

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, Transportation and Regeneration**

Address 62 THE DRIVE ICKENHAM

Development: Single storey front extension, first floor rear extension and conversion of roof space to habitable use to include a rear dormer and 6 front roof lights

LBH Ref Nos: **38634/APP/2018/2041**

Drawing Nos: Daylight and Sunlight Report
 Location Plan (1:1250)
 16_90_01 Rev. A
 16_90_02 Rev. A
 16_90_03
 16_90_05 Rev. C
 16_90_04 Rev. C
 16_90_07 Rev. B

Date Plans Received: 01/06/2018 **Date(s) of Amendment(s):**

Date Application Valid: 15/06/2018

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a large detached two storey property situated on the eastern side of The Drive. The property is set in a good sized plot and benefits from a good sized front garden with ample parking provision and a large rear garden. There is a two storey gable ended front projection centrally located with a canopy above the front door and a single storey front projection forming part of the garage on the northern side of the front elevation.

The street scene is residential in character and appearance comprising large detached mainly period properties. No 60 The Drive, to the south is a detached bungalow whilst no. 64 to the north is a two storey house, which has previously been extended with side and rear extensions and alterations to the roof.

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

1.2 Proposed Scheme

This application seeks permission for the erection of a single storey front extension, a first floor rear extension and the conversion of the roofspace to habitable use to include 1 rear dormer windows and 6 front rooflights.

1.3 Relevant Planning History

38634/86/1002 62 The Drive Ickenham

Householder development - residential extension(P)

Decision Date: 15-09-1986 Approved

38634/APP/2005/1823 62 The Drive Ickenham

ERECTION OF TWO-STOREY REAR EXTENSION AND USE OF EXISTING AND PROPOSED ROOFSpace AS HABITABLE ACCOMMODATION, INCORPORATING INSTALLATION OF 3 REAR DORMER WINDOWS (INVOLVING DEMOLITION OF A REAR CONSERVATORY)

Decision Date: 23-08-2005 Refused

38634/APP/2005/3035 62 The Drive Ickenham

ERECTION OF PART TWO STOREY, PART SINGLE STOREY REAR EXTENSION AND INSTALLATION OF 4 REAR DORMER WINDOWS, INCLUDING CONVERSION OF ROOF AREA INTO HABITABLE ACCOMMODATION.

Decision Date: 09-10-2006 WD

38634/APP/2006/2970 62 The Drive Ickenham

ERECTION OF A SINGLE-STOREY REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING CONSERVATORY)

Decision Date: 21-12-2006 Refused

38634/APP/2007/733 62 The Drive Ickenham

ERECTION OF A SINGLE STOREY PART REAR EXTENSION INCLUDING DEMOLITION AND REPLACEMENT OF REAR CONSERVATORY.

Decision Date: 04-05-2007 Approved

38634/APP/2008/1774 62 The Drive Ickenham

Erection of a single storey rear extension and conservatory (Involving the demolition of existing rear conservatory and bay window).

Decision Date: 04-08-2008 Refused

38634/APP/2008/2488 62 The Drive Ickenham

Single storey conservatory at rear.

Decision Date: 08-10-2008 Approved

38634/APP/2012/2262 62 The Drive Ickenham

Single storey detached outbuilding to rear for use as a playroom/store (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 23-10-2012 Refused

38634/APP/2012/557 62 The Drive Ickenham

Single storey detached outbuilding to rear for use as playroom and store

Decision Date: 01-05-2012 Refused

38634/APP/2014/1284 62 The Drive Ickenham

Single storey detached outbuilding to rear for use as storage

Decision Date: 27-06-2014 Approved

38634/APP/2014/259 62 The Drive Ickenham

Single storey detached outbuilding to rear for use as a store

Decision Date: 31-03-2014 Refused

38634/APP/2014/3636 62 The Drive Ickenham

Details pursuant to condition 5 (Landscaping Scheme) of planning permission Ref:

38634/APP/2014/1284 dated 27/06/2014 (Single storey detached outbuilding to rear for use as storage)

Decision Date: 01-12-2014 Approved

38634/APP/2016/2981 62 The Drive Ickenham

Single storey front extension, first floor rear extension and conversion of roofspace to habitable use to include 2 x rear dormers and 5 x front rooflights.

Decision Date: 24-04-2017 Refused

38634/APP/2016/895 62 The Drive Ickenham

Two storey front extension, first floor front extension, first floor rear extension involving alterations to roof including installation of skylights to roof

Decision Date: 27-04-2016 Refused

38634/C/90/0540 62 The Drive Ickenham

Retention of a two-storey side and rear extension

Decision Date: 07-08-1990 Refused

38634/D/90/2039 62 The Drive Ickenham

Erection of a two-storey side & rear extension (Appeal against Enforcement Notice; Application for planning permission deemed to have been made pursuant to Section 174 of the Town & Country Planning Act 1990)

Decision Date: 20-11-1991 DOE

Comment on Planning History

38534/APP/2016/2981 - Single storey front extension, first floor rear extension and conversion of roofspace to habitable use to include 2 x rear dormers and 5 x front rooflights (refused, allowed on appeal)

38634/APP/2016/895 - Two storey front extension, first floor front extension, first floor rear extension involving alterations to roof including installation of skylights to roof (refused)

The previous submission was refused on the design, scale and bulk of the proposal being detrimental to the character and appearance of the existing property and the wider street scene, and the impact on the amenity of the adjacent property.

In consideration of the proposal the Planning Inspector advised that notwithstanding that the roof of the first floor extension would match the roof height of the original house; the extension would be set back 1 m from the existing two storey rear projection, its width would be modest in comparison to the house and the single dormer window would be small scale. These features together, ensure the development would not appear bulky or dominant, thereby achieving an appropriate degree of subservience to the original house. Although the extension would have a crown roof, this would not be readily apparent from the public or private realm, where the flat element would be hidden from view and the slope of the roof would complement that of the original house.

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 neighbours and the Ickenham residents Association were consulted for a period of 21 days expiring on the 10 July 2018. A site notice was also erected on the telegraph pole opposite no. 60 expiring on 19 July 2017. There were two responses which raised the following issues:

- The rear extension will block light to my ground floor bedroom window
- Overdevelopment of the site
- Lack of provision for disposal of rainwater
- This property has been extended so many times in the past it dwarfs nos. 60 and 64 with its existing size.
- No dimensions are given
- Loft could potentially be converted to form another 2 bedrooms at a later stage

Trees/Landscape - No significant trees will be affected. No objection.

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. |
| 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. |
| 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 original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings and parking provision.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place.

Policies BE13 and BE15 also state that the layout and appearance of new development should harmonise with the existing street scene or other features of the area.

The proposed single storey front extension is located on the southern side of the front elevation and measures 5.05m in width, 2.3m in depth, level with the existing two storey front projection and mirrors the existing single storey element on the opposite side of the front elevation. This element of the proposal is as previously considered and deemed acceptable. As such it is not considered that it would be harmful to the character and appearance of the subject property and the wider area. Therefore the proposal accords with the requirements of Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 3.0 of HDAS:

The proposed first floor rear extension is centrally located on the rear elevation above the existing single storey element. It is adjacent to and set back 1m from the rear elevation of the existing two storey rear projection and measures 7.67m in width and 2.75m in depth with a crown roof detail at the same height as the existing ridge line. In terms of design this is similar to the previously approved scheme and is considered acceptable.

The extension is set back behind the existing two storey projection so is not considered to impact on the amenity of no. 64. However concern has been raised by the occupiers of the adjacent property over the loss of light to the side facing bedroom window of no. 60. There have been a number of previous applications with regard to the single storey and two storey rear extensions and the potential impact on the amenity of that property. The approved single storey element was reduced in size and set back to the previously refused schemes and considered to be of a sufficient scale as to not significantly impact on the light to the main bedroom. The approved first floor element extends no deeper than the existing element and is set back 6.15m from the shared boundary and 7.15m from the bedroom window and does not obstruct a 25 degree vertical angle taken from a point 2m above the floor of the fenestration in line Building Research Establishment's Report 'Site Layout Planning for Daylight and Sunlight 1991 and BS 8206-2.

The current proposal increases the width of the rear extension bringing it closer to the shared boundary with no. 60, set back 5.5 m from the boundary and just 6.5 m from the bedroom window. The applicant has submitted a Daylight Report, which considers the daylight and sunlight issues against Site Layout Planning for Daylight and Sunlight , PJ Littlefair 2011. The report identifies that the proposal would contravene a 25 degree line of sight and in line with the 2011 guidance requires further assessment. The results of the assessment are contained within Section 7. Appendices, although this does not include any details of how the results were arrived at. Further information was requested but has not been provided. Furthermore Section 8. Note advises that the report should not be relied upon by any third party. Also where full access was not available they have made reasonable estimations of internal layout, floor areas, window sizes and positions etc. Also the calculations are built from a combination of architectural plans, partial site survey and aerial photographs. It is therefore considered that on the basis of the information provided little weight can be given to the report as submitted.

Notwithstanding this, given the overall height of the proposed extension in relatively close proximity to the bedroom window of the adjacent property the extension would appear as an overly large and visually intrusive addition resulting in a loss of outlook to the detriment of the amenity of the adjoining occupiers. Therefore, it is considered that the proposed development would constitute an un-neighbourly form of development and fails to comply with Policies, BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is noted that all new proposed windows will face front and rear as per the existing layout so would not result in an increased loss of privacy. As such, the proposal is in compliance with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Paragraph 5.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The property benefits from a good sized rear garden and adequate garden space would be retained.

The front garden provides ample parking, which would be unaffected by the proposed development.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development by reason of its overall size, height, siting and proximity would result in an overdominant and visually obtrusive form of development when viewed from ground floor side facing main bedroom room window of 60 The Drive and as such would constitute an un-neighbourly form of development, resulting in a material loss of residential amenity. The proposal is therefore contrary to policy BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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** 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. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

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.
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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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