

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 58 TOLLGATE DRIVE HAYES

Development: First floor side extension, conversion or roofspace to habitable use to include a rear dormer, 2 front rooflights, conversion of roof from hip to gable end and new pitched roof to existing conservatory

LBH Ref Nos: **59865/APP/2016/2102**

Drawing Nos: Location Plan (1:1250)
 mp.2004 (Proposed Elevations)
 mp.20004
 mp.2004 (Existing Floor Plans)
 mp.24
 mp.2004 (Existing and Proposed Roof Plans)
 mma.47 7

Date Plans Received: 02/06/2016 **Date(s) of Amendment(s):**

Date Application Valid: 02/06/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application site is a two-storey dwelling on the end of a terrace of six dwellings. The existing dwelling is distinctive in that it is higher and generally larger than the other dwellings in the terrace

1.2 Proposed Scheme

The proposed development involves erection of a first floor side extension, conversion or roofspace to habitable use to include a rear dormer, 2 front rooflights, conversion of roof from hip to gable end and new pitched roof to existing conservatory.

1.3 Relevant Planning History

59865/APP/2004/2231 58 Tollgate Drive Hayes

ERECTION OF A SINGLE STOREY SIDE EXTENSION AND REAR CONSERVATORY

Decision Date: 14-02-2005 Approved

Comment on Planning History

The planning permission for a single storey side extension and rear conservatory has been constructed (Reference 59865/APP/2004/2231)

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

Neighbours were notified on 08/06/2016 and a site notice was displayed on 16/06/2016.

By the end of the consultation period no responses had been received from neighbours

Flood and Water Management comment that the sites lies within Flood Zone 2. The proposed development is at first floor level, and therefore will not increase flood risk to the surrounding area.

The Environmental Protection Unit recommends conditions relating to hours of construction and control of noise and smells

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

NPPF1 NPPF - Delivering sustainable development

NPPF7 NPPF - Requiring good design

5. MAIN PLANNING ISSUES

The primary issues for consideration within the determination of this application relate to the impact of the proposal upon the visual amenity of the application property, the character of the surrounding area, in addition to the impact upon the residential amenity of the occupiers of the adjoining and neighbouring properties.

The proposal incorporates erection of a pitched roof over the existing conservatory. Section 3.0 of the HDAS recognises that in the assessment of a single storey rear extension, consideration should be given to the 'size, depth, location, height and overall appearance of the extension. The extension must always be designed so as to appear subordinate to the host property'.

Paragraph 3.7 of the HDAS states that a pitched roof should not exceed 3.4 metres at its highest point. Generally roof designs must not significantly obstruct sunlight and daylight to any adjoining neighbour's property. To help prevent this it is recommended that the roof pitch is set as shallow as possible.

In respect to the proposed side extension, paragraph 5.1 of the HDAS states that all extensions of two or more storeys should be set back a minimum of 1 metre from the side boundary of the property for the full height of the building. If there is an existing single storey side extension within 1 metre of the boundary, the first floor extension should be set in a minimum of 1.5 metres. Paragraph 5.7 notes that for end-of-terrace dwellings there is no specific requirement for a set-back from the front of the house. Paragraph 5.8 notes that for terraced houses the roof height of the extension should be equal to that of the main house.

Paragraph 7.7 of the HDAS considers dormer windows and states that these must be constructed in the centre of the roof face. As a guide, any roof extension to a terraced house should be set at least 0.3 metres below the ridge level, at least 0.5 metres above the eaves level and at least 0.5 metres from the sides of the roof. The proposed dormer conforms to these requirements

Paragraph 7.11 of the HDAS considers hip to gable conversions. This states that permission will normally be refused since this would unbalance the overall appearance of the house, pair of semi-detached houses or terrace.

It is considered that the size and scale of the side extension and hip to gable design would harm the important local character associated with this terrace of dwellings through presenting a rather ungainly and visually jarring addition to the application property, which is already noticeably larger and more substantial than the remainder of the dwellings in the terrace and thus more visually prominent. This is compounded by the prominence of the terrace when viewed from public viewpoints. As such the development conflicts with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan (November 2012), with Section 7 of the HDAS and with the National Planning Policy Framework (Requiring Good Design)

In assessing the potential impact which a proposal may have upon residential amenity of occupiers of adjoining and surrounding properties, reference must be made to Policy BE20 of the Hillingdon Local Plan (November 2012), which states; 'buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them and the amenities of existing houses are safeguarded'. In addition, Policy BE21 of the Hillingdon Local Plan recognises that 'planning permission will not be granted for extensions which by reason of their siting, bulk and proximity would result in a significant loss of residential amenity'.

The proposed side extension would not go beyond the rear of the property and thus there would be no impact on NO.59 from this. The increase in the height of the rear extension is in accordance with HDAS guidance and no adverse amenity issues are considered to arise

The Garden Space Standards contained within the Hillingdon Local Plan (November 2012), seek to ensure that sufficient private amenity space is retained as a consequence of an extension. Paragraph 3.13 of the HDAS states that for a three bedroom dwelling at least 60 sqm is required. The proposed development is considered to be in accordance with the Garden Space Standards within the Hillingdon Local Plan (November 2012).

Although the proposal introduces a further bedroom, the development is not considered to result in an increase in demand for off-street parking and would accord with Policy AM14 of the Hillingdon Local Plan and the modified London Plan (March 2016)

In summary, the proposal is considered to 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 is in conflict with the guidance in the adopted HDAS Residential Extension Guidance. The application is therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed side extension, by reason of its size, scale, bulk, and gable end roof design would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and symmetry of the terrace houses of which it forms a part and 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.

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. In this case the Council was unable to seek solutions to problems arising from the application in order to produce an acceptable proposal.

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.
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
NPPF1	NPPF - Delivering sustainable development
NPPF7	NPPF - Requiring good design

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