

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 13 ATTLEE ROAD HAYES

Development: Single storey front extension

LBH Ref Nos: **69948/APP/2020/2716**

Drawing Nos: Location Plan (1:1250)
Block Plan (1:500)
13/AR/01

Date Plans Received: 27/08/2020

Date(s) of Amendment(s):

Date Application Valid: 27/08/2020

1. CONSIDERATIONS

1.1 Site and Locality

The application site relates to a two-storey semi-detached property located on the southern side of Attlee Road on a prominent corner plot of land. The property has been extended by a front canopy and column, and a two storey side extension and a single storey rear extension. Recently, a porch with an additional column has been constructed in front of the side extension, which are the subject of this application.

The surrounding area is residential in character and is predominantly defined by two storey dwellings, with the exception of the three storey apartment blocks at Attlee Court. The adjoining property at number 11 Attlee Road benefits from a front canopy and porch.

The site is within the designated Barnhill Estate Area of Special Local Character.

1.2 Proposed Scheme

Planning permission is sought for the retention of the porch and column to the front of the side extension.

1.3 Relevant Planning History

69948/APP/2014/1475 13 Attlee Road Hayes

Part two storey, part single storey side/rear extension involving demolition of conservatory to rear

Decision Date: 05-08-2014 Refused

69948/APP/2014/4398 13 Attlee Road Hayes

Two storey side extension and single storey rear extension involving demolition of existing conservatory to rear

Decision Date: 10-02-2015 Approved

Comment on Planning History

The planning history attached to this site is covered in the section of the report titled "Relevant Planning History". However, the following points are considered to be of important consideration.

The front canopy and column that extends across the width of the original host dwelling does not have planning consent. However, the Google Street View from 2008 shows that these structures have been in existence for more than four years. As such, these particular structures would be immune from enforcement action.

The two storey side extension and single storey rear extension has not been constructed in accordance with the drawings approved under application reference number 69948/APP/2014/4398 (see planning history section above).

The following key changes have been made:

- i) a single storey 'wrap-around' element has been built which links the two storey side extension with the single storey rear extension;
- ii) there is a pitched roof profile element above the part single storey element of the two storey side extension (this is not shown on the elevation drawings relating to this current application); and
- iii) an entrance door and an additional window have been inserted in the side (western) elevation of the extension.

Based on Google Street View, the pitched roof on the part single storey side extension and the opening of the side entrance door has been in existence since August 2015. Between this date and October 2016, Google Street View shows that the entrance door had been fully installed but the precise date is unknown. The satellite images from Google Earth shows that the two storey side extension and single storey rear extension was under construction in 2015. The next available Google Earth satellite image is from 2017 which shows the completed two storey side extension, single storey rear extension and the 'wrap-around' element.

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

Twelve neighbouring properties were consulted by letters dated on 4th September 2020. The consultation period expired on 25th September 2020. One objection was received from the Hayes Conservation Area Advisory Panel and their comments are summarised as follows:

- The ground floor plan supplied differs from that approved in 2014. The ground floor of the side extension (the lounge) extends further back and the part of this side extension that is wider than the first floor has a pitched rather than a flat roof. The lounge also has an external door on the side elevation not shown on the approved plans.
- Another external door and porch has now been added to the lounge (why are two external doors needed for a lounge?)
- The pitch of the porch roof is different to that over the original front door making it an uncomfortable addition;
- The porch removes the 1 metre set-back to the side extension which was necessary for it to be considered a subordinate addition.

Officer Response: The section of the report titled 'Main Planning Issues' will address the concerns relating to the impact on the character and appearance of the area. Please refer to the section of the report titled 'Comment on Planning History' for further details about the two storey side and single storey rear extension which has not been constructed in

accordance with the 2014 permission (ref: 69948/APP/2014/4398).

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 considerations are the design and impact on the character of the existing property, the impact upon the streetscene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

Character and Appearance:

The site is designated within the Barnhill Estate Area of Special Local Character.

Policy DMHB 5 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new development within Areas of Special Local Character should:

A) 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;

B) 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; and

C) The replacement of buildings which positively contribute to the character and local importance of Areas of Special Local Character will normally be resisted.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new development 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. Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extensions to dwellings should not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

With regards to front extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that:

- i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;
- ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and
- iii) notwithstanding the above, at least 25% of the front garden must be retained.

Paragraph A1.13 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that "The Council will not normally accept front extensions and canopies including extensions linked to garages and porches as these not only affect the character and building itself but also the street scene."

The constructed development in front of the side extension would extend the full width of the extension to adjoin the front canopy extension on the original host dwelling. The cumulative effect results in a form of that development that significantly detracts from the original character of the host dwelling and unbalances the appearance between the application property and the other half of the semi-detached property at No.11 Attlee Road. The additional pastiche column that has been erected in front of the side extension fails to respect the original architecture of the host dwelling, and would not be in keeping with the character of the surrounding street scene. The resulting development, therefore, has a negative impact to the character and appearance of the host dwelling, the adjoining property at No.11 and the Barnhill Estate Area of Special Local Character. This harm is exacerbated by the prominent position of the site where views of the development are highly visible from public vantage points.

Whilst it is acknowledged that the adjoining property at No.11 Attlee Road has a front canopy, it does not extend across the frontage of the building to the extent to that being considered as part this application. It is therefore considered that it is not comparable example. The majority of the properties on this section of Attlee Road have their original building frontages intact, and it is noted that no other properties within the immediate vicinity of the site has been extended their front elevation of the building in such a manner as that at the application property.

The application property does contain one pastiche column to the front of its original building frontage that has no planning consent, but has become immune from enforcement action through the passage of time. However, this is not considered to set a precedent for the additional pastiche column, but rather demonstrates the harm that is caused within the character of the area by the introduction of non-original outlandish features.

On the above basis, it is considered that the development has caused significant harm to the character and appearance of the host dwelling and the adjoining semi-detached property it forms part of, and to the street scene and the wider Barnhill Estate Area of Special Local Character. The proposal would therefore conflict with the NPPF (2019), Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) and Policies DMHB 5, DMHD1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Residential Amenity:

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of

dwelling will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers. Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Due to its position, depth at 1 metre and height at 3.2 metres, it is considered that the constructed porch in front of the side extension has not caused undue harm to the living conditions of neighbouring occupiers, in terms of daylight/sunlight, outlook and overbearing effect. It is acknowledged that the porch contains windows facing towards Nos.13-18 Attlee Court. However, given the separation distance of approximately 23 metres between this window and the front elevation of Nos. 13-18 Attlee Court, it is considered that the development has not resulted in an unreasonable loss of privacy or overlooking.

External Amenity Space:

The external amenity space provision at the site has not been impacted as a result of the constructed porch in front of the side extension. As such, the proposal has not undermined the provision of external amenity space at the site, in accordance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Parking and Highway Safety:

The constructed porch in front of the side extension has not resulted in the increase in the number of bedrooms within the property, nor has it impacted the off-street car provision at the site. It is therefore considered that the proposal has not significantly increased the pressure for street parking or prejudice highway safety over and above the existing circumstances, in line with Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Conclusion:

The constructed porch in front of the side extension has a detrimental impact to the character and appearance of the host dwelling, the street scene and the wider Barnhill Estate Area of Special Local Character. The proposal therefore fails to comply with the NPPF (2019), Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) and Policies DMHD 1, DMHB 5 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). It is therefore recommended that the application be refused.

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The front extension, by reason of its siting, size, scale, bulk, design and cumulative width, represents an unduly incongruous form of development, which fails to harmonise with the architectural composition of the original semi-detached dwelling, is detrimental to the character, appearance and symmetry of the pair of semi-detached houses of which it forms a part and to the visual amenities of the street scene and the wider Barnhill Estate Area of Special Local Character. The proposal is therefore contrary to Policies DMHB 1,

DMHB 5, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policy 7.8 of the London Plan (2016) and the National Planning Policy Framework (2019).

2 NON2 Non Standard reason for refusal

The front extension, by reason of its siting, size, scale, bulk and design results in the loss the set back from the front elevation at level, and thus results in a development which fails to appear as a subordinate addition and thus fails to harmonise with the architectural composition of the original semi-detached dwelling, is detrimental to the character, appearance and symmetry of the pair of semi-detached houses of which it forms a part and to the visual amenities of the street scene and the wider Barnhill Estate Area of Special Local Character. The proposal is therefore contrary to Policies DMHB 1, DMHB 5, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policy 7.8 of the London Plan (2016) and the National Planning Policy Framework (2019).

INFORMATIVES

- 1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

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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