

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	14 CHURCH ROAD COWLEY	
Development:	Part single, part two storey rear extension and single storey front/side/rear extension	
LBH Ref Nos:	16258/APP/2021/841	
Drawing Nos:	Location Plan (1:1250) NM14CR04 NM14CR01 NM14CR02 NM14CR03 NM14CR05	
Date Plans Received:	04/03/2021	Date(s) of Amendment(s):
Date Application Valid:	04/03/2021	

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey detached property located on the south-western side of a corner plot between Church Road and Bosanquet Close, Cowley. The application property has a single storey garage attached to the north facing side elevation which neighbours the boundary line shared with 12 Cowley Road.

The surrounding area is residential in character, comprising of large two storey detached properties. The application property is located in an area with potentially contaminated land.

1.2 Proposed Scheme

Proposed part single and part two storey rear extension and proposed single storey side extension incorporated including the demolition of an existing outbuilding.

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:- 17th April 2021

3. Comments on Public Consultations

External Consultation:

The occupiers of 13 neighbouring properties in addition to the St Lawrence Residents Association were consulted on the application by a letter dated 16 March 2021.

One objection was received raising concerns regarding the following:

- (i) The application would have a negative impact on the street scene
- (ii) The application would have an adverse impact on traffic and parking.

Internal Consultation:

Contaminated Land: No objection.

Highways (Transportation/Traffic): The proposed extensions will result in an overall increase in rooms in the dwelling whilst still retaining 3 bedrooms, the on-site parking remains as existing, therefore there is no change in the highway aspects of the proposals, the HA has no objections.

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 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

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 and the impact on residential amenity of the neighbouring dwellings.

Character and Appearance:

Policy BE1 of the Hillingdon Local Plan: 1 (2012) 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 Hillingdon Local Plan: Part 2 (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 of the Hillingdon Local Plan: Part 2 (2020) requires that alterations and extensions of dwellings not to have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

With regards to two storey rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (2020) states that:

- 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.

The proposed two storey rear extension would measure 1.46 metres in depth, 2.77 metres in width and 6.6 metres in height. However, this would be attached to an existing two storey rear element, resulting in the whole width of the property being covered by the two storey element. Given its siting at the junction of Church Road and Bosanquet Close, all elevation of the property would be visible, and the resultant two storey element, by reason of its siting in this open prominent position, size, scale, bulk and design, including the double hip roof, would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020).

The application site in question is a dwelling. This therefore means the depth of the rear extension should not exceed 4 metres. The single storey rear element would measure between 2.06 metres and 3.91 metres in depth, 12.6 metres in width and 3.5 metres in height. The single storey rear element is in accordance with the guidelines and would appear subordinate to the main dwelling.

With regards to side extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (2020) 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 proposed single storey side extension would measure 4.42 metres in width, 13.7 metres in depth and 3.6 metres in height. It would have a pitched roof at the front and the front elevation would project forward of the existing dwelling. Paragraph A1.12 of the Hillingdon Local Plan: Part 2 (2020) states that 'all side extensions should be limited in width to less than half the width of the original property to avoid over-dominance of the original house.' As the current dwelling has a width of 7.64 metres the width of the proposed side extension would measure over half the width of the original dwelling. Allied to the forward projection, which would dominate the frontage, the proposed single storey front/side extension, by reason of its siting, size, scale, bulk, excessive width and design, would appear as a discordant and unsympathetic addition that would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020).

Residential Amenity:

Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers. Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

No.12 Church Road is the principal property that must be considered in regards to the impact on neighbouring residential amenity, given that they are the nearest dwelling to the application site.

The proposed two storey rear extension would be set-away from the mutual boundary shared with No.12 Church Road by approximately 7.9 metres and would match the line of the existing rear wall on the north side of the dwelling. Therefore, the proposed extension would not breach the 45-degree line taken from the centre point of the nearest first floor habitable rear window at No.12 Church Road. Having regard to these factors, it is considered that the proposed two storey rear extension would not cause undue harm to the residential amenities enjoyed by the occupiers at No. 12 Church Road, in respect to daylight/sunlight, loss of outlook and overbearing effect.

External Amenity Space:

Over 93 square metres of rear garden space would be retained at the site, which would accord with standards set out in Table 5.3 of the Hillingdon Local Plan: Part 2 (2020). As such, it is considered that the proposal would not undermine the provision of external amenity space for the existing occupiers at the site, in compliance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part 2 (2020).

Parking and Highway Safety:

The proposal would result in the loss of the detached garage but the number of bedrooms

within the property would remain the same. The existing hardstanding to the front of the site is of a sufficient size to accommodate one off-street car parking space. It is unlikely to significantly exacerbate the demand for street parking or prejudice highway safety therefore is considered acceptable in accordance with Policy DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan: Part 2 (2020).

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey rear extension, by reason of its siting in this open prominent position, size, scale, bulk and design, including the double hip roof, would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020).

2 NON2 Non Standard reason for refusal

The proposed single storey front/side extension, by reason of its siting, size, scale, bulk, excessive width and design, would appear as a discordant and unsympathetic addition that would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHB 12 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 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

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