

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: 48 POLE HILL ROAD HILLINGDON

Development: Erection of a part single, part double storey rear extension (amended description)

LBH Ref Nos: 33924/APP/2023/2780

Drawing Nos: 122 Rev P03
 012 Rev P03
 110 Rev P02
 111 Rev P02
 120 Rev P02
 121 Rev P02
 123 Rev P02
 122 Rev P02
 112 Rev P02 Received 17/10/23
 001 Rev P01
 010 Rev P03
 011 Rev P03
 120 Rev P03
 121 Rev P03
 123 Rev P03

Date Plans received:	Date(s) of Amendments(s):	02-11-23
		02-11-23
Date Application valid		17-10-23
		02-11-23
		02-11-23
		02-11-23
		02-11-23
		02-11-23

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on a prominent corner plot on the eastern side of Pole Hill Road, adjacent to the junction of Pole Hill and Harrow View. It comprises a detached bungalow that is

externally finished in brickwork. The property has been extended by a single storey rear extension and more recently by two side dormer extensions. There is also an outbuilding at the end of the rear garden of the application site.

The site lies within an area covered by a Tree Protection Order.

The surrounding area is residential in character. No. 50 Pole Hill Road is a detached bungalow located to the north of the site. No. 2 Harrow View is a two-storey detached dwelling located to the south of the site. The rear boundary of the site adjoins the side boundary of No. 1 Harrow View.

1.2 Proposed Scheme

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

1.3 Relevant Planning History

33924/APP/2023/1218 48 POLE HILL ROAD HILLINGDON

Erection of a partial single storey rear extension to align with existing rear extension and alterations to the roof of existing extension.

Decision: 08-09-2023 Approved

33924/APP/2021/3202 48 POLE HILL ROAD HILLINGDON

Retention of existing front porch and erection of a part two storey/part single storey rear extension following the partial demolition of existing single storey rear extensions and extensions to the existing side dormers

Decision: 21-03-2022 Refused

33924/APP/2018/668 48 POLE HILL ROAD HILLINGDON

Erection of a part single, part two storey rear extension including two side dormers

Decision: 27-06-2018 Refused

33924/APP/2017/1512 48 POLE HILL ROAD HILLINGDON

Erection of a rear extension

Decision: 30-08-2017 Refused

33924/APP/2016/2241 48 POLE HILL ROAD HILLINGDON

Alterations to the roof of the existing single storey rear extension to allow for the addition of a dormer window, and erection of a further single storey rear extension with habitable roofspace

Decision: 24-11-2016 Refused

33924/APP/2015/3055 48 POLE HILL ROAD HILLINGDON

Outbuilding adjoining dwelling (Application for a Lawful Development Certificate for a Proposed development)

Decision: 19-02-2016 Approved

33924/APP/2015/2599 48 POLE HILL ROAD HILLINGDON

Outbuilding at rear of garden (Application for a Lawful Development Certificate for a proposed development)

Decision: 04-09-2015	Refused
33924/APP/2015/1917	48 POLE HILL ROAD HILLINGDON
Outbuilding adjoining dwelling (Application for a Lawful Development Certificate for a Proposed development)	
Decision: 20-07-2015	Refused
33924/APP/2014/1187	48 POLE HILL ROAD HILLINGDON
Single storey detached outbuilding to rear for use a storage/gym (Application for a Lawful Development Certificate for an Existing Development)	
Decision: 14-07-2014	Refused
33924/APP/2014/360	48 POLE HILL ROAD HILLINGDON
Single storey detached outbuilding to rear for use as storage (Part Retrospective)	
Decision: 22-04-2014	Refused
33924/APP/2014/287	48 POLE HILL ROAD HILLINGDON
Single storey rear extension with habitable roofspace to include 2 x side dormers.	
Decision: 25-03-2014	Refused
33924/APP/2014/266	48 POLE HILL ROAD HILLINGDON
Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3.5 metres, and for which the height of the eaves would be 2.5 metres	
Decision: 07-04-2014	Refused
33924/APP/2013/1696	48 POLE HILL ROAD HILLINGDON
Single storey detached outbuilding to rear for use as garage	
Decision: 16-10-2013	Refused
33924/APP/2013/1683	48 POLE HILL ROAD HILLINGDON
Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 2.9 metres, and for which the height of the eaves would be 2.5 metres	
Decision: 08-08-2013	Refused
33924/APP/2013/755	48 POLE HILL ROAD HILLINGDON
Single storey rear extension with habitable roofspace to include 2 side dormers involving part demolition of existing rear element	
Decision: 21-06-2013	Refused
33924/APP/2013/61	48 POLE HILL ROAD HILLINGDON
Conversion of roof space to habitable use to include 2 side dormers involving alterations to the roof of existing single storey extension(Application for a Certificate of Lawful Development for a Proposed Development).	
Decision: 07-03-2013	Approved
33924/83/1484	48 POLE HILL ROAD HILLINGDON

Single storey rear extension.

Decision: 10-11-1983

Approved

Comment on Planning History

The planning history for the site is listed above.

It is important to note the extant permission for a single storey rear extension under reference 33924/APP/2023/1218.

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

Four neighbouring properties were consulted on the application by letter dated 28-09-23. the consultation period expired 21-11-23. One neighbour objection was received and is summarised as:

- Harm the character and appearance of the area, as it fails to harmonise with the street scene and not compliment or improve the visual amenity of the area.
- Overdevelopment of the site.

Officer Comment:

- An assessment of the character and appearance of the area has been made in the below section of the 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 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
DMHB 14	Trees and Landscaping
DMT 6	Vehicle Parking
NPPF12	NPPF 2021 - Achieving well-designed places

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling and the surrounding area, the impact upon the residential amenities of neighbouring occupiers, the reduction in size of the rear garden and 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) 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 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.

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

- i. roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;

- ii. raising of a main roof above the existing ridgeline of a house will generally not be supported;
- iii. all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling.

The proposed development would involve a part single, part double storey rear extension. It is important to note that the single storey element has been approved under reference 33924/APP/2023/1218, therefore, it is considered acceptable on its own.

The proposed first floor rear extension would be at roof level as the property is a bungalow. The extension would measure 3.45m in depth and 5.90m in width and 5.30m in height from ground level. It is noted that there is an annotation stating it would be a pitched roof, however the drawings show a flat roof extension. The proposed first addition by virtue of its design, size and scale would form an oversized and unsubordinated addition to the dwelling house that would fail to harmonise with its character and appearance. The resulting property would appear top heavy and overdeveloped when viewed from its side and rear elevation. Due to its width and projection beyond the sides of the properties rear gable end, the roof of the resulting dwelling would appear overcomplicated and contrived, contrasting with the simple roofs of surrounding bungalows, which are pitched and include bungalows. The resulting property would therefore be out of character with surrounding bungalows.

As the dwelling is situated on a prominent corner plot the unsightly extension would be visible from multiple public vantage points, causing harming to the appearance of both Pole Hill Road and Harrow View.

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 proposed single storey rear element has been approved under reference 33924/APP/2023/1218 and therefore it is considered acceptable in terms of neighbouring amenity.

Due to the separation distance of the proposed first floor rear/roof extension and the neighbouring properties, it is considered that there would be no harmful impacts in terms of loss of light, overshadowing. There would be no new side elevation windows therefore, there would be no loss of privacy or overlooking created. It has not been demonstrated on the proposed drawings that the 45 degree sight line would not be broken from the closest habitable neighbouring window however given the distance, it is considered the extension would not cause any substantial harm.

Having regard to the above, it is considered that the proposal would not unduly harm the living conditions of neighbouring occupiers. The proposal would therefore accord with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

EXTERNAL AMENITY SPACE PROVISION:

Table 5.3 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires houses with four or more bedrooms to have a minimum of 100 square metres of private amenity space. Even accounting for the existing outbuilding at the site, more than a sufficient amount of rear garden space would be retained at the site to comply with the private amenity space standards set out in Table 5.3. It is therefore 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 Two - Development Management Policies (2020).

PARKING AND HIGHWAY SAFETY:

The parking arrangements would remain unchanged from the proposed development. On this basis, it is considered that 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 Two - Development Management Policies (2020).

OTHER MATTERS:

The application site is located within an area covered by a tree protection order. A site visit confirmed no trees would be located near the proposed development, therefore a tree survey has not been requested.

CONCLUSION:

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The proposed extension, by reason of its width, bulk and design, would form a contrived and oversized addition to the original building that would fail to respect its character and appearance. The resulting property would appear top heavy, overdeveloped and overcomplicated contrasting with the simple designs of neighbouring properties. Furthermore, due to its prominent location the unsightly resulting property would be visible from Pole Hill Road and Harrow View; harming the appearance of those roads. The scheme would thereby be detrimental to the character and appearance of the host building and the visual amenities of the street scene and the surrounding area. The proposal would thus be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHD 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two - Development Management Policies (2020) and paragraph 130 of the NPPF (2021).

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.

a) 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.

2. 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).
3. 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 (2021) and NPPF (2021).

DMHB Design of New Development
11

DMHB Streets and Public Realm
12

DMHB Private Outdoor Amenity Space
18

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB Trees and Landscaping
14

DMT 6 Vehicle Parking

NPPF12 NPPF 2021 - Achieving well-designed places

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 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMHB 14	Trees and Landscaping
DMT 6	Vehicle Parking
NPPF12	NPPF 2021 - Achieving well-designed places

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:

Rhian Thomas

Telephone No: