

## 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**                      9 PEPYS CLOSE ICKENHAM

**Development:**              Part two storey, part single storey rear extension, installation of rear dormer window and raising of height of existing single storey side extension with addition of glass roof

**LBH Ref Nos:**              **38328/APP/2020/3166**

**Drawing Nos:**              L.01  
L.02  
L.03  
Design and Access Statement

**Date Plans Received:**      06/10/2020                      **Date(s) of Amendment(s):**

**Date Application Valid:**    06/10/2020

## **1. CONSIDERATIONS**

### **1.1 Site and Locality**

The application property comprises a chalet bungalow, one of a group of similar design, that characterise this part of the Ickenham Village Conservation Area. The site is located on the south eastern side of Pepys Close which lies within the Ickenham Conservation Area as identified within the Hillingdon Local Plan. The property has been previously extended to the side by way of a single storey side extension and a UPVC conservatory is added to the rear.

### **1.2 Proposed Scheme**

The application seeks planning permission for the erection of a part two storey part single storey rear extension and raising of existing single storey side extension with addition of glass roof.

### **1.3 Relevant Planning History**

38328/A/86/0494                      9 Pepys Close Ickenham

Erection of single storey side extension.

**Decision Date:** 13-05-1986                      Approved

#### **Comment on Planning History**

The relevant planning history is listed above.

## **2. Advertisement and Site Notice**

**2.1**    Advertisement Expiry Date:-    18th November 2020

**2.2**    Site Notice Expiry Date:-              Not applicable

## **3. Comments on Public Consultations**

The Ickenham Residents Association and 4 neighbouring properties were consulted by letter dated 20.10.20.

The Ickenham Residents Association have raised concerns about the scale of the development being out of keeping an overbearing.

Conservation Officer:

The existing building is an attractive chalet-style dwelling dating from the mid-late 20th century. It forms part of a pocket development which was developed in two-phases, No9 forms part of the initial phase. Properties to the north and west of the site were designed and built in a similar manner. The land in which they were built on, previously formed part of the rear gardens associated to the properties along Milton Road and Long Lane. Historically the land formed part of the Swakeleys House Estate, the remaining estate and Grade I listed house is located to the south-west of the site. The land was sold off and developed for housing in the early part of the 20th century and was termed Metroland. It was predominantly influenced by the railway line as an attractive semi-rural environment for London commuters. This development dramatically altered Ickenham's rural village character, creating a distinctive suburban environment. The area was developed in an over arching garden suburb aesthetic, with properties set in verdant surroundings and featuring traditional architectural features. This is an important characteristic of the conservation area.

The existing property features a steeply pitched half-hipped roof form. Originally it would have been finished in a plain clay tile (as evident by the neighbouring properties) however it has been altered to a profiled tile. There is a box dormer to the front comprising of three sets of casement windows. This is an original feature of the property with every other property within the original portion of Pepys Close. The elevations are finished in a yellow stock brick. It is a simply detailed property with an ample frontage. The dwelling positively contributes to the conservation area. As existing the dwelling has benefitted from a porch addition to the front, an infill side addition and a conservatory to the rear.

The proposed development would comprise of a substantial two storey rear extension. The proposed structure would detrimentally alter the character of the chalet-style dwelling. It would break up the steeply pitched roof form to the rear and result in the loss of the original dormer design. The addition would project a significant distance from the existing rear roof slope resulting in notably bulky mass. The full height nature of the proposed built form would fail to respect the character original building. Furthermore, the rear roof scape of neighbouring properties (particularly to the north) remains unaltered. There would be severe concerns this would set an unwelcome precedent. The proposed addition of a section of glazing to the roof of the existing side extension would introduce an alien element and ideally should be omitted. It is important to note that the conservation area is not designated as a series of street scenes. The rear additions and alterations to the building would be visible from within the rear yards and gardens of neighbouring sites. These form part of the environment in which the heritage asset is experienced and just because there are not public views does not lessen the requirement to pay special attention to the desirability of preserving or enhancing the conservation area.

The proposed development would result in less than substantial harm to the conservation area. Therefore paragraph 196 of the National Planning Policy Framework (NPPF, 2019) would need to be considered. From a historic environment perspective in this instance the proposal would fail to preserve or enhance the conservation area in accordance to section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### **4. Local Plan Designation and London Plan**

##### **Standard Informatives**

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHD 1 Alterations and Extensions to Residential Dwellings

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, particularly with respect to the designated conservation area and protected trees, the impact on residential amenity of the neighbouring dwellings and provision of acceptable residential amenity for the application property.

The Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the 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.

The site is located within the Ickenham Village Conservation Area and Policy DMHB 4 of the Local Plan: Part Two - Development Management Policies (2020) states that all new development located within a conservation area must preserve and enhance the character and appearance of the conservation area.

The proposed development would comprise a substantial two storey rear extension. The proposed structure would detrimentally alter the character of the chalet-style dwelling. It would break up the steeply pitched roof form to the rear and result in the loss of the original dormer design. The addition would project a significant distance from the existing rear roof slope resulting in notably bulky mass. The full height nature of the proposed built form would fail to respect the character original building. Furthermore, the rear roof scape of neighbouring properties (particularly to the north) remains unaltered. There would be severe concerns this would set an unwelcome precedent. The proposed addition of a

section of glazing to the roof of the existing side extension would introduce an alien element to the streetscene. It is important to note that the conservation area is not designated as a series of street scenes. The rear additions and alterations to the building would be visible from within the rear yards and gardens of neighbouring sites. These form part of the environment in which the heritage asset is experienced and just because there are not public views does not lessen the requirement to pay special attention to the desirability of preserving or enhancing the conservation area.

The proposal, by reason of its size, scale, bulk, 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 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), and Policies DMHB4, DMHB11 and DMHB12 of the Hillingdon Local plan - Part Two (2020).

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. The proposed extension and raising of the roof would not breach the 45 degree line from first floor windows of neighbouring properties and would not result in an unacceptable loss of light or outlook. An obscure glazed bathroom window and two rooflights are proposed in the side elevation facing number 11. In the event of an approvable scheme, conditions could be imposed to secure obscure glazing and cill heights to ensure no loss of privacy to the occupants of Number 11.

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).

In terms of the garden area the development would fulfill the Part 2 Policy DMHD1 appendix A, Part A) vi), which states that for Alterations and extensions to residential dwellings; adequate garden space is retained.

The parking provision would remain unaffected by the proposal.

The application is recommended for REFUSAL.

## **6. RECOMMENDATION**

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

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

The proposed part two storey, part single storey rear extension and raising of height of existing single storey side extension with addition of glass roof, by reason of its size, scale, bulk, 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 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 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.
- 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 Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

- 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:

|         |                                                     |
|---------|-----------------------------------------------------|
| DMHB 1  | Heritage Assets                                     |
| DMHB 4  | Conservation Areas                                  |
| DMHB 11 | Design of New Development                           |
| DMHB 12 | Streets and Public Realm                            |
| DMHB 14 | Trees and Landscaping                               |
| DMHD 1  | Alterations and Extensions to Residential Dwellings |
| 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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