

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 1 PATCHING WAY HAYES

Development: Single storey rear extension, single storey front/side extension and conversion of garage to habitable use involving alterations to elevations

LBH Ref Nos: **72372/APP/2017/1552**

Drawing Nos: 1:1250 Location Plan
A2120
A1100
A2100
A2110
Design & Access Statement

Date Plans Received: 02/05/2017 **Date(s) of Amendment(s):**

Date Application Valid: 04/05/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises of a two storey semi-detached dwelling situated in a small cul-de-sac to the East of Patching Way, Hayes. The property forms 1 of 3 and occupies the last spot close to the Eastern boundary and is of a brick built construction with a gable ended roof and set back from the frontage to accommodate a modest grass area and a detached garage situated directly outside.

The surrounding area is residential, with the close forming part of a modern development comprising a two storey semi-detached pair and a single detached dwelling.

1.2 Proposed Scheme

Householder consent is sought for a single storey rear extension, single storey front extension and conversion of the garage to habitable use involving alterations to elevations (Resubmission).

The proposed single storey rear extension would measure 3.3 m in depth, would extend the entire width of the original rear elevation and would have a flat roof with a maximum height of 3 m. The single storey front/side extension would be linked with the existing detached garage to project 6.1 m in depth, 1.5 m in width and would have a 2.4 m high flat roof. The garage is proposed to be converted into a playroom involving the removal of the garage door and its replacement with upvc double doors.

The current resubmission is similar to the previous application, which proposed projecting the porch forward under a ridged roof to link with the converted garage.

1.3 Relevant Planning History

72372/APP/2016/4205 1 Patching Way Hayes

Single storey rear extension, single storey front extension and conversion of garage to habitable use involving alterations to elevations

Decision Date: 30-01-2017 Refused

Comment on Planning History

72372/APP/2016/4205: Single storey rear extension, single storey front extension and conversion of garage to habitable use involving alterations to elevations - Refused

The application was refused on grounds of the front extension representing an incongruous and visually intrusive form of development to the detriment of the appearance of the original dwelling and street scene, and secondly the conversion of the garage would fail to meet the Councils off street Car Parking provision resulting in an obstruction and increased demand for additional on street parking to the detriment of highway and public safety.

The current resubmission comprises of a similar application, with the front extension re-positioned to project forward of the front elevation via the flank wall as opposed to extending the depth of the existing porch, to create an access link to the detached garage. The proposed application by virtue of its projection beyond the front building line would continue to represent an incongruous addition, and along with the conversion of the garage would result in an obstruction to the adjoining occupiers at No. 3 and 5 Patching Way and ultimately an increased demand for on street parking to the detriment of highway and public safety.

The application is therefore recommended for refusal.

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 08.05.17 including a site notice displayed adjacent to the premises on 10.05.17.

No representations have been received.

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.
AM7	Consideration of traffic generated by proposed developments.
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 and the implications for car parking.

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 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 (HDAS): Residential Extensions (December 2008), contains design guidance for all types of extensions, which is detailed below.

Section 8.0 Front Extensions, Porches and Bay Windows states front extensions are eye catching and change the face of the building. They do not only affect the character and appearance of the building itself but also the street scene. Porches should appear subordinate in scale and form, must not extend past the line of any bay window and in the case of being combined with a garage conversion they may be integrated with a forward extension of the garage not exceeding 1.0 m.

The application site forms part of a semi-detached pair, and benefits from a modest single storey porch to the front. The proposal would involve the construction of a narrow flat roof extension via the flank wall to protrude 4.1 m beyond the front building line and to create an internal link with the detached garage situated outside the frontage. The proposed extension would be constructed from materials to match the host dwelling with full height glazing panels along with the use of a low level flat roof to reduce its prominence from the surrounding area, however the extension by reason of its protrusion beyond the principal elevation would not appear subordinate and would represent an incongruous addition to the detriment of the character and appearance of the host dwelling and combined with the front porch would exacerbate the imbalance between the pair of semi-detached dwellings it forms a part of to the detriment of the visual amenities of the street scene.

The proposed single storey rear extension would measure 3.3 m in depth, would be characterised by a low level flat roof and would be of a subordinate addition to satisfactorily integrate with the appearance of the host dwelling. The extension would be sited to the rear of the original dwellinghouse, and as such would have a negligible impact upon the appearance of the street scene.

The proposal by reason of the front/side extension 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 - saved UDP Policies (November 2012) and

to the Council's Supplementary Planning Documents HDAS Residential Extensions.

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 would not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 should protect the privacy of the occupiers and their neighbours.

The adjoining neighbour which forms the other half of the semi-detached pair at No. 3 benefits from a rear conservatory, and as such the proposed extension would not appear as an over-dominant addition when viewed from the rear of the neighbouring property. The adjoining neighbour to the East at No. 4 Lyminster Close does not benefit from any form of rear extension, however as the proposal would measure a maximum of 3.3 m in depth and would have a 3 m high flat roof, it would comply with the limitations for semi-detached dwellings as set out within the Hillingdon SPD. The proposed front extension would be situated along the Eastern boundary, and as such would not have a detrimental impact upon the residential amenities of No. 3 Patching Way. The adjacent neighbour at No. 4 is set apart by approximately 5 m to the front and is positioned at an angle facing away from the application dwelling, and as such would not appear overbearing and dominant when viewed from their front. No other properties would be affected by the proposal and as such would continue to accord with Policies Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Documents HDAS Residential Extensions (December 2008).

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).

The application site would retain approximately 60 sq m of rear usable amenity area following the completion of the proposed extensions, and is therefore considered to be sufficient in terms of its size and usable space for a 3 bedroom dwelling to comply with Policy BE23 of the Hillingdon Local Plan Part Two: Saved UDP Policies (November 2012).

The application dwelling is a relatively modern dwelling, and as such to ensure compliance with the Council car parking standards, two off street car parking spaces are required for each dwelling. The proposed conversion of the garage would result in the loss of a secure car parking space with two tandem external car parking spaces proposed outside the garage which would extend across all of the frontage of the adjoining property, No.3 and part of that at No. 5. The submitted plans indicate the two spaces would lie within the curtilage boundary of the application dwelling, however this land forms part of the right of way and granting permission would regularize a parking arrangement which has the potential to cause obstruction to the adjoining neighbours within this tight and compact close and ultimately increase pressure for on street parking. The proposal is therefore considered to the detriment of highway and public safety and would be contrary to Policy AM7 and AM14 of the Hillingdon Local Plan - 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 proposed front extension by reason of its size, scale and projection beyond the principal elevation would represent an incongruous and visually intrusive form of development which would be detrimental to the character and appearance of the original dwelling 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.

2 NON2 Non Standard reason for refusal

The proposed development fails to make adequate provision for off street parking provision as the proposed car parking arrangement would result in obstruction and restrict access for the occupiers of adjoining properties on the shared drive. The proposal would therefore be likely to give rise to increased demand for on-street parking and be detrimental to pedestrian and highway safety, contrary to Policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP policies (November 2012).

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 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).

3 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.

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.
- AM7 Consideration of traffic generated by proposed developments.
- HDAS-E> Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- LPP 3.5 (2016) Quality and design of housing developments
- 4 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 were not sought prior to submission of the application and as the principal of the proposal is clearly contrary to our statutory policies, negotiation could not overcome the reasons 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).
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Part 1 Policies:

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(2016) Quality and design of housing developments

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