

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: 26 SANCTUARY CLOSE HAREFIELD

Development: Erection of porch to the front elevation at first floor level (retrospective).

LBH Ref Nos: 79171/APP/2025/232

Drawing Nos: S01
 S02
 S03
 S04
 S05
 S06
 S07
 C101

Date Plans received: 30-01-25

Date(s) of Amendments(s):

Date Application valid 30-01-25

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a three storey mid-terraced maisonette located on the easterly side of Sanctuary Close, Harefield. The application site benefits from a rear garden and an outdoor terrace to the rear.

The surrounding area is predominantly residential in character. Number 25 Sanctuary Close is located to the north of the application site and forms part of the adjoining terrace. Number 27 Sanctuary Close is located to the south of the application site and forms part of the adjoining terrace.

The application site is not designated within a Conservation Area, nor an Area of Special Local Character. The site does not contain any Listed Buildings. There is a Tree Preservation Order covering the application site, however no trees specifically protected under the TPO lie within the site. The site does not lie within a Surface Water Flood Zone or Critical Drainage Area.

1.2 Proposed Scheme

The initial application as submitted sought planning permission for the erection of a front porch.

However, it was identified by the planning officer upon completing a site visit that the application

was retrospective as a front porch had already been erected.

The scheme therefore seeks retrospective planning permission for the erection of a front porch.

1.3 Relevant Planning History

79171/APP/2024/3190 26 SANCTUARY CLOSE HAREFIELD

Erection of a first floor extension to the rear, including removal of balcony

Decision: 30-01-2025 Approved

79171/APP/2024/3034 26 SANCTUARY CLOSE HAREFIELD

Erection of a conservatory to the rear (Application for a Certificate of Lawful Development for a Proposed Development).

Decision: 10-01-2025 Approved

Comment on Planning History

Approval 79171/APP/2024/3034 permitted the erection of a conservatory to the rear through a Certificate of Lawful Development.

Approval 79171/APP/2024/3190 permitted the erection of a first floor extension to the rear, including removal of balcony.

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

Two neighbouring properties were consulted by letter dated 07-02-2025. The consultation period expired on 28-02-2025 and no neighbouring objections were received during the consultation period.

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:

DMHD 1	Alterations and Extensions to Residential Dwellings
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
LPP D3	(2021) Optimising site capacity through the design-led approach

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the street scene and locality and the impact upon the amenities of adjoining occupiers.

CHARACTER AND APPEARANCE:

Policy D3 of the London Plan (2021) states that development proposals should respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect.

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) states that new 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 extensions to dwellings should ensure that there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area.

With regard to front extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) further states that:

- 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

The application seeks retrospective planning permission for the erection of a front porch in the front bay/yard of the maisonette. The proposed porch would be square, 1.5m deep x 1.5m wide and approximately 2.6sq.m in area with a sloping flat roof. This porch is situated at first floor level projecting in front of the established building line.

As the application is retrospective, the planning officer has been able to perceive and assess the proposal in the context of the surrounding area.

The walled front facing bays/yards of the maisonettes are an integral original design feature of the development and feature across all maisonettes in Sanctuary Close. These walled bays provide malleable outdoor areas that residents can adapt for their desired use whilst maintaining a consistent streetscape and setback of the dwelling houses built form from the communal walkways

and parking areas. Whilst these bay areas have undergone a variety of minor works such as erection of frontage fencing or installation of retractable awnings to meet individual household uses, the overall size and layout of these front bays have been preserved across the development with no erections of front porches or front extensions and therefore contributes to a sense of uniformity across the area.

The erection of the front porch disrupts this uniformity and appears as an incongruous addition within the context of the street scene. Despite the high walls and fences around the front bay, the erected porch is readily visible and out of keeping with the surrounding area where none of the other front bays have been subject to such development. The porch protrudes discordantly from the front of the building, disrupting the otherwise consistent front building line across the area, and as a result, despite its relatively small size, harms the character of the street scape and the original design of the properties. As this is also situated at first floor level along the front of the property, it would also appear quite prominent and would present an anomaly along the street scene. The erection of the porch leads to the partial loss of the malleable front bay/yard space that is considered to be an integral and unique feature of the maisonette development. As such, it is considered the porch harms the character and design of the street scene as a whole.

The erection of the porch at first floor level would set a precedent that would likely encourage further development pressure for front extensions and porches in the other maisonette bays across the area. This development pressure would lead to further disruption to the character and visual appearance of the area, eroding the uniformity of the built form and front building lines in the area, and lead to the loss or partial loss of the malleable front yard spaces that are considered to be an integral special and valued unique feature of the maisonette development.

The development is therefore considered to cause harm to the character and appearance of the streetscape and surrounding area, and to be contrary to Policy D3 of the London Plan (2021), Policy BE1 of the Hillingdon Local Plan: Part One (2012), and Policies DMHD1, DMHB 11, DMHB 12 of the Hillingdon Local Plan: Part Two (2020). This forms a reason for refusal.

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 surrounding area is predominantly residential in character. Number 25 Sanctuary Close is located to the north of the application site and forms part of the adjoining terrace. Number 27 Sanctuary Close is located to the south of the application site and forms part of the adjoining terrace.

Given the scale and siting of the front porch within the existing walled front yard, it is not considered that there would be any significant harm to the amenity of the neighbouring occupiers in terms of access to daylight, sunlight, outlook or overbearing effect.

Overall, it is considered that the proposed development would not adversely impact the residential

amenities of neighbouring occupiers, in accordance with Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMHB 11 and Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

CONCLUSION:

The proposed development would cause unacceptable harm to the character and appearance of the streetscape and surrounding area. It is considered the application fails to comply with the relevant policies set out in the London Plan (2021), and 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 Harm to the character of the area

Due to its siting, scale and design, the proposed development would form a incongruous addition to the property which would disrupt the visual uniformity of the streetscape, protrude discordantly from otherwise consistent front building line and dominate the character of the streetscape. The development would therefore be harmful to the visual amenities of the street scene. For these reasons the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2021), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management (2020) and Policy D3 of the London Plan (2021).

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 (2021) and national guidance.

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB Design of New Development
11

DMHB Streets and Public Realm
12

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

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:

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

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

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