

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:	23 DAYMER GARDENS EASTCOTE PINNER		
Development:	Erection of part single storey, part double storey rear and side extensions including roof extensions and amendment to fenestration.		
LBH Ref Nos:	45997/APP/2024/2944		
Drawing Nos:	240019-PL-D 0001 REV 1 240019-PL-D 0000a REV 1 240019_23 Daymer Gardens_drawings-P		
Date Plans received:	06-11-24	Date(s) of Amendments(s):	06-11-24
Date Application valid	06-11-24		06-11-24 15-01-25

1. CONSIDERATIONS

1.1 Site and Locality

The application property is a detached two-storey dwelling located on the north side of Daymer Gardens. It benefits from a detached garage to the rear and car port to the side with a roof. It also has a rear conservatory. The wider area comprises similar style two-storey dwellings.

Number 25 Daymer Gardens located to the south east of the application site and Number 21 Daymer Gardens located to the south west of the application site.

The site within the area of Tree Preservation Order and to the rear is Raisins Hill, Eastcote Area of Special Local Character

1.2 Proposed Scheme

Planning permission is sought for the erection of part single storey, part double storey rear and side extensions including roof extensions and amendment to fenestration.

It is noted that during the course of the application revisions were made, including the removal of the front extension.

1.3 Relevant Planning History

Comment on Planning History

No comment

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

4 neighbouring properties and Northwood Residents Association were consulted on 26-11-24. No comments were received by the end of the consultation period on 19-12-24.

One representation was received in support.

One representation was received in objection to the proposal as summarised below:

1. Overdevelopment
2. Out of character
3. Visual impact
4. Front extension should not be allowed as other examples are different contexts
5. Disruption from building works
6. Querying intentions of owners

Planning Officer comments:

1, 2 and 3 will be discussed in the main report.

It is noted that during the course of the application revisions were made, including the removal of the front extension (4).

Points 5 and 6 are not a material planning consideration.

Highways:

As on-plot parking is to remain on the frontage area, there are no envisaged highway related implications or demands imposed on this application.

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 14 Trees and Landscaping

DMHB 4 Conservation Areas

DMHB 12 Streets and Public Realm

DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D6	(2021) Housing quality and standards

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:

Policy D3 of the London Plan (2021) requires that development proposals should: Form and enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.

Policy D4 of the London Plan (2021) states 'Development should have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establish an enhanced character for the future function of the area.'

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 DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extensions to 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.

With regard to Rear Extensions, Policy DMHD 1 states that:

B) Rear Extensions:

- 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:

C) Side Extensions:

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 Roof Extensions, Policy DMHD 1 states that:

E) Roof Extensions:

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.

Planning permission is sought for the erection of part single storey, part double storey rear and side extensions including roof extensions and amendment to fenestration.

At ground floor the rear extension would measure 4m in depth and would extend full width to the boundary with the adjoining property and wraparound to the proposed side extension which would replace the existing car port.

At first floor the rear extension would also measure 4m in depth, however would not extend full width. The first floor side extension does not exceed more than half the width of the original dwelling but is not set off the side boundary or back from the front elevation.

However, there are multiple examples within the street scene of similar side extensions. To note, Number 27 benefits from a two storey side extension which is not set down or set back (ref 15672/APP/2017/1152). Number 22 also appears to historically have had a similar extension, however, there is no planning history.

However, the first floor side extension does enter the 45-degree sight lines from the neighbouring bedroom at No. 25, contrary to policy DMHD 1.

The proposal will involve installation of solar panels on the front and rear roof slope on the main dwelling roof, which offers a benefit in terms of sustainability. A condition has been attached to ensure they do not protrude significantly and are removed once no longer needed. These are acceptable.

Notwithstanding the neighbouring amenity concerns which are discussed elsewhere in the report, on balance, the design would be in accordance with Policy BE1 of the Hillingdon Local Plan (November 2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan - Part Two (2020) and Policy D3 of the London Plan (2021) and Chapter 12 of the National Planning Policy Framework (2021).

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 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.

The principle neighbours to consider is Number 25 Daymer Gardens located to the south east of the application site and Number 21 Daymer Gardens located to the south west of the application site.

Number 25 Daymer Gardens

No.25 does not benefit from a rear extension and is set further forward and at a lower ground level than the application site. The application site benefits from development along the mutual boundary which includes a car port and garage with a roof. There are no concerns regarding the rear extension. However, there are concerns regarding the side extension, noting the significant increase in height in comparison to the fence and carport and proximity to the mutual boundary. The proposed development significantly breeches the 45 degree sight line from the neighbours bedroom. While it has been demonstrated that the impact on daylight and sunlight is acceptable, there are concerns regarding overdominance, loss of outlook, sense of enclosure and overbearing impact. The extension at first floor level would be brought right out to the boundary of this neighbour at No 25. Given the staggered footprints of the properties, the first floor side element would project past neighbour by in excess of 6m in the depth. This new two storey flank wall would impact the neighbours outlook and create a sense of enclosure. It would appear rather imposing from their main rear windows and direct private amenity space. For these reasons, it is considered to impact the neighbours amenity to an harmful extent.

Number 21 Daymer Gardens

No.21 does benefit from a rear extension and the first floor rear extension would be outside of the 45 degree sight lines. The other proposed developments would be on the adjacent side of the site.

All side windows would be conditions to be obscured glazing and non-opening below 1.8m.

As such, the proposal, by reason of the side extension would be detrimental to the residential amenity of adjacent occupiers of no.25 Daymer Gardens in terms of terms of overdominance, loss of outlook, sense of enclosure and overbearing impact. Therefore, the proposal would comply with the requirements of Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Light and outlook:

It is considered that all the resulting habitable room, 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:

A sufficient amount of private amenity space will be retained to meet the minimum standards set out in Table 5.3 (Private Outdoor Amenity Space Standards) of the Hillingdon Local Plan Part 2: Development Management Policies (2020). The proposal, therefore, would not undermine the provision of external amenity space, in accordance with Policy DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Parking and Highway Safety:

The proposal is in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Conclusion:

The main body of the report demonstrates that the proposed development fails to comply with the relevant policies set out in the Hillingdon Local Plan: Part One Strategic Policies (2012) and Part Two - Development Management Policies (2020). It is therefore concluded, taking all matters into account, that planning permission should be refused.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The proposed side extension, by virtue of its siting and scale would give rise to unacceptable loss of outlook, overbearing impact and sense of enclosure to the occupiers at 25 Daymer Gardens, resulting in harm to residential amenity. Therefore, the proposal would be contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

INFORMATIVES

1. On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2021). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

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 14	Trees and Landscaping
DMHB 4	Conservation Areas
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
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LPP D6	(2021) Housing quality and standards

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