

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: 19 COPTHALL ROAD EAST ICKENHAM

Development: Erection of a first floor rear extension

LBH Ref Nos: 68378/APP/2024/997

Drawing Nos: 2024/061 -04
 2024/061 -01
 2024/061 -02
 2024/061 -03
 2024/061 -05

Date Plans received: 17-04-24

Date(s) of Amendments(s):

Date Application valid 18-04-24

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on South-Western side of Copthall Road, Ickenham, and comprises of a two storey semi-detached dwellinghouse with a large rear garden and front hardstanding which acts as off-street parking. The site benefits from existing single storey rear and side extensions, and a loft conversion which includes a hip to gable end conversion, a rear dormer, a side window and 3 front facing roof lights. There is also a large outbuilding located to the rear end of the the rear garden.

The surrounding street scene is mainly residential and made up of similarly design semi-detached dwellinghouses on the South Western side of the road and Bungalows to the North Eastern side of the road.

There are no planning restraints on this property that would impact this proposal.

1.2 Proposed Scheme

Planning permission is sought for a first floor rear extension. The measurements from the submitted plans are summarised below:

- Depth - around 3.60m
- Width - around 3.00m
- Eaves Height from ground level - around 4.90m
- Maximum Height from ground level - around 3.65m

The proposed materials will be matching or similar to those of the host property.

1.3 Relevant Planning History

68378/APP/2019/1967 19 COPTHALL ROAD EAST ICKENHAM

First floor side/rear extension

Decision: 12-08-2019 Refused

68378/APP/2012/824 19 COPTHALL ROAD EAST ICKENHAM

Single storey side and rear extension, involving demolition of existing detached garage to rear.

Decision: 28-05-2012 Approved

68378/APP/2012/436 19 COPTHALL ROAD EAST ICKENHAM

Conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end with a new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 04-04-2012 Approved

Comment on Planning History

Relevant planning history for the site is listed above.

It is noted that planning application ref. 68378/APP/2019/1967 sought permission for a first floor rear/side extension. Permission was refused on 12-08-19.

The grounds for refusal were that the proposed design would result in a incongruous form of development, mainly relating to conflicting roof forms of the gable end, rear dormer and proposed extension, which relates poorly to the existing and adjoining dwellings.

The proposed extension for 68378/APP/2019/1967 was larger than the proposal being assessed, however the same design concerns are present due to conflicting roof forms of the existing dormer, gable end and hipped roof of the proposed extension.

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

7 Neighbouring properties and the Ickenham Residents Association were consulted on the application by letter dated 24-04-25, due by 16-05-24.

2 Neighbouring objections were received by the end of the consultation process.

A summary of neighbouring objections listed below:

- Loss of privacy to rear gardens.
- Overshadowing.
- The proposals design is out of character for the area.
- Overdevelopment of the site.

- Encroachment and loss of privacy during construction
- Plans do not correctly represent what is there in reality.
- The plans do not include the rear extension proposed in separate application ref. 68378/APP/2024/999

Planning officer comments:

Matters relating to design, character & appearance and neighbouring will be discussed further in the report below.

In terms of encroachment and loss of privacy during construction, these are considered civil matters that will need to be resolved between the applicant and relevant parties. The local authority provides information on these matters in the final decision notice.

The plans are considered accurate enough to make a judgement from a planning perspective. The comments made by the objectors regarding the accuracy of the submitted plans have been taken into consideration along with photos of the site.

The applicant has the right to apply for proposals separately but will only be able to implement what is approved by the Local Planning Authority (Hillingdon Council) or resulting approval from an appeal.

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
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
NPPF4 -23	NPPF4 23 - Decision making
NPPF12 -23	NPPF12 23 - Achieving well-designed and beautiful places

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.

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 specific 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;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and
- ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

It is also important to consider what DMHD 1 states about roof extensions due to the proposal involving an extension of the existing properties roof.

The policy 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.

In terms of dimensions the proposal is around 3.60m in depth, 3.00m wide located in the centre of the rear elevation and would have an eaves height from ground level of around 4.90m and maximum height from ground level of around 3.65m. When viewed on its own, the dimensions of the extension are within an acceptable range.

However, from a design perspective, the relationship of the dual pitched first floor roof with the existing large dormer is considered to result in an incongruous form of development which relates poorly to the existing and adjoining dwellings. This design is not considered to accord with the requirements of Policy DMHD 1 and there are no other examples of this design clash in the immediate locality, with the neighbouring properties either having a rear dormer with gable end or a first floor rear extension with hipped roof. Whilst the extension would not be visible from the public street scene, it would be visible to all adjoining neighbouring properties along Copthall Road East, Swakeleys Road and Wallasey Crescent. This design harm therefore significantly weighs against the proposal.

The agent for this application has highlighted that 31 Wallasey Crescent, Ickenham, has a first floor side/ rear extension set against a rear dormer. However, when reviewing the planning history for the property this appears to have been implemented unlawfully with the certificate of lawfulness for the loft conversion including rear dormer issued on 13-03-15 under app ref. 43442/APP/2015/625 and not implemented. The current first floor rear/side was approved on 31-10-18 under app. 43442/APP/2018/3156. Due to this, the certificate of lawfulness became invalid but the loft conversion was implemented nonetheless. The developments at this property benefits from time immunity as they have existing for more than 4 years. Officers do not consider this example to set a precedent for design practice in local area.

Although the proposal meets the dimensions criteria set out under DMHD 1, Officers consider the visual amenity harm of the incongruous design proposed outweighs this in terms of the planning balance. Therefore, the proposal is considered not to comply with the design objectives of policies BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) and DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020)

Neighbouring 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.

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.

The two closest neighbouring properties to the proposal would be 17 Copthall Road East and 21 Copthall Road East.

17 Copthall Road East would be located to the South of the site. This property benefits from a first floor rear extension, with single storey side and rear extensions too. There would be a significant gap between the proposed extension and this property. Therefore the potential impact of overshadowing is likely not to be detrimental and the 45 degree line of sight would not be breached. In terms of privacy the proposal is unlikely to lead to any adverse privacy invasions with the window being located towards the centre of the properties footprint and in the same position as an existing first floor window, be that 3.60m further out in terms of depth.

21 Copthall Road East would be located to the North of the site. This property benefits from a loft conversion with rear dormer and 1 front facing rooflights, and single storey side and rear extensions. There would be a significant gap between the proposed extension and this property. Therefore the potential impact of overshadowing is likely not to be detrimental and the 45 degree line of sight would not be breached. In terms of privacy the proposal is unlikely to lead to any adverse privacy invasions with the window being located towards the centre of the properties footprint and in the same position as an existing first floor window, be that 3.60m further out in terms of depth.

Overall it is considered that the proposal aligns with the objectives of Policy DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) regarding neighbouring amenities.

Highway Safety and Parking:

The proposal would impact the parking provision currently available on site and is unlikely to lead to a significant increase in demand for off street parking. It is therefore considered the proposal would be in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Conclusion:

Although the proposal is compliant with some of the planning policies set out above, Officers consider the visual harm to the character and appearance of the property resulting from the conflicting roof forms of the first floor rear extension set against the existing rear dormer would outweigh this when considering the overall planning balance. Therefore the recommendation for this application is refusal on the grounds of visual amenity harm resulting from a incongruous design.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The development, by reason of the cumulative bulk and massing, and conflicting roof forms of the existing and proposed extensions, would result in a visually incongruous form of development that fails to harmonise with the architectural composition of the host dwelling to the detriment of the character, appearance and visual amenities of the surrounding area. The proposed development, therefore, conflicts with Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policies D3 and D4 of The London Plan (2021) and the National Planning Policy Framework (2023).

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

Part 2 Policies:

DMHB 11	Design of New Development
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