

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 31 GLEBE ROAD HAYES

Development: Two storey side extension with alterations to fenestration

LBH Ref Nos: **75934/APP/2021/1737**

Drawing Nos: Site Location Plan
20/31/GRH/103 Rev. C
20/31/GRH/102
20/31/GRH/101/A
20/31/GRH/104 Rev. C1

Date Plans Received: 30/04/2021

Date(s) of Amendment(s):

Date Application Valid: 30/04/2021

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two storey end of terraced property located on a corner plot, close to the junction with Glebe Road and Third Avenue. The property is characterised by its hipped roof profile and is externally finished in render. The site benefits from a side and rear garden and has separate access points on Glebe Road and Third Avenue.

The surrounding area is predominantly residential in character, comprising two storey terraced properties. To the east of the site is No. 33 Glebe Road, an adjoining two storey mid terraced property. To the north of the site is No.2 Third Avenue, an end of terraced property which is located at a ninety degree angle to the application property.

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. There are no trees that are subject to a Tree Preservation Order within the site or on adjoining land.

1.2 Proposed Scheme

Planning permission is sought for the erection of a two storey side extension and external alterations to the fenestration of the property.

1.3 Relevant Planning History

75934/APP/2020/3256 31 Glebe Road Hayes

Two storey side extension with alterations to fenestration

Decision Date: 04-12-2020 Refused

75934/APP/2020/4251 31 Glebe Road Hayes

Two storey side extension with alterations to fenestration

Decision Date: 15-02-2021 Approved

Comment on Planning History

1. A planning application under planning ref: 75934/APP/2020/3256 was refused dated

04-12-20 for a two storey side extension with alterations to fenestration.

2. A planning application under planning ref: 75934/APP/2020/4251 was consented dated 15-02-21 for a two storey side extension with alterations to fenestration.

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

PUBLIC CONSULTATION

A total of 4 neighbouring owners/occupiers were consulted and expired on 1st June 2021. No comments were received.

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:

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

DMT 6 Vehicle Parking

LPP D6 (2021) Housing quality and standards

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the streetscene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

Character and Appearance:

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (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 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.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires that alterations and extensions 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.

With regards to side extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (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 ground floor extension would measure 4.3 metres wide and 6.29 metres deep. The first floor extension would be 4.3 metres wide and 5.29 metres deep. The overall height would be 7.3 metres high. Since the previous approval under application reference number 75934/APP/2020/4251, the difference with this application is that the ground floor extension would appear flush to the main front elevation. There is no set-back at ground level from the front elevation of the host dwelling and as a consequence, it is considered the proposed development would compete with the original architectural composition and proportions of the original host dwelling and the adjoining terrace it would form part of, rather than appear subordinate to it. The proposal would harm the visual amenity of the area and is exacerbated by the prominent corner plot position of the site.

Although it is acknowledged that numbers 11 and 30 Glebe Road have both been extended by two storey side extension with no setback to the ground floor elevation of the host dwelling, the policies have since changed and Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires two storey side extensions to have a minimum setback of 1 metre behind the main front elevation.

On the above basis, it is considered that the proposed development would cause harm to the character and appearance of the host dwelling and the surrounding area. The proposal would therefore be contrary to the NPPF (2019), Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) and Policies DMHD 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two -Development Management Policies (2020).

The proposed fenestration changes to the rear elevation of the property would continue to respect the architectural composition of the host dwelling. As such, the proposed external alterations to the rear would not cause harm to the character of the property.

Residential Amenity:

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent

dwelling is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers. Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Nos. 29 and 33 Glebe Road and No.2 Third Avenue are the principal properties that must be considered in regards to impact on neighbouring residential amenity, given that they are the nearest dwellings to the application site.

The proposed two storey side extension would be attached to the western flank wall of the host dwelling, and would not project beyond the rear building line of the host dwelling. There would be a separation distance of approximately 25 metres between the new flank wall of the proposed two storey side extension and No. 29 Glebe Road. In light of these circumstances, it is considered that the proposed development would not adversely impact the living conditions of Nos. 29 and 33 Glebe Road, in terms of daylight/sunlight, privacy, outlook and overbearing effect.

As previously mentioned, No. 2 Third Avenue is located to the north of the site and is orientated at a ninety degree angle. There would be a separation distance of approximately 8 metres between the new rear wall of the proposed two storey side extension and the nearest flank elevation at No.2 Third Avenue. Due to this relationship, it is considered that any overshadowing of the rear garden of No.2 Third Avenue is likely to be limited to the winter months, and that the occupiers of this neighbouring property would continue to receive a reasonable level of daylight, sunlight and outlook.

With regards to privacy, it is noted that the proposed two storey side extension would contain first floor habitable room windows fitted in its rear elevation which would face towards No.2 Third Avenue. However, No.2 Third Avenue does not contain any first floor windows fitted in its side (south) elevation. It is also noted that the outlook from these new windows would not be dissimilar to the existing first floor windows fitted in the rear elevation of the host dwelling. It is therefore considered that the proposal would not give rise to a material loss of privacy or overlooking for the occupiers No.2 Third Avenue, when compared to the existing situation.

In the event of an approval, a condition would be secured requiring the windows serving an en-suite, shower room and bathroom to be obscure glazed and non-opening up to 1.8 metres of the finished floor level.

It is considered that the proposal, subject to the above condition, would not cause unacceptable harm to the residential amenities of neighbouring occupiers, in accordance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

External Amenity Space Provision:

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all new residential development and conversions will be required to provide good quality and usable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3, which requires four bedroom (plus) dwellings to have at least 100 square metres of private amenity space.

It is noted that the application site benefits from a relatively small rear garden, but this is

partially off-set by the generously sized side garden. The resulting development would retain approximately 140 square metres of external amenity space (this figure includes the retained side and rear garden). Whilst this external amenity space is partially visible from the public domain, this would be no different to the existing situation. It is therefore considered the proposal would not undermine the private amenity space at the site to such as significant extent to justify a reasonable ground for refusal on this basis.

Parking and Highway Safety:

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity.

The site benefits from an vehicular access point on Third Road. It is noted that part of the side garden is being used as off-street car parking, although there is no dedicated hard surfacing for the parking of vehicles. The proposal would result in an increase in the number of bedrooms within the property from three to five. However, given that the proposed development would serve as additional accommodation connected to the host dwelling, it is considered, on balance, that the proposal would not significantly exacerbate the demand for street parking or prejudice highway safety.

Conclusion:

The proposed development would have a detrimental impact on the character and appearance of the host dwelling, the adjoining terraced property it forms part of and the surrounding area, contrary to the NPPF (2019), Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) and Policies DMHD 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). It is therefore recommended that the application be refused.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey side extension, by virtue of its siting, size, scale, bulk and width, including the absence of a set-back from the front wall of the host dwelling at all levels, would fail to appear as a subordinate addition thus failing to harmonise with the architectural composition of the original dwelling. It would be detrimental to the character and appearance of the row of terraced properties it forms a part of and to the visual amenities of the street scene and the surrounding area. The proposal would, therefore, 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 (January 2020), Policies D3 and D6 of the London Plan (2021) and the National Planning Policy Framework (2019), .

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 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 1 Design of New Development

DMHB 1 Streets and Public Realm

DMHB 1 Private Outdoor Amenity Space

DMT 6 Vehicle Parking

LPP D6 (2021) Housing quality and standards

- 3 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:

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

DMT 6 Vehicle Parking

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