

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: 87 WIMBORNE AVENUE HAYES

Development: Erection of a first floor side extension

LBH Ref Nos: 14548/APP/2024/1563

Drawing Nos: PL21/SM/3244 - 01
 PL21/SM/3244 - 02
 PL21/SM/3244 - 03
 PL21/SM/3244 - 04
 PL21/SM/3244 - 05
 PL21/SM/3244 - 00

Date Plans received: 12-06-24 **Date(s) of Amendments(s):**

Date Application valid 12-06-24

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises a two storey semi detached dwelling at the junction of Wimborne Avenue and Cranbourne Way. The site benefits from an open plot in both width and depth. The property has an existing single storey side and rear extension with a hip to gable roof extension, rear dormer and front rooflights.

The surrounding area is predominantly residential in character and comprises mainly of two storey semi-detached properties.

1.2 Proposed Scheme

Planning permission is sought for the erection of a first floor side extension.

1.3 Relevant Planning History

14548/APP/2024/355	87 WIMBORNE AVENUE HAYES
Erection of a first floor side extension	
Decision: 08-04-2024	Refused

14548/PRC/2024/1	87 WIMBORNE AVENUE HAYES
Proposed front porch, single storey front side and wrap around two storey side extension and internal changes	

Decision: 29-02-2024	Objection
14548/PRC/2023/195	87 WIMBORNE AVENUE HAYES
Proposed single storey front and rear, two storey side & rear extension with internal changes and front porch.	
Decision: 12-12-2023	Objection
14548/APP/2023/2926	87 WIMBORNE AVENUE HAYES
Erection of an outbuilding to rear garden.	
Decision: 14-12-2023	Approved
14548/APP/2023/2229	87 WIMBORNE AVENUE HAYES
Erection of a double storey side and part single storey rear extension (amended description)	
Decision: 29-09-2023	Approved
14548/APP/2023/1815	87 WIMBORNE AVENUE HAYES
Erection of a double storey extension to the side and rear of the dwelling with amendments to fenestration.	
Decision: 17-08-2023	Refused
14548/APP/2023/1294	87 WIMBORNE AVENUE HAYES
Erection of a double storey side and part single, part double storey rear extension (amended description)	
Decision: 12-06-2023	Refused
14548/APP/2022/2811	87 WIMBORNE AVENUE HAYES
Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.00 metres, for which the maximum height would be 3.00 metres, and for which the height of the eaves would be 3.00 metres	
Decision: 21-10-2022	Prior Approval N/Req
14548/APP/2022/2846	87 WIMBORNE AVENUE HAYES
Erection of a single storey side and rear extension.	
Decision: 14-12-2022	Approved
14548/APP/2022/2655	87 WIMBORNE AVENUE HAYES
Conversion of roof space to habitable use to include a rear dormer with 2 front roof lights and conversion of roof from hip to gable end with new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)	
Decision: 19-10-2022	Approved

Comment on Planning History

The planning history for the site is listed above.

The proposed development is a resubmission of a refused scheme under reference no. 14548/APP/2024/355 for the Erection of a first floor side extension. The refusal reason is as follows:

1. The proposed development by reason of its overall scale, positioning and poor design when combined with the existing hip to gable and rear dormer roof extensions would result in an incongruous and visually awkward form of development that fails to appear subordinate as well as failing to respect the architectural composition of the existing dwellinghouse. The proposed development would therefore fail to harmonise with the established built environment resulting in a detrimental impact on the character and appearance of the immediate street scene and the wider surrounding area. The proposal thereby fails to comply with Policy BE1 of the Hillingdon Local Plan: Part One- Strategic Policies (November 2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), Policies D3 and D4 of the London Plan (2021) and Chapter 12 of the National Planning Policy Framework (2023).

The proposed development is for the erection of a first floor side extension including a hipped roof form. The development would still appear incongruous and visually awkward and as such would not overcome the previous reason for refusal.

A full assessment of the application has been made in the main body of the report

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

Eight neighbouring properties were consulted on the application by letter dated 21-06-24. The consultation period expired 12-07-24. No representations have been 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 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB 12 Streets and Public Realm

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D6 (2021) Housing quality and standards

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 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 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;
- 4) 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;
- 5) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- 6) where hip to gable roof extensions exist, a two storey side extension will not be supported;
- 7) in Conservation Areas, single storey side extensions may be required to be set back.

The proposed development involves a first floor side extension. It should be noted that the hip to gable and rear dormer extension approved under ref.14548/APP/2022/2655 have now been built out. As such the development does not comply with Policy DMHD 1 point 6 as it would include combining the existing hip to gable extension with first floor side extension. The extension would measure approx 2.90m in width, 7.16m in depth, be set back from the front elevation by 1m and set down from the main ridgeline. It would be characterised with a hipped roof form, one front window, one obscurely glazed side and one obscurely glazed rear window.

The dwelling is positioned on a very prominent corner plot where the proposed extension would be readily visible from multiple public vantage points. It is considered that the combination of the hip to

gable extension, large rear dormer and first floor side extension would create an overdominant, unsympathetic addition to the main dwelling that would fail to harmonise with the original architecture of the building. The conflicting roof form including the existing gable end roof form and proposed hipped roof would be overdominant and visually incongruous. As such, it is considered that the proposed development would cause considerable harm to the character and appearance of the dwelling and surrounding area. The proposed development has not overcome the previous reason for refusal.

Although double storey side extensions are seen within the surrounding area, they are not seen in combination with hip to gable roof extensions or large rear dormers. The proposed development is therefore out of character with the immediate surrounding area.

A similar development within the borough was refused and subsequently dismissed by the inspector under reference 7946/APP/2024/98 (appeal ref. APP/R5510/D/24/3342242) on the 9th July for the 'erection of a front porch, single storey rear and a double storey side extension. Conversion of roof space to habitable use to include a hip to gable end extension, rear dormer and front roof lights'. Within the appeal the inspector stated:

"My view is that the proposed side extension would not integrate well with main dwelling once it has had a hip to gable extension and dormer constructed (or vice versa). The side extension would appear as an add-on particularly from the rear where the side extension would not sufficiently integrate or meld with the main dwelling. This would be particularly harmful at roof level where the varied roof profiles (including the sizeable dormer cheek) would be discordant. Overall it would be unsympathetic to the original architectural composition of the host dwelling. In addition, the cumulative effect of the proposed roof extension/dormer and the double storey side addition, would result in a disproportionate addition which would appear overly bulky and would fail to be subordinate to the original dwelling. They would add to the lack of balance between the appeal property and its semi-pair and owing to the prominent corner plot the proposed development would be readily visible in the streetscene and tend to draw the eye, to the detriment of the pleasant rhythm of the streetscene."

The proposed development is similar to the dismissed appeal and the same view is concluded that the development would appear as a disproportionate addition harming the character and appearance of the original property and the surrounding area.

It is noted that the property has extant permission for a double storey side and part single storey rear extension under ref. 14548/APP/2023/2229. However, these can not be built out lawfully due to the existing hip to gable and rear dormer extension.

Residential Amenity:

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, amongst other matters, that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.

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 85 Wimborne Avenue is located north of the application site and forms the other half of the host semi-detached property. The proposed first floor side extension would be positioned on the opposite side of this neighbour and would not protrude past the rear or front building lines. As such

there would be no harm to the amenities of this neighbour.

Number 1 Cranborne Waye is located to the rear of the host. Due to the large garden of the host there would be a significant separation distance between the proposed extensions and this neighbour. The proposed extension would include one new obscurely glazed rear window which would cause no overlooking or loss of privacy.

Number 89 Wimborne Avenue is located across the road from the host to the south. Due to the separation distance between the sites, there would be no harmful impacts on the amenities of this neighbour in terms of loss of light/outlook, nor would it be overbearing. The development would include a first floor obscurely glazed side facing window, therefore no loss of privacy or overlooking would be created.

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

Light and outlook for occupiers of the resulting dwelling:

It is considered that all of the resulting habitable rooms, and those altered by extension, maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

External Amenity Space Provision:

The rear garden size would remain unchanged from the proposed development. This would be in accordance with the minimum private amenity space standards set out in Table 5.3 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). As such, it is considered that the proposal would not undermine the provision of external amenity space for the existing occupiers at the site, in accordance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Parking and highway safety:

The parking provision would remain unaffected by the proposal, in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Conclusion:

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The proposed development by reason of its overall scale, positioning, multiple roof forms and poor design when combined with the existing hip to gable and rear dormer roof extensions would result in an incongruous and visually awkward form of development that fails to appear subordinate as well as failing to respect the architectural composition of the existing dwellinghouse. The proposed

development would therefore fail to harmonise with the established built environment resulting in a detrimental impact on the character and appearance of the immediate street scene and the wider surrounding area. The proposal thereby fails to comply with Policy BE1 of the Hillingdon Local Plan: Part One- Strategic Policies (November 2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), Policies D3 and D4 of the London Plan (2021) and Chapter 12 of the National Planning Policy Framework (2023).

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.

DMHB Design of New Development
11

DMHB Private Outdoor Amenity Space
18

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB Streets and Public Realm
12

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D6 (2021) Housing quality and standards

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-23

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

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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
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Part 2 Policies:

DMHB 11	Design of New Development
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMHB 12	Streets and Public Realm
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
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Contact Officer:

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