

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 and Enforcement**

Address 15 ST LAWRENCE DRIVE EASTCOTE PINNER

Development: Part two storey, part single storey front extension, part first floor, part single storey side extension involving alterations to side and rear elevations

LBH Ref Nos: **45169/APP/2016/124**

Drawing Nos: Location Plan (1:1250)
15/08/01
Proposed Ground Floor Plan
Supporting Statement
Supporting Photomontage
15/03/01 Rev. E
Supporting Comments from Applicant July 2016

Date Plans Received:	12/01/2016	Date(s) of Amendment(s):	26/01/2016
Date Application Valid:	28/01/2016		14/07/2016
			15/07/2016
			12/01/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the Western side of St Lawrence Drive and comprises a two storey painted white brick detached dwelling house set within a spacious plot. Half the front garden has lawns and soft landscaping the other half is laid to hardstanding with space for at least 6 cars.

The street scene is residential in character and appearance comprising mainly large period semi-detached houses of varying designs, although there are some original properties such as the modern chalet bungalow next door. The principal elevation of the property faces North West. It is set back in comparison to an outbuilding within the front garden of number 11 (being the nearest neighbouring property to the South East) and with number 17 (being the nearest neighbouring property to the North West.)

The application site lies within the Eastcote Park Estate Conservation Area and the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

The application is a resubmission seeking planning permission for the erection of a part two storey, part single storey front extension and a part first floor, part single storey side extension involving alterations to side and rear elevations.

1.3 Relevant Planning History

45169/90/1568

15 St Lawrence Drive Eastcote Pinner

Erection of a single storey rear extension (Application for determination under Section 64 of the Act)

Decision Date: 08-11-1990 GPD

45169/APP/2005/2466 15 St Lawrence Drive Eastcote Pinner

ERECTION OF PART SINGLE, PART TWO-STOREY FRONT EXTENSION AND PART SINGLE STOREY SIDE EXTENSION

Decision Date: 20-10-2005 Refused

45169/APP/2014/3197 15 St Lawrence Drive Eastcote Pinner

Part two storey, part single storey front extension and part two storey, part first floor, part single storey side extension involving alterations to all windows

Decision Date: 25-11-2014 Refused

Comment on Planning History

45169/APP/2014/3197 - Part two storey, part single storey front extension and part two storey, part first floor, part single storey side extension involving alterations to all windows (refused)

45169/APP/2005/2466 - Part single, part two storey front extension and part single storey side extension (refused)

45169/90/1568 CLD - Single storey rear extension (PD)

Whilst there was no objection in principle to a front extension in this instance the design of the proposal was considered to be visually intrusive and over dominant and failed to harmonise with the original dwelling and the wider Conservation Area.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 2nd March 2016

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

Six neighbours were consulted for a period of 21 days expiring on the 22 February 2016. A site notice was also erected on the lamp post to the front of the neighbouring property no. 17.

There was one response from a nearby property, who raised the following issues:

- Photo presented is heavily photo-shopped, with no corresponding photo as existing to show the transformation.
- The side windows at no.17 could be compromised for levels of light.
- Out of keeping with the Conservation Area.

Eastcote Residents Association - No response

Eastcote Village Conservation Panel: I'm confused as the photo of the current building looks the same as the proposed plans, is this retrospective? I do not see how it could be enlarged in keeping with the Conservation Area.

Officer response: The photo submitted has been graphically altered to show the proposed extension. This is not retrospective.

Conservation and Design: Whilst a front extension would dramatically alter the front aspect of the property and would normally be unacceptable; in this case a front addition

may be considered in principle admissible. However as proposed the depth would be considered unacceptable. The design would need to respond to the character and style of the existing property. All elements should be proportionate to one another. Whilst the proposal includes a gable end roof form, the bold nature of the white rendered facade would need to be broken up with further detailing. There is an attempt to provide some detailing around the window however this does not relate well to the property.

The fenestration as proposed is visually intrusive. In accordance with guidance the part single storey side/front extension should be at least 3m high and the garage in line with the other single storey extension. The side extension should be set in 1.5m from the boundary.

Officer response: Revised drawings have been submitted which address all of the issues raised with the exception of the 1.5m set in from the boundary of the first floor side extension.

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

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

BE4 New development within or on the fringes of conservation areas

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.

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

NPPF12 NPPF - Conserving & enhancing the historic environment

NPPF7 NPPF - Requiring good design

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 original dwelling, the impact on the visual amenities of the surrounding area, including the conservation area, the impact on

residential amenity of the neighbouring dwellings and provision of acceptable residential amenity for the application property.

The Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Part Two - Saved Unitary Development Plan Policies of the Local Plan contains policies that seek to safeguard the appearance, character and amenities of the local street scene and surrounding area. Policy BE13 states that development must harmonise with the existing street scene and Policy BE19 that it should complement the amenity and character of the residential area in which it is situated. Furthermore Policy BE4 states new development should preserve or enhance those features which contribute to the special architectural and visual qualities.

Policy BE15 seeks to ensure that proposals for extensions to dwellings should also harmonise with the scale, form and proportions of the original building. The Council's adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) sets out the design criteria including external dimensions by which proposals are assessed with the general aim of ensuring that these are subordinate to the original building.

The property has an existing single storey side extension serving as a garage and storage area. It measures 2.9m wide and recessed from the existing front elevation by 2.75m, measuring 3.6m high and adjoins the boundary with number 17. The proposed single storey side extension will come forward from the garage by a further 5.65m including a projection to the front of an additional 2.9m. It has a flat roof construction measuring 3m in height. The second storey element of the side extension is in line with the front wall of the original house and is 2.22m wide, 6.75m long has a height to match the existing dwelling and is recessed from the side boundary by 1m.

The proposed part two storey, part single storey front extension measures 13.25m across the full front of the existing dwelling and the side projection. The single storey extension on the Southern side of the front elevation has a depth of 2.9m, a width of 3.6m and a flat roof measuring 3m in height. The proposed two storey front extension is 6.45m wide projecting 4m in depth and has a height of 7.1m to ridge height.

The Conservation Officer has stipulated that whilst a part two storey, part single storey front extension would normally be considered unacceptable and would dramatically alter the front aspect of the property; in this case a front addition may be considered acceptable in principle. Following concern raised by the Conservation Officer with regard to the scale of the proposal, revised plans have been submitted that address all of their concerns with the exception of the 1.5m required set in of the first floor side extension. HDAS advises that a minimum set in of 1.5m is required to protect the character and appearance of the street scene and protect the gaps between properties and prevent terracing. The applicant has suggested that given the front of the proposed first floor side extension would be set back approximately 6m behind the front of the neighbouring property and separated by 4.9m, there was no risk of creating a terraced appearance. Whilst those circumstances might lessen the terracing effect, it does not remove that issue altogether. The proposed garage extension at no 17 sits within 0.75m of the shared boundary and stands at 3.6m in height. Although within current policy an additional first floor extension to that property would be unlikely this is not within the control of the applicant. Furthermore, the area is characterised by fairly large gaps between properties,

particularly at first floor level and the proposal would result in a reduction of this characteristic gap to an unacceptable level. Overall the proposed extension is quite significant and the Conservation Officer has advised that from a conservation perspective it is recommended that a 1.5m set-in in accordance with Council guidance, is required.

Therefore, it is considered that the proposed development would be out of character and harmful to the character and appearance of the subject property and the street scene and would fail to preserve the character and appearance of the conservation area. The policies reflect the legal duties. As such it does not comply with Policies BE4, BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

It is considered that the proposed development does not give rise to an unacceptable level of overlooking or loss of amenity to the neighbouring properties. In addition given the relationship of the application site to the neighbouring properties, it is considered that the proposed two storey front extension would not harm the residential amenities of the occupiers of the adjacent properties from increased overshadowing, visual intrusion and/or over-dominance. Concern has been raised regarding the impact on the two side windows of no. 17, however these windows do not serve any habitable accommodation and are side windows to the garage. As such, the application proposal would not represent an unneighbourly form of development and in this regard, would be in compliance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Paragraph 5.13 of HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The property benefits from a good sized rear garden and adequate garden space would be retained. Similarly adequate parking space would remain.

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed single storey/two storey side extension, by reason of its size, scale, bulk and proximity to the side boundary, would result in a closing of the visually open gap between it and the neighbouring property, 17 St Lawrence Drive, giving rise to a cramped form of development, which would be detrimental to the visual amenities of the street scene and would fail to preserve or enhance the character and appearance of the wider Eastcote Park Estate Conservation Area. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15, BE19 and BE22 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), the 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. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service. This is a resubmission of a previously refused scheme, where the Officer Report identified issues to be addressed, which were reflected in the reasons for refusal, allowing the opportunity to address those issues within this submission.

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 - The spatial development strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

Part 2 Policies:

AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
NPPF12	NPPF - Conserving & enhancing the historic environment
NPPF7	NPPF - Requiring good design

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