

DELEGATED 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.	ADVERTISMENT 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

Report of the Head of Development Management and Building Control

Address: 105 THE LARCHES HILLINGDON

Development: Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.00 metres, for which the maximum height would be 3.80 metres, and for which the height of the eaves would be 2.60 metres.

LBH Ref Nos: 78391/APP/2024/378

Drawing Nos: MA24/1-3
MA24/2-3
MA24/3-3

Date Plans received: 14-02-24

Date(s) of Amendments(s):

Date Application valid 14-02-24

1. RECOMMENDATION

1.1 Recommendations

That a certificate of lawful use or development be **REFUSED** for the proposed development described above in respect of the land edged red on the attached plans for the following reasons:

The proposed development does not constitute permitted development by virtue of the provisions of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as the proposed development would unduly detract from the residential amenity of the adjoining occupiers at no.107 The Larches, by reason of loss of light and overshadowing leading to an overbearing addition. The proposal is contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Prior Approval is refused.

This determination is based on your submitted plans. All measurements are taken from existing ground level.

CONDITIONS

INFORMATIVES

2.0 Planning Considerations

The application seeks prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.00 metres, for which the maximum height would be 3.80 metres, and for which the height of the eaves would be 2.60 metres.

The site is not in a Conservation Area, World Heritage Site or AONB, and benefits from permitted development rights. Permitted development rights for these proposals are not removed by planning condition. There is an Article 4 Direction restricting single storey rear extensions under the prior approval process to no more than 4 metres in depth.

As a neighbouring objection has been received, an assessment on the impact of the proposed extension on the residential amenities of the occupants of the adjoining properties is required.

It is considered that the proposed development would have a harmful impact to the living conditions of the occupants of the attached property no.12 Southpark Way, and so the proposed rear extension would fail to comply with Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

The application is therefore recommended for refusal

3.0 Relevant Planning History

78391/APP/2023/3208 105 THE LARCHES HILLINGDON

Erection of a single storey extension to the rear of the dwelling.

Decision Date: 21-12-2023 Refused

4.0 Any Neighbour Objections

Four neighbouring properties that share a boundary with the application site were consulted on the application by letter dated 20-02-24. The consultation period expired 12-03-24. One neighbouring representation was received and is summarised as:

- Further information needed how it impacts the structure of the house it is adjoining. As this looks like it will be attached to our existing.

Officer Comment:

- Given that a response has been received from an adjoining owner/occupier, consideration is required as to the impact of the proposed extension on the residential amenities of occupants of the adjoining properties; this is covered in the following section of this report.

5.0 Assessment of Impact on Neighbours

As an objection has been received to this application, an assessment is required on the impact of the proposal upon the residential amenities of the occupants of the properties who share a boundary with the application site.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Part B of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) sets out specific requirements for rear extensions. Single storey rear extensions on semi-detached houses with a plot width of 5m or more should not exceed 3.6m in

depth. Single-storey extensions with flat roofs should not exceed 3m in height whilst any pitched or sloping roofs should not exceed 3.4m in height, measured from the external ground level. Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) also requires that there is no unacceptable loss of outlook to neighbouring occupiers.

The proposed single storey rear extension would have a depth of 4m with a maximum height of 3.80 with an eaves height of 2.60m.

No. 103 The Larches is located west of the application site and forms part of the row of terraced properties. The two properties are separated at ground floor level by an access path. This neighbour also benefits from a single storey rear extension. Due to the separation distance and existing store structures along this shared boundary there would be no harm to the amenities of this neighbour in terms of loss of light, overshadowing, loss of privacy, nor would it be overbearing.

No. 107 The Larches is located east of the application site and forms part of the row of terraced properties. This neighbour does not benefit from any rear additions and the proposed extension would be built up to the shared boundary line. The extension would project 4m from the rear building line and measure a maximum of 3.8m sloping to 2.5m. The closest neighbouring opening to the proposed development appears to be a habitable room window and it is considered due to the depth and height of the extension there would be a loss of light and overshadowing to this room creating an overbearing effect. The proposed extension does not meet the Council's policy requirement of a maximum 3.6m deep and 3.4m high rear extension. It is considered that the proposed depth and height would impact on the residential amenity of no. 107.

Having regard to the above, it is considered that the proposed development would have a harmful impact to the living conditions of the occupants of the attached property, no.107 The Larches, and so the proposed rear extension would fail to comply with Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

The application is therefore recommended for refusal.

6.0 PRIOR APPROVAL - HOUSEHOLDER

Does exceed 4m in depth?

NO

Is the dwelling a flat or a maisonette?

NO

Is there a planning condition removing permitted development rights?

NO

Is the building listed/ in a Conservation Area?

NO

Contact Officer:

Rhian Thomas

Telephone No: