

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 27 WOODSTOCK DRIVE ICKENHAM MIDDLESEX

Development: Variation of condition Nos. 2 (Approved Plans) and 4 (Windows) of planning application Ref: 61790/APP/2018/1659 dated 24/08/2018 to increase the width of the two storey side extension, amendments to the approved plans and openings and include 2 x single storey front extensions (Part two storey, part single storey side/rear extension and canopy to front involving demolition of existing garages).

LBH Ref Nos: **61790/APP/2020/3684**

Drawing Nos: PL/A515/04
 PL/A515/05
 PL/A515/01
 PL/A515/02
 PL/A515/03
 207.20.01
 Planning and Design Statement
 Supporting Information

Date Plans received : 24/11/2020

Date(s) of Amendment(s):

Date Application Valid: 24/11/2020

1. SUMMARY

The application seeks planning permission for a variation of condition Nos. 2 (Approved Plans) and 4 (Windows) of planning application Ref: 61790/APP/2018/1659 dated 24/08/2018 to increase the width of the two storey side extension, amendments to the approved plans and openings and include 2 x single storey front extensions (Part two storey, part single storey side/rear extension and canopy to front involving demolition of existing garages).

The extensions have been built, not in accordance with the approved plans and this application seeks to regularise the development.

The proposed extensions, by reason of their width, depth, position in a visually prominent location, projection forward of the main front elevation and design, would represent disproportionate and incongruous additions that fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the visual amenities of the street scene and the surrounding area. Accordingly, it is considered that the proposal would not comply with the objectives of Policies DMHB 11, DMHB 12 and DMHD 1.

There are no objections to the alterations to the windows and doors on the rear elevation.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey side extension, by virtue 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 semi-detached dwelling, would be

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 surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies.

2 NON2 Non Standard reason for refusal

The proposed side and front extensions by reason of their siting in a visually prominent location and their projection forward of the main front elevation and design, would represents disproportionate and incongruous additions that fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

INFORMATIVES

1 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.

2 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).

3 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.

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 18 Private Outdoor Amenity Space

DMT 6 Vehicle Parking

LPP 3.5 (2016) Quality and design of housing developments

4

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. This is a resubmission of a previously refused scheme, where the Officers Report identified issues to be addressed, which were reflected in the reasons for refusal, allowing the opportunity to address those issues within this submission.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the North side of Woodstock Drive and comprises a two storey semi-detached house with a detached garage along the eastern side boundary. The property is set back several metres from the highway and includes a hard standing area to the front of the garage with sufficient space for 2 vehicles.

The attached house, No. 25 Woodstock Drive, lies to the west and forms a symmetrical development with the application property and has been extended to the side and rear at two storeys. To the East lies 29 Woodstock Drive, a two storey semi-detached house. The street scene is residential in character and appearance comprising two storey semi-detached houses to the North and detached houses of varying designs to the South of the application site which lies within the developed area as identified in the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

The extensions have been built, not in accordance with the approved plans and this application seeks to regularise the development.

3.2 Proposed Scheme

The application seeks planning permission for a variation of condition Nos. 2 (Approved Plans) and 4 (Windows) of planning application Ref: 61790/APP/2018/1659 dated 24/08/2018 to increase the width of the two storey side extension, amendments to the approved plans and openings and include 2 x single storey front extensions (Part two storey, part single storey side/rear extension and canopy to front involving demolition of existing garages).

3.3 Relevant Planning History

61790/APP/2018/1659 27 Woodstock Drive Ickenham Middlesex

Part two storey, part single storey side/rear extension and canopy to front involving demolition of existing garages

Decision: 24-08-2018 Approved

61790/APP/2020/788 27 Woodstock Drive Ickenham Middlesex

Variation of condition 2 (Approved Plans) and 4 (Openings) of planning permission ref: 61790/APP/2018/1659 dated 24/08/2018 (Part two storey, part single storey side/rear extension and canopy to front involving demolition of existing garage) to allow for amendments to the approved plans and openings

Decision: 30-04-2020 Refused

Comment on Planning History

Planning application reference 61790/APP/2016/517 for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 2.85 metres was deemed to have prior approval not required in March 2016.

An extension was approved at the adjoining semi, no.25 Woodstock Drive (70711/APP/2015/1245) for a part two storey, part single storey side/rear extension involving demolition of existing garage to side in June 2015.

Planning application ref. 61790/APP/2016/1122, which was refused for the following reasons:

1. The proposal, by reason of its size, scale, bulk, width and proximity to the side boundary, would result in a closing of the visually open gap between it and the neighbouring property, 29 Woodstock Drive, giving rise to a cramped form of development and possible terracing effect, which would be detrimental to the visual amenities of the street scene and the surrounding area generally. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The proposed side/rear extension by reason of its size, scale, bulk, width, position in a visually prominent location, projection forward of the main front elevation and design, including a substantial crown roof, would represents disproportionate and incongruous additions that fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

The application was resubmitted ref. 61790/APP/2016/2909 and was refused for the following reasons:

1. The proposed side/rear extension by reason of its size, scale, bulk, width, position in a visually prominent location, projection forward of the main front elevation and design, including a substantial crown roof, would represents disproportionate and incongruous additions that fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

61790/APP/2018/1659 - Part two storey, part single storey side/rear extension and canopy to front involving demolition of existing garages. Approved.

61790/APP/2020/788 - Variation of condition 2 (Approved Plans) and 4 (Openings) of planning permission ref: 61790/APP/2018/1659 dated 24/08/2018 (Part two storey, part single storey side/rear extension and canopy to front involving demolition of existing garage) to allow for amendments to the approved plans and openings was recently refused for the following reasons:-

1. The proposed two storey side extension, by virtue 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 semi-detached dwelling, would be 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 surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies.

2.The proposed side/rear/front extensions by reason of their siting in a visually prominent location, size, scale, bulk, width, projection forward of the main front elevation and design, would represents disproportionate and incongruous additions that fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date:- Not applicable

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

Part 2 Policies:

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 18 Private Outdoor Amenity Space

DMT 6 Vehicle Parking

LPP 3.5 (2016) Quality and design of housing developments

In addition:

7. MAIN PLANNING ISSUES

7.1 Impact on the amenities of the occupiers of neighbouring residential properties

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.

There are no windows proposed on the side elevation that would directly overlook adjoining properties and the proposed extension would not breach the 45 degree line of sight taken from No. 29 as the the first floor element would only project 2m beyond the

original rear flank wall and given the separation distance between the application site and No. 29. The amendments include increasing the width of the two storey side extension by 1m, altering the windows and doors on the rear ground floor level which will overlook the applicant's rear garden. The front extensions are single storey and set within the boundary and would therefore be a sufficient distance from adjoining neighbours. It is considered that the proposal would not harm the residential amenities of the adjacent occupiers from increased overshadowing, visual intrusion and over-dominance.

7.2 Impact on Street Scene

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 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, 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.

Two Storey Side Extension:

Policy DMHD 1 States that:

- i) side extensions should not exceed half the width of the original property;
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
- iii) garages should reflect the size guidelines set out in Appendix C Parking standards;
- iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and
- vii) In Conservation Areas single storey side extensions may be required to be set back.

The two storey side extension would have a width of 7m (increased by 1m from the approved scheme) and wrap around to the rear of the property extending 2m deep. The two storey side extension is set in 0.5m from the side boundary. The extension would be characterised with a centrally hipped roof with a crown roof which would be of a similar pitch as the roof on the main dwelling and would be set down below the ridge of the main roof by 0.63m. Materials would match the existing house. The single storey side/rear extension would have a flat roof measuring 4m deep and 3m high. The front canopy would have a pitched roof 3.4m high and 2.45m wide. The width of the two storey side extension would be unacceptable, by reason of it closing the gap with the side boundary and unbalancing the pair of semi's. The two storey side extension would be considerably in excess of half the width of the original dwelling (original dwelling width 11.5m) and this width, allied to the front extensions results in a two storey extension which, by virtue 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 semi-detached dwelling, would be 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 surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies.

With regards to front extensions, 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 proposal shows two single storey front extensions, measuring 2.3m deep, 7m and 3.9m wide and 3.65m high with a lean-to roof. The front extensions, by reason of their width, depth, position in a visually prominent location, projection forward of the main front elevation and design, would represent disproportionate and incongruous additions that fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the visual amenities of the street scene and the surrounding area. Accordingly, it is considered that the proposal would not comply with the objectives of Policies DMHB 11 and DMHD 1.

There are no objections to the alterations to the windows and doors on the rear elevation.

7.3 Traffic Impact / Pedestrian Safety

The existing hardstanding to the front of the garage would provide ample parking for vehicles. The application proposal would therefore be in compliance with Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

7.4 Carparking & Layout

See above

7.5 Urban Design, Access and Security Considerations

The issues are addressed in the sections above.

7.6 Other Issues

Since the end of August 2015 applications which are for development which was not authorised need to be assessed as to whether the unauthorised development was intentional. If so, then this is a material planning consideration. In this case officers have no indication that this was an intentional breach of planning control.

8. Reference Documents

The Local Plan: Part 1 - Strategic Policies (2012)
The Local Plan: Part 2 - Development Management Policies (2020)
The Local Plan: Part 2 - Site Allocations and Designations (2020)
West London Waste Plan (2015)
The London Plan - Consolidated With Alterations (2016)
National Planning Policy Framework

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