

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: 14 BURTON ROAD UXBRIDGE

Development: Erection of a single storey rear extension and conversion of roof space into habitable use to include a rear dormer and 2 x front roof lights.

LBH Ref Nos: 77124/APP/2024/1256

Drawing Nos: GLA-01L-Rev A
 GLA-02L-Rev A
 GLA-03L-Rev A
 GLA-04L-Rev A
 GLA-05L-Rev A

Date Plans received: 10-05-24

Date(s) of Amendments(s):

Date Application valid 10-05-24

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises a two storey mid terraced house located on the southern side of Burton Road in Uxbridge. The site forms part of a newly built housing estate on former RAF Uxbridge land. At present, the rear garden measures approximately 45 square metres. A separate garage is located in a block. The surrounding area is residential in character. There is an area TPO but no trees of amenity value would be affected on this site.

1.2 Proposed Scheme

The application seeks planning permission for the erection of a single storey rear extension and conversion of roof space into habitable use to include a rear dormer and 2 x front roof lights.

1.3 Relevant Planning History

77124/APP/2024/303

14 BURTON ROAD UXBRIDGE

Conversion of roof space to habitable use to include a rear dormer and 2 front roof lights
 (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 02-04-2024

Refused

77124/APP/2022/776

14 BURTON ROAD UXBRIDGE

Erection of a single storey rear extension and a loft conversion with a rear dormer and 2 x front rooflights

Decision: 23-05-2022

Refused

585/APP/2015/848

ST ANDREWS PARK HILLINGDON ROAD UXBRIDGE

Variation of condition 5 of planning permission ref: 585/APP/2009/2752 dated 18/01/2012 (redevelopment of former RAF Uxbridge site) to amend approved plans and drainage strategy regarding the Town Centre Extension phase of the development.

Decision: 21-12-2015

Approved

585/APP/2016/3776

ST ANDREW'S PARK HILLINGDON ROAD UXBRIDGE

Reserved matters (appearance, landscaping, layout and scale) in compliance with conditions 2 and 3 for Phase 3C the 'Parade Ground' of outline planning permission ref: 585/APP/2015/848 (Variation of condition 5 of planning permission ref: 585/APP/2009/2752 dated 18/01/2012 (redevelopment of former RAF Uxbridge site) to amend approved plans and drainage strategy regarding the Town Centre Extension phase of the development).

Decision: 23-06-2017

Approved

585/APP/2009/2752

R A F UXBRIDGE HILLINGDON ROAD UXBRIDGE

1. Outline application (all matters reserved, except for access) including demolition of some existing buildings and:
 - a) Creation of up to 1,296 residential dwellings (Class C3) of between 2 to 6 residential storeys;
 - b) Creation of up to 77 one-bedroom assisted living retirement accommodation of between 3 to 4 storeys;
 - c) Creation of a three-form entry primary school of 2 storeys;
 - d) Creation of a hotel (Class C1) of 5 storeys of up to 90 beds;
 - e) Creation of a 1,200 seat theatre with ancillary cafe (Sui Generis); office (Class B1a) of up to 13,860sq.m; energy centre (Sui Generis) of up to 1,200sq.m; and retail (Class A1, A2, A3, A4, A5) of up to 2,850sq m; in buildings of between 4 to 6 storeys as well as a tower element associated with the theatre of up to 30m;
 - f) Creation of a local centre to provide up to 150sq.m of retail (Class A1 and A2) and 225sq.m GP surgery (Class D1); Means of access and improvements to pedestrian linkages to the Uxbridge Town centre; car parking; provision of public open space including a district park; landscaping; sustainable infrastructure and servicing.
2. In addition to the above, full planning permission for:
 - a) Creation of 28 residential dwellings (Class C3) to the north of Hillingdon House of between 2 to 3 storeys as well as associated amenity space and car parking;
 - b) Change of use of Lawrence House (Building No. 109) to provide 4 dwellings (Class C3), associated amenity space and car parking including a separate freestanding garage;
 - c) Change of use and alterations to the Carpenters building to provide 1 residential dwelling (Class C3);
 - d) Change of use and alterations to the Sick Quarters (Building No. 91) to provide 4 dwellings (Class C3) as well as associated amenity space and car parking;
 - e) Change of use of Mons barrack block (Building No. 146A) to provide 7 dwellings (Class C3) as well as associated amenity space and car parking.
 - f) Change of use of the Grade II listed former cinema building to provide 600sq.m Class D1/2 use (no building works proposed);
 - g) Change of use and alterations to the Grade II listed Hillingdon House to provide 600sq.m for a restaurant (Class A3) on the ground floor and 1,500sq.m of office (Class B1) on the ground, first and second floors;

Decision: 18-01-2012

Approved

Comment on Planning History

The relevant planning history is listed above.

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

PUBLIC CONSULTATION

7 neighbouring properties were consulted by letter dated 23-05-24. 1 letter of objection has been received raising concerns about character and appearance, loss of light, shade to solar panels resulting from the dormer extension and construction hours.

OFFICER COMMENTS:

The matters raised are discussed in the main body 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
LPP D3	(2021) Optimising site capacity through the design-led approach
DMHD 1	Alterations and Extensions to Residential Dwellings
LPP D6	(2021) Housing quality and standards
LPP D8	(2021) Public realm

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, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

CHARACTER AND APPEARANCE:

Policy D3 of the London Plan (2021) states that: Development proposals should: D1) 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 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. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

Rear Extension:

With regard to rear extensions Policy DMHD1 requires:

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; This policy also states that adequate garden space should be retained.

At a projection of 3m and height of 3.4m, the proposed extension would comply with the requirements of policy DMHD1 and would appear as a subordinate addition. It would not result in an incongruous addition to the streetscene.

Rear Dormer:

With regard to roof extensions Policy DMHD1 requires:

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.

The width of the rear dormer would be 3.29meters with 80cm set-ins from the side boundaries and a 50cm set back from the rear elevations. Whilst it would measure two thirds the width of the rear roofslope and appear as a subordinate addition, the rear dormer would be prominent from public views and would result in an incongruous addition to the streetscene which cannot be supported. It is noted that permitted development rights have been removed therefore any roof alterations are restricted.

The harm is compounded by the fact that the terrace group has an undisturbed and unaltered roofline. This would therefore also undermine and harm the group value of this group of properties, failing to respect their architectural integrity. The proposal would therefore not have due regard to the existing street hierarchy, building types, forms and proportions and would introduce an alien feature in the street scene. As a result, the development is considered to be harmful to the character and appearance of the area.

The proposal fails to comply with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two Development Management Policies (2020) and Policy D3 of the London Plan (2021).

NEIGHBOURING RESIDENTIAL AMENITY

Policy D3 of the London Plan (2021) states Part D7) that development proposals should deliver appropriate outlook, privacy and 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. The supporting text for this policy states that the Council will expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook.

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: i) a satisfactory relationship with adjacent dwellings is achieved; and ii) there is no unacceptable loss of outlook to neighbouring occupiers.

Due to its acceptable dimensions, the rear extension would not result in an undue loss of amenity to occupants of numbers 12 and 16 Burton Road.

The dormer would not harm the living conditions of neighbours by a harmful degree and the loss of light to neighbouring solar panels would not be so great as to warrant a refusal of permission on this basis. The rear dormer would retain a separation distance exceeding 21 metres to No 11 Nunneley Close which is sufficient to not result in any undue loss of privacy.

If the application were recommended for approval, an informative would be attached with regards to minimising noise, dust and disruption.

The proposal complies with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two Development Management Policies (2020) and Policy D3 of the London Plan (2021).

PRIVATE AMENITY SPACE

Paragraph 135f) of the National Planning Policy Framework (2023) states - Planning policies and decisions should ensure that developments: create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future

users.

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 an adequate garden.

Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all new residential development and conversions will be required to provide good quality and usable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3, which requires 2-3 bedroom houses to have at least 60 square metres of private amenity space.

The limited rear garden area which would be retained however, would be insufficient to meet the needs of a family sized house. A 3 bed property would be required to provide 60 square metres.

With an increase in bedrooms and therefore occupiers and a decrease in private amenity space associated with the development, the garden area would be deficient in size. The rear garden would retain an area measuring approximately 32 square metres which represents a significant shortfall in amenity space provision. As a result, the development would undermine the general outdoor space that occupants could reasonably expect with a property of this size and type. As a result, it is considered that the proposal would result in poor living conditions for the occupants residing at the site.

In light of the above, it is considered that the proposal would have a harmful effect on the living conditions of the occupants of the host property, in terms of the provision of private external amenity space. The proposal therefore fails to comply with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and paragraph 135f) of the NPPF (2023).

CONCLUSION:

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Character and appearance

The proposed development, by virtue of the incongruous and visual prominent addition of the rear dormer, would fail to harmonise with the architectural composition of the original terraced property and terrace group, and harm the character and appearance of the area and the visual amenities of the street scene. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy D3 of the London Plan (2021).

2. NON2 Private amenity space

The proposed development, by virtue of its failure to maintain an adequate provision of private external amenity space, would have a harmful effect on the living conditions of the occupants of the host property. The proposal would therefore be contrary to Policies DMHB 18 and DMHD 1 of the

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. 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.
3. 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

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 18	Private Outdoor Amenity Space
LPP D3	(2021) Optimising site capacity through the design-led approach
DMHD 1	Alterations and Extensions to Residential Dwellings
LPP D6	(2021) Housing quality and standards
LPP D8	(2021) Public realm

Contact Officer: Christos Chrysanthou **Telephone No:** 01895 250230