

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** 17 CORWELL LANE HILLINGDON**Development:** Single storey rear extension.**LBH Ref Nos:** 29857/APP/2017/2164

Drawing Nos: 01
04
05
06
07
Design and Access Statement
Supporting Photographs

Date Plans Received: 14/06/2017**Date(s) of Amendment(s):****Date Application Valid:** 16/06/2017**1. CONSIDERATIONS****1.1 Site and Locality**

The application site is located on the Eastern side of Corwell Lane and comprises a two storey detached house with a hipped main roof and two storey gabled projection to the front with render finish at the first floor level and brick at the ground and rear and single storey mono-pitched to the rear. The property is one of a pair of identical, symmetrical detached dwellings, is well set back from Corwell Lane with spacious frontage covered in hard-standing providing at least 3 parking spaces and flat rear garden which is enclosed by panel fencing. The principal elevation of the property faces almost due West.

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

1.2 Proposed Scheme

This application proposes a single storey rear extension, which would have a maximum depth and width of 6 m and 4.25 m respectively. The rear extension would have a pitch roof to height of 3.5 m. The proposed extensions would consist of a low level brick wall with UPVC glazing above together with a glazed roof.

1.3 Relevant Planning History

29857/81/0147 17 Corwell Lane Hillingdon

Construction of dormer windows.

Decision Date: 11-06-1981 PRQ

29857/A/86/0877 17 Corwell Lane Hillingdon

Householder dev. (small extension, garage etc) (P)

Decision Date: 11-06-1986 Approved

29857/APP/2012/1328 17 Corwell Lane Hillingdon

2 x two storey, 4-bed, detached dwellings with associated parking and amenity space,

installation of vehicular crossover to front and involving the demolition of existing bungalow

Decision Date: 06-11-2012 Approved

29857/APP/2012/2828 17 Corwell Lane Hillingdon

Details pursuant to condition 4 (Materials) of planning permission Ref: 29857/APP/2012/1328 dated 06/11/2012 (2 x two storey, 4-bed, detached dwellings with associated parking and amenity space, installation of vehicular crossover to front and involving the demolition of existing bungalow)

Decision Date: 19-12-2012 Approved

29857/APP/2013/3240 17 Corwell Lane Hillingdon

Details pursuant to conditions 3 (Ground Levels), 5 (Landscape Scheme), 9 (sustainable Water Management) and 10 (Code for Sustainable Homes) of planning permission Ref: 29857/APP/2012/1328 dated 06/11/2012 (2 x two storey, 4-bed, detached dwellings with associated parking and amenity space, installation of vehicular crossover to front and involving the demolition of existing bungalow)

Decision Date: 23-12-2013 Refused

29857/APP/2014/307 17 Corwell Lane Hillingdon

Details pursuant to conditions 3 (Ground Levels), 5 (Landscape Scheme), 9 (Sustainable Water Management) and 10 (Code for Sustainable Homes) of planning permission Ref: 29857/APP/2012/1328 dated 06/11/2012 (2 x two storey, 4-bed, detached dwellings with associated parking and amenity space, installation of vehicular crossover to front and involving the demolition of existing bungalow)

Decision Date: 26-03-2014 Approved

Comment on Planning History

The planning permission was granted on 6 November 2012 properties No 17 and 17a Corwell Lane, reference number 29857/APP/2012/1328, subject to 11 conditions.

On 24 March 2017 an enforcement case was opened due to a breach of planning control; building the rear extension (conservatory) without planning permission. The conservatory was removed, leaving the wall 0.80 m high of the shape of conservatory on the site. Consequently the enforcement case was closed and current application is for the erection of a conservatory.

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

5 neighbouring properties were consulted by letter dated 27/06/2017 and a site notice was displayed in the area.

By the close of the consultation period on 18/07/2017, one objection was received from 15a Corwell Lane as follows;

We have concerns about the fact that this extension will block the light coming into our kitchen and garden. Having previously been subjected to a single-storey extension by this neighbour (done previously

without planning

permission hence we had no say in the matter), we directly experienced the huge reduction in light entering our kitchen and garden (which remained in the shade all day even in summer). We would request that the neighbour and council consider a lower height for the roof of this extension, in order to minimise the effect on our light-blockage. It would also reduce the impact on our light-blockage if the extension was built further from the boundary between our houses.

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.

BE23 Requires the provision of adequate amenity space.

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

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 issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the existing dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application dwelling and the availability of 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 proposed single storey rear extension would project from the existing rear projection which is 1.6 m deep, having its width of 4.25 m and depth of 6 m. The proposed conservatory would have a pitched roof to height of 3.5 m. The 3.5 m pitched roof height does not comply with the maximum 3.4 m pitch roof height for rear extensions, as specified in paragraph 3.7 of the HDAS SPD. The proposed single storey rear extension would have a maximum depth of 6 m, which considerably exceeds the maximum 4 m depth for rear extensions at detached dwellings as specified in paragraph 3.4 of the

HDAS SPD. In addition, the properties within this part of Corwell Lane have a similar pattern of their layouts and any other addition (especially of this depth) would be disruptive contrary to Policy BE13 which requires proposed development to harmonise with the existing.

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 should protect the privacy of the occupiers and their neighbours.

With regards to the impact on neighbouring residential amenity, it is considered that the proposed development would have an adverse impact on the residential amenities of the occupiers of the adjacent dwelling at No 15 Corwell Lane from increased overshadowing, loss of sunlight, visual intrusion and over-dominance due to the close distance and the depth and height of the proposed conservatory. What is more, the proposed conservatory would be sited South of this property.

The adjoining neighbour at No. 17a, to the South has an identical layout (as mentioned above) as such the proposed 6 m rear extension by virtue of its size and scale would have a substantial adverse visual impact upon the adjoining neighbours at No. 17a Corwell Lane and the proposal would result in a loss of their residential amenities and light levels, by way of appearing overbearing, being visually intrusive and creating shadow.

The proposed single storey rear extension, by virtue of its size, scale, depth and height would be detrimental to the amenities of the adjoining occupier at No 15 and 17a Corwell Lane 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.

Paragraph 3.13 of the HDAS SPD require sufficient garden space to be retained as a consequence of an extension, and that a minimum usable rear garden area of 100 sq.m should be provided for a 4-bedroom dwelling (which is what the application dwelling would comprise after development). The proposal would result in the retention of a usable rear garden area of approximately 99 sq.m, which would be marginally less than the minimum garden area of 100 sq.m required. The proposal would therefore accord with the amenity space requirements of the HDAS SPD and provide adequate external amenity space for the occupiers of the existing dwelling in line with the requirements of Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The site would retain at least two off road parking spaces to the front of the property in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Having taken everything into consideration, it is recommended that this application be refused.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed single storey rear extension, by virtue of its size, scale, bulk, depth, height

and proximity, would be detrimental to the amenities of the adjoining occupier at 15 and 17a Corwell Lane 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 NON2 Non Standard reason for refusal

The proposed single storey rear extension, by virtue of its size, scale, bulk, depth and height would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of 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.

INFORMATIVES

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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy

to neighbours.

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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