

## 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, Transportation and Regeneration****Address**                      6 HOLLYWOOD GARDENS HAYES**Development:**              Single storey rear extension**LBH Ref Nos:**              **10879/APP/2018/1077****Drawing Nos:**              18/6/HGH/102  
18/6/HGH/103/A  
18/6/HGH/101/A  
Location Plan (1:1250)**Date Plans Received:**      21/03/2018**Date(s) of Amendment(s):****Date Application Valid:**    22/03/2018**1.        CONSIDERATIONS****1.1      Site and Locality**

The application site comprises of a two storey mid-terrace dwelling situated on the North-Western side of Hollywood Gardens, Hayes. The property is finished in pebbledash render and set back to accommodate a fully hardsurfaced area for off street parking for up to 2 cars. The house benefits from a loft conversion including rear dormer, single storey rear extension, a detached outbuilding and a stretched rear garden. The principal elevation faces South East.

The surrounding area is residential in character and is predominantly made up of two storey terraced blocks that consist of a similar size and appearance, and are similarly set back from the adjacent highway.

**1.2      Proposed Scheme**

Householder consent is sought for the erection of a single storey rear extension.

The proposed extension would comprise of an extension to an extension and would measure 1.7 m in depth, would extend the entire width of the existing extension and would have a flat roof set level with the existing to measure a maximum of 2.9 m in height. The extension would be finished in materials to match the existing.

**1.3      Relevant Planning History**

10879/APP/2016/3883              6 Hollywood Gardens Hayes

Conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end. (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision Date:**    14-12-2016                      Approved

10879/APP/2018/779              6 Hollywood Gardens Hayes

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 2.95 metres, and for which the height of the eaves would be 2.95 metres

**Decision Date:**    03-04-2018                      PRN

## **Comment on Planning History**

10879/APP/2018/779PAH: Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 2.95 metres, and for which the height of the eaves would be 2.95 metres - Prior Approval not Required

## **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 05.04.18 including a site notice displayed outside the premises on 12.04.18.

One letter of representation received from the occupier of the adjoining property at No.8 Hollywood Gardens summarised as follows:

A 5 metre extension would infringe a 45 degree line of sight taken from the centre of my nearest window to the rear of my property, and would unacceptably diminish our levels of sunlight and daylight.

## **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 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: Residential Extensions (December 2008) or HDAS, contains design guidance (below) for all types of extensions which should appear subordinate in scale to the original building.

Section 3.0 of the Hillingdon Design and Accessibility Statement states extensions should always appear subordinate to the original house. In particular, the extension should not protrude too far from the rear wall of the original house, to protect the daylight and sunlight levels received by neighbouring properties. On terraced houses on a plot more than 5 m wide, an extension up to 3.6 m deep is acceptable. If adjoining houses have deep rear extensions, permission may be granted for an extension of a similar depth if it does not result in a loss of daylight, sunlight or outlook.

This single storey rear extension will be added on to the rear elevation of an existing single storey rear extension to measure a total of 5 m, and although the proposal would result in an excessive depth, by virtue of its single storey composition and low level flat roof, it would satisfactorily integrate with the appearance of the host dwelling. Furthermore the proposed extension would retain a significant separation distance from the rear boundary wall and would not appear cramped within its respective plot and due to its siting beyond the rear elevation would not have an impact upon the visual amenities of the street scene and surrounding area.

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 requires that development should protect the privacy of the occupiers and their neighbours.

The total of the 'old' and 'new' single storey rear extensions would measure a maximum of 5 m in depth. The adjoining neighbour to the North-East at No. 4 benefits from a similar 5 m deep rear extension, and as such the 'new' extension would not protrude beyond their rear elevation. Given these circumstances, and the orientation of the properties, the extension would not have a detrimental impact upon the residential amenities and light levels of the adjoining occupier at No.4.

With regards to No. 8 to the South-West, this property has not been extended to the rear, and although would benefit from an open plan layout with openings to the front and rear elevation which serve the same room, the proposed extension at 5 m in length along the shared boundary would result in an unduly overbearing, over-dominant and visually intrusive addition which would have a detrimental impact upon their current levels of residential amenity and light levels. The proposal would infringe a 45 degree line of sight taken from the centre of the nearest habitable room window on number 8.

In this respect the proposal would result in an unneighbourly form of development in conflict with 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.

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 proposed single storey rear extension, by virtue of its size, scale, bulk, depth in combination with the existing single storey rear extension and proximity, would be detrimental to the amenities of the adjoining occupier at 8 Hollywood Gardens 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**

### **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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