

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.	ADVERTISMENT 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: 273 BALMORAL DRIVE HAYES

Development: Construction of a two-storey side extension, first-floor rear wraparound extension, and conversion of roof space to habitable use to include construction of a rear dormer and installation of roof lights to the front roof slope and one side-facing window.

LBH Ref Nos: 51060/APP/2024/2210

Drawing Nos: 01/10
 04/10
 05/10
 06/10
 02/10
 03/10
 Planning Statement, prepared by Professional Plans, dated August 2024

Date Plans received: 15-08-24 **Date(s) of Amendments(s):**

Date Application valid 15-08-24

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises a semi-detached two-storey dwelling on the southern side of Balmoral Drive, on the corner of Hurstfield Crescent. The property has been previously extended to the rear by way of a single-storey rear extension with a partly flat and partly hipped roof. A 1.8m brick wall defines the side boundary of the site with Hurstfield Crescent.

1.2 Proposed Scheme

The application seeks planning permission to erect a two-storey side and first-floor rear wrap-around extension and loft conversion incorporating a rear dormer with roof lights to front elevation and installation of one side-facing window.

1.3 Relevant Planning History

51060/APP/2015/2061

273 BALMORAL DRIVE HAYES

Single storey detached outbuilding to rear for use as a games room and store (Retrospective)

Decision: 15-09-2015

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

11 neighbouring properties were consulted by letter dated 22.08.24.

Consultation expired on 13.09.24.

There was no local response.

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
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
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, and the reduction in the size of the rear garden and car parking provision.

Character and Appearance:

Policy BE 1 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 must 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.

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.

With regard to side extensions, Policy DMHD 1 requires:

- 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.

The application site is located at the corner of Balmoral Drive and Hurstfield Crescent. The dwelling itself is a simple two-storey design finished in white painted render, while the roof is pitched and finished in tiles. The houses on the four corner plots are set back from the pavement with front gardens, resulting in a sense of openness, which the side garden of the application site contributes to. This setback from the pavement by the front gardens gives the appearance of significant spaciousness of the houses within their plots. It makes a positive visual contribution to the appearance of the street scene. The open space character and visual gaps also help to clearly define the semi-detached contexts of several junction/corner properties in the immediate locality. The corner plot positioning of the application dwelling is such that it is visually prominent in both street scenes.

The proposed two-storey side/rear extension at a width of 3.85m exceeds half the width of the original dwelling (5.75m). Officers note that the width to the rear is approximately 6.4m, which exceeds the width of the original dwelling. The proposed side/rear extension would fail to appear subordinate in scale and would unbalance the pair of semi-detached houses of which the application dwelling forms part. The proposed side/rear extension would be sited 1m off the boundary at its narrowest point, increasing to 2m at its widest point. Officers note that, contrary to local plan policy, the side/rear extension will breach the return building line in Hurstfield Crescent in its entirety. The side/rear extension would have a significant and detrimental impact on the loss of space at this corner site and the return building line. This proposed development would detract from the character and appearance of the streetscene.

The proposed two-storey side/rear extension, by reason of its size, scale, bulk, depth, width, height, proximity to the side boundary and projection forward of the return building line along Hurstfield Crescent, in this open and prominent position, would result in the closing of an important gap

characteristic to the area, resulting in a cramped appearance.

The proposal would represent an over-development of the site to the detriment of the street scene's visual amenities and the surrounding area's character and appearance.

The proposed development is contrary to Policy BE 1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) and Policies DMHD 1 and DMHB 11 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.

The proposed two-storey side/rear extension would be set 3.14m off the rear boundary with adjoining property at 275 Balmoral Drive and would not breach the 45-degree line from the centre point of the closest first-floor window demonstrating that the extension would not result in an undue loss of light or outlook to the occupants of this property. In the event of an approvable scheme, a condition would be imposed to ensure no side-facing windows were inserted to ensure no undue loss of privacy.

The proposal would not cause undue harm to the living conditions of neighbouring occupiers and it would, therefore, accord with the objectives of Policies D3 and D6 of The London Plan (2021) and Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) in this respect.

Outdoor Amenity Space:

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.

Following the redevelopment, the rear garden would retain 125 sq. m. of private amenity space.

The proposed development would comply with 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/rear extension, by reason of its size, scale, bulk, depth, width, height, proximity to the side boundary, and projection forward of the return building line along Hurstfield Crescent, in this open and prominent position, would result in the closing of an important gap characteristic to the area, resulting in a cramped appearance. The proposal would, therefore, represent an over-development of the site to the detriment of the visual amenities of the street scene and the character and appearance of the surrounding area. The proposed development is contrary to Policy BE 1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) and Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

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.

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
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
LPP D8	(2021) Public realm

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