

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	48 HARLYN DRIVE PINNER	
Development:	Two storey rear extension, single storey side extension with front extension infill and alterations	
LBH Ref Nos:	4956/APP/2015/789	
Drawing Nos:	12/15 (Existing and Proposed Block Plans) 12/15 (Existing Elevations) 12/15 (Existing and Proposed Floor Plans) 12/15 (Proposed Elevations) Location Plan (1:1250)	
Date Plans Received:	04/03/2015	Date(s) of Amendment(s):
Date Application Valid:	13/03/2015	

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the south west side of Harlyn Drive and comprises a two storey detached house with exaggerated roof eaves and a part first floor side extension on both sides of the rear section of the roof slope. It has a good sized front garden with parking provision for at least 2 cars and a good sized rear garden. To the north west lies 46 Harlyn Drive, an identical house to that of the application property with a first floor side addition set within the roof slope facing 44 Harlyn Drive and an attached garage along the side boundary with the application site. To the south east lies 50 Harlyn Drive, also an identical house to the application property but with a first floor side extension set within the roof slope facing the application property and a side dormer facing 52 Harlyn Drive.

The street scene is residential in character and appearance comprising two storey detached houses, some similar to that of the application property, and semi-detached bungalows.

The site lies within the Developed Area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

The application is for the erection of a two storey rear extension, a single storey side extension with front extension infill and alterations.

1.3 Relevant Planning History Comment on Planning History

4956/APP/2011/3116 - Two Storey side/rear extension with alterations to existing side elevation (withdrawn)

4956/APP/2010/2145 - Two Storey side/rear extension with alterations to existing side elevation (refused)

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

The following neighbours were consulted for a period of 21 days expiring on the 6 April 2015 as follows: -

- 50 Harlyn Drive
- 21 Harlyn Drive
- 46 Harlyn Drive
- 19 Harlyn Drive
- 17 Harlyn Drive

No response was received from adjoining neighbours:

Northwood Hills Residents Association - No response

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 determining this application relate to the effect of the proposal on the character and appearance of the existing property, the impact upon the visual amenities of the area, the impact on the amenity of adjoining occupiers, the impact upon landscaping, trees and amenity space provision and car parking provision.

The proposed single storey side extension measures 2.3m in width, 12.2m in length, including a projection beyond the existing rear elevation of 3.5m and has a flat roof of 3m in height. The proposed two storey rear extension measures 3.5m deep and 6.6m wide

(including across the side extension) and has a roof height to match the existing. The proposed first floor side extensions is set into the roof slope and is 2.55m in width, 11.7m long (set back 0.5m from the front elevation) and has a flat roof of 1.9m in height, incorporating the existing 5.25m long side extensions at the rear of the existing dwelling.

Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires all alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. HDAS also advises that creating accommodation out of existing roofspace is common but consideration should be given to the potential detrimental impact to neighbouring residents and in particular the appearance of the original house and the character of the local area. Careful thought must be given to the volume, height, proportion, details, position and overall appearance of any dormer window or other roof alteration. It is important that an extension will appear secondary to the size of the roof face within which it is set.

These are sizable extensions, particularly the first floor side extensions, which are clearly visible from the street scene and are considered to be unduly bulky and over dominant. It is acknowledged that there are existing side extensions on the property however these are setback from the front elevation and are not so visually dominant. It is also noted that this form of development has taken place on other properties in the street, including the neighbouring property, however these are not recent approvals and only serve to demonstrate how visually intrusive and unsympathetic this form of development is. As such it is considered that the proposal fails to comply with the requirements of Policies BE13, BE15, BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS - Residential Extensions.

There are no proposal additional side windows at first floor level and the proposed rear windows will match the existing. It is therefore considered there will be no increase in overlooking or loss of privacy to neighbouring properties as a result of this proposal. However HDAS advises that two storey rear extensions will only be allowed where there is no significant over-dominance, over shadowing, loss of outlook and daylight. The proposal compromises the 45 degree line of sight from the upper floor habitable room window to the neighbouring property, no 50 and would thus have an unacceptable impact on the amenities of this property contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Adequate private amenity space would be retained in compliance with Paragraph 5.13 of HDAS and Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

There is no impact on parking provision as a result of this proposal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey rear extension, by virtue of its size, scale, bulk and proximity, would be detrimental to the amenities of the adjoining occupier at 50 Harlyn Drive, by reason of visual intrusion, overdomination, loss of daylight, loss of sunlight, overshadowing and loss of outlook. Therefore the proposal would be contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed two storey rear extension and first floor side extensions, by virtue of their size, scale, bulk and design would be detrimental to the architectural composition, character and appearance of the existing dwelling and the visual amenity of the wider area. Therefore the proposal would 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 Council's 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 (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:

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

guidance.

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

Contact Officer: Liz Arnold

Telephone No: 01895 250230

DELEGATED HOUSEHOLDER DECISION

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 - 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.

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Select Option

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| 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

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| 6. Application is contrary to relevant planning policies/standards | ☐ |
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| 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

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COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

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| 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

- | | |
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| 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

- | | |
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| 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** 52 HARLYN DRIVE PINNER**Development:** Part two storey, part single storey rear extension, single storey side extension, installation of 2 side dormers to create additional habitable space at first floor level and conversion of garage to habitable use involving alterations to front and demolition of existing rear and side elements.**LBH Ref Nos:** 13868/APP/2016/978**Drawing Nos:** STO.PA.2016.A101 Rev. P01**Date Plans Received:** 07/03/2016**Date(s) of Amendment(s):****Date Application Valid:** 16/03/2016**1. CONSIDERATIONS****1.1 Site and Locality**

The application site is located on the south west side of Harlyn Drive and comprises a two storey detached house with exaggerated roof eaves and a part first floor side extension on both sides of the rear section of the roofslope. It has a good sized front garden with parking provision for at least 2 cars and a good sized rear garden. To the north west lies 46 Harlyn Drive, an identical house to that of the application property with a first floor side addition set within the roofslope facing 44 Harlyn Drive and an attached garage along the side boundary with the application site. To the south east lies 50 Harlyn Drive, also an identical house to the application property but with a first floor side extension set within the roof slope facing the application property and a side dormer facing 52 Harlyn Drive.

The street scene is residential in character and appearance comprising two storey detached houses, some similar to that of the application property, and semi-detached bungalows.

The site lies within the Developed Area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

Part two storey, part single storey rear extension, single storey side extension, installation of 2 x side dormers to create additional habitable space at first floor level and conversion of garage to habitable use involving alterations to front and demolition of existing rear and side elements.

1.3 Relevant Planning History

13868/APP/2003/2624 52 Harlyn Drive Pinner

ERECTION OF A SINGLE STOREY REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING EXTENSION)

Decision Date: 31-12-2003 Approved

13868/APP/2005/772 52 Harlyn Drive Pinner

ERECTION OF A SINGLE STOREY REAR CONSERVATORY.

Decision Date: 05-05-2005 Approved

Comment on Planning History

There is no relevant site history.

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 and the Northwood Hills Residents Association were consulted. No comments were 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.

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.

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

AM14 New development and car parking standards.

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

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the existing property, the impact upon the visual amenities of the area, the impact on the amenity of adjoining occupiers, the impact upon landscaping, trees and amenity space provision and car parking provision.

The proposed single storey side extension measures 2.3m in width, 12.2m in length, including a projection beyond the existing rear elevation of 3.5m and has a flat roof of 3m in height. The proposed two storey rear extension measures 3.5m deep and 6.6m wide

(including across the side extension) and has a roof height to match the existing. The proposed first floor side extensions is set into the roof slope and is 2.55m in width, 11.7m long (set back 0.5m from the front elevation) and has a flat roof of 1.9m in height, incorporating the existing 5.25m long side extensions at the rear of the existing dwelling.

Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires all alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. HDAS also advises that creating accommodation out of existing roofspace is common but consideration should be given to the potential detrimental impact to neighbouring residents and in particular the appearance of the original house and the character of the local area. Careful thought must be given to the volume, height, proportion, details, position and overall appearance of any dormer window or other roof alteration. It is important that an extension will appear secondary to the size of the roof face within which it is set.

These are sizable extensions, particularly the first floor side extensions/dormers, which are clearly visible from the street scene and are considered to be unduly bulky and over dominant. It is acknowledged that there are existing side extensions on the property however these are setback from the front elevation and are not so visually dominant. It is also noted that this form of development has taken place on other properties in the street, including the neighbouring property, however these are not recent approvals and only serve to demonstrate how visually intrusive and unsympathetic this form of development is. As such it is considered that the proposal fails to comply with the requirements of Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS - Residential Extensions.

There are no proposal additional side windows at first floor level and the proposed rear windows will match the existing. It is therefore considered there will be no increase in overlooking or loss of privacy to neighbouring properties as a result of this proposal. HDAS advises that two storey rear extensions will only be allowed where there is no significant over-dominance, over shadowing, loss of outlook and daylight. Plans indicate that the proposal does not compromise the 45 degree line of sight from the upper floor habitable room window to the neighbouring properties, nos. 50 and 54 and would thus not have an unacceptable impact on the amenities of this property in compliance with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Adequate private amenity space would be retained in compliance with Paragraph 5.13 of HDAS and Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

There is no impact on parking provision as a result of this proposal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey rear extension and side dormers/first floor side extensions, by virtue of their size, scale, bulk and design would be detrimental to the architectural composition, character and appearance of the existing dwelling and the visual amenity of the street scene and the wider area. Therefore the proposal would 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 Council's 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 (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.
- 2** 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. The Council's supports pre-application discussions. We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

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:

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

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BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

AM14 New development and car parking standards.

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

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230