

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 17 BONIFACE ROAD ICKENHAM

Development: First floor side extension

LBH Ref Nos: **12629/APP/2021/1144**

Drawing Nos: PL-B-01
PL-C-02

Date Plans Received: 22/03/2021

Date(s) of Amendment(s):

Date Application Valid: 22/03/2021

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the corner of Boniface Road and The Mallows and comprises a detached, two storey house. The house has an existing open car port type structure to the side, a garage and parking to the front. The house has an open flat roofed porch to the front at present. The street scene comprises detached houses. The street is residential in character and appearance.

1.2 Proposed Scheme

The proposal is for a first floor side extension.

1.3 Relevant Planning History

12629/APP/2015/994 17 Boniface Road Ickenham

Single storey side extension involving demolition of existing canopy

Decision Date: 19-05-2015 Approved

12629/APP/2016/3498 17 Boniface Road Ickenham

Porch infill to front.

Decision Date: 17-11-2016 Approved

Comment on Planning History

12629/APP/2015/994 - Single storey side extension involving demolition of existing canopy. Approved.

12629/APP/2016/3498 - Porch infill to front. Approved.

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 neighbours and Ickenham Residents Association were consulted on 25.03.2021. No

comments received.

Trees and Landscape comments:

This site is occupied by a two-storey detached house, with an integral single garage and a single-storey side extension, located at the junction of Boniface Road and The Mallows. The site lies within the area covered by TPO 4, however there are no trees, protected or otherwise at this address.

COMMENT: No trees or other landscape features will be affected by the proposal. The first floor extension will be within the existing footprint of the building with no impact on the external space.

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 D6 (2021) Housing quality and standards

5. MAIN PLANNING ISSUES

DESIGN

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. Part Two - Saved Unitary Development Plan Policies of the Local Plan contains policies that seek to safeguard the appearance, character and amenities of the local street scene and surrounding area.

Policy DMHB 11 of the Hillingdon 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. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

First Floor 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 first floor side extension would have a gabled roof that is set down 0.50m from the main gable roof of the house and matches the existing eaves height. The first floor side extension would only be set back 0.81m behind the main front elevation to match the existing single storey side extension. The extension would be set in a minimum 1m from the side boundary. Whilst the extension is not set in 1m from the front elevation, on balance, this would not detract from the character of the original house.

However, the application property is a prominently sited two-storey, semi-detached house situated on a corner plot within a residential area, where there is a fairly tight-knit arrangement of houses. There are multiple gaps between the houses in the area, which serve to break-up the mass of built form, and provide a sense of spaciousness to the area.

In this regard, the road between the host property and the properties on the opposite side of this road, the single storey development of the property adjoining the road, and the front gardens of the properties opposite contribute to the open spacious quality of this part of Boniface Road/The Mallows

The application proposal, although modest in scale, with a set-back and a set-in, would be prominent in the street scene and would as a result of its design reduce this sense of openness. It would reduce the contribution that the site makes to the character and appearance of the area.

It is, therefore concluded that the proposed first floor side extension would have an unacceptable and harmful effect on the character and appearance of the area and accordingly there would be conflict with Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (adopted January 2020) which collectively seek to ensure that extensions of dwellings do not result in an adverse cumulative impact on the character, appearance or quality of the existing street or wider area.

Parking Provision

Local Plan: Part 2 - Policy DMT 6 requires that new development will only be permitted where it accords with the Council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

The proposal would retain two off-street parking spaces, in compliance with Policy DMT 6.

It is considered that all the proposed habitable rooms and those altered by the development would still maintain an adequate outlook and source of natural light. Therefore, it complies with Policy D6 of the London Plan (2021).

Following development, over 100 square metres of private amenity space would be retained for the occupiers of the dwelling. Therefore, the proposal would comply with Policy DMHB 18.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed extension by reason of its size, scale, bulk, height, proximity to the side boundary and projection forward of the return building line along The Mallows, in this open prominent position, would result in the closing of an important gap, at first floor level, characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the visual amenities of the street scene and the character and appearance of the surrounding area. The proposed development is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies.

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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