

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

LBH Ref Nos: 52182/APP/2024/2207

Date Plans received:	14-08-24	Date(s) of Amendments(s):	24-09-24
			24-09-24
Date Application valid	14-08-24		24-09-24
			24-09-24

1.1 Site and Locality

107 Woodlands Avenue (the application site) comprises a two-storey semi-detached property on the south-eastern corner of the intersection of Woodlands Avenue and Warren Drive. The primary frontage addresses Woodlands Avenue to the north. The building has previously been extended with a two-storey side and one-storey rear extension. Vehicle access is provided via the Woodlands Avenue frontage and parking is available on the front parking pad.

The application site is located in a Critical Drainage Area.

The surrounding area is residential, mainly comprised of two-storey semi-detached and detached dwellings. Brick is the predominant cladding material however dwellings are a variety of ages and roof forms.

Immediately to the east is the adjoining duplex, 105 Woodlands Avenue, and to the south is 2 Warren Drive.

1.2 Proposed Scheme

The applicant seeks planning permission to erect an additional two-storey side extension to the existing extension on the property.

The proposed extension would have an approximate length of 8.5m and a width of 3.55m. It would match the original rear and front building lines of the dwelling. The extension would be two-storey and would extend the hipped roof.

New glazing is proposed on the front and rear elevations of the extension at ground and first floor levels.

The applicant proposes to construct the extension with materials to match the original house.

1.3 Relevant Planning History

52182/97/1263

107 WOODLANDS AVENUE RUISLIP

Erection of a two storey side extension

Decision: 10-11-1997

Approved

Comment on Planning History

52182/97/1263 granted planning permission for construction of the existing 4m wide two-storey side and one-storey rear 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

The Council consulted eight neighbouring properties and Eastcote Residents Association on 23-08-24.

One representation, against the proposal, was received that opposed the application on the grounds the design of the proposal in terms of massing and layout did not comply with the Hillingdon Local Plan Part 2 Development Management Policies.

Officer Comment: The scheme design, bulk and layout are assessed below.

INTERNAL COMMENTS:

Council Urban Designer provided the following comment:

1) Principle of an additional side extension

The site has had one side extension previously. The proposal seeks to extend that previous extension.

Paragraph A1.8 of the Local Plan states that "Proposals to extend existing extensions will not be supported".

2) Bulk and appearance

In addition to the in-principle concern above, the proposal fails to demonstrate compliance with Policy DMHD 1 C) (Side Extensions) of the Local Plan.

There are concerns that extending the plot further would be detrimental to the character of the adjoining street in terms of its bulk and how closely it is sited in relation to this street.

There are also concerns that extending the existing set of terraces beyond what has already been

extended would further detract from the original form and arrangement, resulting in an excessively long block. While the original extension may have been acceptable due to an argument of it being a corner plot, this new proposal is considered excessive.

We would recommend the applicant considers:

- a single storey extension instead
- introducing an offset of at least 1m to the front from the building line of the main body
- allowing at least 1m offset from the side boundary line
- allows sufficient space to the rear and avoids excessively long side extension as seen from the street

3) Quality of forecourt and impact on the character of the streetscene

Furthermore, we have concerns that the introduction of this side extension may result in further detrimental impacts on the forecourt of the existing plot.

The application currently lacks any information regarding this element of design, and this needs to be supplemented ahead of any determination.

In this particular case, we would expect that the forecourt:

- incorporates greening (e.g. low-level planting up to 1.2m in height, comprising ornamental grasses, sedges, and flowering perennials), to uphold the visual appeal and character of the street
- avoids excessive amounts of hard landscaping, which would be detrimental to the character of the streetscene
- incorporates a tree to the corner of the plot
- ensures bin and bike stores are located away from the street edge, in a discreet, well-designed way
- incorporates a low-level brick wall forming the boundary of the forecourt at the street edge. This brick wall should be continuous along the flank of the plot given it is a corner site (i.e. timber fencing can be used to the other side and at rear, where this plot meets neighbouring rear gardens).

Officer Comment: The Urban Designers comments were relayed to the applicant who declined to amend the scheme albeit did provide plans depicting the proposed forecourt treatment.

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 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards

5. MAIN PLANNING ISSUES

The primary considerations in determining this application are the proposal's design and appearance and impact on the character of the local area, and the proposal's impact upon the amenities of adjoining residents.

CHARACTER AND APPEARANCE:

Policy 12 of the National Planning Policy Framework states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

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 BE1 of Hillingdon Council's Local Plan Part One (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: Design of New Development of the Hillingdon Local Plan: Part Two (2020) requires that all development, including extensions, alterations and new buildings will be required to be designed to the highest standards and incorporate principles of good design including:

- i) harmonising with the local context by taking into account the surrounding:
 - scale of development, considering the height, mass and bulk of adjacent structures;
 - building plot sizes and widths, plot coverage and established street patterns;
 - building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;

Policy DMHD 1: Alterations and Extensions to Residential Dwellings of Hillingdon Council's Local Plan: Part Two (2020) states that planning applications relating to dwelling alterations and extensions will be required to ensure that:

- i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;
- ii) a satisfactory relationship with adjacent dwellings is achieved;
- iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;

Regarding side extensions, Policy DMHD 1 further states that:

- 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;
- 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;

The original dwelling had a width of approximately 5.9m and the proposed side extension along with

the existing side extension will have a cumulative width of approximately 7.2m, wholly exceeding the original width of the dwelling. This cumulative width would detract from the original form and arrangement, resulting in an excessively long block that would be out of keeping with the surrounding character of predominantly symmetrical semi-detached dwellings. The excessively long and lopsided block would cause unacceptable harm to the character of the area and would also harm the relationship with the attached neighbour, 105 Woodlands Avenue, which remains of the same original building width of approximately 5.9m by resulting in an unbalanced lopsided semi-detached arrangement. As such, the proposal is not considered to be in keeping with the local streetscape nor does it harmonise with the attached duplex and would cause unacceptable harm to the character of the area.

The proposed side extension is also not considered to be subordinate to the original dwelling. The excessive cumulative width exceeds the original width of the dwelling and the extension is not provided with any setback from the original main front building elevation thereby overwhelming the original built form through excessive bulk and massing.

The extension would also be detrimental to the character of Warren Drive in terms of its bulk and how closely it is sited in relation to this street frontage. The extension would be constructed to the front boundary on Warren Drive which would be well forwards of the return building line on Warren Drive, failing to respect the established building line and street pattern, resulting in an impact to the openness of the area by obscuring the return building line of Warren Drive as viewed from the eastern edge. This would cause unacceptable harm to the quality of the street and character of the area.

The planning officer has considered four examples of houses with extensions up to the footpath provided by the applicant in support of the application. However, these examples are not considered to support the application as they instead illustrate the adverse harm, described above, caused through either excessively bulky side extensions or by obscuring the return building line on a corner site.

The proposed materials will match the existing dwelling thereby ensuring the extension integrates with the original dwelling and is acceptable from a visual standpoint.

In summary, the proposal is considered unacceptable to Policy D3 of The London Plan (2021), Policy BE1 of Hillingdon Council's Local Plan Part One Strategic Policies (2012), and Policies DMHB 11 and DMHD 1 of Hillingdon Council's Local Plan Part Two Development Management Policies (2020).

NEIGHBOURING RESIDENTIAL AMENITY:

Policy D3 Optimising site capacity through the design-led approach of The London Plan (2021) states that developments should deliver appropriate outlook, privacy, and amenity.

Policy D6 Housing quality and standards of The London Plan (2021) states the site layout, orientation, and design of dwellings should provide privacy and adequate daylight for residents.

Policy DMHB 11 seeks to ensure that development proposals do not adversely impact the amenity, daylight, and sunlight of adjacent properties and open space.

Policy DMHD 1 of Hillingdon Council's Local Plan Part Two (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that a satisfactory relationship with adjacent dwellings is achieved.

The side extension would not be visible to 105 Woodlands Avenue and therefore would not unduly impact the amenity of this property.

The side extension would be visible to opposing properties across Woodlands Avenue (214, 216 & 218 Woodlands Avenue) and across Warren Drive (109 Woodlands Avenue and 1 Warren Drive) however the proposal would not unduly harm the residential amenity of these opposing properties. The opposing properties are separated at distance from the extension by the road network and therefore there will be no visual dominance or shading effects from the extension over these properties. While the extension proposes new frontage glazing facing over Woodlands Avenue, the outlook will fall over the road reserve and front gardens of the opposing properties, and would not reverse in undue harm on their privacy. As such, it is considered there would be no undue harm on the daylight, privacy, outlook or other amenities of the opposing properties by the proposal.

The proposal would not unduly harm the amenity of 2 Warren Drive. The extension will be setback approximately 20m from the shared boundary and will be located at a acute oblique angle from the front windows of the adjacent dwelling house highly limiting it's visibility, and ensuring there are no visual dominance or shading effects over 2 Warren Drive. Rear glazing facing 2 Warren Drive is proposed but would only look over the front garden which combined with the large setback will avoid any adverse overlooking harm. As a result, there would be no undue harm on the daylight, privacy, outlook or other amenities of 2 Warren Drive by the proposal.

With regard to neighbouring residential amenity, the proposed rear extension is acceptable to Policies D3 and D6 of The London Plan and Policies DMHB 11 and DMHD 1 of Hillingdon Council's Local Plan Part Two (2020).

ONSITE RESIDENTIAL AMENITY:

Policy D6: Housing quality and standards of the London Plan (2021) states that housing development should be of high quality design and provide adequately-sized rooms (see Table 3.1) with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures. The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.

Policy DMHB 16: Housing Standards of the Hillingdon Local Plan: Part Two (2020) states all housing development should have an adequate provision of internal space in order to provide an appropriate living environment.

Policy DMHB 18: Private Outdoor Amenity Space of the Hillingdon Local Plan: Part Two (2020) states all new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3.

Policy DMHD 1 of Hillingdon Council's Local Plan Part Two (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that adequate garden space is retained.

The proposed internal layout would provide reasonably sized habitable rooms with good quality outlook, ensuring a an appropriate level of living amenity is provided.

The rear garden would retain over 100 sq. m. of private amenity space following the redevelopment in a usable and functional layout.

With respect to onsite residential amenity, the proposed development would comply with Policy D6 of The London Plan (2021) and Policies DMHB 16, DMHB 18 and DMHD 1 of Hillingdon Council's Local Plan Part Two (2020).

PARKING AND HIGHWAYS:

Policy DMT 6 of the Hillingdon Local Plan: Part Two (2020) seeks to ensure that all development is in accordance with the car parking standards set out in Appendix C, Table 1 unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

No changes are being proposed to the existing car parking space provision or the existing vehicle crossover serving the site which is considered to be fit for purpose.

It is therefore considered that the development would not exacerbate the demand for street parking or prejudice highway safety, in accordance with Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

CONCLUSION:

The proposal would unduly harm the character of the local area due to the excessive width of the extension and position on the edge of the corner site impacting the streetscape.

As such, it is recommended that planning permission be refused.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The proposed two-storey side extension by reason of scale, siting and design, would result in an excessive and disproportionate form of development that would disrupt the visual relationship with adjoining sites. As such, the development would fail to be seen as a subordinate form of development that would not be in keeping with the scale and form of the semi-detached formation and it would have a detrimental impact on the character and appearance of the host property and on the visual amenity of the street scene and surrounding residential area. The development would therefore be contrary to Policy D4 of the London Plan (2021), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

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 11 Design of New Development

DMHB 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

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

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

NPPF12 NPPF12 23 - Achieving well-designed and beautiful places
-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 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 16 Housing Standards

DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
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