

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	62 THE DRIVE ICKENHAM		
Development:	Single storey front extension, first floor rear extension and conversion of roofspace to habitable use to include 2 x rear dormers and 5 x front rooflights.		
LBH Ref Nos:	38634/APP/2016/2981		
Drawing Nos:	16 90 02 Rev. A 16 90 03 16 90 01 Rev. A 16 90 04 Rev. A 16 90 05 Rev. A Location Plan 16 90 06 Rev. D		
Date Plans Received:	03/08/2016	Date(s) of Amendment(s):	03/08/2016
Date Application Valid:	15/08/2016		09/03/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a large detached two storey property situated on the Eastern side of The Drive. The property is set in a good sized plot and benefits from a good sized front garden with ample parking provision and a large rear garden. There is a two storey gable ended front projection centrally located with a canopy above the front door and a single storey front projection forming part of the garage on the Northern side of the front elevation. The principal elevation of the property faces North West.

The street scene is residential in character and appearance comprising large detached mainly period properties. No 60 The Drive, to the South is a detached bungalow whilst no. 64 to the North is a two storey house, which has previously been extended with side and rear extensions and alterations to the roof.

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

1.2 Proposed Scheme

This application seeks permission for the erection of a single storey front extension, a first floor rear extension and a conversion of the roofspace to habitable use to include 2 rear dormer windows and 5 front rooflights.

Revised elevations have been submitted to address the potential impact on the neighbouring property no, 60. These have been taken into consideration in the assessment of this proposal however revised floor plans corresponding to these alterations would be required if all other aspects of the proposal are acceptable.

1.3 Relevant Planning History

38634/APP/2012/2262 62 The Drive Ickenham

Single storey detached outbuilding to rear for use as a playroom/store (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 23-10-2012 Refused

38634/APP/2012/557 62 The Drive Ickenham

Single storey detached outbuilding to rear for use as playroom and store

Decision Date: 01-05-2012 Refused

38634/APP/2014/1284 62 The Drive Ickenham

Single storey detached outbuilding to rear for use as storage

Decision Date: 27-06-2014 Approved

38634/APP/2014/259 62 The Drive Ickenham

Single storey detached outbuilding to rear for use as a store

Decision Date: 31-03-2014 Refused

38634/APP/2014/3636 62 The Drive Ickenham

Details pursuant to condition 5 (Landscaping Scheme) of planning permission Ref: 38634/APP/2014/1284 dated 27/06/2014 (Single storey detached outbuilding to rear for use as storage)

Decision Date: 01-12-2014 Approved

38634/APP/2016/895 62 The Drive Ickenham

Two storey front extension, first floor front extension, first floor rear extension involving alterations to roof including installation of skylights to roof

Decision Date: 27-04-2016 Refused

Comment on Planning History

38634/APP/2016/895 - Two storey front extension, first floor front extension, first floor rear extension involving alterations to roof including installation of skylights to roof. (refused)
38634/APP/2014/3636 - Details for compliance with condition. (landscaping)(approved)
38634/APP/2014/1284 - Single storey outbuilding. (approved)
38634/APP/2014/259 - Single storey outbuilding. (refused)
38634/APP/2012/2262 CLD - Single storey outbuilding. (refused, dismissed at appeal)
38634/APP/2008/2499 - Conservatory. (approved)
38634/APP/2008/1774 - Single storey rear extension and conservatory. (refused)
38634/APP/2007/733 - Single storey part rear extension and conservatory. (approved)
38634/APP/2006/2970 - Single storey rear extension. (refused)
38634/APP/2005/1823 - Two storey rear extension and 3 rear dormer windows. (refused)

The previous recent submission was refused on the design, scale and bulk of the proposal being detrimental to the character and appearance of the existing property and the wider street scene, and the impact on the amenity of the adjacent property.

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**

Three neighbours were consulted for a period of 21 days expiring on the 8 September 2016. A site notice was also erected on the telegraph pole opposite no. 60 expiring on 15 September 2016.

There was one response which raised the following issues:

- The rear extension will block light to my ground floor bedroom window.
- Loss of privacy.

Ickenham Residents Association - The property has been extended many times over the years. The resubmission has altered the roof design added an infill to the porch and converts the roofspace. The Association feels that this proposal should be refused for the same reasons as before.

Trees/Landscape - No significant trees will be affected. No objection.

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.

LPP 3.5 (2016) Quality and design of housing developments

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 original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings and parking provision.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policies BE13 and BE15 also state that the layout and appearance of new development should harmonise with the existing street scene or other features of the area.

The proposal includes 6 front rooflights. These are set fairly high of the roof slope and are modest in scale and size and are not considered to detract from the character of the original dwelling. The proposed single storey front extension is located on the southern side of the front elevation and measures 5.05 m in width, 2.3 m in depth, level with the existing two storey front projection and mirrors the existing single storey element on the opposite side of the front elevation. HDAS is quite clear in that front extensions will usually be refused as they are eye catching and change the face of the building. This not only affects the character and appearance of the building but also the wider street scene. This element of the proposal has been significantly reduced in scale and retains the prominent central gable ended front projection. As such it is not considered that it would be harmful to the character and appearance of the subject property and the wider area. Therefore this element of the proposal accords with the requirements of Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 3.0 of HDAS:

The proposed first floor rear extension is centrally located on the rear elevation above the existing single storey element. It is adjacent to and set back 1 m from the existing two storey rear projection and measures 5.85 m in width and 2.75 m in depth with a crown roof detail at the same height as the existing ridge line, and 0.3 m higher than the ridge of the existing two storey element adjacent. The roof slope drops from the crown and extends below the eaves height finishing at a mid point on the first floor rear wall. Within the crown roof it is proposed to incorporate a dormer window which measure 1.57 m wide by 1.25 m deep with a flat roof of 1.2 m high. This is situated to one side with the roof of the dormer adjacent to the roof slope.

The overall scale of the rear extension with the creation of a large crown roof, projecting above the existing rear projection and including the rear dormer window, significantly increases the bulk of the dwelling and alters the character of the existing building. The proposal is considered to detract from the visual amenities of the surrounding area and be harmful to the character and appearance of the subject property and as such would be contrary to Policies, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS.

The extension is set back behind the existing two storey projection so is not considered to impact on the amenity of no. 64. However concern has been raised by the occupiers of the adjacent property over the loss of light to the side facing bedroom window of no. 60. There have been a number of previous applications with regard to the single storey rear extension and the potential impact on the amenity of that property. The approved single storey element was reduced in size and set back to the previously refused schemes and considered to be of a sufficient scale as to not significantly impact on the light to the main bedroom. The proposed first floor element extends no deeper than the existing element and is set back 6.15 m from the shared boundary and 7.15 m from the bedroom window. HDAS recommends that suitable daylight is required for habitable rooms and this is achieved where a 25 degree vertical angle is taken from a point 2 m above the floor of the fenestration is kept clear of obstruction. The proposed revised elevations indicate that a line from a 25 degree angle would not compromise the 25 degree angle. It is therefore considered that the proposed extension would be not harm the residential amenity of the occupiers of the adjacent dwelling. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development and complies with Policies, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

It is noted that all new proposed windows will face front and rear as per the existing layout so would not result in an increased loss of privacy. As such, the proposal is in compliance

with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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).

Paragraph 5.13 of Residential Extensions. 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.

The front garden provides ample parking, which would be unaffected by the proposed development.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal by reason of the design, size, scale and bulk, represents an unduly intrusive and incongruous form of development, detrimental to the character and appearance of the existing and adjoining properties and the visual amenities of the street scene and the wider area. As such it 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 - UDP 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 (2016). 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.

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

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.
LPP 3.5	(2016) Quality and design of housing developments
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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