

## 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 | <input type="checkbox"/> |
| 2. Application complies with all relevant planning policies and is acceptable on planning grounds                | <input type="checkbox"/> |
| 3. There is no Committee resolution for the enforcement action                                                   | <input type="checkbox"/> |
| 4. There is no effect on listed buildings or their settings                                                      | <input type="checkbox"/> |
| 5. The site is not in the Green Belt (but see 11 below)                                                          | <input type="checkbox"/> |

**REFUSAL RECOMMENDED: GENERAL**

- |                                                                    |                          |
|--------------------------------------------------------------------|--------------------------|
| 6. Application is contrary to relevant planning policies/standards | <input type="checkbox"/> |
| 7. No petition of 20 or more signatures has been received          | <input type="checkbox"/> |
| 8. Application has not been supported independently by a person/s  | <input type="checkbox"/> |
| 9. The site is not in Green Belt (but see 11 below)                | <input type="checkbox"/> |

**RESIDENTIAL DEVELOPMENT**

- |                                                                                      |                          |
|--------------------------------------------------------------------------------------|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | <input type="checkbox"/> |
| 11. Householder application in the Green Belt                                        | <input type="checkbox"/> |

**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 | <input type="checkbox"/> |
| 13. Refusal of change of use from retail class A1 to any other use                                                                   | <input type="checkbox"/> |
| 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.  | <input type="checkbox"/> |

**CERTIFICATE OF LAWFULNESS**

- |                                                                 |                          |
|-----------------------------------------------------------------|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | <input type="checkbox"/> |
| 16. Certificate of Lawfulness (for existing use or Development) | <input type="checkbox"/> |
| 17. Certificate of Appropriate Alternative Development          | <input type="checkbox"/> |

**CERTIFICATE OF LAWFULNESS**

- |                                                                                                                 |                          |
|-----------------------------------------------------------------------------------------------------------------|--------------------------|
| 18. ADVERTISEMENT CONSENT (excluding Hoardings)                                                                 | <input type="checkbox"/> |
| 19. PRIOR APPROVAL APPLICATION                                                                                  | <input type="checkbox"/> |
| 20. OUT-OF-BOROUGH OBSERVATIONS                                                                                 | <input type="checkbox"/> |
| 21. CIRCULAR 18/84 APPLICATION                                                                                  | <input type="checkbox"/> |
| 22. CORPSEWOOD COVENANT APPLICATION                                                                             | <input type="checkbox"/> |
| 23. APPROVAL OF DETAILS                                                                                         | <input type="checkbox"/> |
| 24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval | <input type="checkbox"/> |
| 25. WORKS TO TREES                                                                                              | <input type="checkbox"/> |
| 26. OTHER (please specify)                                                                                      | <input type="checkbox"/> |

**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:** First floor side extension**LBH Ref Nos:** 40786/APP/2017/1821

**Drawing Nos:** Location Plan  
 Proposed Site Layout  
 Proposed Floor Plans  
 Existing Floor Plan  
 Existing Elevations  
 Proposed Elevations

**Date Plans Received:** 17/05/2017**Date(s) of Amendment(s):****Date Application Valid:** 05/06/2017**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.

The application site lies within the developed area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**1.2 Proposed Scheme**

The application seeks planning permission for the erection of a first floor side extension which would measure 7.84 M deep x 3.08 M wide and 5.04 M high with a pitched hipped style roof.

**1.3 Relevant Planning History**

40786/87/1831 27 Lawrence Road Hayes

Erection of a garden shed

**Decision Date:** 11-12-1987 Approved

40786/APP/2017/779 27 Lawrence Road Hayes

Single storey rear extension

**Decision Date:** 08-05-2017 Refused**Comment on Planning History**

Planning permission was recently refused for a single storey rear extension on the following grounds:

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.

## **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**

-6 adjoining occupiers/owners were consulted. A site notice was also erected. One comment was received as follows:

- incorrect plans
- loss of privacy
- loss of daylight and sunlight
- 45-degree line of sight breached

## **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.                                                                   |
| 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. |
| AM14     | New development and car parking standards.                                                                                |
| HDAS-EXT | Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008      |
| LPP 5.3  | (2011) Sustainable design and construction                                                                                |

## **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 existing property, the impact upon the visual amenities of the surrounding area, the impact on the amenity of adjoining occupiers, the provision of acceptable residential amenity space for the application site and car parking provision.

The existing property has been extended at roof level under permitted development by way of a gable end and rear dormer roof extension. The proposed side extension would have a pitched hipped style roof profile which would be at odds with the roof profile of the existing house.

The width of the side extension would be approximately 1/3 of the width of the original house, in accordance with Paragraph 5.10 of HDAS. Paragraph 5.6 of HDAS states that the ground and first floor side extensions should be set back 1 M from the front building line in the case of a semi-detached properties, to ensure a subordinate appearance to the main dwellinghouse. The proposed development would be flush with the front building line on the ground floor by way of the existing extension and the first floor would be set back.

The proposed extension does not appear to be set-in from the side boundary as required by HDAS and Policy BE22. The plans do not demonstrate where the extension would be positioned in relation to the boundary line, however the proposed site plan demonstrates that the extension will abut the side boundary.

It is therefore considered that the side extension would result in a poorly designed dominant side addition, which would further detract from the architectural composition of the property, the visual amenity of the street scene and the character and appearance of the wider area, contrary to Paragraphs 5.6 and 5.8 of HDAS and policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

As discussed above, the proposed side extension would appear unduly dominant and an incongruous addition to the already visually compromised property and would thus detract from the character and visual amenities of the area contrary to Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

There are no windows on the side elevation and the extension would not extend beyond the rear building line of the host property or adjoining property. Therefore it is considered that the proposed development would not cause undue visual intrusion or loss of daylight or sunlight.

The resulting amenity space of 115 square metres would be over 100 square metres which is considered adequate for a four bedroom property and would be in compliance with Paragraph 5.13 of HDAS and Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Off-street parking is available at the front of the property within a hardstanding. Therefore it is considered that the proposed development would not impact on existing on site parking in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It should also be noted that the plans are inaccurate in terms of their detailing, and do not fully represent the existing property, nor the proposed development.

In conclusion, the proposed development would not comply with HDAS and the Local Plan and is therefore recommended for refusal.

## 6. RECOMMENDATION

### REFUSAL for the following reasons:

#### 1 NON2 Non Standard reason for refusal

The proposed first floor side extension, by virtue of its siting, size, scale and incongruous roof design, would fail to appear as a subordinate addition and would thus be detrimental 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 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, giving rise to a cramped form of development, which would be detrimental to the visual amenities of the street scene and the surrounding area generally. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

## INFORMATIVES

- 1 It is noted that this application is for a first floor side extension only and the decision and reasons for refusal are on this basis only. However, it is noted that the existing/proposed floor plans show the existence of a large rear extension. This extension, if constructed, is unauthorised and was refused permission under planning application Ref: 40786/APP/2017/779. If it is not constructed then the reason for refusal relating to application Ref: 40786/APP/2017/779 would still be applicable.

## 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.                                                                   |
| BE22     | Residential extensions/buildings of two or more storeys.                                                                  |
| BE23     | Requires the provision of adequate amenity space.                                                                         |
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| BE38     | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
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| HDAS-EXT | Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008      |
| LPP 5.3  | (2011) Sustainable design and construction                                                                                |

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