

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 54 COPPERFIELD AVENUE HILLINGDON

Development: Installation of two side dormers and extension to existing gable roof over rear extension

LBH Ref Nos: **14521/APP/2019/2702**

Drawing Nos: 10_B
 09_B
 08_B (Existing Roof Plan)
 08_B (Existing Roof Plan)
 07_B
 06_B
 05_A
 04_A
 03_A
 02_A
 01_D
 50_D
 51_B
 52_B
 53_B
 54_B
 55_B
 56_B
 57_B
 58_A

Date Plans Received: 13/08/2019

Date(s) of Amendment(s):

Date Application Valid: 13/08/2019

1. CONSIDERATIONS

1.1 Site and Locality

The application property is located on the Western side of Copperfield Avenue, Hillingdon, and consists of a bungalow style detached dwelling. The principle elevation of the property faces East. The property is located on a plot which measures 14 m in width, and backs onto the flats on Colham Road. The frontage is partly covered in hard-standing and can provide off-street parking spaces to the side driveway.

The street scene is residential in character and appearance comprising predominantly of bungalow style properties.

The site is situated within the Developed Area as identified in the policies of the Adopted Hillingdon Unitary Development Plan (Saved Policies November 2012) where the prevailing character of the area is residential.

1.2 Proposed Scheme

The application proposes the erection of two side dormers, a rear gable extension and

rearrangement of the internal loft space.

1.3 Relevant Planning History

14521/APP/2000/1322 54 Copperfield Avenue Hillingdon

ERECTION OF A PITCHED ROOF OVER EXISTING FLAT ROOFED SIDE AND REAR EXTENSIONS, INSTALLATION OF TWO FRONT AND REAR DORMERS IN NEW ROOF SPACE TOGETHER WITH BALCONY AND CONVERSION OF ROOF SPACE TO HABITABLE ROOMS

Decision Date: 24-07-2000 Refused

14521/APP/2000/1957 54 Copperfield Avenue Hillingdon

ERECTION OF HIPPED ROOF OVER EXISTING GARAGE AND NEW SIDE EXTENSION, NEW ROOF OVER EXISTING SIDE AND REAR EXTENSION, NEW REAR EXTENSION, CONVERSION OF EXISTING HIPPED ROOF TO GABLE END, CONVERSION OF ROOF SPACE TO FORM HABITABLE ROOMS AND THE INSTALLATION OF FRONT AND REAR DORMERS

Decision Date: 29-09-2000 Approved

14521/APP/2003/67 54 Copperfield Avenue Hillingdon

ROOF ALTERATIONS TO PROVIDE LOFT EXTENSION INVOLVING INSTALLATION OF FRONT AND REAR DORMERS AND ERECTION OF A SINGLE STOREY REAR EXTENSION

Decision Date: 12-12-2008 NFA

14521/APP/2007/2083 54 Copperfield Avenue Hillingdon

CONVERSION OF EXISTING INTEGRAL GARAGE TO HABITABLE ROOM INVOLVING INSTALLATION OF NEW WINDOW, EXTENSION OF EXISTING REAR DORMER AND CONVERSION OF DWELLING TO 1 X 4 BEDROOM AND 1 X 6 BEDROOM FLATS (PART RETROSPECTIVE) (AMENDED DESCRIPTION ONLY - NO CHANGE TO SUBMITTED PLANS)

Decision Date: 29-10-2008 WD

14521/APP/2009/206 54 Copperfield Avenue Hillingdon

Conversion of existing 5 bedroom bungalow into 1 x 3 bedroom and 1 x 6 bedroom maisonette flats involving conversion of integral garage to habitable accommodation, internal and external alterations(Part Retrospective Application)

Decision Date: 05-05-2009 Approved

14521/APP/2019/467 54 Copperfield Avenue Hillingdon

Enlargement of roofspace to create additional habitable roofspace to include 2 side dormers, 3 side rooflights and enlargement of rear gable end

Decision Date: 29-07-2019 Refused

14521/B/92/0795 54 Copperfield Avenue Hillingdon

Erection of three detached chalet bungalows (involving demolition of existing building)

Decision Date: 04-09-1992 Refused

Comment on Planning History

Planning application (ref.: 14521/APP/2000/1957) was granted in October 2000 for the erection of hipped roof over existing garage and new side extension, new roof over existing side and rear extension, new rear extension, conversion of existing hipped roof to gable end, conversion of roof space to form habitable rooms and the installation of front and rear dormers. This bungalow had five bedrooms.

Planning application (ref.: 14521/APP/2009/206) was granted in 2009 for the conversion of the 5-bedroom bungalow into 1 x 3 bed and 1 x 6 bed flats including installation of Juliet balcony, conversion of existing garage to habitable accommodation and internal alterations. The 6 bed flat is on two floors including the roof partly over the proposed 3 bed flat on the ground floor. The entire roof space is used by the occupier of the 6 bed flat.

Planning application (ref.: 14521/APP/2019/467) was refused in 2019 for the enlargement of roofspace to create additional habitable roofspace to include 2 x side dormers, 3 x side rooflights and enlargement of rear gable end. The reason for the refusal was for the reason that the proposed gable end extension by reason of its size, scale, bulk and depth would be detrimental to the amenities of the adjoining occupier at 54A Copperfield Avenue by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook.

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

8 neighbouring properties were consulted via letter dated 23.08.19 and a further site notice was displayed which expired on 25.09.19.

By the end of the consultation period one objection and one comment in favour of the application was received.

The objection raised following concerns:

Loss of privacy to adjoining neighbours, including those to the rear on Micawber Avenue.

Planning officer: The concern above will be addressed in the main body of this report.

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.

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.
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 planning issues are the effect of the development on the character and appearance of the original building and the visual amenity of the street scene, the impact on the residential amenities of the adjoining neighbours and the appropriateness of the accommodation provided.

Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) 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. Policy BE22 seeks to ensure that all residential extensions should be set in 1 m from the side boundary for their full height.

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.

Paragraph 7.0 states it is important for roof extensions to appear secondary to the roof face in which they will be set and as such any dormer window or roof extension must be constructed in the centre of the roof face. The size of each roof face will vary from one house to the next, as a guide any roof extension on detached and larger semi-detached houses set ins should be increased to at least 1 m.

The proposed two side dormers measure a height of 1.7 m and have a depth of 2.4 m. The extension measures 3.4 m in width and is set in by the required 1 m from each side. The side dormers appear subordinate in size, scale and bulk in comparison to the roof face. The proposed dormers to either side of the roof plane would be set down 1 m below the main ridge, 1 m above the eaves and 1 m from the flank edge of the host dwelling, and as such by reason of their size, scale and design would relate satisfactorily with the proportions of the host roof and dwellinghouse, and given the presence of a number of large dormers along the street scene would not detract from the visual amenities of the street scene and surrounding area.

In these respects the development would comply with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

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 should protect the privacy of the occupiers and their neighbours.

The adjoining neighbours to the side the dormers will face, benefit from side facing dormers to either side of their property. However the dormer to No. 52 is centrally located and as such, the proposed dormers to application site will not directly look into this property. The rooflights located centrally to No. 54's proposal is labelled to be obscure glazed and as such there are no concerns regarding the loss of privacy or outlook for either occupiers at 54 and 52 Copperfield Avenue. The proposed extension to the gable end will continue the pitched roof feature and measures 1.1 m in depth. This is 0.4 m less than what was originally proposed. The agent has demonstrated on plans that the 45 degree line from the centre of the dormer window at No. 54A would not be compromised.

However, the property already extends some distance beyond the rear of the adjoining property. The proposed extension to the rear elevation is considered to exacerbate this situation and would result in an un-neighbourly form of development given that the 45 degree splay line taken from nearest habitable room at No. 54A is infringed upon even in the existing circumstances. The plans state that this splay line is not infringed upon however, even with a reduction in the depth of the proposed gable end extension the extension is set only 1.2m from the edge of the dormer and would extend some 3m beyond it. Given this proximity the proposed extension would be extremely imposing and unacceptably overbearing. The extension is set back from No. 52 and will not have any impact to this neighbour. The proposed development would therefore fail to be in compliance with Policies BE20, BE21 and E24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the HDAS: SPD Residential Extensions (December 2008).

A neighbouring objection raises concerns of a loss of privacy to properties at the rear of application site, on Micawber Avenue. The council requires a minimum of 21 m distance maintained between facing habitable rooms to ensure that the development does not negatively impact upon enjoyed neighbourly amenities. The distance between the proposed gable end and the rear elevations of properties on Micawber Avenue will be over 80 m and as such is in compliance with the policy. No loss of privacy is considered to occur.

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).

Policy BE23 seeks to ensure all new residential development and extensions provide or maintain external amenity space which is sufficient to protect the amenity of the occupants of the proposed building in terms of its shape and siting. This will be assessed in accordance with the HDAS SPD: Residential Extensions.

Plans demonstrate that approximately 550 sq.m of private amenity space would be retained to the rear and therefore this would retain sufficient amenity space to comply with the HDAS SPD. The development would continue to comply with Policy BE23 of the Hillingdon Local Plan Part Two Saved UDP Policies (November 2012) and the HDAS SPD for Residential Extensions (December 2008).

The application site would continue to provide 2 off street car parking spaces within the frontage of the property and would continue to accord 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 extension to the rear, by reason of its size, scale, bulk, depth and proximity, would be detrimental to the amenities of the adjoining occupier at 54A Copperfield 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), Policy DMHD 1 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) 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.
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.
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

Contact Officer: Nurgul Kinli

Telephone No: 01895 250230