

DELEGATED 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, Building Control, Sport & Green Spaces**

Address 14 AND 16 MONMOUTH ROAD HAYES

Development: Single storey rear extension to No. 16 and conversion of roofspace to habitable use to include rear dormers, 4 front rooflights and conversion of roofspace from hip to gable end to Nos. 14 and 16

LBH Ref Nos: **71033/APP/2016/686**

Drawing Nos: Location Plan (1:1250)
RPA/14/MMR/200 Rev. A
RPA/14/MMR/201
RPA/14/MMR/202
RPA/14/MMR/203
RPA/14/MMR/204 Rev. A
RPA/14/MMR/205 Rev. A
RPA/14/MMR/206
RPA/14/MMR/207 Rev. B

Date Plans received : 07/03/2016

Date(s) of Amendment(s):

Date Application Valid: 07/03/2016

1. **SUMMARY**

The application seeks planning permission for the erection of a single storey rear extension to No. 16 and conversion of roofspace to habitable use to include rear dormers, 4 front rooflights and conversion of roofspace from hip to gable end to Nos. 14 and 16 and seeks to overcome the reasons for refusal on application reference 71033/APP/2015/2565. The current proposal differs from that previously refused in that the first floor rear extension has been omitted and the large rear dormer has been split to form 2 x separate box dormers, with a realignment of fenestration to the rear. Whilst this revised proposal is considered to have overcome the concerns in relation to the impact upon the residential amenities of occupants of adjacent properties, the concerns in relation to the visual impact of the roof extensions and alterations and the inadequate private amenity space provision remain. Two of the previous refusal reasons have not been fully addressed and the application is therefore recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The roof alteration/extensions, by reason of the the raising of the roof ridge and the size, scale, bulk, and design of the rear dormer windows, would fail to harmonise with the architectural composition of the original dwellings and would be detrimental to the character, appearance and visual amenity of the street scene and the surrounding 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 - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed extensions, combined with the existence of the extended garage and rear outbuilding at 14 Monmouth Road, by virtue of their failure to maintain an adequate amount of private usable external amenity space for the occupiers of the extended property, results in an over-development of the site detrimental to the residential amenity of existing and future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

1 I52 Compulsory Informative (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 I53 Compulsory Informative (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 (2015) and national guidance.

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

3 I59 Councils Local Plan : Part 1 - Strategic Policies

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.

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.

3. CONSIDERATIONS

3.1 Site and Locality

The application properties are sited on the south side of Monmouth Road which is characterised by 1930's semi-detached dwellings of modest proportions with mainly hipped tiled roofs under brick or render elevations.

The site is within the built-up area as defined within the Hillingdon Local plan, Part One, Strategic Policies (November 2012).

3.2 Proposed Scheme

The application seeks planning permission for the erection of a single storey rear extension to No. 16 and conversion of roofspace to habitable use to include rear dormers, 4 front rooflights and conversion of roofspace from hip to gable end to Nos. 14 and 16.

3.3 Relevant Planning History

31478/APP/2015/3515 14 Monmouth Road Hayes

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 2.85 metres

Decision: 20-10-2015 PRN

71033/APP/2015/2565 14+16 Monmouth Road Hayes

Single storey rear extension to No.16, first floor rear extensions to 14 and 16 and conversion of roofspace to habitable use to include rear dormers, 4 front rooflights and conversion of roofs from hip to gable ends

Decision: 27-10-2015 Refused

Comment on Planning History

71033/APP/2015/2565 - Single storey rear extension to No.16, first floor rear extensions to 14 and 16 and conversion of roofspace to habitable use to include rear dormers, 4 front rooflights and conversion of roofs from hip to gable ends was refused for the following reasons:-

1. The roof alteration/extensions, by reason of the the raising of the roof ridge and the size, scale, bulk, and design of the rear dormer window/s would fail to harmonise with the architectural composition of the original dwellings and would be detrimental to the character, appearance and visual amenity of the street scene and the surrounding 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 - Unitary Development Plan Saved Policies (November

2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The proposed first floor rear extensions, by reason of the overall size, scale, bulk, design, including the flat roof, and massing would fail to harmonise with the scale, form, architectural composition and proportions of the original dwellings and would be detrimental to the visual amenities of the street scene and the surrounding 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 - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3. The proposed rear extensions, by virtue of their size, scale, bulk, design and proximity, would be detrimental to the amenities of the adjoining occupier at 12 Monmouth Road, by reason of overdominance, visual intrusion 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.

4. The proposed extensions, combined with the existence of the extended garage and rear outbuilding at 14 Monmouth Road, by virtue of their failure to maintain an adequate amount of private usable external amenity space for the occupiers of the extended property, result in an over-development of the site detrimental to the residential amenity of existing and future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

officer note: The current proposal differs from that previously refused in that the first floor rear extension has been omitted and the large rear dormer has been split to form 2 x separate box dormers with a realignment of windows to the rear.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date:- Not applicable

4.2 Site Notice Expiry Date:- Not applicable

5. Comments on Public Consult

5 neighbouring properties were consulted by letter dated 10.3.16 and a site notice was displayed to the front of the site which expired on 11.4.16. No responses have been received.

6. 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

In addition:

7. MAIN PLANNING ISSUES

7.1 Impact on the amenities of the occupiers of neighbouring residential properties

Policies BE20 and BE21 relate to residential amenity and requires proposals to safeguard existing residential amenity by allowing adequate sunlight/daylight to remain between existing houses and that new extensions by way of their siting, bulk and proximity would not result in significant loss of residential amenity. Policy BE24 relates to privacy.

The development is to be carried out jointly across the two properties, both of which are in the ownership of the applicant. In this regard, the development would not impact on the residential amenity of each property.

The 45 degree sight line is not breached on either side from no 12 or no 18 and in this regard there would be no loss of light suffered by adjacent properties. The proposed rear extension at number 16 would not project beyond that at number 14 which has been granted prior approval under application reference 31478/APP/2015/3515. Number 18 has previously been extended by way of a rear extension projecting approximately 3m and the occupants would not suffer an unacceptable loss of light or outlook. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

7.2 Impact on Street Scene

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

The HDAS states that hip to gable end roof alterations would normally be refused on semi-detached properties as this would normally unbalance the pair. However in this case as both properties are proposing a joint development then the hip to gable would normally be acceptable. However, in this case the entire ridge is also to be raised by 0.58m

creating a taller roof than those surrounding. This would give the properties an odd appearance when viewed from the street which would not be acceptable.

Alterations to the roof should appear as subservient features and appear secondary in the roof plane in which they are set. Windows should match in design and size and the dormers should be set in by at least 0.5m on each side and set down 0.3m from the ridge. The scheme differs from that previously refused in that the large dormer extending across both roofslopes has been replaced by two dormers which are set in 0.3m from the roof margins and set down 0.3m from the ridge. The alignment of windows has also been altered. The proposed dormers remain unacceptable in that they do not appear as secondary extensions and would give the appearance of a flat roofed third storey with very little of the original roof plane remaining visible. The rear roof slope is visible from the street as well as Crowland Avenue and Station Road and would cause visual harm. The proposed alterations and extensions to the roof therefore, by virtue of their excessive scale, bulk and design and increase in height would result in an unsympathetic alteration to the two properties which would fail to harmonise with the scale, form, composition and proportions of the original dwellings and be contrary to Policies BE13, BE15 and BE19 of the Hillingdon local Plan, Part Two, Saved Policies (November 2012).

7.3 Traffic Impact/Pedestrian Safety

Policy AM14 requires new developments to ensure there is adequate on-site parking provision as a consequence of the development. Both properties have off street parking for at least 2 vehicles and there are no on-street parking controls. It is unlikely that the proposals would intensify the need for off-street parking provision and in this regard the proposals accord with Policy AM14.

7.4 Carparking & Layout

As above.

7.5 Urban Design, Access and Security Considerations

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

Policy BE23 requires there to remain sufficient garden area as a consequence of the extensions. For a 4 bedroom dwelling, an area of 100m+ is required. No 16 has a garden which conforms to this requirement. However no 14 already has a rear outbuilding and a large extended garage alongside the boundary and the remaining paved area of garden equates only to around 40sqm. The proposed extensions, combined with the existence of the extended garage and rear outbuilding at 14 Monmouth Road, by virtue of their failure to maintain an adequate amount of private usable external amenity space for the occupiers of the extended property, result in an over-development of the site detrimental to the residential amenity of existing and future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

7.6 Other Issues

Conclusion:

The proposals represent an overdevelopment contrary to Policies BE13, BE15, BE19, BE21 and BE23 of the Hillingdon Local Plan, Part Two, saved Policies (November 2012) and the application is recommended for refusal.

8. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (March 2015)
HDAS: Residential Extensions.

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