

## 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**                      34 CHELSTON ROAD RUISLIP

**Development:**              Part two storey, part single storey rear extension and first floor side extension

**LBH Ref Nos:**              **46330/APP/2019/3337**

**Drawing Nos:**              CR/34/07 Rev. E  
                                          CR/34/06 Rev. E  
                                          CR/34/04 Rev. E  
                                          CR/34/03 Rev. E  
                                          CR/34/02 Rev. E  
                                          CR/34/05 Rev. E  
                                          CR/34/01 Rev. A  
                                          CR/34/04 Rev. E

**Date Plans Received:**      10/10/2019                      **Date(s) of Amendment(s):**

**Date Application Valid:**    23/10/2019

## **1.        CONSIDERATIONS**

### **1.1      Site and Locality**

The application site is located on the southern side of Chelston Road and comprises a two storey end of terrace house with a single storey side garage, front porch with pitched roof over, bay windows and a single storey rear projection with a flat roof.

The western boundary of the subject site abuts the side boundary of No.32 Chelston Road, which is as originally constructed. The eastern boundary of the site abuts a gated side access to the rear of the properties. Adjacent to this access lies No.36 Chelston Road which has a part two storey, part single storey side and rear extensions. The site is situated within the 'Developed Area' as identified in the policies of the Adopted Hillingdon Unitary Development Plan (Saved Policies November 2012).

### **1.2      Proposed Scheme**

The current application seeks planning permission for part two storey part single storey rear extension

### **1.3      Relevant Planning History             Comment on Planning History**

46330/A/91/1471 - Erection of two storey side and single storey front and rear extensions - Refused - Appeal Allowed 16/4/1992 (no details on the system or on the Planning Inspectorate website)

46330/APP/2007/1292 - single storey side extension - Granted 22/6/2007

46330/APP/2019/1169 - Part two storey, part single storey rear extension - Granted 17/7/2019

## **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**

4 neighbouring properties and the residents association were consulted by letter dated 25/10/2019 and a site notice displayed which expires on 26/11/2019

No local response

### **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.

DMHB 11 Design of New Development

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 the surrounding area it forms part of, 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.

Emerging Policy DMHB 11 of the Emerging Hillingdon Local Plan: Part Two -

Development Management Policies with Modifications (March 2019) states that All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding: · scale of development, considering the height, mass and bulk of adjacent structures; building plot sizes and widths, plot coverage and established street patterns; building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment. ii) ensuring the use of high quality building materials and finishes; iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities; iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure. B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Emerging Policy DMHD 1 of the Emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) states that Planning applications relating to alterations and extensions of dwellings will be required to ensure that: i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area; ii) a satisfactory relationship with adjacent dwellings is achieved; iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height; iv) new extensions respect the design of the original house and be of matching materials; v) there is no unacceptable loss of outlook to neighbouring occupiers; vi) adequate garden space is retained; vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C; viii) trees, hedges and other landscaping features are retained;

#### C) Side Extensions

i) side extensions should not exceed half the width of the original property; ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded; iii) garages should reflect the size guidelines set out in Appendix C Parking standards; iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses; v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;

To the rear the scheme proposes a first floor rear extension. This extension would be set in from the side boundaries and all windows and doors would face the rear elevation. The extension would not breach the 45-degree line of sight taken from the nearest of the first floor window of any habitable room of the neighbouring property.

The single storey rear extension element of the proposal would extend across the full width of the rear elevation including the existing ground floor side extension and have a depth of 3.6m and a maximum height of 3.7 m with a part sloping/part flat roof which would not comply with Paragraph 3.3 and 3.6 of the HDAS SPD. However given the existing extensions to adjoining properties, the proposal would not be very visible and in this context it is acceptable.

The single storey rear and first floor rear extensions have already been assessed and

approved under reference 46330/APP/2019/1169 in July of this year. The additional element in this current application is the first floor side extension. This would have a width of 1.5 m, a depth of 6 m and adjoin the first floor rear extension element previously approved. It would be set back from the front building line by 3 m and set down by 1200 mm from the main roof ridge line however the design of the roof and the scale and bulk of the first floor side element of the proposal would be at odds with the character of the host dwelling and the main roof design when viewed in conjunction with the proposed part two part single storey rear extensions previously approved. Furthermore, this extension would not be set in from the boundary by the required 1.5m. Consequently it fails to comply with Policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Emerging Policies DMHB 11 and DMHD 1 of the Emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019)

Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours. The single storey rear and first floor rear have been assessed in the previously approved scheme so the only element to assess would be the cumulative effect of the first floor rear and additional first floor side extension. This new element would be set in from the side boundary by 1.5 m and the proposed first floor window in the flank elevation would serve a bathroom and could be conditioned to be obscure glazed should planning permission be forthcoming.

It is considered that the proposal would not harm the residential amenities of the occupiers of the adjoining detached property from increased overshadowing, loss of sunlight, visual intrusion and over-dominance.

It is considered, that all the proposed habitable rooms, and those altered by the development would still maintain an adequate outlook and source of natural light, therefore complying with Policy 5.3 of the London Plan (2011).

A garden area in excess of 100m<sup>2</sup> would be retained in accordance with guidance set out in the Residential Extensions SPD and Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

The proposal would result in the loss of the garage, however, the existing garage is currently not used for parking cars as the width at 2.2m is too narrow. One parking space would be retained on the driveway and would still retain the front garden. On this basis, the loss of the garage would not justify the refusal of permission, complying with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

This application is therefore recommended for refusal.

## **6. RECOMMENDATION**

### **REFUSAL for the following reasons:**

#### **1 NON2 Non Standard reason for refusal**

The proposed first floor side/rear extension, by reason of its siting, size, scale, bulk, height and design would result in an incongruous and overly dominant addition which would be detrimental to the architectural composition of the existing building and to the character, appearance and 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), Policies DMHB 11 and DMHD 1 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

**2 NON2 Non Standard reason for refusal**

The proposed first floor side/rear extension, by reason of its size, scale, bulk and proximity to the side boundary, would result in a closing of the visually open gap between it and the neighbouring property, giving rise to a cramped form of development, which would be detrimental to the visual amenities of the street scene and the surrounding area generally. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies DMHB 11 and DMHD 1 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

**INFORMATIVES**

- 1 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.                                                              |
| 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.                                         |
| DMHB 11  | Design of New Development                                                                                            |
| 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:** Diane Verona

**Telephone No:** 01895 250230