROVED 19-12-17 (Single storey rear extension)

62825/APP/2017/2869 REFUSED 03-10-17 (Single storey rear extension involving demolition of existing conservatory to rear)

Reason for refusal:

The proposal by reason of its siting in this elevated, open, prominent, highly visible location, and its size, scale, bulk and design including the terrace and associated "parapet," would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

62825/APP/2016/2328 REFUSED 22-11-16 (Installation of ground mounted solar panels)

Reason for refusal:

The proposed installation of ground mounted solar panels, by reason of their position in a highly

visible location adjacent to the highway and site coverage would be detrimental to the character, appearance and visual amenities of the application site, the street scene, the setting of the wider area including the adjacent Coppermill Lock Conservation Area, and the adjoining Listed Harefield Rubber Company Central Building. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012).

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

7 neighbouring properties were consulted on 17-10-23. The consultation period expired on 13-11-23. One representation was received by the end of the consultation period as summarise below:

- Overdevelopment
- Development would block views of CA
- Overbearing
- Out of character
- Not in keeping
- Concerns regarding stability of plot
- Reduction of private amenity space
- Concerns regarding accuracy of Tree Survey, notably the position of hedges

Planning Officer Comments:

All material concerns will be address in the main report.

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 Polices:

DMHB 11	Design of New Development
DMHB 1	Heritage Assets
DMHB 14	Trees and Landscaping
DMHB 12	Streets and Public Realm
DMHB 2	Listed Buildings
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 streetscene and locality (including the adjacent heritage assets of a Conservation Area and a Listed Building), the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

Character and Appearance:

Paragraph 130 b) of the National Planning Policy Framework (2021) states - Planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

Policy D3 of the London Plan (2021) requires that development proposals should: Form and enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.

Policy D4 of the London Plan (2021) states 'Development should have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establish an enhanced character for the future function of the area.'

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.

More specifically to this proposal, Policies HE1, DMHB 1, DMHB 2 and DMHB 4 are relevant given the site is located immediately adjacent to the Coppermill Lock Conservation Area and within close proximity to the Grade II Listed former Premises of Harefield Rubber Company Central Building. These four policies relate specifically to heritage assets and conservation areas, seeking to avoid harm to heritage assets and ensure the preservation or enhancement of the character and appearance of the conservation area, and setting of a Listed Building.

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 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extensions to dwellings should 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 two storey 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 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

With specific 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;
- 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.

It is noted that the application site currently benefits from a conservatory to the rear and has previously been granted planning permission for its replacement with a 4m deep single storey rear extension (ref: 62825/APP/2017/3885) which was set away from the existing detached garage.

The current application proposes the erection of a two storey rear extension and a series of single storey side extensions with a balcony at first floor, which would attach to the detached garage at ground floor and would be of a close proximity at first floor.

The proposed extensions, when viewed as a whole, are insubordinate and unsympathetic to the original architectural composition of the host dwelling, street scene, and the surrounding area. The proposal features multiple complex and uncoordinated roof profiles and pitches which are not in keeping with the area and represent an overdevelopment of the site.

Given the ground levels, the proposed balcony would likely be visible from multiple public and private view points, and would appear overly prominent and out of character with the surrounding area. The proposed development would therefore cause significant harm to the visual amenities of the area. There are no other comparable or immediate examples nearby that would justify coming to a different conclusion because of the specific site context.

Overall, the proposed development would result in unacceptable harm to the architectural composition of the original dwelling and is detrimental to the character and visual amenity of the area including the adjacent Conservation Area and Listed building. The proposal would therefore conflict with Paragraphs 130b) and 134 of the National Planning Policy Framework (2021), Policies D3 and D4 of the London Plan (2021), Policies HE1 and BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) and Policies DMHB 1, DMHB 2, DMHB 4, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

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.

Number 3 Barrington Drive is located to the north of the application site and benefits from a semi-detached garage with the application site. The garages are set at a higher ground level than the application site and act somewhat as a barrier between the two properties. To the east of the site is the front elevations of neighbouring properties, separated by Barrington Drive road. To the west is Salamander Quay which is set back from the main road.

Taking the site context and separation distances into account, it is considered that the proposed development would not unduly impact on the living conditions of neighbouring dwellings, in terms of light, outlook, sense of enclosure or overbearing impact.

External Amenity Space Provision:

A sufficient amount of private amenity space would be retained to meet the minimum standards set out in Table 5.3 (Private Outdoor Amenity Space Standards) of the Hillingdon Local Plan Part 2: Development Management Policies (2020). The proposed development would therefore not undermine the provision of external amenity space for the existing occupiers at the application site, in accordance with Policy DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Parking and Highway Safety:

Appendix C, Table 1 of the Hillingdon Local Plan Part 2: Development Management Policies (2020) requires dwellings of this size to be provided with two on-site car parking spaces. There is sufficient space on the forecourt to accommodate at least two off-street car parking spaces in accordance with the overarching objectives of Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Trees and Landscaping:

The site lies within the area covered by Tree Preservation Order (TPO) 455. In addition, concerns were raised regarding the stability of embankment above Park Lane, which was previously subject of planning enforcement and has planning history (ref: 62825/APP/2015/2834). The embankment was somewhat recently replanted and the supporting Tree Survey indicates that while no trees will

be directly impacted by the proposals, a small section of one hedgerow will require removal. This hedgerow is to the east of the property and is not on the embankment. Had this application been recommended for approval, compliance with the Tree Protection Plan would have been conditioned.

Conclusion:

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Over development of the site

The proposal extensions by reason of their combined and excessive footprint, scale, bulk, width and overall size, and inconsistent design (including roof pitch and form), would result in an over development of the site which would fail to read as a subordinate to the host property, harming the original design and appearance of the host property and detrimental to the character and visual amenity of the area including the adjacent Coppermill Lock Conservation Area and Listed building. Therefore, the proposal fails to comply with Paragraphs 130b) and 134 of the National Planning Policy Framework (2021), Policies D3 and D4 of the London Plan (2021), Policies HE1 and BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) and Policies DMHB 1, DMHB 2, DMHB 4, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (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 (2021). 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 principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

Standard Informatives

1. The decision to GRANT 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 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 GRANT 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.

Part 1 Policies

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 1	Heritage Assets
DMHB 14	Trees and Landscaping
DMHB 12	Streets and Public Realm
DMHB 2	Listed Buildings
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DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D6	(2021) Housing quality and standards

3. You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
4. You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control that is considered to cause harm to local amenity.
5. Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).
6. You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal

powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

7. The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM.
8. Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
9. Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

10. You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
11. To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems,

and use of high quality insulation.

12. You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer:	Emilie Bateman	Telephone No:	01895 250230
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