

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: 28 DAWLEY AVENUE HILLINGDON

Development: Alteration of outbuilding's partial flat roof into a gable end roof extending over the whole outbuilding

LBH Ref Nos: 14440/APP/2026/116

Drawing Nos: S01
 S02
 S03
 S04
 C10
 C11

Date Plans received: 14-01-26 **Date(s) of Amendments(s):**

Date Application valid 16-01-26

1. CONSIDERATIONS

1.1 Site and Locality

The application site is situated in a prominent corner plot on the West side of Dawley Avenue, at the junction with Chester Close. The property is a two-storey semi-detached dwellinghouse paired with no. 30 Dawley Avenue. The property has a hipped roof profile and is of a period build with pebble-dash exterior. To the side is a single storey pitched roof extension, a conservatory across the rear wall and has hardstanding to the front for two car spaces at tandem, and an average sized rear garden with a detached outbuilding at the bottom.

The streetscene is residential in character and appearance, comprising mainly two storey semi-detached dwellings with similar roofscape and varied architectural styles.

1.2 Proposed Scheme

The application seeks planning permission for the alteration of outbuilding's partial flat roof into a gable end roof extending over the whole outbuilding.

1.3 Relevant Planning History

14440/APP/2025/2882

28 DAWLEY AVENUE HILLINGDON

Erection of two storey side extension, part single part two storey rear extension, 2 x rear dormers, 2x roof lights to the front, and amendments to fenestrations.

Decision: 08-01-2026	Approved
14440/APP/2024/428	28 DAWLEY AVENUE HILLINGDON
Erection of a single storey rear extension, a double storey side and single storey front extension/ front porch	
Decision: 15-04-2024	Refused
14440/PRC/2019/124	28 DAWLEY AVENUE HILLINGDON
Single storey rear extension, two storey side extension and conversion of single dwelling into 1 x 3 bed and 1 x 2 bed dwellings with associated amenity space and parking	
Decision: 28-05-2020	Objection
14440/APP/2019/644	28 DAWLEY AVENUE HILLINGDON
Part two storey, part single storey side extension to create semi-detached 1-bed dwelling with associated parking and amenity space, and single storey rear extension to existing dwelling, involving demolition of existing conservatory and shed and installation of vehicular crossover	
Decision: 24-04-2019	Refused
14440/A/84/0350	28 DAWLEY AVENUE HILLINGDON
Alterations to elevation (P)	
Decision: 18-06-1984	Approved

Comment on Planning History

Officers note that planning permission has been recently granted under application reference 14440/APP/2025/2882 for the erection of two storey side extension, part single part two storey rear extension, 2 x rear dormers, 2x roof lights to the front, and amendments to fenestrations.

Application reference 14440/APP/2024/428 for the Erection of a single storey rear extension, a double storey side and single storey front extension/ front porch was refused for the following reason:

1. The proposed extension by reason of its size, scale, bulk, height, depth, width, proximity to the side boundary and projection forward of the return building line along Chester Close, in this open prominent position, would result in the closing of an important gap characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the visual amenities of the street scene and the character and appearance of the surrounding area. The proposed development is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies D4 and D8 of the London Plan 2021 and Policies DMHB11; DMHB12 and DMHD1 of the Hillingdon Local Plan - Part Two.

An appeal was subsequently dismissed under appeal reference APP/R5510/D/24/3347531 which is discussed in the sections 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 27.1.26. The consultation period expired on 17.2.26.

There was no local response.

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

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP D4 (2021) Delivering good design

LPP D8 (2021) Public realm

NPPF12 -24 NPPF12 2024 - Achieving well-designed places

DMHD 2 Outbuildings

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 and the impact upon the amenities of neighbouring properties.

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 2: Outbuildings

The Council will require residential outbuildings to meet the following criteria:

- i) the building must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers;
 - ii) ii) the developed footprint of the proposed building must be proportionate to the footprint of the dwelling house and to the residential curtilage in which it stands and have regard to existing trees;
 - iii) iii) the use shall be for a purpose incidental to the enjoyment of the dwelling house and not capable for use as independent residential accommodation; and
 - iv) iv) primary living accommodation such as a bedroom, bathroom, or kitchen will not be permitted.
- The proposed extension would replace the existing conservatory to the side with an extension to link to the existing rear extension to provide an enlarged open-plan kitchen/dining area. The extended structure would have a glazed roof rising from a height adjacent to the boundary of 2.2m to a central pitch measuring 4.2 m in height. Due to the position of the extension, it would not be readily seen from public vantage points, and therefore, it would have an acceptable impact on the character of the street scene. Officers consider that it would relate satisfactorily to the character and appearance of the host dwelling and the terrace on which it sits.

The proposal does not increase the footprint of the outbuilding, but seeks to alter the roof from a asymmetrical shallow pitched roof to a gable end roof over the entire building. The existing roof rises from eaves height at 2.13m to 2.5m. The proposed replacement pitched roof would match that to the original outbuilding at an eaves height of 2.14m and ridge height of 3.45m. The gable end would face Chester Close.

The appeal inspector in relation to appeal reference : APP/R5510/D/24/3347531 advised:

"The appeal site comprises a two storey dwelling on Dawley Avenue, at the junction with Chester Close. The surrounds are residential and, although dwellings are of mixed appearance, the appeal property sits in a group where the original, shared design remains apparent, despite alterations. Due to the street layouts, corner properties are common, and the main built form of such dwellings is largely set back from the side boundaries, providing a sense of openness. While the appeal property has a side projection towards Chester Close, its single storey nature retains an element of openness at this location."

The space to the side of the property was considered an important characteristic. Whilst the proposal does not increase the footprint of the existing outbuilding, it would substantially increase the massing of the roof and its dominance within the Chester Close streetscene. The existing asymmetrical roof is low and largely hidden by the boundary walls enclosing the private rear garden area. The addition of a gabled roof, abutting the side boundary with Chester Close will significantly increase its prominence and would appear at odds with the established character of the area. The roof form would project beyond the principal elevation of No.1 Chester Close obscuring the front elevation of the property and undermining the coherence of the street scene and its general appearance in public views. Officers consider that the resultant harm resulting from the addition of the increased roof would justify refusal of planning permission.

The proposed roof extension, by reason of its size, scale, bulk, height and proximity to the side boundary and projection forward of the return building line along Chester Close, in this open prominent position, would result in the closing of an important gap characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the visual amenities of the street scene and the character and appearance of the surrounding area. The proposed development is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies D4 and D8 of the London Plan 2021 and Policies DMHB11; DMHB12 and DMHD2 of the Hillingdon Local Plan - Part Two.

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 property most impacted by the proposal is adjacent 1 Chester Close which shares a side boundary with the application property. Whilst the increased height of the roof of the outbuilding will be apparent from front facing windows of this property, given the intervening driveway, officers consider that the proposal would not result in an unacceptable loss of light or outlook to the occupants of this property. No objection has been received throughout the consultation period.

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.

The outdoor amenity space and parking provision would be unaffected by the proposal.

Conclusion

Given the concerns raised in respect of the visual impact of the proposal, the application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The proposed roof extension, by reason of its size, scale, bulk, height and proximity to the side boundary and projection forward of the return building line along Chester Close, in this open prominent position, would result in the closing of an important gap characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the visual amenities of the street scene and the character and appearance of the surrounding area. The proposed development is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies D4 and D8 of the London Plan 2021 and Policies DMHB11; DMHB12 and DMHD2 of the Hillingdon Local Plan - Part Two.

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 12 Streets and Public Realm

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP D4 (2021) Delivering good design

LPP D8	(2021) Public realm
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
DMHD 2	Outbuildings

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