

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 4 HARVIL ROAD ICKENHAM

Development: Part single storey/part two storey side and rear extension incorporating roof alterations

LBH Ref Nos: **76195/APP/2021/478**

Drawing Nos: PA-01 (Block Plan 1:200)
PA-01 Rev. A

Date Plans Received: 05/02/2021 **Date(s) of Amendment(s):**

Date Application Valid: 11/02/2021

1. CONSIDERATIONS

1.1 Site and Locality

The application property is located on the western side of Harvil Road and consists of a two storey detached dwelling which has a main hipped roof with brick external facing. The rear garden is flat and enclosed by panel fencing. The frontage is covered in hardstanding and grass which provides space to park approximately 2 vehicles.

The site lies within the area covered by TPO 620, however, there are no protected trees at this address.

1.2 Proposed Scheme

This application proposes the part single storey/part two storey side and rear extension incorporating roof alterations.

The property already benefits from an attached garage to the northern side of the property which will be demolished as a result of the proposal.

1.3 Relevant Planning History Comment on Planning History

N/A.

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

4 neighbouring properties, Ickenham Residents' Association, Tree officer and highway officer were consulted by letter dated 16/2/21. By the close of the consultation period, 3 comments were received who raised their concerns as follows:

Ickenham Residents' Association:

- size and scale of the proposal
- set in from no 5

Internal Consultee:

- Trees/Landscape Officer:

This site is occupied by a two-storey detached house, with a single-storey attached garage, located on the west side of Harvil Road. The site lies within the area covered by TPO 620, however, there are no protected trees at this address.

COMMENT: According to the application and aerial photographs, no trees will be affected by the proposed extension. The proposal includes a two-storey extension to the side and an extension to the rear. The driveway is to be widened, details of which should be conditioned.

RECOMMENDATION: No objection subject to conditions RES9 (part 1, 2 and 5).

Highway Officer:

The proposal involves the conversion of the garage into a habitable room and widening of the existing vehicle access. The site has a relatively long driveway, at least 12m long as annotated on the plan submitted, enough for at least 2 cars to park in tandem, therefore the conversion of the garage to a habitable room would not be contrary with the parking standards in policy DMT 6. The application also requires widening by 1.2m of the existing vehicle access/crossover to 5.29m. The Council's domestic vehicle footway crossover policy sets out that crossover width (in exceptional circumstances) may be widened to match the width of the hardstanding up to a maximum width of 4.2m or 50% of the width of the frontage of the property (whichever is smaller). The applicant has not substantiated its request for a wider crossover; therefore the HA would not support the widening of the existing crossover to 5.29m.

RECOMMENDATION: No objection to the loss of a dedicated car parking facility of a single garage, however object to widening of the existing crossover.

Reasons for Refusal:

The proposed widening of the existing vehicle access would exacerbate existing highway conditions, which are prejudicial to the highway safety of all road users, and lead to conditions prejudicial and detrimental to the amenity of pedestrians, thereby giving rise to conditions that conflict with and contrary with policy DMT 6.

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

5. MAIN PLANNING ISSUES

The main planning issues are the effect of the development on the character and appearance of the original building, the street scene and the level of impact on the residential amenity and light levels of the adjoining neighbours and provision of off-street parking provision.

Policy DMHD 1: Planning applications relating to alterations and extensions of dwellings will be required to ensure that:

i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area; ii) a satisfactory relationship with adjacent dwellings is achieved; iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height; iv) new extensions respect the design of the original house and be of matching materials; v) there is no unacceptable loss of outlook to neighbouring occupiers; vi) adequate garden space is retained; vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C; viii) trees, hedges and other landscaping features are retained; and ix) all extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials.

B) Rear Extensions

i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;

ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;

iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;

iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;

v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;

vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;

vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;

viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and

ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

C) Side Extensions

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 proposed two storey side/rear extension would be constructed flush with principal elevation at ground floor and would set back by 0.5 m from principal elevation at first floor. As such the proposed development would not set back sufficiently from the principal elevation at both levels and therefore the proposal set back from the principal elevation doesn't comply with council's policy.

The proposal would measure 3 m in width, would extend the full depth of the existing dwelling across the flank elevation by approximately 10.36 m in length at both levels. The 3 m side extension width would be less than half of the main house (10.42 m) and therefore complies with the council's policy. The proposed two storey side/rear extension would wrap across the rear wall of the existing house to a maximum depth of 4 m at both level. The proposed extension would be set-in by 1.1m from the shared boundary with No 5 and therefore would retain a sufficient separation distance and comply with council's policy.

The proposed roof profile should match that of the existing roof. Any alterations should respect such local distinctiveness. This would not be possible as the property would have a new pitched roof which would be 0.3 m higher than existing roof height. The proposal would be a considerable change to the character and appearance of the existing property which would fail to appear subordinate to the original property. This would impact unduly on the character and appearance of the existing and adjoining properties and the visual amenities of the street scene and the area in general. Therefore, the development is considered unacceptable as it fails to comply with the requirements of Policies DMHD 1, DMHB 11 and 12 of the Local Plan: Part Two - Development Management Policies (2020)

With regards to the impact on neighbouring residential amenity, it is considered that the proposed development would not have any adverse harm on the residential amenities of the occupiers of the adjacent dwellings from increased overshadowing, loss of sunlight, visual intrusion and over-dominance. The proposed extension would not extend beyond a 45 degree horizontal angle measured from the middle of a principle window to a habitable room on the adjoining dwellings.

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 Policy D6 of the London Plan (2021).

DMHB 18 requires sufficient garden space to be retained as a consequence of an extension. There would be sufficient garden space retained.

There would be ample parking to the front of the property. However, the highway officer was consulted who objected to the proposal as the proposed widening of the existing vehicle access would exacerbate existing highway conditions, which are prejudicial to the highway safety of all road users, and lead to conditions prejudicial and detrimental to the amenity of pedestrians, thereby giving rise to conditions that conflict with and contrary with

policy DMT 6 of the Local Plan: Part Two - Development Management Policies (2020) .

The application is therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed part single storey/part two storey side extension, by virtue of its siting, size, scale, bulk and design, including the lack of a set back from the front at all levels, would fail to appear as a subordinate addition and would thus be detrimental to the appearance of the original house, the visual amenities of the street scene and the character and appearance of the wider area. The proposal is therefore 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 (January 2020).

2 NON2 Non Standard reason for refusal

The proposed widening of the existing vehicle access would exacerbate existing highway conditions and would result in conditions prejudicial and detrimental to the amenity of pedestrians, contrary to policies DMT 2 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

INFORMATIVES

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 D6	(2021) Housing quality and standards

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