

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 360 BATH ROAD HARMONDSWORTH

Development: Single storey front/side/rear extension

LBH Ref Nos: **13135/APP/2019/1336**

Drawing Nos: ASB628A-03
ASB628A-02
ASB628A-01
Location Plan (1:1250)
ASB628A-04

Date Plans Received: 17/04/2019

Date(s) of Amendment(s):

Date Application Valid: 17/04/2019

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises of a two storey end terraced house located on the southern side of the Bath Road on the corner of Pinglestone Close which lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). The property has been previously extended by way of a single storey rear extension.

1.2 Proposed Scheme

The application seeks planning permission for the erection of a single storey front/side/rear extension

1.3 Relevant Planning History

13135/APP/2018/3394 360 Bath Road Harmondsworth

Part two storey, part single storey front/side/rear extension.

Decision Date: 07-11-2018 WD

Comment on Planning History

13135/APP/2018/3394 - Part two storey, part single storey front/side/rear extension was withdrawn after officer concerns relating to the following draft refusal reasons:

1. The proposed extensions by reason of their size, scale, bulk, height, depth, width, breach of the return building line and proximity to the side boundary, in this open prominent position, would result in the closing of an important gap characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the visual amenities of the street scene and the character and appearance of the surrounding area. The proposed development is therefore 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 - Saved UDP Policies (September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

2.The proposed extension, by virtue of its size, scale, bulk and forward projection at ground floor level would result in an incongruous addition which would be detrimental to the architectural composition of the existing dwelling and terrace and would harm the character and appearance of the wider area. The proposal would therefore be contrary to policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

13135/A/81/0429 - Erection of a two storey side extension and a single storey rear extension - Approved but not implemented

Officer note: This extension was approved prior to the adoption of the Council's HDAS guidance.

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

The Harmondsworth and Sipson Residents Association and 3 neighbouring properties were consulted by letter dated 24.3.19 and a site notice was displayed to the front of the site which expired on 25.5.19.

1 letter of objection has been received from the occupants of 1 Pinglestone Close raising the following concerns:

Still concerns with being overlooked, sunlight blockage and the fact that previous application for similar building work was refused in 1981 on the basis of encroachment of stipulated boundary/building line.

Harmondsworth Conservation Area Advisory Panel:

This property is located on a large corner plot and after the addition of the proposed extensions sufficient amenity space would remain. However, the proposed side extension would project beyond the building line of Pinglestone Close and more importantly the projection of the single storey extension at the front goes beyond the building line for this set of houses on the Bath Road. The proposed side extension on its own would create a large lounge/sitting room on the ground floor and so we feel that the front extension is an unnecessary and incongruous addition to the front elevation. For these reasons we hope that this application will be refused in its present form.

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.
DMHD 1	Alterations and Extensions to Residential Dwellings
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 design and impact on the character of the existing property, the impact upon the street scene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

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 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

Paragraph 3.3 of the HDAS states that single storey rear extensions proposed on semi-detached houses with a plot measuring 5m wide or more should be no more than 3.6m deep. Likewise paragraph 3.7 states that such extensions should be no more than 3m in height with a flat roof. Side extensions are required to not exceed two thirds of the width of the original dwelling. This is to ensure that the extension appears subordinate to the main house.

The Council's HDAS guidance seeks to preserve the open character of corner plots. It is considered that this open space character gives several properties in the immediate locality, including the application dwelling, the appearance of significant spaciousness within their plots and makes a positive visual contribution to the appearance of the street scenes. The open space character and visual gaps also help to clearly define the semi-detached and end terraced contexts of several junction/corner properties in the immediate locality. The corner plot positioning of the application dwelling is such that it is visually prominent on both street scenes. The adjacent properties on Pinglestone Close have an established and uniform front building line and the front gardens and the side garden area of the application property results in a sense of spaciousness not only at the road junction but along the road.

The proposed single storey side extension would result in the infilling of a substantial part of this space at and would result in the loss of this prominent open space feature to the detriment of the visual amenity of the Bath Road and Pinglestone Close street scenes and the wider area. The proposed development would, by virtue of its excessive scale and bulk, and its breach of the return building line, represent an over-development of the site to the detriment of the character and the visual amenities of the surrounding area, and to

this existing open area of the Bath Road and Pinglestone Close Street Scenes street. Therefore the proposal is 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 - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

The proposal also includes a front extension. The proposed side extension would be flush with the front porch, rather than the front wall of the main dwelling. It is considered that the scale of this extension would therefore change the face to this dwelling and terrace and would fail to appear as a subordinate addition. The proposed extension, by virtue of its size, scale, bulk and forward projection at ground floor level would result in an incongruous addition which would be detrimental to the architectural composition of the existing dwelling and terrace and would harm the character and appearance of the wider area. The proposal would therefore be contrary to policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

Given the orientation, and the degree of separation, it is considered that the proposal would not result in an unacceptable loss of light to occupants of nearby properties. Number 1 Pinglestone Close does not have side facing windows and the 45 degree line from the centre point of the front facing windows would not be breached demonstrating that the proposal would not result in an unacceptable loss of light or outlook to the occupants of this property. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE19, BE20 and BE21 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 extension, would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

In terms of the garden area at least 60 sq.m of rear private garden should be retained to provide adequate amenity space for a three bedroom dwelling. The original dwelling has a wider private amenity space than other properties in this terrace. The majority of the extension would be to the side which is not part of the private amenity space serving the dwelling. It is considered that the proposal would not result in an unacceptable loss of amenity space in accordance with Policy BE23.

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, depth, width, proximity to the side boundary and projection forward of the return building line along Pinglestone Close, in this open prominent position, would result in the closing of an important gap characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the visual amenities of the street scene and the character and appearance of the surrounding area. The proposed development is therefore 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 - 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 front extension, by virtue of its size, scale, bulk and forward projection at ground floor level would result in an incongruous addition which would be detrimental to the architectural composition of the original dwelling, to the character, appearance and symmetry of the small terrace of houses of which it forms a part and to the visual amenities of the street scene and 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

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. The Council's supports pre-application discussions.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

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
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Contact Officer: Nicola Taplin

Telephone No: 01895 250230