

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: 68 HATCH LANE HARMONDSWORTH

Development: Construction of a two-storey side extension

LBH Ref Nos: 11905/APP/2024/1332

Drawing Nos: XEVA/68HL/401 REV B
 XEVA/68HL/402 REV B
 XEVA/68HL/403 REV B
 XEVA/68HL/404 REV B
 XEVA/68HL/405 REV B
 XEVA/68HL/406 REV B
 XEVA/68HL/407 REV B
 Location Plan

Date Plans received: 17-05-24 **Date(s) of Amendments(s):** 04-07-24

Date Application valid 20-05-24 04-07-24

04-07-24

04-07-24

04-07-24

04-07-24

04-07-24

17-05-24

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two-storey semi-detached dwelling located at the junction of Hatch Lane and Candover Close, Harmondsworth. The property benefits from a single-storey rear extension. To the front of the site is a large area of hardstanding, and to the rear is an enclosed garden. The property is rendered and has been recently painted light blue.

The application site lies within the Harmondsworth Village Conservation Area and sits on potentially contaminated land.

1.2 Proposed Scheme

The application seeks planning permission to construct a two-storey side extension.

The proposed extension would measure 2.9m in width, be set back from the front elevation by 1m and set in from the side boundary by 1m. The extension would be finished with a gabled roof which would be set down from the main ridge by 0.32m. The extension would not project beyond the rear wall of the host dwelling.

1.3 Relevant Planning History

11905/APP/2023/3706 68 HATCH LANE HARMONDSWORTH

Erection of a two storey side and part single, part first floor rear extension

Decision: 19-02-2024 Refused

11905/APP/2023/2961 68 HATCH LANE HARMONDSWORTH

Erection of a double storey side and part single, part first floor rear extension

Decision: 04-12-2023 Refused

Comment on Planning History

There is a lengthy planning history at the site, as detailed above. Most recently, planning application reference 11905/APP/2023/3706 for the erection of a two-storey side and part single, part first-floor rear extension was refused for the following reason:

'1. Due to the excessive width, size, bulk scale and design of the extensions, the proposal would form a disproportionate and overly dominant addition to the host dwelling which would fail to respect its original size or architectural composition, subsequently causing harm to its character and appearance. Furthermore due to the design and prominent corner plot location, the resulting property would appear unduly prominent and overdeveloped when viewed from the street scene, causing significant harm to the character and appearance of the surrounding area and Harmondsworth Conservation Area contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 4, DMHD 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020) and paragraphs 135 (a) and (c) of the NPPF (2023). The application seeks planning permission to construct a two-storey side extension.'

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date: 3rd July 2024

3. Comments on Public Consultations

Five neighbouring properties were consulted by letter dated 03.06.24, and a site notice was displayed, which expired on 3.7.24

One objection has been received, raising concerns about the originally submitted plans not including the Velux rooflights, the property's painting in a blue colour, which does not preserve the character of the conservation area, and the recently constructed rear extension.

Officer note: Revised plans have been received detailing the roof lights (which can be installed as PD under class C). The property can be painted without the need for planning permission. The rear extension has been constructed under Class A of the General Permitted Development Order as permitted development.

Harmondsworth Conservation Area Advisory Panel comments:

Although the design now submitted is marginally less unsuitable than the previous applications that have both been refused, we still do not think that a two-storey side extension is appropriate on this prominent corner plot near the gateway into the Harmondsworth Village Conservation Area. At least the inappropriate monopitch roof has gone but the proposed extension still comes forward of the building line in Candover Close and should be refused on that ground alone.

We would like to remind you that a similar application made for the house on the opposite corner of Candover Close (66 Hatch Lane; 19246/APP/2010/2378) was refused because "The proposed two storey side extension, by reason of its proximity to the side boundary and projection beyond the building line with the neighbouring properties to the west, along Candover Close, would result in a closing of the visually open gap on this prominent corner site, contributing to a visually intrusive, incongruous and over-dominant form of development, which would be detrimental to the character and appearance of the Harmondsworth Village Conservation Area as well as the visual amenities of the street scene and surrounding area generally."

In our comments on previous applications, we have also noted that the 'existing' plans submitted show a rear extension that has only recently been built and lacks any permission. We expect appropriate enforcement action to be taken as if permission were given for this application; it would effectively give retrospective permission for the rear extension. In addition, we note that the site plans do not include the very large 'garage' that has recently been built in the rear garden, nor the concrete that now covers the whole of the rear and front gardens. The combined effect of all this unauthorised building work leads us to wonder if sufficient amenity space still remains to allow this proposed extension. A final very recent change has been to paint the outside of the existing house a bright blue colour, to the dismay and disgust of local residents. In this, as well as all else, the owners have shown no concern for the street scene and the need to ensure this house fits in with the others around it. For all these reasons, we expect this application to be refused.

Officer note: The single-storey rear extension has been built as permitted development under Class A.

Contaminated Land Officer comments - No objection subject to informative.

Conservation Officer comments: The scale and design of the extension better respect the architectural integrity of the host dwelling than the previous refusal.

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.HE1 (2012) Heritage

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 11 Design of New Development

DMHB 4	Conservation Areas
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
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
NPPF16	NPPF 2021 - Conserving & enhancing the historic environment

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 (including the designated conservation area), the impact upon the amenities of adjoining occupiers 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) 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 side extensions, Policy DMHD 1 states:

- 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.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) details the obligation of local planning authorities to pay special attention to the desirability of preserving or enhancing an area's character or appearance.

Paragraph 135 of the National Planning Policy Framework (2023) states that Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

Paragraph 205 of the National Planning Policy Framework (2023) states that great weight should be given to the heritage asset's conservation when considering the impact of a proposed development on the significance of a designated heritage asset. Paragraph 206 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration, destruction, or development within its setting) should require clear and convincing justification. Paragraph 207 states that where a proposed development will substantially harm a designated heritage asset, local planning authorities should refuse consent unless the applicant can demonstrate that substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Paragraph 208 states that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, the public benefits of the proposal should outweigh the harm caused by the proposal.

Policy HC1 of The London Plan (2021) states development proposals affecting heritage assets and their settings should conserve their significance by being sympathetic to the assets' significance and appreciation within their surroundings. Councils should actively manage the cumulative impacts of incremental change from development on heritage assets and their settings. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early in the design process. Policy D3 of The London Plan (2021) states that developments should enhance the local context, be of high quality, and respond to a place's existing character. They should also respect, enhance, and utilise architectural features that contribute to the local character.

Policy DMHB 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new development, including alterations and extensions to existing buildings in Conservation Areas, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness.

The site is located within the Harmondsworth Village Conservation Area which is a designated heritage asset. Due to the prominent corner plot position of the property, the proposed development would be readily visible from multiple vantage points. Given the site is within a Conservation Area, it is important that the scale of development is subordinate to the host dwelling and lends itself to the key characteristics of the local area, thus resulting in a development that either preserves or enhances the Conservation Area.

Officers acknowledge that the design of the extension has been improved since the previous refusal, with the extension appearing subordinate in scale and better respecting the roof form and scale of the host building. The first reason for the former refusal has been addressed. However, the impact on the spacing of development has not been addressed. Whilst Officers acknowledge that the proposed side extension would be set 1m off the side boundary, it would breach the return building line to the rear. Indeed, the massing of the roof from the front is increased over that which was previously refused, given the gabled roof form proposed. The loss of the space to the side at the first-floor level, beyond the return building line, would be at odds with the spacious character of this prominent corner plot in conflict with Policy DMHD1 (ii) and would cause sufficient harm to the character of the Conservation Area to justify a refusal of planning permission.

Overall, officers consider that the proposal fails to comply with the National Planning Policy Framework (2023), Policy HC1 of The London Plan (2021), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), and Policies DMHB 4, DMHD 1, DMHB 11, and DMHB 12 of the Hillingdon Local Plan Part Two - Development Management Policies (2020).

Neighbouring Amenity:

Policy D3 of The London Plan (2021) states that developments should deliver appropriate outlook, privacy, and amenity. Policy D6 states the site layout, orientation, and design of dwellings should provide privacy and adequate daylight for residents.

Policy DMHD 1 of Hillingdon Council's Local Plan Part Two Development Management Policies (2020) states that planning applications relating to dwelling alterations and extensions will be required to ensure that a satisfactory relationship with adjacent dwellings is achieved and there is no unacceptable loss of outlook to neighbouring occupiers. Policy DMHB 11 seeks to ensure that development proposals do not adversely impact the amenity, daylight, and sunlight of adjacent properties and open space.

Number 70 Hatch Lane is located south of the application site and forms the other half of the semi-detached properties. The proposed extension would not break the 45-degree line from the closest habitable neighbouring window, and due to its location, it would not cause any harmful loss of light, overshadowing, or loss of privacy, nor would it be overbearing.

Number 66 Hatch Lane is located north of the application site and is separated from the host by Candover Close Road. There would be no windows within the proposed development's side elevation, and due to the separation distance, it is considered there would be no harmful loss of light, overshadowing, loss of privacy, or overbearing.

Number 1 Candover Close is west of the application site. The proposed extension would include one new rear-facing window at ground floor level and one new rear-facing window at first-floor level. This neighbouring property does not have any side-facing windows; therefore, no harmful overlooking or loss of privacy would be created. The windows would provide a similar outlook to the existing rear-facing windows. As such, there would be no harmful impacts to this neighbouring property.

Overall, the proposed development would not adversely affect the amenities of neighbouring occupiers and would be in accordance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Outdoor Amenity Space:

Policy D6 of The London Plan (2021) requires a minimum of five sq. m. of private outdoor space for one- to two-person dwellings and an extra one sq. m. for each additional occupant.

Policy DMHD 1 of Hillingdon Council's 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, vi) adequate garden space is retained, while Policy DMHB 18 states that developers should provide amenity space in accordance with Table 5.3 of the local plan. Table 5.3 requires developments to provide between 40 and 100 sq. m. of private outdoor amenity space, dependent on the number of bedrooms within the property. It should be well-located, well-designed, and usable for the private enjoyment of the occupier.

The rear garden would retain 200sq. m. of private amenity space following the redevelopment.

The proposed development would comply with Policy D6 of The London Plan (2021) and Policies DMHD 1, DMHB 18, and Table 5.3 of Hillingdon Council's Local Plan Part 2 Development Management Policies (2020).

Highways and Parking:

The parking provision would remain unaffected by the proposal.

Conclusion:

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The proposed two-storey side extension on the prominent corner position of the site would result in the closing of an important gap characteristic to the area, fail to respect the established return building line, and overall result in harm to the established character and appearance of the area. The proposal would, therefore, represent an overdevelopment of the site to the detriment of the visual amenities of the street scene and the surrounding area, causing significant harm to the character and appearance of the surrounding area and Harmondsworth Conservation Area contrary to the National Planning Policy Framework (2023), Policy HC1 of The London Plan (2021), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), and Policies DMHB 4, DMHD 1, DMHB 11, and DMHB 12 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
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMHB 1	Heritage Assets
DMHB 11	Design of New Development
DMHB 4	Conservation Areas
DMHB 12	Streets and Public Realm
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NPPF12	NPPF 2021 - Achieving well-designed places
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