

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: 51 WEYMOUTH ROAD HAYES

Development: Construction of part two-storey, part single-storey side extension and single-storey rear extension

LBH Ref Nos: 14121/APP/2024/2846

Drawing Nos: WR PA 02 REV B
WR PA 03 REV B
WR PA 01 REV B

Date Plans received: 28-10-24 **Date(s) of Amendments(s):**

Date Application valid 28-10-24

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two-storey semi-detached property located on the north side of Weymouth Road. The property has undergone a hip to gable conversion and contains a sizeable rear dormer extension.

No trees are subject to a Tree Preservation Order within the site or on adjoining land. The site is not designated within a Conservation Area nor an Area of Special Local Character. The site does not contain any Listed Buildings.

The surrounding area is primarily residential, comprising detached and semi-detached dwellings.

1.2 Proposed Scheme

The application seeks planning permission to construct a part two-storey, part single-storey side extension and single-storey rear extension.

1.3 Relevant Planning History

14121/APP/2024/962	51 WEYMOUTH ROAD HAYES
Erection of a two-storey side extension and single-storey rear extension.	
Decision: 06-06-2024	Refused
14121/APP/2023/1849	51 WEYMOUTH ROAD HAYES
Erection of a part first floor rear extension with amendments to fenestration	

Decision: 01-09-2023	Approved
14121/APP/2023/1724	51 WEYMOUTH ROAD HAYES
Demolition of garage and erection of part single storey, part two storey extension to side and rear.	
Decision: 01-09-2023	Refused
14121/E/89/1720	51 WEYMOUTH ROAD HAYES
Installation of side dormer window and formation of rooms in roofspace	
Decision: 18-10-1989	Approved
14121/B/82/1498	51 WEYMOUTH ROAD HAYES
Porch and front extension to garage.	
Decision: 19-04-1983	Approved

Comment on Planning History

Planning application reference 14121/APP/2024/962 for the erection of a two-storey side extension and single-storey rear extension was recently refused for the following reasons:

1. The proposed two-storey side extension, by virtue of its size, scale, bulk, and design, including the awkward juxtaposition of the proposed hipped roof with the existing roof works, would fail to harmonise with the architectural composition of the host dwelling and would be detrimental to the character, appearance, and visual amenities of the street scene and the surrounding area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) and Policies DMHB 11, DMHB 12, and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).
2. The two-storey side extension, by virtue of its proximity to the boundary would result in the harmful loss of a first floor gap which would appear cramped and incongruous with the character and appearance of the wider street scene. As a result the development as a whole would fail to comply with Policies DMHD1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Planning permission was granted under application reference 14121/APP/2023/1849 for a part-first-floor rear extension with amendments to fenestration. This permission remains extant but has not been implemented.

Planning application reference 14121/APP/2023/1724 for the demolition of garage and erection of part single-storey, part two-storey extension to side and rear was refused for the following reasons:

1. The proposed two storey side extension, by virtue of its size, scale, bulk and design, including the awkward juxtaposition of the proposed roof with the existing roof works, would fail to harmonise with the architectural composition of the host dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).
2. The two storey side extension, by virtue of its proximity to the boundary would result in the

harmful loss of a first floor gap and an associated terracing effect, which would appear cramped and incongruous with the character and appearance of the wider street scene. As a result the development as a whole would fail to comply with Policies DMHD1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

An appeal under reference APP/R5510/D/23/3333501 was subsequently dismissed and is discussed in the sections below.

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

5 neighbouring properties were consulted by letter dated 12.11.24.

The consultation period expired on 03.12.24.

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:

LPP D6 (2021) Housing quality and standards

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 6 Vehicle Parking

5. MAIN PLANNING ISSUES

The main considerations are the design and its impact on the character of the existing property, the street scene and locality, the amenities of adjoining occupiers, the reduction in the size of the rear garden, and the impact on car parking provision.

Character and Appearance:

Policy BE1 of the Hillingdon Local Plan: Part 1 (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 2 (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 adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (2020) requires that alterations and extensions of dwellings not have an adverse cumulative impact on the character and appearance of the street scene and should appear subordinate to the main dwelling.

With regards to rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (2020) 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 regards to side extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (2020) 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.

The proposal would create a part two-storey and part single-storey side extension. The scheme differs from that which was dismissed at appeal (Appeal Ref: APP/R5510/D/23/3333501) in that the first floor would be set back 1 metre (compared to 500mm set back of the dismissed proposal), the width of the first-floor side extension has been reduced to 1.55m and the roof would be hipped (compared to the gabled dismissed proposal).

The side extension would be less than half the width of the original dwelling, with the ground floor following the building line of the front elevation and the first floor being set back 1 metre. The first-floor side extension would have a hipped roof form, with its ridge set down approximately 1.5 metres from the existing roof's ridge line. A gap of 1m would be retained at the first-floor level to the side boundary.

The host dwelling and 49 Weymouth Road form a semi-detached pair. It is set back from the road amongst other similarly styled pairs on this stretch of Weymouth Road. Some of the houses have had their original hipped roof extended to form a gable.

The recent appeal decision is a material consideration. The Inspector advised:

'The proposed side extension would be set back 0.5 metre from the host's principal front face at first floor level, but as it would be only marginally set down at roof level, it would not achieve a fully subordinate appearance. Moreover, whilst its gable would match the host's existing gabled form, it would be at odds with the building's original appearance and with the retained hipped roof at No 49. Considered together with the existing hip to gable extension, the resultant property would have markedly longer proportions across its front face at first floor and roof level compared to its attached neighbour. The scheme would thus further unbalance this semi-detached pair.'

The current proposal differs from that which was considered at appeal in that the extension would be set under a hipped roof, set down from the main ridge. The hip could be considered to add some balance to this semi-detached pair. However, it would be at odds with the gabled roof form of the host dwelling. The Inspector's comments with respect to the character of the area and the two-storey side extension are relevant in this case. The Inspector advises:

'As 53 Weymouth Road has an attached single storey garage and the house retains its original hipped roof, the proposed side extension, which would be built up to the boundary with that property, would not give rise to a significant terracing effect. However, given its form, scale and bulk, the resultant property would also appear at odds with that typical semi-detached house, and it would disrupt the rhythm and grain of development in the streetscene.

The harmful impacts would continue in private views to the rear. Considered cumulatively alongside the existing hip to gable extension, the large rear dormer which covers almost all of the extended roof, and the large conservatory, the proposal would overwhelm the original property, such that very little of its original form and style would remain.

For these reasons, notwithstanding the proposed use of matching materials and matching fenestration, the scheme would significantly harm the character and appearance of the host property and the area. It would therefore conflict with that part of Policy DMHD 1 of the Hillingdon Local Plan Part Two: Development Management Policies (2020) ('HLPP2') which states that extensions should appear subordinate to the main dwelling and should respect its original design.

Additionally, whilst the two storey side extension would be less than half the width of the original

property, it would conflict with Policy DMHD 1's stance that it should be set in a minimum of 1 metre from the side boundary and a similar distance behind the main front elevation. That policy also states that a two storey side extension will not be supported where a hip to gable roof extension already exists, as is the case here.'

Officers acknowledge that attempts have been made to address the previous concerns about symmetry but consider that the proposal fails to overcome the problems relating to visual amenities. The scheme differs from that which was recently approved under application reference 14121/APP/2024/962 in that the width of the first floor has been reduced, allowing for more space to the side boundary and a reduction in the ridge height. The scheme, however, retains the awkward juxtaposition of the proposed hipped roof with the existing roof works (albeit at a reduced bulk). Officers remain concerned that the proposed side extension would fail to harmonise with the architectural composition of the host dwelling and would be detrimental to the character, appearance, and visual amenities of the street scene and the surrounding area.

The proposal is, therefore, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) and Policies DMHB 11, DMHB 12, and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and refusal is recommended.

Residential Amenity:

Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (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 and there is no unacceptable loss of outlook to neighbouring occupiers.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight, and sunlight of adjacent properties and open space.

Primary consideration is given to the adjoining neighbour 53 Weymouth Road.

The depth and height of the ground and first-floor extensions would be compliant with Policy DMHD1 in regards to protecting residential amenities.

The proposed side extension would be set up against the boundary with 53 Weymouth Road at ground floor level and would achieve a separation of 1m at first-floor level. 53 Weymouth Road has two upper windows on their side elevation facing the application site. Whilst one appears to be obscured and servicing a bathroom, the other window's upper floor side-facing would be impacted through the bulk and massing of the proposal. However, given that this window would rely on 'borrowed light' from across the application site, it is not considered, on balance, that any amenity harms would be sufficient to warrant refusal. It is noted that there have been no objections.

Regarding the proposal's impact on residential amenities, it would broadly comply with Policies DMHD 1 and DMHB 11 of Hillingdon Council's Local Plan Part Two Development Management Policies (2020).

External Amenity Space:

Where there are no higher local standards in the borough Development Plan Documents, 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. It must achieve a

minimum depth and width of 1.5m.

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 per Table 5.3 of the local plan. Table 5.3 requires developments to include between 20 and 100 sq. m. of private outdoor amenity space, depending on the number of bedrooms within the property and whether it is a house or a flat. It should be well-located, well-designed, and usable for the private enjoyment of the occupier.

Over 110 square metres of rear garden space would be retained at the site.

The proposal would comply with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part 2 (2020).

Parking and Highway Safety:

There would be no impact on the existing parking or highway safety.

Conclusion:

The application proposal fails to fully address the design concerns raised by the Council and previously by the Inspector at appeal in relation to the hipped roof form of the side extension. Whilst it is acknowledged that the current scheme improves the relationship with the side boundary, the harm caused by the incongruous roof form is considered sufficient to justify a refusal of planning permission.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The inappropriate design of the proposed part two-storey, part single-storey side extension results in an awkward juxtaposition of the proposed hipped roof with the existing roof works, which fails to harmonise with the architectural composition of the host dwelling and would be detrimental to the character, appearance, and visual amenities of the street scene and the surrounding area. The proposal is, therefore, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) and Policies DMHB 11, DMHB 12, and DMHD 1 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:

LPP D6 (2021) Housing quality and standards

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 6 Vehicle Parking

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