

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 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 Heads of Terms have already received Committee approval | ☐ |
| 25. WORKS TO TREES | ☐ |
| 26. OTHER (please specify) | ☐ |

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives 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 DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No. **Report of the Head of Planning, Sport and Green Spaces**

Address 14 AIRDRIE CLOSE HAYES

Development: Single storey side extension with porch to front

LBH Ref Nos: **70406/APP/2014/3887**

Drawing Nos: Location Plan (1:1250)
 0-1
 6
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Date Plans Received: 03/11/2014

Date(s) of Amendment(s):

Date Application Valid: 25/11/2014

1. CONSIDERATIONS

1.1 Site and Locality

The application site is situated at the head of a short cul-de-sac in a residential area of north Hayes off Glencoe Road/The Parkway (A312).

No. 14 Airdrie Close is an unaltered two storey, end of terrace one bedroom house comprising of an open landscaped front garden and lawn to the side, a porch, a detached garage and a small enclosed rear garden.

The attached dwelling to the east is No. 13 and to the west, separated by its position on the turning head, is No. 15, the garage belonging to which is linked to that of No. 14 on the side boundary.

The application site forms part of the Developed Area of the Borough as identified in the Hillingdon Local Plan.

1.2 Proposed Scheme

The proposal is for a single storey side extension with a open sided front porch and canopy to replace the existing side porch to provide a new ground floor living room and convert the existing living room into a separate dining room.

The front of the side extension would align with the main wall and the porch would project 1.0 metre forward by 2.15 metres in width. The side extension would be 3.2 metres in width and be carried to the rear with a return section of 1.7m back to the corner of the house, thus infilling the space to the garage. The porch would have a pitched roof (3.1m high) and the extension would be finished with a crown roof hipped on all three sides (3.95m high).

The extension and porch would be finished externally in materials to match those used on the existing building, comprising brick, clay roof tiles and felt and upvc porch and rear doors.

1.3 Relevant Planning History

Comment on Planning History

None relevant.

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

6no. neighbouring occupiers plus the Brag Committee were consulted (27.11.2014) and a site notice was displayed from 5.12.2014. There have been no responses received.

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

AM14 New development and car parking standards.

CACPS Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

LPP 3.5 (2011) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the proposal on the character and appearance of the original dwelling and the potential impacts on the visual amenities of the surrounding area and the residential amenities of the neighbouring dwellings.

Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) seek to ensure that all development will

harmonise with the street scene and complement the surrounding residential area. Furthermore, under Policy BE15 proposals for alterations and extensions will only be permitted where these harmonise with the scale, form and proportions (etc.) of the original building.

The Council's adopted SPD, the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) states in Section 8.0 that porches should be designed in character with the existing building, subordinate in scale and form and not extend past the line of any bay window. They should also generally be confined to the front entrance area and their roof should be finished in materials to match the main roof. Side extensions are permitted where these are no more than two-thirds the width of the original house. Flat roofs are not generally acceptable unless these are features of the area and where a sloped roof is provided, its height should not exceed 3.4 metres.

In these respects, although the porch would be slightly lower version of that to the existing side entrance, the side extension would create an additional bulk that would tend to alter the open setting, character and appearance of this end of the terraced row. In particular, its overall width in proportion to the original dwelling (approx. 86%), its height and roof form up to the front eaves level and window sill of the first floor landing window would appear non-subordinate in scale. As such, its prominent location and visibility around the turning head would represent an intrusive feature that was not in harmony with the general street scene and thus be detrimental to the character and appearance of the immediate surroundings.

For these reasons the proposal is thus considered to be contrary to the objectives of Policies BE13, BE15 and BE19 of the Hillingdon Local Plan plus current adopted guidance in HDAS.

The Hillingdon Local Plan also seeks to safeguard the amenities of adjoining residential occupiers through policies which protect the amount and quality of daylight/sunlight received to neighbouring properties (Policy BE20), their general outlook due to the bulk and proximity of an extension (Policy BE21) and their privacy (Policy BE24).

In order to avoid potential detrimental impacts, extensions should thus not normally exceed the maximum depth (where applicable), height or horizontal/vertical lines of sight taken at 45/25 degrees from the centre of the nearest habitable room or kitchen window in the neighbouring dwellings.

In this regard, there are no implications for neighbouring amenities due to the arrangement of the properties in this part of the close and more than adequate separation distances from the nearest windows of the adjoining dwellings, Nos. 13 and 15 Airdrie Close. There are no side windows in the proposal, which would thus be in accordance with Policies BE20, BE21 and BE24 (privacy) of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The Council's adopted SPD, the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008), under Section 9.0, considers the amount of off street parking available at the property. The existing garage and hardstanding in front would continue to provide parking for up to two vehicles which is therefore in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Nonetheless, for the reason given relating to the visible bulk, scale and proportions of the side extension, the application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The extension, by reason of its size, scale, height, bulk and design would fail to appear subordinate to the original dwelling to the detriment of the character and appearance of the original dwelling and the visual amenity of the street scene and the surrounding area. It would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

- 1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

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 Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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guidance.

to neighbours.

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Contact Officer: Daniel Murkin

Telephone No: 01895 250230