

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 2 LABURNUM AVENUE YIEWSLEY

Development: Single storey side/rear extension

LBH Ref Nos: **74064/APP/2018/4158**

Drawing Nos: Location Plan (1:1250)
 03 Rev. A
 06 Rev. A
 07 Rev. A
 05 Rev. A
 Design and Access Statement.
 04 Rev. A
 02 Rev. A

Date Plans Received: 26/11/2018

Date(s) of Amendment(s):

Date Application Valid: 04/12/2018

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the South Eastern side of Laburnum Avenue, Yiewsley, and comprises an end of terrace property set within an 10 m wide plot. The principle elevation of the property faces West. The property has a large rear garden which backs onto open green space. The site lies within a Critical Drainage Area.

The street scene is residential in character and appearance comprising predominantly of two storey terraced and semi-detached style properties.

1.2 Proposed Scheme

The application proposes for a single storey side/rear extension.

1.3 Relevant Planning History

74064/APP/2018/2953 2 Laburnum Avenue Yiewsley

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 3 metres, and for which the height of the eaves would be 3 metres

Decision Date: 13-09-2018 Refused

74064/APP/2018/4157 2 Laburnum Avenue Yiewsley

Single storey side extension, single storey rear extension and porch to front (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 24-01-2019 Approved

74064/APP/2018/4160 2 Laburnum Avenue Yiewsley

Single storey side/rear extension

Decision Date:

Comment on Planning History

74064/APP/2018/2953 - A prior approval application was refused in 2018 due to constituting an unneighbourly form of development.

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

3 neighbouring properties have been consulted via letter dated 05.12.18 and a site notice was displayed to the front of the property which expired on 07.02.19.

By the end of the consultation period no objections were received.

Floods officer:

Prior to the commencement of development details of a soakaway or tank to control surface water from the proposed development shall be submitted to and be approved in writing by the Local Planning Authority. The details should ensure that any new pipework would not be connected to any existing surface water network which drains to any road or sewer. Water run off from any hard paving associated with the development should also be directed to a soakaway, or made permeable. The development shall only be undertaken in accordance with those approved details, and the approved scheme shall be implemented prior to the first use of the development hereby permitted and retained for the duration of the development.

REASON:

To ensure that surface water run off is controlled and is handled as close to its source as possible to ensure the development does not increase the risk of flooding in compliance with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policies 5.12, 5.13 and 5.15 of The London Plan (2016), the National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014).

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:

AM7 Consideration of traffic generated by proposed developments.

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 provision of adequate off-street parking.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development that would fail to harmonise with the existing street scene, or which would fail to safeguard the design of existing and adjoining sites.

The Council's Guidance contained within HDAS Residential Extensions, for side extensions, indicates that these are required to appear subordinate to the main house and to not exceed two thirds of the width of the original dwelling. The maximum height of the extension should not exceed 3.4 m and should be set in from the side boundary by at least 0.25 m for guttering and maintenance. The extension at single storey can follow the front building line.

The proposed side extension would be 2.7 m in width at the side and decreases at the rear, following the plot shape. The existing house is 5.9 m wide and therefore the side extension does not exceed two thirds the width of the original dwelling. The height of the proposed extension would be 3.0 m high, which would not exceed the maximum height guidance recommended by HDAS. The proposal would also project 4.0 m from the rear wall of the original dwelling which would not be within the guidance of the HDAS. The rear extension is also characterised with a flat roof, stretching across the entire rear elevation and joining on to the proposed side extension. The rear extension also follows the boundary lines forming an unusual shape, abutting both neighbouring boundaries. One of the neighbouring properties, which is separated from application site by a driveway, has been extended to the rear by way of a single storey conservatory extension. As such it is considered that the proposed development would only extend approximately 1 m beyond No. 89 Whitehorn Avenue. The neighbour is also set at an angle and is not likely to have any loss of residential amenities. However, to the Northern boundary No. 4 Laburnum Avenue has not been extended. As such the development would stretch 4 m beyond the rear building line to this property. The proposed development, hard up on the boundary would create an oppressive form of development. No. 4 Laburnum Way has not been extended to the rear and as such the development would result in a loss of residential amenities enjoyed by the occupiers of this property, by reason of overdominance, 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.

The side/rear extension has no windows to the side elevation facing No. 4 Laburnum Way and hence would not look out to the neighbouring property. There is one window to the

side extension, however this can be easily conditioned to be obscure glazed given that it does not serve a habitable room.

In terms of the garden area at least 60 sq.m of rear garden should be retained to provide adequate amenity space for a 3 bedroomed dwelling. The proposal would still retain approximately 80 sqm of garden space and is therefore acceptable. As such, it is considered that the development is in accordance with Policy BE23 of the Hillingdon Local Plan Part 2.

The parking provision would remain unaffected by the proposal.

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed extension, by reason of its size, scale, bulk and proximity would be detrimental to the amenities of the adjoining occupiers at 4 Laburnum Avenue, by reason of overdominance, 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

- 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.

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:

AM7	Consideration of traffic generated by proposed developments.
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.
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LPP 3.5	(2016) Quality and design of housing developments

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