

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:	34 LEYBOURNE ROAD HILLINGDON	
Development:	Erection of a front porch, single storey rear and a double storey side extension. Conversion of roof space to habitable use to include a hip to gable end extension, rear dormer and front roof lights (amended description)	
LBH Ref Nos:	7946/APP/2024/98	
Drawing Nos:	S01 S02-A S03-A S04-A S05-A D01 D02 D03 D04 D05 D06 D07 D08	
Date Plans received:	15-01-24	Date(s) of Amendments(s):
Date Application valid	15-01-24	

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two storey semi-detached property located on the south east side of Leybourne Road, Hillingdon. There is a detached garage structure to the side and an area of hardstanding to the front/side of the property. To the rear is an enclosed garden which acts as private amenity space.

The application site lies party within a critical drainage area. The surrounding are is residential in character comprising mainly semi-detached and terrace properties.

1.2 Proposed Scheme

Planning permission is sought for the erection of a front porch, single storey rear and a double

storey side extension. Conversion of roof space to habitable use to include a hip to gable end extension, rear dormer and front roof lights.

1.3 Relevant Planning History

7946/APP/2023/2960

34 LEYBOURNE ROAD HILLINGDON

Erection of a single storey front porch and rear extension, a double storey side extension and conversion of roof space into a habitable space including rear dormer with amendments to fenestration.

Decision: 27-11-2023

Approved

7946/APP/2021/4068

34 LEYBOURNE ROAD HILLINGDON

Erection of infill single storey rear extension and conversion of roof space to habitable use to include a rear dormer, 3 front roof lights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 29-12-2021

Approved

7946/C/88/1112

34 LEYBOURNE ROAD HILLINGDON

Erection of a 2-storey side extension

Decision: 30-06-1988

Approved

Comment on Planning History

The planning history for the site is listed above.

It is important to note the extant planning permission and certificate of lawfulness applications:

7946/APP/2023/2960 - Erection of a single storey front porch and rear extension, a double storey side extension and conversion of roof space into a habitable space including rear dormer with amendments to fenestration. - APPROVED - 27-11-23

7946/APP/2021/4068 - Erection of infill single storey rear extension and conversion of roof space to habitable use to include a rear dormer, 3 front roof lights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development) - APPROVED - 29-12-21

The proposed development essentially seeks to combine the two approved schemes.

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

EXTERNAL CONSULTEES:

Six neighbouring properties and Oak Farm residents Association were consulted on the application by letter dated 19-01-24. The consultation period expired 09-02-24. One neighbouring representation was received and is summarised as:

I have a question regarding the boundary. The boundary responsibility isn't marked on my deeds. If no 34 demolish their garage, my garden will not be secure. Are they going to erect a small section of 6ft fence where their garage was so my security and privacy remain

Oak Farm Residents Association:

This proposal for multiple extensions and roof conversion and extension would result in excessive volume addition and a development that would no longer be subordinate to the original dwelling in size or appearance, and with an incongruent roofline. Planning Policy DMHD1 advises that where hip to gable roof extensions exist, a two-storey side extension will not be supported. We ask that the Planning Officer checks the cumulative floor space addition, which we consider may exceed 50% of the original dwelling.

INTERNAL CONSULTEES:

Highway Officer:

The planning permission is sought for erection of a single storey front porch, rear extension and a double storey side extension. The property is a semi-detached dwelling and benefits from a driveway. In accordance with London Plan 2021 Policy T6.1 Residential Parking if this was a new development there would still be 0.75 car parking space be allocated. As this is an existing dwelling and on the basis that when the development is built out there would still be off street parking available, there are no objections from the Highways Authority for this proposal.#

OFFICER COMMENT:

The query regarding the boundary fence is considered to be a civil matter and therefore will not be discussed within the report.

The impacts of the proposed development on the character and appearance of the dwelling and surrounding area will be discussed in the below 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
DMEI 9	Management of Flood Risk
DMEI 10	Water Management, Efficiency and Quality
LPP SI12	(2021) Flood risk management
NPPF14	NPPF 2021 - Meeting the challenge of climate change flooding
DMT 6	Vehicle Parking

LPP D6	(2021) Housing quality and standards
LPP D3	(2021) Optimising site capacity through the design-led approach
NPPF12	NPPF 2021 - Achieving well-designed places

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the streetscene, the impact upon the amenities of adjoining 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;

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;
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
- iii) garages should reflect the size guidelines set out in Appendix C Parking standards;
- 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; and
- vii) in Conservation Areas, single storey side extensions may be required to be set back.

With regards 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) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;
- iii) raising of a main roof above the existing ridgeline of a house will generally not be supported;
- iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling; and
- v) in Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise with the existing building. The highest point of the dormer should be kept well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first floor windows.

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

- 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 front porch would measure 3sqm and 3.40m in height characterised with a pitched roof. The porch would meet policy guidance and therefore would not harm the character and appearance of the dwelling nor the surrounding area.

The single storey rear extension would measure 0.5m in depth, span the full width of the rear of the property connecting to the proposed side extension and measure 3m in height characterised with a flat roof. The modest depth and height meet policy guidance and therefore there would be no harm to the character and appearance of the dwelling or the surrounding area.

The proposed development would also include a double storey side extension and a hip to gable roof extension with rear dormer and front rooflights. It is noted that the site has extant permission for a double storey side extension and other works under reference 7946/APP/2023/2960 and a separate certificate of lawfulness for a hip to gable extension and rear dormer under reference 7946/APP/2021/4068. However, a double storey side extension and hip to gable extension are directly against Policy DMHD 1. The combination of these elements would form a disproportionate, overly large addition to the original dwelling, harming its architectural composition. It would appear overly dominant within the street scene and due to its prominent corner plot positioning would be readily available from multiple public vantage points.

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.

No 189 Grosvenor Crescent forms the other half of the semi-detached properties and is located south of the application site. It was considered within the previous householder app that the rear extension would not cause harm to the amenities of this neighbour, the design of the extension is the same therefore there are no concerns. The proposed rear dormer would not contain side facing windows therefore there would be no overlooking or loss of privacy created.

No.32 Leybourne Road is located north of the application site. Due to the separation distance there would be no harmful impacts to the amenities of this neighbour due to the proposed extensions. The application also proposes the demolition of the existing garage which is located along the shared boundary with this neighbour, there would be no impact to the amenities of this neighbour due to this. The concerns regarding the boundary is a civil matter and is not considered to be a material planning matter.

Overall it is considered that the proposal would not have an unacceptable impact on the neighbouring properties in terms of loss of light, loss of outlook, loss of privacy or sense of enclosure, in compliance with Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan Part 2 Development Management Policies (January 2020).

Light and Outlook:

All the proposed habitable rooms and those altered by the proposed development, would maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

External Amenity Space Provision:

It is considered that the proposal would retain sufficient private external amenity space. As such, the proposal is considered acceptable in this regard in compliance with the objectives of Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Parking and Highway Safety:

The proposed development would see the demolition of the existing detached garage structure. There is sufficient room to park vehicles on the hardstanding to the side of the site over the existing dropped Kerb. It is therefore in accordance with Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Other Matters:

The application site lies partly within a critical drainage area. If approved the relevant information will be added to ensure water run off is minimised.

Conclusion:

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 combined hip to gable extension, double storey side extension and resultant roof form would be unduly prominent, visually incongruous and unsympathetic to the original architectural composition of the host dwelling, resulting in a detrimental impact on the character and appearance of the original dwelling and would be out of keeping with the character and appearance of the immediate street scene and surrounding area. The proposal thereby fails to comply 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 - Development Management Policies (January 2020), Policies D3 and D4 of the London Plan (2021) and Chapter 12 of the National Planning Policy Framework (2023).

INFORMATIVES

Standard Informatives

- 1. 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).
- 2. 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance..

Part 1 Polices

PT1.BE1 (2012) Built Environment

Part 2 Polices:

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
DMEI 9 Management of Flood Risk

DMEI 10	Water Management, Efficiency and Quality
LPP SI12	(2021) Flood risk management
NPPF14	NPPF 2021 - Meeting the challenge of climate change flooding
DMT 6	Vehicle Parking
LPP D6	(2021) Housing quality and standards
LPP D3	(2021) Optimising site capacity through the design-led approach
NPPF12	NPPF 2021 - Achieving well-designed places

Contact Officer:

Rhian Thomas

Telephone No: