

DELEGATED 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 47 SWAKELEYS ROAD ICKENHAM

Development: Erection of a detached outbuilding to rear for use as storage

LBH Ref Nos: **75525/APP/2020/3200**

Drawing Nos: 11080-140
 11080-132 Rev. P1
 11080-141
 Design and Access Statement

Date Plans received : 06/10/2020

Date(s) of Amendment(s):

Date Application Valid: 06/10/2020

1 NON2 Non Standard reason for refusal

The proposed outbuilding by reason of its size, scale and position would constitute a visually obtrusive and incongruous form of development which would be harmful to the character and appearance of the original property and would fail to either preserve or enhance the character or appearance of the surrounding Ickenham Village Conservation Area. 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 4, DMHB 11 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policy 7.8 of the London Plan (2016) and the NPPF.

INFORMATIVES

1 I52 Compulsory Informative (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 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) 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.

DMHB 1	Heritage Assets
DMHB 4	Conservation Areas
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHD 1	Alterations and Extensions to Residential Dwellings
DMHD 2	Outbuildings
DMTC 1	Town Centre Development

DMTC 3	Maintaining the Viability of Local Centres and Local Parades
DMTC 4	Amenity and Town Centre Uses
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP 2.15	(2016) Town Centres
LPP 3.5	(2016) Quality and design of housing developments
LPP 4.8	(2016) Supporting a Successful and Diverse Retail Sector and related facilities and services
LPP 7.8	(2016) Heritage assets and archaeology
NPPF- 7	NPPF-7 2018 - Ensuring the vitality of town centres
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

3 I59 Councils Local Plan : Part 1 - Strategic Policies

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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is a single fronted commercial unit located on the ground floor of a two storey building on the south western side of Swakeleys Road. The property is currently used as a restaurant (Use Class A3) with a two bedroom flat located at first floor level. To the rear there is a service yard and garden space which backs onto the rear garden of a residential property at 18 Almond Avenue. The adjoining property to the north (No. 49 Swakeleys Road) is a small single fronted gift shop (Use Class A1) and the adjoining property to the south (No. 45 Swakeleys Road) is a large double fronted betting office (Use Class A2).

The site is situated within the Ickenham Local Centre and forms part of the Ickenham Village Conservation Area.

3.2 Proposed Scheme

This application seeks planning permission for a single storey outbuilding located within the rear yard of the site. It would have a flat roof measuring 2.5m in height and would measure 4m wide and 5m deep. Internally the outbuilding would be used as storage associated with the restaurant.

3.3 Relevant Planning History

75525/APP/2020/1205 47 Swakeleys Road Ickenham

Single storey rear extension to provide additional floorspace for Restaurant (Use Class A3), first floor rear extension, conversion of roofspace to habitable use to include 2 rear dormers and single storey outbuilding to rear for use as an office

Decision: 18-06-2020 Refused

75525/APP/2020/3115 47 Swakeleys Road Ickenham

First floor rear extension and conversion of roofspace to habitable use to include a rear dormer and 2 x front rooflights

Decision:

75525/APP/2020/3183 47 Swakeleys Road Ickenham

Erection of single storey rear extension to provide 1-bed dwelling (staff accommodation) associated use with restaurant

Decision:

Comment on Planning History

There are no planning history records relating to the outbuilding within the rear garden of 18 Almond Avenue and it is unclear from the aerial photographs as to whether or not this structure is immune from enforcement action.

This application is one of three planning applications currently with the LPA for decision which propose similar extensions and alterations to application ref:75525/APP/2020/1205 which was refused for the following reasons:-

1. The proposed first floor rear extension by reason of its size, scale, bulk and roof design, would fail to harmonise with the architectural composition of the original building, would be detrimental to the character, appearance and visual amenities of the street scene and would fail to either preserve or enhance the character or appearance of the surrounding Ickenham Village Conservation Area. 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 4 and DMHB 11 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policy 7.8 of the London Plan (2016) and the NPPF.

2. The proposed roof extensions by reason of their siting and design, would fail to harmonise with the architectural composition of the original building, would be detrimental to the character, appearance and visual amenities of the street scene and would fail to either preserve or enhance the character or appearance of the surrounding Ickenham Village Conservation Area. 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 4 and DMHB 11 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policy 7.8 of the London Plan (2016) and the NPPF.

3. The proposed outbuilding by reason of its size, scale, bulk, height and position would constitute a visually obtrusive and incongruous form of development which would be harmful to the character and appearance of the original property and would fail to either preserve or enhance the character or appearance of the surrounding Ickenham Village Conservation Area. 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 4, DMHB 11 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policy 7.8 of the London Plan (2016) and the NPPF.

4. The proposal would provide an indoor living area of an unsatisfactory size and quality for the future occupiers of the three bedroom flat and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policy DMHB 16 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policy 3.5 and Table 3.3

of the London Plan (2016), the Housing Standards Minor Alterations to The London Plan (March 2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).

5. The proposed development, by virtue of its failure to provide useable private outdoor amenity space of sufficient size and quality commensurate to the size and layout of the proposed three bedroom flat would result in an over development of the site detrimental to the residential amenity of future occupiers. The proposal is therefore contrary to Policy DMHB 18 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020).

With respect to the outbuilding this submission has reduced its height, width and depth and altered its roof design. Furthermore it is positioned away from the rear site boundary and it's intended use is for storage rather than as an office. It is noted that protected trees have been illegally removed from the site which is the subject of a pending enforcement investigation.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date:- 18th November 2020

4.2 Site Notice Expiry Date:- Not applicable

6. 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 4 Conservation Areas

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHD 2 Outbuildings

DMTC 1 Town Centre Development

DMTC 3 Maintaining the Viability of Local Centres and Local Parades

DMTC 4 Amenity and Town Centre Uses

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP 2.15 (2016) Town Centres

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LPP 4.8 (2016) Supporting a Successful and Diverse Retail Sector and related facilities and services

LPP 7.8	(2016) Heritage assets and archaeology
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NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

7. MAIN PLANNING ISSUES

7.5 Urban Design, Access and Security Considerations

The outbuilding would leave over 80 sq.m of private amenity space for the existing residents of the upper floor residential accommodation in accordance with the Council's standards.

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