

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** 9 CHURCHILL ROAD UXBRIDGE**Development:** Single storey rear extension**LBH Ref Nos:** 73003/APP/2017/2397

Drawing Nos: CR1/ELE/001 Received 03-08-2017
 CR1/ELE/004 Received 03-08-2017
 CR1/ELE/002
 CR1/ELE/003
 CR1/PLN/002
 CR1/ELE/005
 CR1/ELE/006
 CR1/PLN/001
 CR1/SITE/001

Date Plans Received: 03/07/2017 **Date(s) of Amendment(s):** 01/07/2017
Date Application Valid: 03/07/2017 03/08/2017

1. CONSIDERATIONS**1.1 Site and Locality**

The application relates to a three storey, mid terrace dwelling house located to the North West of Churchill Road. The brick and tile dwelling benefits from a small landscaped area to the front and parking is available to the rear. To the rear of the dwelling is a garden area which acts as the private amenity space for the occupiers of the property.

The application property is attached to Nos.7 and 9 Churchill Road to the South West and North East accordingly. To the rear lies the parking area for the row of houses.

The application property is a recent new build for the redevelopment of the former RAF Uxbridge Site now known as St Andrew's Park. 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 is seeking planning permission for the erection of a single storey rear extension. The extension would have a depth of 3.6 metres and would have a width of 4.9 metres. It would be characterised by a mono-pitched roof and would be attached to the existing rear projection which has a maximum height of 3.8 metres. The extended area would have a maximum height of 3.6 metres. The extension would create an extended living room.

**1.3 Relevant Planning History
Comment on Planning History**

The house forms part of the redevelopment of the Former RAF Uxbridge Site. It was approved under Outline permission 585/APP/2009/2752 dated 18/01/2012 and subsequent approval of reserved matters reference 585/APP/2013/722 dated 29/05/2013. Condition No.82 of the original outline permission removed permitted development rights

for extensions to all of the new dwelling houses.

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 neighbouring dwellings were notified of the proposal on 07/07/2017. A site notice was also displayed which expired on the 09/08/2017. No responses were received.

Trees/Landscaping:

The site lies within the area covered by TPO 736. However, there are no protected trees at this address.

Comment: No access was gained to the rear gardens. These comments are based on a desk based study. No trees or landscape features of merit will be affected by the development. The gardens on this development are generally small and the extension should only be permitted if adequate external private amenity is safeguarded.

Recommendations: No objection, subject to the final comments above and no need for landscape conditions.

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.

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 considerations are the impact of the proposal on the character of the existing property and surrounding area, upon residential amenity and private amenity space. As the proposal would not involve an increase in the number of bedrooms, parking provision does not need to be considered in this instance.

Section 3 of the Hillingdon Design and Accessibility Statement (HDAS) - Residential Extensions states that single storey rear extensions to terraced houses on plots over 5 metres should not exceed 3.6 metres in depth and 3.4 metres in height if a pitched roof is proposed.

The proposed extension would have a maximum depth of 3.6 metres and height of 3.8 metres. As such, the height would exceed guidance by 0.4 metres. The extension would not be visible from the street scene but would have some visibility from the private car parking area to the rear. Each of the dwelling houses within the terrace row benefit from an existing rear projecting element with a height of 3.8 metres. As such, it is considered that the additional height compared to HDAS would not appear out of keeping with the surrounding area and existing dwelling house. Therefore, it is considered that the extension would not have an unacceptable impact on the character and appearance of the existing dwelling and the visual amenities with the surrounding area and would comply with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed development would be located 0.2 metres from the shared boundary lines with both Nos.7 and 11 Churchill Road. Neither of these properties benefit from any existing extensions. The proposed extension would be attached to the existing rear projection and as such the maximum height of the extended area would be 3.6 metres where it adjoins the existing element. As such, it is considered that the extension would not have an unacceptable impact on the neighbouring properties in terms of loss of light, loss of outlook or sense of dominance, and as such the proposed extension would comply with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

No additional windows will be installed as part of the proposal, as such, it is considered that the proposed works would not cause significant loss of privacy to any neighbouring dwelling. Therefore the development would comply 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 development still maintain an adequate outlook and source of natural light. Therefore it would comply with Policy BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.5 of the London Plan (March 2015).

Paragraph 3.13 of HDAS states that sufficient garden space to be retained as a consequence of an extension and that a minimum usable rear garden area of 100 square metres should be provided for 4-bed dwelling. The site currently has some 65sqm of amenity space available. The proposal would reduce this substantially to provide only 48 square metres of private garden space for what is a large family dwelling. The limited rear garden area which would remain would be insufficient to serve a dwelling of this size and would fall significantly short of what is required

by the SPD. Whilst the figure contained within the SPD is only guidance its aim is echoed in policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies. This policy requires extensions to maintain external amenity space which is sufficient to protect the living conditions of the occupants. Therefore, insufficient amenity space would be retained for the occupiers and future occupiers of the 4-bed dwelling and the application would be contrary to Policy BE23 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 proposed extension, by virtue of its failure to maintain an adequate amount of private usable external amenity space for the occupiers of the extended property, would result in an over-development of the site detrimental to the residential amenity of existing and future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 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:

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.
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BE23	Requires the provision of adequate amenity space.
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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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