

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: 15 MANTON CLOSE HAYES

Development: Erection of a single storey wraparound extension to the side and rear

LBH Ref Nos: 78826/APP/2024/1495

Drawing Nos: 3762/01/JG
 3762/05/JG
 3762/02/JG
 3762/03/JG
 3762/04/JG

Date Plans received: 04-06-24

Date(s) of Amendments(s):

Date Application valid 04-06-24

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the southern side of Manton Close, a cul-de-sac, and comprises a two storey end of terrace house with a single storey rear extension and side garage.

The street scene is residential in character and appearance comprising two storey terraced and semi-detached houses.

1.2 Proposed Scheme

Erection of single storey side and rear extension creating a wraparound extension, following the demolition of the existing garage.

1.3 Relevant Planning History

Comment on Planning History

Relevant history attached.

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

5 Neighbours were consulted by letter on 13-06-24. By the close of the consultation period, no responses were received.

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

LPP D6 (2021) Housing quality and standards

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:

The Hillingdon Local Plan: Part One Strategic Policy BE1 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 adverse impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 5 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

A) Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area.

B) Extensions to dwellings should be subservient to, and respect the architectural style of the

original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings.

C) The replacement of buildings which positively contribute to the character and local importance of Areas of Special Local Character will normally be resisted.

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.

With regard to side extensions, Policy DMHD 1 requires:

- 1) side extensions should not exceed half the width of the original property;
- 2) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
- 3) garages should reflect the size guidelines set out in Appendix C Parking standards;

With regard to rear extensions, Policy DMHD 1 requires:

- 1) 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;
- 2) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- 3) 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;
- 4) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- 5) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;

The proposed single storey side extension would be 2.76m wide, which is less than half the width of the original property and characterised through a flat roof form. The fenestration to the front of the side extension would be complimentary in appearance, with the windows reflecting the existing rhythm and form of the host building and wider area. Overall the proposed side extension complies with policy DMHD 1.

A rear extension currently exists on site and measures 2.65m deep, the proposed addition to this would be a further 3.35m deep creating a rear extension of 6m deep from the original rear elevation of the existing dwelling, larger than the prescribed measurements set out in Policy DMHD1. Having reviewed the character and appearance of the area, whilst it is noted that rear extension do form part of this, there are none within a reasonable proximity to the site which extend excessively beyond the prescribed 3.6 m. As such the development would be a clear departure from the prevailing character and appearance of the area creating a excessively deep ground floor rear building line. Furthermore when combined with the side extension the development that fails to appear subordinate and would present itself as an incongruous addition within the street scene, and host building, by reason of its design, scale, mass and bulk, contrary to Policies DMHB 1, DMHB 4, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan Part Two (2020).

Neighbouring Amenity:

The principle property to be impacted is the adjoining neighbour No. 16 Manton Close. The proposed side extension would not impact the amenities of this neighbour, as it would be obscured by existing building lines. No. 16 Manton Close benefits from an existing rear extension, with the

proposal projecting a further 2.9m from the rear elevation of No. 16. This would be within the acceptable scope highlighted in Policy DMHD1, which seeks to protect residential amenity. Therefore, it is considered that the proposal would not have an adverse impact on the amenities of the occupiers No. 9, through loss of light, outlook or sense of enclosure, in compliance with Policies DMHD1 and DMHB 11 of the Hillingdon Local Plan Part Two (2020).

There would be no flank windows to cause overlooking and in the event of an approval, a condition could have been attached to ensure this remains the case.

Accordingly, it is considered that the proposal complies with Policies DMHD1 and DMHB11 of the Hillingdon Local Plan Part Two (2020), in protecting neighbouring amenity.

External Amenity Space Provision:

Over 100sqm of private amenity space would be retained, in compliance with Policy DMHB 18 of the Hillingdon Local Plan Part Two (2020).

Parking and Highway Safety:

The parking provisions of the application site would remain unaffected by the proposal.

Conclusion:

Refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The proposed single storey side and rear extension, by reason of its design, scale, mass and bulk, would appear as a dominant and incongruous addition to the host property, detrimental to the character and appearance of the area and contrary to Policies DMHB 1, DMHB 4, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

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 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

LPP D6 (2021) Housing quality and standards

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