

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: 35 NEWCROFT CLOSE HILLINGDON

Development: Erection of a part single storey, part two storey extension to the side and rear, conversion of roof space to habitable use to include, raising the roof ridge, altering the roof form to include 2 x flat roofs, 2 x dormer to the side and rear with 2 x roof lights, conversion of integral garage to habitable accommodation and amendments to fenestration.

LBH Ref Nos: 23577/APP/2025/174

Drawing Nos: The location plan
P-101
P-104(B)
P-104(C)
P-104
P-105

Date Plans received: 24-01-25

Date(s) of Amendments(s):

Date Application valid 24-01-25

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises a two storey detached house located on the western side of Newcroft Close in Hillingdon. The area is residential in character comprising predominantly of detached two storey dwellings in verdant plots.

The site is not located within a conservation area, is not listed and there are no TPOs on site. The plot has been identified as within the critical drainage area, by the Council's GIS records.

1.2 Proposed Scheme

The application seeks planning permission for the erection of a part single storey, part two storey extension to the side and rear, conversion of roof space to habitable use to include, raising the roof ridge, altering the roof form to include 2 x flat roofs, 2 x dormer to the side and rear with 2 x roof lights, conversion of integral garage to habitable accommodation and amendments to fenestration.

1.3 Relevant Planning History

23577/APP/2024/2992

35 NEWCROFT CLOSE HILLINGDON

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8.00 metres, for which the maximum height would be 3.20 metres, and for which the height of the eaves would be 3.20m

Decision: 19-11-2024 No Further Action(P)

23577/APP/2024/2993 35 NEWCROFT CLOSE HILLINGDON

Conversion of roof space to habitable use to include a wraparound U-shaped dormer to the sides and rear (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 16-12-2024 Approved

23577/APP/2024/571 35 NEWCROFT CLOSE HILLINGDON

Erection of two storey rear extension and first floor side extension following demolition of conservatory.

Decision: 30-04-2024 Refused

23577/APP/2023/2538 35 NEWCROFT CLOSE HILLINGDON

Construction of one additional storey (Application for Prior Approval under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)).

Decision: 02-10-2023 Refused

23577/APP/2023/1206 35 NEWCROFT CLOSE HILLINGDON

Erection of two additional storeys (Application for Prior Approval under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)).

Decision: 30-05-2023 Refused

23577/APP/2023/1116 35 NEWCROFT CLOSE HILLINGDON

Erection of part single storey and part two storey extension to the rear of the dwelling and erection of first floor side extension with new front facing window at first floor level following demolition of existing conservatory to the rear.

Decision: 11-09-2023 Refused

23577/A/97/0134 35 NEWCROFT CLOSE HILLINGDON

Installation of a tiled pitched roof, replacing existing flat roof garage, front porch and bay window

Decision: 12-05-1997 Approved

Comment on Planning History

There has been a lengthy planning history at the site as listed above. Notably, most recently, planning application reference 23577/APP/2024/571 for the erection of a two storey rear extension and first floor side extension following demolition of conservatory was refused for the following reasons:

The resultant development, by reason of the cumulative size, scale, bulk and massing of the proposed first floor rear extension in combination with the first floor side extension, together with its

design (including the excessively large crown roof), would result in a visually dominant and incongruous form of development that fails to harmonise with the architectural composition of the host dwelling to the detriment of the character, appearance and visual amenities of the surrounding area. The proposed development therefore conflicts with Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policy D3 of The London Plan (2021) and Paragraph 135 of the National Planning Policy Framework (2023).

The proposed development has failed to demonstrate that it would provide an adequate level of natural light or outlook for the future occupiers of a first floor bedroom. The proposal would therefore give rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers contrary to Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies and Policy D6 of the London Plan.

Officers also note that a certificate of lawful development has been granted for the conversion of roof space to habitable use to include a wraparound U-shaped dormer to the sides and rear.

Application reference 23577/APP/2023/1116 for the erection of a part single storey and part two storey extension to the rear of the dwelling and erection of first floor side extension with new front facing window at first floor level following demolition of existing conservatory to the rear was refused for the following reason:

The cumulative impact of the proposed two storey side extension, together with the first floor rear extension, by virtue of the overall size, scale, siting, bulk and massing of the resultant form and top heavy crown roof would result in the extension appearing as a cramped, insubordinate and incongruous form of development, that would unacceptably close the undeveloped gap between this and the adjoining property, No. 37 Newcroft Close producing a terracing effect. The proposal would therefore be harmful to the character and appearance of the host property and be detrimental to the visual amenities of the street scene, contrary to Policies DMHD1, DMHB11 and DMHB12 of the Hillingdon Local Plan Part Two (2020).

An appeal was subsequently allowed under appeal reference APP/R5510/D/23/3329794 which is discussed 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

6 neighbouring properties were consulted by letter dated 6.2.25. The consultation period expired on 27.2.25.

1 letter of objection has been received raising concerns about inadequate parking, loss of light and the cumulative scale of the extensions not being in keeping with the locality.

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 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D1	(2021) London's form, character and capacity for growth
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards

5. MAIN PLANNING ISSUES

The main considerations are the proposal's design and impact on the character of the existing property, the impact on the streetscene and locality, the impact upon the amenities of neighbouring properties, the reduction in the size of the rear garden, highways impact, and car parking provision.

Character and Appearance:

Policies D3 and D4 of the London Plan (2021) require development proposals to be high quality and enhance the local context, delivering buildings and spaces that positively respond to local distinctiveness.

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. 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.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the streetscene, and should appear subordinate to the main dwelling.

With regard to rear extensions, Policy DMHD 1 requires:

- 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 DMHD1 requires:

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 DMHD1 requires:

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 recent appeal decision and certificate of lawful development is a material consideration in this case. The current proposal uses both consents to justify the enlargement of the property. The scheme differs from that allowed at appeal in that the first floor accommodation is enlarged and the roof form differs in that it is proposed to be raised with the use of two crown roofed elements along with a side dormer. Officers note however that the loft conversion could not be implemented with

with allowed scheme.

Officers also note that the scale of the crown roofed rear extension has been reduced since the recent refusal of application reference 23577/APP/2024/571. The current proposal however includes alterations to the main roof as listed above.

The Inspector in the previous appeal decision described the appeal site as:

"Newcroft Close is a quiet residential cul de sac with a suburban character. The street contains mix of a detached, semi-detached and terraced houses and bungalows, set behind front gardens, with off-street parking. The appeal property (No. 35) is detached and is situated at the head of the cul-de-sac and is flanked by a row of terraced houses and a pair of semi-detached houses.

No. 35 has a traditional two storey design with a pitched roof, enclosed porch and garage to the side. The appeal proposals would enlarge the host dwelling to create 2 additional bedrooms on the first floor and a larger kitchen and living space on the ground floor. The additions would have a roof design that sits well below that of the existing ridge line of the host dwelling."

With regard to the visual impact of the allowed scheme (which was for a smaller two storey element to the rear), the Inspector advised:

"The rear extension would be largely at a single storey level, with a narrower second storey extension running out to the rear from the side extension. From the principal elevation, I consider the overall effect would be limited as much of the bulk of the development would be focussed to the rear.

The council argue that the use of a crown roof (for the side extension) would add bulk and massing, resulting in harm to the character of the area but I do not agree. I consider it would be very difficult to discern significant bulk from the front or the rear of the appeal dwelling as a result of the proposed design. I therefore do not agree that the proposals would be 'top heavy' as is the case made by the council. "

The current proposal differs from that which was allowed at appeal in that the roof form of the original dwelling would be raised and altered from a hipped roof to a crown roof with a larger crown roofed two storey addition to the rear. A side dormer is also proposed which is contrary to the requirements of Policy DMHD1. Officers are concerned that the resultant roof would appear top heavy and out of keeping with the architectural integrity of the host dwelling and would appear as an incongruous addition to the streetscene. The crown roof of the original house would be prominent and out of keeping with the nearby properties. It is very clear from visiting site and assessing the design of the other buildings within the street scene, that crown roofs do not form part of the character and appearance of this street. As such the introduction of two crown roofs would present a departure from the design and character and appearance of the street scene. Overall, officers consider that the cumulative impact of the proposed two storey side extension, first floor rear extension, together with the alterations and extension to the main roof, by virtue of the overall size, scale, siting, bulk and massing of the resultant form and top heavy crown roof would result in a cramped, insubordinate and incongruous form of development, that would be harmful to the character and appearance of the host property and be detrimental to the visual amenities of the street scene, contrary to Policies D3 and D4 of the London Plan (2021) and Policies DMHD1, DMHB11 and DMHB12 of the Hillingdon Local Plan Part Two (2020).

Neighbouring Amenity Impact:

Policy D3 of The London Plan (2021) states that developments should deliver appropriate outlook, privacy, and amenity. Policy D6 states the site layout, orientation, and design of dwellings should provide privacy and adequate daylight for residents.

Policy DMHD 1 of Hillingdon Council's Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to dwelling alterations and extensions 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 seeks to ensure that development proposals do not adversely impact the amenity, daylight, and sunlight of adjacent properties and open space.

The application site abuts the boundaries of No.37 and 33 Newcroft Close, given that the side extension already benefits from permission, as set out above it is the proposal for a double storey rear extension which is subject to assessment. The first floor element is wider than that previously allowed at appeal, but this element would not impact either property given its siting and separation.

The proposed single storey rear element would exceed the prescribed measurements set out in Policy DMHD1 of the Hillingdon Local Plan, however No 37 has a deep side element which would obscure much of the bulk and massing from the single storey element. Whilst No 33 has not been extended by way of rear extension, there is a significant gap between the two properties, which would mitigate much of the sense of enclosure, loss of outlook and light of the property. Furthermore, the first floor elements have been shown to not impede on the 45 degree sight line as evidenced on the proposed plans.

Whilst the proposed first floor side element would be close to the side windows at No 37, these do not appear to be primary windows serving habitable spaces and the impact would be acceptable in this instance. No side windows are proposed to the extension. The modest increase in height of the main ridge or insertion of the side dormer is not considered to result in an undue sense of enclosure or loss of light. The submitted plans are annotated to confirm that the window in the side facing dormer would be obscure glazed and fixed shut below 1.7m above FFL which could be conditioned in the event of an approvable scheme to ensure no undue loss of privacy.

All the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light.

The proposal would accord with the objectives of Policies D3 and D6 of The London Plan (2021) and Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) in this respect.

Outdoor Amenity Space:

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.

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 in accordance with Table 5.3 of the local plan. Table 5.3 requires developments to provide between 40 and 100 sq. m. of private outdoor amenity space,

dependent on the number of bedrooms within the property. It should be well-located, well-designed, and usable for the private enjoyment of the occupier.

Following the redevelopment, the rear garden would retain 200 sq. m. of private amenity space.

The proposed development would comply with Policy D6 of The London Plan (2021) and Policies DMHD 1, DMHB 18, and Table 5.3 of Hillingdon Council's Local Plan: Part 2 - Development Management Policies (2020).

Highways and Parking:

Policy DMT 6: Vehicle Parking states:

A) 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.

The Council may agree to vary these requirements when:

- i) the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity; and/or
- ii) a transport appraisal and travel plan has been approved and parking provision is in accordance with its recommendations.

B) All car parks provided for new development will be required to contain conveniently located reserved spaces for wheelchair users and those with restricted mobility in accordance with the Council's Accessible Hillingdon SPD.

The parking space within the garage would be lost by way of conversion. The space within the garage is however substandard in width and cannot therefore be relied upon for the parking of a car. There is sufficient space within the driveway to meet the Council's parking standards. As such the proposal is considered acceptable in accordance with Policy DMT6 of the Hillingdon Council's Local Plan: Part 2 - Development Management Policies (2020).

Conclusion

Officers consider that the visual harm to the streetscene resulting from the proposed alterations to the property would be sufficient to justify a refusal of planning permission.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The cumulative impact of the proposed two storey side extension, first floor rear extension, together with the alterations and extension to the main roof, by virtue of the overall size, scale, siting, bulk and massing of the resultant form and top heavy crown roof would result in a cramped, insubordinate and incongruous form of development, that would be harmful to the character and appearance of the host property and be detrimental to the visual amenities of the street scene, contrary to Policies D3 and D4 of the London Plan (2021) and Policies DMHD1, DMHB11 and

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 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service. This is a resubmission of a previously refused scheme, where the Officers Report identified issues to be addressed, which were reflected in the reasons for refusal, allowing the opportunity to address those issues within this submission.

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 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D1	(2021) London's form, character and capacity for growth
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards

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