

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

Item No. **Report of the Head of Development Management and Building Control**

Address: 25 THE CHASE EASTCOTE PINNER

Development: Erection of a detached garage within the front driveway.

LBH Ref Nos: 18233/APP/2024/3358

Drawing Nos: 24_038_P1
 24_038_P0
 24_038_S1
 24_038_S0
 Design Access Statement

Date Plans received: 24-12-24 **Date(s) of Amendments(s):**

Date Application valid 24-12-24

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached dwelling located on the northern side of The Chase. 23 The Chase is located along the western site boundary. 27 The Chase is located along the eastern site boundary. To the north, the rear of the site backs onto the rear gardens of 8, 10 and 12 Bridle Road. 4, 6 and 8 The Chase are located to the south, on the opposite side of the road.

1.2 Proposed Scheme

Planning permission is sought for the erection of a detached garage to be situated within the front driveway.

1.3 Relevant Planning History

18233/APP/2024/2512 25 THE CHASE EASTCOTE PINNER

Addition of artificial Boxwood screening onto existing front and side railings and front sliding gate.

Decision: 13-11-2024 Refused

18233/APP/2023/3175 25 THE CHASE EASTCOTE PINNER

Erection of brick wall, railings, gate, and hedges to the front following demolition of existing brick wall and fence.

Decision: 21-12-2023 Approved

18233/APP/2023/3176	25 THE CHASE EASTCOTE PINNER
Erection of brick wall, railings, gate (maximum height 1.5m) and hedges to the front following demolition of existing brick wall and fence	
Decision: 15-01-2024	Approved
18233/APP/2023/2212	25 THE CHASE EASTCOTE PINNER
Erection of gate, fence at front and side in front garden	
Decision: 18-09-2023	Refused
18233/APP/2023/2205	25 THE CHASE EASTCOTE PINNER
Erection of gate, fence at front and side in front garden	
Decision: 26-07-2023	Withdrawn
18233/APP/2023/1174	25 THE CHASE EASTCOTE PINNER
Erection of gate at the front and side of the property.	
Decision: 16-06-2023	Refused
18233/APP/2020/2415	25 THE CHASE EASTCOTE PINNER
Single storey Outbuilding in rear garden (Application for a Certificate of Lawful Development for a Proposed Development)	
Decision: 08-03-2021	Refused
18233/APP/2020/423	25 THE CHASE EASTCOTE PINNER
Single storey outbuilding to rear for use as a gym/sauna (Application for a Certificate of Lawful Development for a Proposed Development)	
Decision: 02-04-2020	Refused
18233/APP/2019/3182	25 THE CHASE EASTCOTE PINNER
Single storey outbuilding to rear for use as a gym/sauna.	
Decision: 21-10-2019	Withdrawn
18233/APP/2019/3083	25 THE CHASE EASTCOTE PINNER
Single storey outbuilding to rear for use as a gym/sauna	
Decision: 17-12-2019	Refused
18233/APP/2019/1438	25 THE CHASE EASTCOTE PINNER
Single storey outbuilding to rear for use as a gym/sauna with an external pool (Application for a Certificate of Lawful Development for a Proposed Development)	
Decision: 16-08-2019	Refused
18233/APP/2018/2601	25 THE CHASE EASTCOTE PINNER
Part two storey, part single storey side/rear extension, single storey front extension, conversion of roofspace to habitable use to include a rear dormer and side rooflight, involving demolition of existing attached garage.	
Decision: 21-09-2018	Approved
18233/APP/2018/1057	25 THE CHASE EASTCOTE PINNER

Part two storey, part single storey side/rear extension, single storey front extension, conversion of attached garage to habitable use and conversion of roofspace to habitable use to include a rear and side dormer

Decision: 31-05-2018

Refused

Comment on Planning History

The property has an extensive planning history as outlined above.

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

Consultation letters were sent to 10 neighbouring properties, consultants and neighbours. Four responses were received which included the following comments:

- The proposed will be an eyesore and does not align with the local character
- the proposed is unacceptable and exceeds the front building line
- The proposed will ruin the characteristics of 'The Chase'

Internally:

Highways: The Highways Officers has examined the site splays, manoeuvrability and highway safety of the proposal and has raised no objections.

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 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

DMT 2 Highways Impacts

DMEI 9 Management of Flood Risk

LPP T6.1 (2021) Residential parking

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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 surrounding area, the impact upon the amenities of adjoining occupiers and the impact on highway and pedestrian safety.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires that new developments achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires all development to be designed to the highest standards and incorporate principles of good design, either complementing or improving the character and appearance of the area. Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to protect and improve the public realm, including streets.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

Part D of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that 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.

Character and Appearance

The proposal seeks to erect a detached garage in the front driveway of the property. The garage would be located on the front driveway of the property which is approximately 12m by 12m, enclosed by a 1.5m-high metal railing atop a low brick wall with brick piers. The proposed garage will measure approximately 6m by 6m and have a height of circa 2.5m. It will be positioned within the front driveway, maintaining a substantial setback from the public footpath to avoid any obstruction or dominance in the streetscape.

Whilst it is acknowledge that there are properties within the borough that have front garages on the driveway; it does not appear to relate to any property along 'The Chase' as none of them the dwellings have hardstanding front garage structures. Notwithstanding this, the proposed scheme has been assessed within the context of the immediate street scene and surrounding area as proposed developments must maintain similar characteristics and maintain symmetry to ensure that there is no cumulative impact on the area. The majority of the properties along The Chase have 'open' accesses with some properties having either hedgerows/planting as buffer and/or low level brick walls which all have open driveways with no hardstanding structures.

The proposal would therefore be out of character and introduce a discordant addition to the street scene. This also does not comply with Table 1: Parking Standards of the Local Plan Part 2 which states that 'The design of the garage should relate to the design of the building around it, should be subordinate in size and appearance to the main dwelling, and preserve and enhance the local character.' The proposed garage, given the introduction of a hardstanding structure is alien along

the immediate area of 'The Chase'; the proposed garage would have a detrimental visual impact on the character and appearance of the immediate street scene and would be out of keeping with the character and appearance of the surrounding area. Furthermore, as outlined in paragraph A1.13 'The Council will not normally accept front extensions and canopies including extensions linked to garages and porches as these not only affect the character and building itself but also the street scene.'

Additionally, A1.14 explicitly states that 'New development should respect the building line of the main front walls of the properties to either side, and to the rear in the case of a corner property. Where houses in the street are stepped up in height, new buildings should respect the heights of neighbouring buildings and the overall street pattern.' The proposed garage would therefore not respect the front building line as it would exceed the front building line as it would be considered an eyesore and an incongruous addition which would have a detrimental impact on the design and visual amenity as seen from the street scene.

It is therefore considered that the proposed garage would not comply with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Residential Amenity

Four responses were received from neighbouring properties during the public consultation as outlined above.

23 The Chase is located along the western site boundary. Given that the screening would be provided of the railings and would not exceed the height of the railings on this side, it is considered that the proposal would not cause harm to the residential amenity of 23 The Chase through loss of light or outlook. Although the outbuilding would be positioned to the front of building line, it would be sufficient distance away from this neighbouring property to impact on their amenity in terms of outlook or sense of enclosure. There would be no adverse impact on their daylight sunlight.

27 The Chase is located along the eastern site boundary. The proposal would be located closest to this boundary with the garage approximately 4.9m away from the nearest front window of this neighbouring property. A recent application identified this nearest front room as a playroom. The room would continue to receive sufficient daylight sunlight given a significant distance remains between the proposed garage. In terms of outlook, Officers are also satisfied on balance that the garage would not lead to a loss of outlook or sense of enclosure to this neighbouring property.

The structure would not result in overshadowing to this neighbouring dwelling and would not cause harm to the residential amenity of 27 The Chase through loss of light or outlook.

The proposal therefore is not refused in terms of the impact cause on residential amenity in terms of loss of privacy and outlook, loss of daylight sunlight.

Highways and Parking

Policy DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that development proposals must ensure they provide safe and efficient vehicular access to the highway network and do not contribute to the deterioration of the safety of all road users and residents.

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January

2020) seeks to ensure that developments provide acceptable levels of car parking in line with the Council's Parking Standards (Appendix C Table 1).

The existing driveway and parking area at the front of the site would be retained and so the proposal would comply with Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

There would be no change to the position and height of the existing railings along the front boundary and the western side boundary, and there would be no change to the height of the existing front sliding gate. Access to the garage will be from the existing driveway, which connects directly to The Chase. There will be no alterations to the public footpath or curb.

The current railings on the existing sliding gate at the front of the property is enclosed at the lower part and open at the top part which allows for views into and out of the site; the railings along the existing front boundary wall also allows for views into and out of the site and construction of a garage would prevent this. The openness of the driveway of the dwellings in this area are designed to ensure that vehicles are able to safely enter and exit the site and for pedestrians walking along the road to be able to see vehicles exiting the site. The proposed garage would not obstruct visibility to and from the site. This would therefore not have a detrimental impact on the safety of all road users and residents and would be contrary to Policy DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and is not a reason for refusal.

Conclusion:

As outlined in the above, it is considered the proposal would be unacceptable and is therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The proposed garage by reason of its siting, size, scale, bulk, and design would add a discordant addition to the front of the property which fails to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance, openness of the driveway and visual amenities of the street scene and the surrounding area. Therefore the proposal would be 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).

INFORMATIVES

1. On this decision notice policies from the Council's Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). 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.
2. 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).

3. 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 Design of New Development
11

DMHB Streets and Public Realm
12

DMHB Private Outdoor Amenity Space
18

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

DMT 2 Highways Impacts

DMEI 9 Management of Flood Risk

LPP T6.1 (2021) Residential parking

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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 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
DMT 2	Highways Impacts
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