

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 88 VINE LANE HILLINGDON

Development: Two storey rear extension, refurbishment works, installation of dormer to front and alterations to elevations

LBH Ref Nos: **39894/APP/2020/346**

Drawing Nos: Design and Access Statement
 L001 Rev. A
 L002
 L003 Rev. A
 Existing Floor Plans Rev. B
 Existing Roof Plan Rev. B
 Existing Elevations Rev. B
 L010
 L004 Rev. A
 L005 Rev. A
 L007
 L009
 L008
 L006 Rev. A

Date Plans Received: 02/02/2020 **Date(s) of Amendment(s):**

Date Application Valid: 06/02/2020

1. CONSIDERATIONS

1.1 Site and Locality

This site is occupied by a two-storey detached house located behind a listed wall on the east side of Vine Lane. The site lies within the area covered by TPO 7, however, there are no protected trees at this address. It is also within Hillingdon Court Park Area of Special Local Character.

1.2 Proposed Scheme

The application is for a two storey rear extension, refurbishment works, installation of dormer to front and alterations to elevations.

1.3 Relevant Planning History

39894/87/0409 88 Vine Lane Hillingdon

First-floor side extn

Decision Date: 27-04-1987 Approved

39894/C/90/1329 Westholme, 88 Vine Lane Hillingdon

Erection of a first floor rear extension

Decision Date: 24-10-1990 Approved

39894/E/99/0746 Westholme, 88 Vine Lane Hillingdon

Conversion of existing garage to a habitable room and erection of a detached double garage

Decision Date: 14-06-1999 Approved

39894/F/99/1656 88 Vine Lane Hillingdon

Details of materials, colours and finishes in compliance with condition 3 of planning permission ref.398894E/99/746 dated 14/06/99; Conversion of existing garage to habitable room and erection of a detached garage

Decision Date: 20-08-1999 Approved

Comment on Planning History

There is no relevant planning history.

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

5 neighbours were consulted on 10.02.2020 and a site notice displayed. No comments received.

Trees and Landscape comments:

COMMENT: No trees will be directly affected by the proposed extension or work to the house. The proposed site plan indicates the installation of a new footpath linking the rear of the house to the existing decking. This will have an impact on at least one of the boundary trees. Alterations to the front garden to provide additional parking/manoeuvring space will retain at least 25% soft landscape, in accordance with Hillingdon's guidance, however, the associated hard landscape work may have an impact on the existing trees.

RECOMMENDATION: No objection subject to pre-commencement condition RES8, and conditions RES9 (parts 1,2 and 5) and RES10.

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 5 Areas of Special Local Character

DMHB 11 Design of New Development

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6	Vehicle Parking
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.8	(2016) Heritage assets and archaeology
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

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, provision of acceptable residential amenity for the application property and the availability of parking.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHB 5 states within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area. Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings. The replacement of buildings which positively contribute to the character and local importance of Areas of Special Local Character will normally be resisted.

Two Storey Rear Extension:

Policy DMHD 1 States that:

- i) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- ii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- iii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported;

The proposed two storey rear extension would be 2.5m deep, have a flat roof with a picture window design on the first floor constructed of metal clad. Whilst this extension is two storey in height, it would have a void above resulting in a double height space above the dining room. The design and materials of this two storey extension would detract from the original house. This would be contrary to the DMHD 1 and would be considered an overly dominant form of development which would cause harm to the architectural composition of the existing dwelling and the ASLC. Therefore, the development would be contrary to Policies DMHD 1 and DMHB 5 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Front dormer window

Policy DMHD 1 States that:

- i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;
- ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;
- iii) raising of a main roof above the existing ridgeline of a house will generally not be supported;
- iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling; and
- v) in Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise with the existing building. The highest point of the dormer should be kept well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first floor windows.

The existing house has three pitched roof dormer windows. The applicant proposes to replace this with one dormer window with flat roof across the width of the front roof. The proposed dormer window, by reason of its size, width, design and position on the front roof slope would result in a bulky development that would not form a traditional dormer window. Therefore, the development would be contrary to Policies DMHD 1 and DMHB 5 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Alterations to elevations

The proposal involves the removal of the pebble dash and replaced with an insulated render. A new main entrance is proposed on the front elevation and a single door on the south elevation to replace the existing main entrance. Metal frame windows are proposed and a glass balustrade to the existing juliet balcony. There are no objections to the proposed alterations.

Neighbour impact

The proposed two storey extension would be located on the rear elevation and the front dormer windows would face the large front garden and highway. There would be no breach of the 45 degree line of sight and would also not result in any significant loss of light to adjoining neighbouring properties, which are set away from the side boundaries. Therefore, the proposed extensions and alterations would not cause a significant loss of light, loss of outlook or sense of dominance to these neighbouring dwellings.

The rear elevation of the two storey rear extension is currently set 21 metres from the rear boundary of the property. This distance separation is considered acceptable as stated within Policy DMHB 11 preventing any overlooking to neighbouring properties. Therefore, the development would not be contrary to the above policy.

Amenity space

After the erection of the proposed extension, over 100 square metres of garden space

would be retained for use by the occupiers of the dwelling. Therefore, sufficient outdoor amenity space would be provided for the 4 bedroom dwelling, in compliance with Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Parking

After the erection of the proposed extension, space to park at least two cars would be retained within the curtilage of the site. Therefore, the development would be in compliance with Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Trees and Landscaping

No trees will be directly affected by the proposed extension or work to the house. The proposed site plan indicates the installation of a new footpath linking the rear of the house to the existing decking. This will have an impact on at least one of the boundary trees. Alterations to the front garden to provide additional parking / manoeuvring space will retain at least 25% soft landscape in accordance with Hillingdon's guidance, however, the associated hard landscape work may have an impact on the existing trees. Had the application been recommended for approval, this could be dealt with by a condition.

Due to the harmful impact of the proposed development on the appearance of the existing dwelling and the visual amenities of the ASLC, the application is recommended for refusal.

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey rear extension, by reason of its size, scale, bulk and design, including fenestration and materials, would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the surrounding Hillingdon Court Park Area of Special Local Character. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 5, DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policy 7.8 of the London Plan (2016) and the NPPF.

2 NON2 Non Standard reason for refusal

The proposed front dormer window, by virtue of its siting, size, scale, width and design would fail to appear as a subordinate addition and would thus fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding Hillingdon Court Park Area of Special Local Character. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 5, DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policy 7.8 of the London Plan (2016) and the NPPF.

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
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMHB 1	Heritage Assets
DMHB 5	Areas of Special Local Character
DMHB 11	Design of New Development
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.8	(2016) Heritage assets and archaeology
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

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