

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: 113 NIELD ROAD HAYES MIDDLESEX

Development: Erection of a first floor side extension.

LBH Ref Nos: 60552/APP/2025/2102

Drawing Nos: AA113NR01
 AA113NR02
 AA113NR03
 AA113NR04
 AA113NR05
 AA113NR06
 AA113NR07

Date Plans received: 04-08-25

Date(s) of Amendments(s):

Date Application valid 04-08-25

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two storey semi-detached property located on the western side of Nield Road, Hayes. The property benefits from roof extensions including a hip to gable extension and rear dormer. The property also has a single storey rear extension and outbuilding within the rear garden. To the front of the site is an area of hardstanding used for off street parking and to the rear is an enclosed garden which acts as private amenity space.

The site lies on potentially contaminated land.

The surrounding area is predominantly residential in character comprising mainly two storey semi-detached properties. To the rear of the site along tot western boundary lies industrial units.

1.2 Proposed Scheme

Planning permission is sought for the Erection of a first floor side extension.

1.3 Relevant Planning History

60552/APP/2012/1855

113 NIELD ROAD HAYES MIDDLESEX

Conversion of roof space to habitable use to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable end with a gable end window (Application for a Certificate

of Lawful Development for a Proposed Development)

Decision: 13-09-2012 Approved

60552/APP/2012/909 113 NIELD ROAD HAYES MIDDLESEX

Conversion of roof space to habitable use to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable end with 2 new gable end windows (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 07-06-2012 Refused

60552/APP/2005/1254 113 NIELD ROAD HAYES MIDDLESEX

ERECTION OF SINGLE STOREY REAR EXTENSION

Decision: 21-06-2005 Approved

Comment on Planning History

The planning history for the site is listed 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

10 neighbouring properties were consulted on the application by letter dated 27-08-25 the consultation period expired 17-09-25. One representation has been received and is summarised as:

1. Concerns regarding loss of light to neighbouring property and garden
2. Concerns regarding loss of privacy to neighbouring property and garden
3. Concerns regarding noise during construction
4. A single storey extension would be more appropriate for another bedroom

OFFICER COMMENT:

- An assessment of the impact of the proposed development on the amenities of neighbouring properties has been made in the below section of this report.

- Noise during construction work is not a material planning matter and is governed under separate legislation. As such, this has not been discussed further.

- A review of the proposed development has been made in the below section of the report.

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:

DMEI 12	Development of Land Affected by Contamination
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
LPP D6	(2021) Housing quality and standards
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
NPPF12 -24	NPPF12 2024 - Achieving well-designed places

5. MAIN PLANNING ISSUES

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

Character and Appearance:

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 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 side extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (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 proposed development involves the erection of a first floor side extension. The existing property has an existing car port structure with garage door at ground floor level. The proposed extension would be sited above this and contain an undercroft feature with beams to hold up the extension. The extension would measure approx. 2.45m in width be sited along the shared boundary with No. 115 Nield Road. It would measure 7.5m in depth and be set down from the main ridge characterised with a part pitched, part flat roof.

The existing property benefits from roof extensions including a hip to gable extension. part iv of Policy DMHD 1 states that 'two storey side extensions should be set in a minimum of 1 metre from the side boundary' and part vi states that 'where hip to gable roof extensions exist, a two storey side extension will not be supported;'. The proposed development is directly contrary to these aspects and would not read as subordinate additions to the main dwelling. The development would appear overly cramped within its plot given the proximity of the development to the side boundary and the combination of the existing roof extensions and first floor side extension would form a disproportionate, overly large addition to the original dwelling, harming its architectural composition. It would appear overly dominant within the street scene.

Although not within the immediate surrounding area, it should be noted that a similar application for a hip to gable roof extension and double storey side extension was refused and subsequently dismissed at appeal under reference APP/R5510/D/24/3342242 at 34 Leybourne Road, Uxbridge. Within the appeal decision the Inspector stated:

"My view is that the proposed side extension would not integrate well with main dwelling once it has had a hip to gable extension and dormer constructed (or vice versa). The side extension would appear as an add-on particularly from the rear where the side extension would not sufficiently integrate or meld with the main dwelling. This would be particularly harmful at roof level where the varied roof profiles (including the sizeable dormer cheek) would be discordant. Overall it would be unsympathetic to the original architectural composition of the host dwelling. In addition, the cumulative effect of the proposed roof extension/dormer and the double storey side addition, would result in a disproportionate addition which would appear overly bulky and would fail to be subordinate to the original dwelling. They would add to the lack of balance between the appeal property and its semi-pair and owing to the prominent corner plot the proposed development would be readily visible in the streetscene and tend to draw the eye, to the detriment of the pleasant rhythm of the streetscene."

A further refused and dismissed appeal for a double storey side extension where a hip to gable extension existed is at 87 Wimborne Avenue under reference APP/R5510/D/24/3354748. Within the appeal decision the Inspector stated:

"The additional bulk of the proposal, in combination with the existing extensions together would not be subordinate to the original dwelling. The cumulative impact of the proposed side extension with the existing, roof and dormer extensions would overwhelm the character of the original property. The result would be that the accumulation of extensions would appear as oppressive and dominant in the context of the existing dwelling. The proposal would therefore visually detract from, and not respect the design of the existing dwelling. Furthermore, considering the mass and bulk of the adjacent structure, the proposal would appear as disproportionate and would further unbalance the semi-detached pair of properties."

The proposed development is similar to the above mentioned dismissed appeals and the same view is concluded that the development would appear as a disproportionate addition harming the character and appearance of the original property and the surrounding area.

In addition, the proposed extension by reason of its undercroft design and columns to hold up the extension would appear out of character within the street scene causing further harm. Although the subject of buildability would extend into the realms of building regulations, it is difficult to see how the structure could reasonably be constructed without significant support underneath. This is likely to involve some form of foundation and the removal of the existing canopy structure. As such it brings into question whether the description of development is accurate as it is unlikely to describe the development once complete.

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.

Number 111 Nield Road is located south of the application site and forms the other half of the semi-detached properties. The proposed extension would not project past the front or rear building line of this neighbour and as such would not harm their amenities in terms of loss of light, overshadowing, loss of outlook, nor would it be overbearing.

Number 117 Nield Road is located north of the application site and is separated from the host. The proposed extension would be built along the shared boundary with this neighbour. It is noted that there are upper floor side elevation windows within this neighbouring property however these appear to serve non-habitable rooms such as stairwells and bathrooms and as such the amenities of these rooms are not required to be protected. Given the separation distance and the fact the extension does not project past the rear elevation of this neighbour, the development would not extend into the 45 degree line of sight from the closest neighbouring habitable room window. As such the development would not cause a significant level of loss of light, or overshadowing to warrant refusal. There would be no new side facing windows and as such there would be no harmful overlooking or loss of privacy. There would be one new first floor rear window within the extension which would serve an en-suite and as such would not cause any additional overlooking of this neighbour's garden.

Overall it is considered that the proposal would not have an unacceptable impact on the neighbouring properties in terms of loss of light, loss of outlook, loss of privacy or sense of enclosure, in compliance with Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan Part 2 Development Management Policies (January 2020).

Light and Outlook:

All the proposed habitable rooms and those altered by the proposed development, would maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

External Amenity Space Provision:

Policy DMHB 18 requires amenity space to be private, well designed and well located. In

accordance with the Local Plan the applicant is required to retain at least 100sqm of private amenity space to serve the proposed 5 bed dwelling. Officers have undertaken a site visit, and can confirm that the garden accommodates a veranda structure to the rear of the existing rear extension and a large outbuilding. These structures significantly reduce the amount of rear garden space to serve the property. If taking a balanced view, the veranda could be included in amenity space calculation but the section of hardstanding to the side cannot be included given it doesn't meet the above description. If including the veranda then the amenity space would be circa 50sqm which is half that which should be provided at a minimum to serve the occupants of the development. As such the proposal fails to accord with the objectives of Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Parking and Highway Safety:

The proposed development would not impact the existing parking provision at site and as such would comply with Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Other Matters:

The application site lies on potentially contaminated land. Given the modest household nature of the development and the extension largely being at first floor level, no further information is required.

Conclusion:

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The proposed development by reason of its overall, width, undercroft design, siting, multiple roof forms and poor design when combined with the existing hip to gable and rear dormer roof extensions would result in a cramped, incongruous and visually awkward form of development that fails to appear subordinate as well as failing to respect the architectural composition of the existing dwellinghouse. The proposed development would therefore fail to harmonise with the established built environment resulting in a detrimental impact on the character and appearance of the immediate street scene and the wider surrounding area. The proposal thereby fails to comply with Policy BE1 of the Hillingdon Local Plan: Part One- Strategic Policies (November 2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), Policies D3 and D4 of the London Plan (2021) and Chapter 12 of the National Planning Policy Framework (2024).

2. NON2 Non Standard reason for refusal

The proposed development, by reason of the inadequate level and poor standard of private amenity space, would fail to provide a satisfactory living environment for future occupants. The quantity, quality, and layout of the amenity space does not meet the minimum requirements set out in Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies

(2020), which seeks to ensure all new residential development is provided with usable, functional, and high-quality amenity space. Furthermore, the proposal is contrary to Policy DMHD 1, which requires that all new housing development delivers a high standard of amenity for future occupiers. As such, the proposal would result in substandard living conditions and is therefore contrary to Policies DMHB 18 and DMHD 1 of the Hillingdon Local Plan Part 2 (2020), as well as the design and amenity objectives of the National Planning Policy Framework (NPPF).

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.

DMEI 12 Development of Land Affected by Contamination

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

LPP D6 (2021) Housing quality and standards

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

LPP D4 (2021) Delivering good design

NPPF12 NPPF12 2024 - Achieving well-designed places
-24

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
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Part 2 Policies:

DMEI 12	Development of Land Affected by Contamination
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
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NPPF12 -24	NPPF12 2024 - Achieving well-designed places

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