

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: 112 WARWICK CRESCENT HAYES

Development: Erection of a part single storey, part two storey extension to the side/rear, conversion of roof space to habitable use to include a rear dormer, 3 x roof lights, conversion of roof from hip to gable end.

LBH Ref Nos: 22729/APP/2025/2325

Drawing Nos: PL3/SM/112-00
 PL3/SM/112-02
 PL3/SM/112-03
 PL3/SM/112-01
 PL3/SM/112-04

Date Plans received: 03-09-25

Date(s) of Amendments(s):

Date Application valid 03-09-25

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises a two storey semi detached house located on the eastern side of Warwick Crescent in Hayes. The property has been previously extended by way of a single storey side extension. The adjoining property at Number 110 Warwick Crescent has a rear extension alongside the boundary with the application property projecting 3.45m in depth. Number 114 to the north forms a terrace which turns the corner and is set forward of the application property. This property benefits from a single storey rear extension with mono-pitched roof. The area is residential in character.

1.2 Proposed Scheme

The application seeks planning permission for the erection of a part single storey, part two storey extension to the side/rear, conversion of roof space to habitable use to include a rear dormer, 3 x roof lights, conversion of roof from hip to gable end.

Officers acknowledge that the proposal involves the permitted development loft conversion and single storey rear extensions which are the subject of a recent planning permission and certificate of lawful development. Further first floor extensions are proposed to the side and rear.

1.3 Relevant Planning History

22729/APP/2025/1837

112 WARWICK CRESCENT HAYES

Erection of a single storey rear extension

Decision: 28-08-2025

Approved

22729/APP/2025/1827

112 WARWICK CRESCENT HAYES

Conversion of roof space to habitable use to include a rear dormer, 3 front roof lights and conversion of roof from hip to gable end, and erection of outbuilding to rear garden (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 31-07-2025

Approved

Comment on Planning History

The relevant planning history 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

14 neighbouring properties were consulted by letter dated 16.9.25. The consultation period expired on 9.10.25

1 letter of comment has been received raising concerns about protecting light and privacy and requesting compliance with the Party Wall Act.

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 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

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

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:

Paragraph 135 of the NPPF (2024) states:

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

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.

Officers acknowledge that the proposal involves the permitted development loft conversion and single storey rear extensions which are the subject of a recent planning permission and certificate of lawful development. Further first floor are also proposed to the side and rear. The additional side extension would add an additional playroom/bedroom with en-suite bathroom and the side extension would provide a first floor study projecting 3.3m in depth in line with the original flank wall of the existing dwelling. The proposed extensions fail to comply with the requirements of Policy DMHD1 in terms of their scale, design and proximity to the side boundary. Officers have concerns that the cumulative scale and bulk of the proposed extensions would fail to respect the architectural integrity of the host dwelling, would unbalance the pair of semis of which it forms part and would

result in a cramped and incongruous addition to the streetscene.

The proposed scheme by reason of overall scale, bulk, massing and proximity to the side boundary, would result in an incongruous and visually intrusive form of development that could not be considered to respect the architectural composition of the existing dwellinghouse and the pair of semi-detached properties. The proposed development would also fail to harmonise with the established built environment along Warwick Crescent resulting in a detrimental impact on the character and appearance of the street scene. The proposal would therefore be contrary to 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) Policies D3 and D4 of the London Plan (2021), and Chapter 12 of the National Planning Policy Framework (2024).

Neighbouring Amenity:

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 occupants of the adjoining property have requested that the levels of light and privacy should not be reduced. Officers are mindful that the ground floor extension has been previously approved by the Council. The submitted plans indicate that the 45 degree line would not be breached from the centre point of the nearest first floor rear facing window which demonstrates that the proposal would not result in an unacceptable loss of light or outlook to the occupants of this property. In the event of an approvable scheme, conditions would be imposed to prevent the future insertion of side facing windows and use of the flat roof of as a roof terrace to protect the residential amenities of the occupants of Number 110 Warwick Crescent.

Number 114 is set forward of the application property with an orientation towards the side boundary. Whilst the side extension would not be likely to result in an unacceptable loss of light, the proposed rear extension at two storey level, in combination with the two storey side extension would enclose this property to an unacceptable degree, which would appear overbearing in scale and would result in a significant loss of outlook for the occupiers of this property. As such, officers consider that the proposal, in view of its excessive, scale bulk and siting, would represent an oppressive and overbearing form of development which would detract from the residential amenities of the occupants of adjacent 114 Warwick Avenue, in conflict with policies D3 and D6 of the London Plan (2021) and policies DMHB11 and DMHD1 of the Hillingdon Local Plan: Part Two- Development Management Policies (2020).

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 71 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:

The highway and parking provision would remain unaffected by the proposal.

Conclusion

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The proposal, by reason of overall scale, bulk, massing and proximity to the side boundary, would result in an incongruous and visually intrusive form of development that could not be considered to respect the architectural composition of the existing dwellinghouse and the pair of semi-detached properties. The proposed development would also fail to harmonise with the established built environment along Warwick Crescent resulting in a detrimental impact on the character and appearance of the street scene. The proposal would therefore be contrary to 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) 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 proposal, by reason of its excessive scale bulk and siting, would represent an oppressive and overbearing form of development which would detract from the residential amenities of the occupants of adjacent 114 Warwick Avenue, in conflict with policies D3 and D6 of the London Plan (2021) and policies DMHB11 and DMHD1 of the Hillingdon Local Plan: Part Two- Development Management Policies (2020).

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 Local Plan

Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

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 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D6	(2021) Housing quality and standards

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