

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:	43 THE AVENUE ICKENHAM	
Development:	Erection of a single storey rear and side wraparound extension, Erection of first floor rear and side extensions with crown roof. Conversion of existing garage to habitable use and creation of a new garage space. Installation of a first floor front bay window. Erection of an extension to existing porch.	
LBH Ref Nos:	79051/APP/2024/2554	
Drawing Nos:	TA-R00-EX-102 Rev R00 TA-R00-EX-103 Rev R00 TA-R00-EX-104 Rev R00 TA-R00-EX-105 Rev R00 TA-R00-EX-106 Rev R00 TA-R00-PR-101 Rev R00 TA-R00-PR-102 Rev R00 TA-R00-PR-103 Rev R00 TA-R00-PR-104 Rev R00 TA-R00-PR-105 Rev R00 TA-R00-PR-106 Rev R00 TA-R00-PR-107 Rev R00 TA-R00-PR-108 Rev R00	
Date Plans received:	23-09-24	Date(s) of Amendments(s):
Date Application valid	23-09-24	

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two storey detached property located on the East side of The Avenue, Ickenham, a private road. The property is set back from the road with a front driveway leading to an integrated garage and an area of soft landscaping and mature tree to the front. To the rear is a large garden which acts as private amenity space.

The site is located within Ickenham Village Conservation Area and part of the site lies within Flood Zone 2.

The surrounding area is residential in character comprising a mix of two storey detached properties and flats. To the west of the site lies Swakeleys Park and Swakeleys Park Tennis Courts.

1.2 Proposed Scheme

Planning permission is sought for the erection of a single storey rear and side wraparound extension, Erection of first floor rear and side extensions with crown roof. Conversion of existing garage to habitable use and creation of a new garage space. Installation of a first floor front bay window. Erection of an extension to existing porch.

1.3 Relevant Planning History

Comment on Planning History

There is no planning history for the site.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date: 6th November 2024

3. Comments on Public Consultations

EXTERNAL CONSULTEES:

A site notice was displayed on 18-10-24 and expired 07-11-24

A press notice was advertised on 16-10-24 and expired 06-11-24

46 neighbouring properties, Ickenham Conservation Area Panel and Ickenham Residents Association were consulted on the application by letter dated 07-10-24. The consultation period expired 04-11-24. No representations have been received.

INTERNAL CONSULTEES:

Landscape officer:

There is no objection to the removal of Tree 2 the Fraxinus excelsior. However, Tree 1 is a good-looking Yew Tree that has the potential to become a higher category tree given time. It also adds to the greening of the urban environment. It is acknowledged it is a C Category tree that should not be a constraint to development, however, with the removal of the garage from the proposals this tree maybe able to be retained.

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:

DMEI 9	Management of Flood Risk
DMEI 10	Water Management, Efficiency and Quality
DMHB 1	Heritage Assets
DMHB 11	Design of New Development
DMHB 4	Conservation Areas
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP T2	(2021) Healthy Streets
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
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
NPPF16 -23	NPPF16 23 - Conserving and 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.

Policy DMHB 4 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.

With regards to rear extensions, Policy DMHD 1 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.

With regard to side extensions, Policy DMHD 1 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;
- 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.

With regard to front extensions, Policy DMHD 1 states:

- i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;
- ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and
- iii) notwithstanding the above, at least 25% of the front garden must be retained.

With regard to roof extensions, Policy DMHD 1 states:

- 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.

The proposed development involves the erection of a single storey rear and side wraparound extension, Erection of first floor rear and side extensions with crown roof. Conversion of existing garage to habitable use and creation of a new garage space. Installation of a first floor front bay window. Erection of an extension to existing porch.

The existing property is a large detached two storey property characterised with an L shaped footprint. The property has an integrated garage and a bricked front extension. The property is characterised with one gable end roof and one pitched roof. Where there are alternative roof forms at either end of the main roof, it is normally an indication of an extension. In this case no history of an extension can be located therefore Officers consider the roof form, despite a hipped end one side and a gabled end the other, to be original. The property is finished in external render and is set back from the main road by an area of soft landscaping and driveway leading to the garage.

The proposed single storey rear extension is staggered in depth due to the L shape of the property and would extend 4m in depth, span the full width of rear of the property connecting with the proposed side extension. It would be characterised with a curved dining room feature and a part flat, part pitched roof with multiple rooflights. The proposed first floor rear extension would measure approx. 2.6m in depth aligning the first floor rear elevation and 7.9m in width infilling the L shaped design. It would be characterised with a part pitched roof extending beyond the side elevation and would introduce a crown roof feature.

The proposed side element would connect to the rear extension at ground floor forming a wrap around of the property, it would measure 3.2m in width at ground floor, 14m in depth and would align with the existing front extension. It would include an integrated garage with a garage door on the front elevation. At first floor level it would measure 2.8m in width, 4.5m in depth and be characterised with a pitched roof set down from the main ridge and set back from the front elevation. At ground floor level the extension would be set in from the side boundary by 0.5m and at first floor it would be set in by 1m.

The development would also include the conversion of existing garage to habitable space with fenestration changes to the front elevation with a new bay window feature.

Whilst it is acknowledged that the surrounding area comprises large detached dwellings that have benefitted from extensions, each application should be assessed on its own merits. Whilst in isolation some of the proposed elements of the scheme may be acceptable, the combination of them all leads to a incongruous and cramped form of development at odds with the original

architectural composition of the property. The existing dwelling fits well within its plot and is already very wide in its appearance.

The proposed side extension at both ground floor and first floor are excessively scaled and when combined with the extension to the porch, which effectively creates a large front extension which extends more than half the width of the front elevation (9.55m), the development does not appear subordinate to the existing dwelling. The extensions add considerable bulk to a front elevation which is already extensively wide. As such these extensions do not appear to be proportionally designed to appear domestic scaled additions.

Considerable bulk is proposed to be added to the front elevation which will be viewed prominently from the road. Even more bulk is to be added to the rear elevation. It is clear from the reviewing the rear elevation that the proposal would amount to overdevelopment given the number of competing roof forms and the shape of the extensions proposed.

The existing dwelling is already unbalanced due to the roof form (one gable end and one hipped end). The introduction of an additional pitched roof to the side would exacerbate this issue further leading to further imbalance. The introduction of a new pitched roof to the rear projecting past the side elevation of the property is again at odds with the original architecture of the property. This would be visible from multiple public vantage points given the corner plot position of the dwelling. Whilst crown roofs are not supported as set out in Policy DMHD 1, it is acknowledged that these are seen within the immediate surrounding area and as such there is no objection to a crown roof, however it should be noted that these are not common and it is the combination of multiple roof forms conflicting with the original roof form which would be harmful to the architectural composition of the original property and would cause harm to the surrounding area. Furthermore most of the crown roofs which can be seen in the area are much smaller in scale in comparison to the proposed roof form.

It is noted that the neighbouring property has been extended, however these do not result in the same complexity of roof forms or imbalance that is being proposed with this application. There is a much greater degree of symmetry within the front elevation, the side extension has been set down, set in and set back from the ground floor addition and it did not feature such an expansive front extension.

The development includes front fenestration changes including a new first floor bay window feature and longer windows. These appear at odds with the existing fenestrations creating a mismatch on the front elevation.

The harm caused to the Conservation Area is less than substantial, however there are no identified public benefits to offset this harm and justify an approval.

The combination of all the proposed extensions and proposed roof forms fails to respect the original composition of the dwelling causing harm to the character and appearance of the original dwelling, surrounding area and Ickenham Village Conservation Area. As such, the proposed development fails to preserve or enhance a designated heritage asset thus fails to comply with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2021), Policies DMHB 4, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management (2020), Policy D3 of the London Plan (2021) and Chapter 12 and 16 of the National Planning Policy Framework (2023).

Residential Amenity:

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

To the south of the site lies residential Flats within Milton Road. Given the separation distance to these properties there would be no harm in terms of loss of light, overshadowing, loss of outlook nor would the development be overbearing.

Number 41 The Avenue is located north of the application site and is separated from the host. The proposed ground floor side extension would be sited approx. 0.5m away from the shared boundary. This neighbour benefits from single storey side extensions/outbuildings along this boundary and as such there would be no harmful impact in terms of loss of light or overshadowing. The first floor extensions would not project into the 45 degree line of sight from the closest neighbouring habitable roof windows and there would be no new side facing windows. As such, the proposed development would have an acceptable impact on this neighbour's amenities.

Overall, it is considered that the proposal 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).

External Amenity Space Provision:

Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all new residential development and conversions will be required to provide good quality useable private outdoor amenity space. Table 5.3 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that a 4+ bedroom dwellings should have a minimum of 100sqm of private external amenity space. A sufficient amount of private amenity space would be retained within the rear garden and as such would comply with Policy DMHB 18.

Parking and Highway Safety:

Paragraph 115 of the NPPF (2023) states that:

Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Policy DMT 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner.

Policy DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that development proposals must ensure that:

- i) safe and efficient vehicular access to the highway network is provided to the Council's standards;
- ii) they do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents;
- iii) safe, secure and convenient access and facilities for cyclists and pedestrian are satisfactorily accommodated in the design of highway and traffic management schemes;
- iv) impacts on local amenity and congestion are minimised by routing through traffic by the most direct means to the strategic road network, avoiding local distributor and access roads; and
- v) there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and committed roads, including along roads or through junctions which are at capacity.

Policy DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity.

Appendix C requires garages to have internal dimensions of 3m x 6m. The proposed garage would comply with this standard. In addition to the garage there would be sufficient off street parking provision provided to the front of the property. As such, the development would comply with Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Trees and Landscaping:

Policy DMHB 14: Trees and Landscaping requires:

- A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.
- B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.
- C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible.
- D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.

During the process of the application, an Arboricultural impact Assessment and Tree Survey was sought and received to identify the impacts on the existing trees at site. the report confirms that 2 category C trees are proposed to be removed which is acceptable in arboricultural terms. However, The Yew Tree located to the side of the property has the potential to become a higher category tree given time and also adds to the greening of the urban environment, therefore its removal is regrettable.

Flooding:

Part of the front of the application site lies within Flood Zone 2. During the process of the application a flood risk assessment was sought and received which provides flood mitigation measures. Should the application have been recommended for approval, a condition would have been added ensuring the development complies with the mitigation measures.

Conclusion:

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Character and Appearance

By virtue of its multiple roof forms, design, width, bulk and siting, the proposal would cumulatively result in an insubordinate and visually incongruous, cramped form of development that would be detrimental to the character and appearance of the original property, surrounding area and Ickenham Village Conservation Area. The proposal is therefore contrary to Policy BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2021), Policies DMHB 4, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management (2020), Policy D3 of the London Plan (2021) and Chapter 12 and 16 of 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.

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:

DMEI 9	Management of Flood Risk
DMEI 10	Water Management, Efficiency and Quality
DMHB 1	Heritage Assets
DMHB 11	Design of New Development
DMHB 4	Conservation Areas
DMHB 12	Streets and Public Realm

DMHB 14	Trees and Landscaping
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LPP D6	(2021) Housing quality and standards
NPPF12 -23	NPPF12 23 - Achieving well-designed and beautiful places
NPPF16 -23	NPPF16 23 - Conserving and enhancing the historic environment

Contact Officer:

Rhian Thomas

Telephone No: