

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** 27 LAWRENCE ROAD HAYES**Development:** Single storey rear extension**LBH Ref Nos:** 40786/APP/2017/779

Drawing Nos: Location Plan (1:1250)
 Existing Floor Plans
 Proposed Floor Plans
 Proposed Elevations
 Existing Elevations
 Proposed Block Plan (1:500)

Date Plans Received: 02/03/2017**Date(s) of Amendment(s):****Date Application Valid:** 13/03/2017**1. CONSIDERATIONS****1.1 Site and Locality**

The application site comprises of a two storey semi-detached dwelling situated on the South side of Lawrence Road, Hayes. The property is constructed from brick, is characterised with a recently converted gable ended roof and rear dormer, and is set back from the adjacent highway to accommodate an area of hard and soft landscaping. The principal elevation faces North.

The surrounding area is residential in character and is made up of a mix of dwelling types that are set back from the highway and form a linear formation.

1.2 Proposed Scheme

Householder consent is sought for a single storey rear extension.

The proposed extension would measure 6 m in depth, would extend the full width of the original rear wall and would be characterised with a flat roof approximately 2.9 m high. The extension would be finished in materials to match the existing.

A previous conservatory to the rear has been removed.

1.3 Relevant Planning History

40786/87/1831 27 Lawrence Road Hayes

Erection of a garden shed

Decision Date: 11-12-1987 Approved

Comment on Planning History

40786/87/1831: Erection of a garden shed - Approved.

The loft conversion, side extension and front porch have apparently been constructed under permitted development, although the porch is large.

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 adjoining neighbours were consulted via letter dated 15.03.17 including a site notice displayed outside the premises on 30.03.17.

One letter of representation received from the occupier of No. 25 Lawrence Road stating: Have no objection to structure being the same height as the removed conservatory, however no measurements are provided and am assured the applicants will not encroach upon my property.

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.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

AM14 New development and car parking standards.

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

LPP 3.5 (2016) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main planning issues are the effect of the development on the character and appearance of the original building, the street scene and the level of impact on the residential amenity and light levels of the adjoining neighbours.

Policy BE15 of the Hillingdon Local Plan Part Two (Saved UDP Policies) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. Policy BE5 requires development to harmonise with the materials, design, architectural style of the area and retain a form of symmetry. Policy BE13 requires the layout and appearance of extensions to harmonise with the existing street scene and Policy BE19 ensures any new development complements or improves the amenity and character of the area.

The Council's Adopted SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) or HDAS, contains design guidance (below) for all types of extensions.

Section 3.0 Single Storey Rear Extensions states that extensions should always appear subordinate to the original house, and therefore should not protrude out too far from the rear wall. This is to prevent extensions from blocking the daylight and sunlight enjoyed by neighbouring properties.

Paragraph 3.3 indicates that on semi-detached/terraced houses on a plot more than 5 m wide an extension up to 3.6 m deep is acceptable. In many areas a flat roof single storey extension will be acceptable and should not exceed 3.0 m in height. If adjoining neighbours already have a very deep extension, in such instances permission may be granted for a new extension of a similar depth if it does not result in adverse impact upon sunlight and daylight.

The proposed single storey rear extension would measure 6.0 m deep, would extend the full width of the original rear wall and would be characterised with a 2.9 m high flat roof. The extension, although of a depth which exceeds the recommended limitations outlined within the SPD, would comprise of a single storey composition, would have a low level flat roof, and would retain sufficient space from the side and rear boundary to avoid appearing cramped, and given it would project beyond the rear wall would satisfactorily integrate with the appearance of the host dwelling and the visual amenities of the street scene and surrounding area.

The proposed extension would continue to comply with the objectives set out in Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires new extensions by virtue of their siting, bulk and proximity to not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 protects the privacy of the occupiers and their neighbours.

With regards to No. 29 situated to the West, given the boundary relationship in the form of sufficient spacing apart and tall dense vegetation along the shared boundary, the proposed extension given its single storey height would not result in an adverse impact upon their residential amenities and light levels.

No. 25 which forms the other half of the semi-detached pair does not benefit from any form of rear addition, as such it is considered a single storey rear extension projecting 6 m beyond the original rear wall and along the shared boundary would result in an overbearing, overshadowing and visually intrusive addition when viewed from their rear aspects and, given the orientation, as such would result in a loss of their current daylight, sunlight and outlook levels currently enjoyed.

The single storey rear extension, by reason of its size, scale and siting is considered to be an overbearing structure that would overshadow the adjoining property at No. 25 which forms the other half of the semi-detached pair resulting in a loss of their residential amenities and light levels and would therefore be contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan Part Two: Saved UDP Policies (November 2012).

The application site would retain in excess of 100 sq m of rear private amenity area which is usable in terms of its size and shape and as such would accord with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposal would not result in an alteration to the existing off street car parking layout,

and such would continue to comply with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The single storey rear extension, by virtue of its size, scale, bulk, depth and proximity, would be detrimental to the amenities of the adjoining occupiers at 25 Lawrence Road, by reason of over-dominance, overshadowing, visual intrusion, loss of light 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.

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. The Council's supports pre-application discussions which was not taken, however we have been unable to seek solutions arising from the retrospective application as the principal is clearly contrary to our statutory policies and a significant reduction would be required to overcome the reason 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 - 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:

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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments

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