

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.	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

Item No. **Report of the Head of Development Management and Building Control**

Address: 49 ST GEORGE'S DRIVE ICKENHAM

Development: Retrospective planning application for the retention of existing driveway surfacing.

LBH Ref Nos: 31872/APP/2024/677

Drawing Nos: PA-01
Location Plan

Date Plans received: 14-03-24 **Date(s) of Amendments(s):**

Date Application valid 20-03-24

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two storey detached dwelling located on the westerly side of St George's Drive, Ickenham. The application site benefits from hardstanding to the front and a rear garden accessible via the side of the dwelling.

The surrounding area is predominantly residential in character. Number 47 St George's Drive is located to the south of the application site. Number 67 St George's Drive is located to the north of the application site.

The application site is not designated within a Conservation Area. The site does not contain any Listed Buildings. There are no trees that are subject to a Tree Preservation Order within the site or on adjoining land. The site lies within a Critical Drainage Area.

1.2 Proposed Scheme

The application seeks retrospective planning application for the retention of existing driveway surfacing.

1.3 Relevant Planning History

31872/APP/2022/2158

49 ST GEORGE'S DRIVE ICKENHAM

Non-material amendment to planning permission ref. 31872/APP/2021/1373, dated 07/06/2021 (Two storey rear extension and single storey side extension) to remove rooflights from side extension and relocate to flat part of single storey extension roof

Decision: 02-08-2022

Approved

31872/APP/2021/2333	49 ST GEORGE'S DRIVE ICKENHAM
Two storey rear extension and single storey side extension	
Decision: 25-08-2021	Withdrawn
31872/APP/2021/1373	49 ST GEORGE'S DRIVE ICKENHAM
Two storey rear extension and single storey side extension	
Decision: 07-06-2021	Approved

Comment on Planning History

No comment.

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 and Ickenham Residents Association were consulted by letter dated 22-03-2024. The consultation period expired on 14-04-2024 and one neighbouring objection was received which can be summarised below:

- Out of character with the surrounding properties and lack of front wall.
- Lack of soft landscaping and concrete base would not comply with regulations for sustainable drainage.

Highways Officer Comments:

Given the incorporation of a channel drain on the boundary with the public footway which reduces water discharge onto the adopted highway, there is no objection to this retrospective application.

Planning Officer Comments:

All material planning considerations will be discussed within the main body of the report below.

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
PT1.EM6	(2012) Flood Risk Management

Part 2 Policies:

LPP SI13	(2021) Sustainable drainage
DMHB 11	Design of New Development

DMHB 12	Streets and Public Realm
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
DMEI 10	Water Management, Efficiency and Quality
LPP D3	(2021) Optimising site capacity through the design-led approach
NPPF12 -23	NPPF12 23 - Achieving well-designed and beautiful places
NPPF14 -23	NPPF14 23 - Meeting the challenge of climate change, flooding and coastal change
NPPF4 -23	NPPF4 23 - Decision making

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the street scene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

Assessment of the Proposal:

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) advises that all 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 extension of 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 front gardens and parking, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- i) new or replacement driveways should use permeable (porous) surfacing. Surfaces of more than five square metres will need planning permission for laying traditional, impermeable driveways; and
- ii) the design, materials and height of any front boundary must be in keeping with the character of the area to ensure harmonisation with the existing street scene

Paragraph A1.27 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning permission will not be required if a new or replacement driveway of any size uses permeable (or porous) surfacing which allows water to drain through, such as gravel, permeable concrete block paving or porous asphalt, or if the rainwater is directed to a lawn or border to drain naturally.

Paragraph A1.28 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that if the surface to be covered is more than five square metres, planning permission will be refused for laying traditional, impermeable driveways that do not provide for the water to run to a permeable area.

The application seeks retrospective planning application for the retention of existing driveway surfacing. The driveway surfacing would comprise of white paving slabs to replace the pre-existing red brick paving. It is noted that within the submitted plans the white paving slabs have been specified as 'Earth 60cm x 120cm white paving slabs' however no product specification has been submitted to confirm the exact specifications of the tiles.

From site photographs it appears that the white paving slabs have a reflective finish and would not be permeable or porous contrary to the requirements of Policy DMHD 1 and Paragraphs A1.27 and A1.28 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). It is noted that the submitted plans show a storm drain located along the boundary to the front of the driveway but there is no evidence to suggest that the drain would successfully prevent surface water from running onto the public highway. Despite this, the Highways Officer has raised no objections to the proposal on Highways safety and therefore this would not be reason for refusal in this instance.

Despite this, it is considered that the large white paving slabs with an individual size of 60cm by 120cm each, covering an area of 55 sqm across the full frontage of the application site would not respect the character or appearance of the street scene which is made up of predominantly red brick driveways within surrounding area along St George's Drive. It is considered that given the large area covered by the new surfacing and the lack of boundary treatment, and the reflective nature of the material, the proposed driveway surfacing would dominate the front of the dwelling and would fail to harmonise with the street scene, contrary to the requirements of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

The proposal therefore conflicts with the objectives of Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Neighbouring Residential Amenity:

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 47 St George's Drive is located to the south of the application site. Number 67 St George's Drive is located to the north of the application site.

Given the nature of the proposal it is considered that the proposal would not cause undue harm to the living conditions of neighbouring occupiers in accordance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Parking and Highway Safety:

The Council's Highways Officer has not raised any objections to the proposal. Given the incorporation of a channel drain on the boundary with the public footway which reduces water discharge onto the adopted highway, the proposal would be considered acceptable from a

highways perspective.

The proposal therefore accords with the overarching objectives of policy DMT 6 of the Hillingdon Local Plan Part 2 Development Management Policies (2020).

Critical Drainage Area:

The site lies in a Critical Drainage Area (CDA) as identified in the Surface Water Management Plan (SWMP) for Hillingdon. A CDA is the catchment area from which surface water drains and contributes to drainage problems. All developments in this area must contribute to managing the risk of flooding from surface water by reducing surface water runoff from the site.

Paragraph 55 of the NPPF (2023) states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions.

In the event of an approval (or the scheme is allowed at appeal), a condition would be imposed which would secure acceptable drainage details. In line with the drainage hierarchy which states that rain water discharge to a sewer should only be realised once all other measures have been ruled out as feasible, in accordance with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policy DMEI 10 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy SI 13 of the London Plan (2021).

There is sufficient scope for the applicant to submit an appropriate drainage solution, therefore a condition is an acceptable solution for this issue, therefore it would not be considered a robust reason for refusal in this instance.

Conclusion:

The main body of the report demonstrates that the proposed development complies with the relevant policies set out in the Hillingdon Local Plan: Part One Strategic Policies (2012) and Part Two - Development Management Policies (2020). It is therefore concluded, taking all matters into account, that planning permission should be granted subject to conditions.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Harm to the character and appearance of the street scene

It is considered that the driveway surfacing, comprising of white paving slabs which would be non permeable and reflective in appearance would dominate the front of the dwelling and would fail to harmonise with the street scene, contrary to the requirements of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (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.

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 Policies

PT1.BE1	(2012) Built Environment
PT1.EM6	(2012) Flood Risk Management

Part 2 Policies:

LPP SI13	(2021) Sustainable drainage
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
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LPP D3	(2021) Optimising site capacity through the design-led approach
NPPF12 -23	NPPF12 23 - Achieving well-designed and beautiful places
NPPF14 -23	NPPF14 23 - Meeting the challenge of climate change, flooding and coastal change
NPPF4 -23	NPPF4 23 - Decision making

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