

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** 16 SEATON ROAD HAYES**Development:** Part first floor rear extension**LBH Ref Nos:** 5090/APP/2015/1595**Drawing Nos:** Location Plan (1:1250)
2015/116/01
2015/116/02
2015/116/03
2015/116/04
2015/116/05**Date Plans Received:** 30/04/2015**Date(s) of Amendment(s):****Date Application Valid:** 30/04/2015**1. CONSIDERATIONS****1.1 Site and Locality**

The application dwelling comprises of a two storey semi-detached dwelling along Seaton Road, Hayes. The property is set back from the main highway and benefits from an off road parking area to the front for up to 2 cars and a fair size rear garden.

The property falls within an existing residential area of Hayes with the surrounding area characterised mainly by semi-detached dwellings, and off road parking.

1.2 Proposed Scheme

Full Planning Consent is sought for the construction of a part first floor extension measuring 3.6m in depth, 3.5m in width and would be characterised by a pitched roof with a maximum height of 3.5m. The extension would follow the western flank building line of the existing dwelling and would be set 1.6m below the maximum ridge height of the original property.

1.3 Relevant Planning History

5090/APP/2014/3314 16 Seaton Road Hayes

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 3.05 metres, and for which the height of the eaves would be 2.8 metres

Decision Date: 15-10-2014 Refused

5090/B/98/1114 16 Seaton Road Hayes

Erection of a single storey rear extension and repositioning of garage/shed (Application for a Certificate of Lawfulness for a proposed use or development)

Decision Date: 13-07-1998 GPD

5090/C/99/0043 16 Seaton Road Hayes

Erection of a detached garage (Application for a Certificate of Lawfulness for a proposed use or development)

Decision Date: 25-01-1999 GPD

Comment on Planning History

The property also benefits from a number of extensions such as a hip to gable extension, full size flat dormer and a single storey rear extension measuring 4.2m in depth.

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

A total of 3 neighbouring properties were consulted via letter on 06.05.15 as well as a site notice which was displayed to the front of the premises 11.05.15. No objections/comments 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:

AM14 New development and car parking standards.

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.

BE22 Residential extensions/buildings of two or more storeys.

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

LPP 3.5 (2015) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main issues for consideration in determination of this application were the impact on the character and appearance on the original dwelling, the impact on the visual amenities of the surrounding area, the impact on the neighbouring dwellings and the number of parking spaces.

Policy BE15 of the Hillingdon Local Plan Part Two: Saved UDP Policies states proposals for alterations and extensions to existing buildings will be permitted where they harmonise

with the scale, form, architectural composition and proportions of the original building. In regards to the original dwelling, a number of extensions including a hip to gable conversion and full size flat dormer have been carried under The General Permitted Development Order, as well as a single storey rear extension measuring up to 4.2m in depth.

The proposed part first floor rear extension would measure 3.6m in depth, 3.5m in width and would be characterised by a pitched gabled roof which would be set well below the maximum ridge of the existing dwelling, and up to the window ledge of the existing windows of the flat roof dormer. The proposed part first floor rear extension would create an additional 12.6sq m in floor area and due to the existing extensions to the rear of the property would result in the extensions dominating the appearance of the original property and appearing out of scale, form and proportions.

The proposed part first floor rear extension would be sited to the rear elevation of the original dwelling and would have a negligible impact on the visual amenities of the street scene, however in addition to the existing extensions including hip to gable and full size flat roof dormer the total additions including the proposed first floor rear extension would appear extremely overbearing and dominant in compared to the neighbouring dwellings and its design with a gable end would be at odds with the design of the original property and the adjoining dwellings.

The proposed part first floor rear extension would fail to comply with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan Part Two: Saved UDP Policies as the extension virtue of it scale, form and proportions would fail to harmonise with the original dwelling, and would be an incongruous and over-dominative addition when viewed alongside the neighbouring properties.

Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires new extensions by virtue of their siting, bulk and proximity would not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 should protect the privacy of the occupiers and their neighbours.

HDAS Supplementary Planning Document Residential Extensions under Section 5.0 Rear and First Floor Rear Extensions: Two Storey there will be a general presumption against two storey and first floor rear extensions to semi-detached houses where the extension would abut the shared boundary with the adjoining house, semi-detached houses on a plot more than 5m wide extensions up to 3.6m in depth are acceptable, the proposed roof should appear subordinate to the original roof and should be set at least 0.5m lower than original roof, and a 45 degree horizontal angle measured from the principle window to a habitable room should not be impeded.

The proposed part first floor rear extension would be within the limits set out within the HDAS: Residential Extensions and would therefore not result in loss of light or residential amenity to the occupiers of the neighbouring dwellings. The proposed window to the western flank elevation would be obscured glazed and fixed shut at an internal height of 1.7m. Any outlook from the windows to the proposed rear elevation would not be adversely harmful than the outlooks from the existing first floor rear windows.

The proposed extension is therefore considered to be in accordance with Policy BE20, BE21 and BE24 of the Hillingdon Local Plan Part Two: Saved UDP Policies.

The application dwelling would retain a minimum garden of 100sq m for a four or more

bedroom dwelling.

The dwelling benefits from 2 off road parking spaces which is considered to be in accordance Annex 1 and AM14 of the Hillingdon Local Plan Part Two: Saved UDP Policies.

In conclusion the proposed first floor rear extension would fail to harmonise with the scale, form and proportions of the original building by virtue of its previous extensions, and would be an incongruous and over dominating addition in relation to the adjoining neighbouring properties and would fail to comply with Policy BE13, BE15, and BE19 of the Hillingdon Local Plan Part Two: Saved UDP Policies.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed part first floor rear extension would fail to harmonise with the scale, form and proportions of the original dwellings by virtue of the existing additions and would be an incongruous and over dominant addition which would be harmful to the character and appearance of the original dwelling and the visual amenities of the surrounding area. The proposal would therefore be contrary to Policies 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).

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 (2015). 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:

guidance.

PT1.BE1	(2012) Built Environment
Part 2 Policies:	
AM14	New development and car parking standards.
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.
BE22	Residential extensions/buildings of two or more storeys.
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HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

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