

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 COPSEWOOD HOUSE 7 PINE TREES DRIVE ICKENHAM

Development: Installation of a front and rear dormer

LBH Ref Nos: **51222/APP/2021/136**

Drawing Nos: PTD/EX/400
 PTD/EX/100
 PTD/EX/101
 PTD/EX/102
 PTD/EX/103
 PTD/EX/200
 PTD/PL/100
 PTD/PL/101
 PTD/PL/102
 PTD/PL/103
 PTD/PL/200

Date Plans Received: 13/01/2021 **Date(s) of Amendment(s):**

Date Application Valid: 13/01/2021

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey detached dwelling house located to the west of Pine Tree Drive. It is positioned on a corner plot at the junction of Pine Trees Drive and The Drive. The brick and tile dwelling is set back from the road by 6.5 metres of hardstanding which provides space to park multiple cars within the curtilage of the property. To the rear of the dwelling lies a garden area which acts as private amenity space.

The surrounding area is residential in character and appearance and is defined by large detached dwellings on generously sized plots of land. The application property shares a side boundary with No.10 The Drive to the north. To the south and west lies an open plot of land with mature trees, which is under the applicants' ownership.

The site lies within the area covered by Tree Preservation Order number 533. The application site is not designated within a Conservation Area, nor an Area of Special Local Character. The site does not contain any Listed Buildings.

1.2 Proposed Scheme

The current application seeks planning permission for the installation of front and rear dormers

1.3 Relevant Planning History

51222/APP/2007/1775 10 The Drive Ickenham

ERECTION OF A TWO-STOREY, FIVE-BEDROOM DETACHED DWELLINGHOUSE WITH ROOFSPACE ROOMS AND FRONT AND REAR DORMER WINDOWS (INVOLVING DEMOLITION OF EXISTING DWELLING HOUSE)

Decision Date: 08-10-2008 Approved
51222/APP/2018/1116 Copsewood House 7 Pine Trees Drive Ickenham
Single storey rear extension and first-floor side extension

Decision Date: 07-06-2018 Refused
51222/APP/2018/3587 Copsewood House 7 Pine Trees Drive Ickenham
Single storey rear extension and first floor side extension

Decision Date: 05-12-2018 Refused
51222/APP/2019/354 Copsewood House 7 Pine Trees Drive Ickenham
Single storey rear extension involving demolition of existing conservatory

Decision Date: 27-03-2019 Approved
51222/APP/2020/3207 Copsewood House 7 Pine Trees Drive Ickenham
Single storey rear extension including demolition of existing extension

Decision Date: 21-12-2020 Approved

Comment on Planning History

51222/APP/2020/3207 - Single storey rear extension including demolition of existing extension - Approved 21/12/2020

51222/APP/2019/354 - Single storey rear extension involving demolition of existing conservatory - Approved 14/3/2019

51222/APP/2018/3587 - Single storey rear extension and first floor side extension - Refused 4/12/2018

51222/APP/2018/1116 - Single storey rear extension and first-floor side extension - Refused 6/6/2018

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

2 neighbouring properties and the local residents association were consulted by letter dated 15/1/2021. The consultation period expired on 5.2.2021

No local response

INTERNAL

Trees & Landscaping commented as follows

This site is occupied by a two-storey detached house located on the west side of Pine Trees Drive, at the southern end of The Drive. There is a modest conservatory to the rear of the house. To the north of the plot, off-site, there is a Scots Pine which is protected by TPO 686, T1 on the schedule. To the south and west of the rear garden there are a

number of trees which are protected by TPO 533, appearing as woodland W1 on the schedule. While these trees are outside the garden railings, the land belongs to the applicant.

COMMENT: This submission follows a number of applications, most recently 51222/APP/2020/3207 for a rear conservatory. No trees or other landscape features will be affected by the proposal. The current application for dormer windows in the roof will have no effect outside the existing footprint of the building.

RECOMMENDATION: No objection and no need for landscape conditions.

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

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

LPP D8 (2021) Public realm

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 and provision of acceptable residential amenity for the application property.

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.

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.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and

should appear subordinate to the main dwelling.

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.

A1.20 The design of roof extensions should not create a dominant 'top heavy' appearance out of proportion with the rest of the building. It should be lower than the height of the main ridge and sit well above the eaves and away from the roof's hips and valleys. As a guide, new roof extensions should not cover more than a third of the main roof.

A1.21 A dormer window should be no larger in size than those on the first floor and comprise an individual window and roof. This is preferable to a roof extension and will be required in Conservation Areas and Areas of Special Local Character. Only rear roof extensions and rear dormer windows will be considered acceptable.

Whilst the rear dormer given its position, would be considered acceptable, the front dormer is not supported. Front dormers are not part of the character of either the road or the surrounding area and thus its siting on the frontage, in a highly visible location, is unacceptable in principle. Furthermore its size and scale is unacceptable and fails to relate to the window size below it.

As such, it is considered that the proposal would fail to comply with the aims and principles of Policies DMHB 11 and DMHD 1 Local Plan: Part Two - Development Management Policies (2020).

Neighbour Amenity

The proposed front and rear dormers would not have any adverse affects on the neighbouring properties

As such, the development complies with the requirements of Policies DMHB 11 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020).

It is considered that all the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with Policy DMHB 11.

Policy DMHD 1 (appendix A, Part A) vi), states that for alterations and extensions to residential dwellings; adequate garden space should be retained. The property benefits from a good sized rear garden and the proposal would not affect this.

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed front dormer, by reason of its siting, size, scale, bulk and design, would appear as an incongruous and unsympathetic addition that would fail to harmonise with the architectural composition of the original building and would be detrimental to the character, appearance and visual amenities of the street scene. The proposal is therefore contrary to Policies BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020).

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

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
LPP D8	(2021) Public realm

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