

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 35 GLISSON ROAD HILLINGDON

Development: Reinstatement of original (lower) ridge height, with reduction in height and retention of rear dormer

LBH Ref Nos: **19172/APP/2021/1566**

Drawing Nos: DWL 01
DWL 02
DWL 05
Supporting Statement

Date Plans Received: 20/04/2021 **Date(s) of Amendment(s):**

Date Application Valid: 20/04/2021

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey, semi detached dwelling located to the West of Glisson Road. The brick, render and tile dwelling is set back from the road by approximately 7 metres of hardstanding which provides adequate space to park two cars safely within the curtilage of the site. To the rear of the dwelling is a garden which acts as a private amenity space for the occupiers of the property.

The application site is attached to No. 33 Glisson Road to the South and the site adjoins No. 37 Glisson Road to the North.

The site is located within the Critical Drainage Area.

1.2 Proposed Scheme

The proposal is for the reinstatement of original (lower) ridge height, with reduction in height and retention of rear dormer roof extension.

1.3 Relevant Planning History

19172/APP/2019/798 35 Glisson Road Hillingdon

Conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 30-04-2019 Approved

19172/APP/2019/801 35 Glisson Road Hillingdon

Part two storey, part single storey rear extension

Decision Date: 30-04-2019 Approved

19172/APP/2020/1051 35 Glisson Road Hillingdon

Part two storey, part single storey rear extension, conversion of roofspace to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end (Retrospective)

Decision Date: 29-05-2020 Refused

19172/APP/2020/4142 35 Glisson Road Hillingdon

Reinstaement of hipped roof, removal of rear dormer and retention of part two storey, part single storey rear extension

Decision Date: 03-03-2021 Approved

Comment on Planning History

See list above.

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 neighbours were consulted on 28.04.2021. No comments 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:

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

LPP SI2 (2021) Minimising greenhouse gas emissions

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.

In May 2019, the council issued a certificate of lawfulness for a hip-to-gable roof extension and rear dormer (19172/APP/2019/798). The applicant carried out this development but also increased the ridge height of the existing roof. This meant that the roof alterations as a whole were not permitted development under Class B, Part 1, Schedule 2 of the GPDO.

In March 2020, the applicant applied for retrospective planning permission for the development as built. The council refused permission (19172/APP/2020/1051) and a subsequent appeal was dismissed. As he also owns the neighbouring property at number 33, he then applied for similar extensions at number 33, on the basis that the two increased ridge heights would then match. This application was refused in July 2020 (75541/APP/2020/1281) and a subsequent appeal was dismissed.

The applicant notes that the two-storey rear extension at the property was approved by the council on 3 March 2021 under reference: 19172/APP/2020/4142.

The current application therefore seeks planning permission to lower the roof height and reinstate the original ridge so that the outcome is the same as was envisaged under the certificate issued in May 2019. There is no objection to lowering the ridge of the roof back to its original form.

The Planning Inspector commented:

"Glisson Road is characterised by pairs of dwellings of similar age and design, with hipped roofs, central chimneys and prominent projecting shared gable features on the front elevation. The spacing of the pairs of dwellings and their front gables create a regular rhythm in the street scene. Despite various extensions and alterations, the dwellings are generally consistent in appearance, which contributes positively to the character and appearance of the area.

The gable roof form of the appeal property is an incongruous feature in the otherwise largely consistent roofscape of the street, and unbalances the appearance of this pair of dwellings. The enlarged roof is prominent in the street scene due to its siting near a road junction. The visual impact of the roof is exacerbated by the ridge being higher than that of No 33, which is evident both from Glisson Road in front of the pair, and in longer views from Gresham Road. The shallower roof pitch at the rear and the end of the large dormer are also visible in the gap between Nos 35 and 37 and add to the overall bulk of the roof extensions. Consequently, due to their height and bulk, the roof extensions detract from the appearance of the existing dwelling and the distinctive character of the road, and therefore do not harmonise with the local context.

Accordingly, the development harms the character and appearance of the existing dwelling and the surrounding area, and therefore conflicts with Policy BE1 of the Local Plan Part 1 (LPP1) and Policies DMHB 11 and DMHD 1 of the Local Plan Part 2 (LPP2), which seek to achieve high quality design that respects local character and enhances the local distinctiveness of the area.

While in some roads hip-to-gable roof extensions may be relatively common, I have not been made aware of any others in the vicinity of the site and did not see any at my site visit. The appellant contends that similar changes to the roof could be undertaken as permitted development and I note that a Certificate of Lawful Development has been issued. I therefore consider that there is a realistic proposition that roof extensions, including a hip-to-gable enlargement, would be undertaken if this appeal were dismissed. Such extensions would also unbalance the pair of dwellings and impact the character of the area. However, I have not been provided with the plans which the Certificate relates to, and as such cannot be certain that the scale of those extensions would be comparable to those before me.

Furthermore, the increased ridge height would not be permitted development, and this element of the appeal scheme has a significant adverse impact on the overall appearance and bulk of the roof extensions. Consequently, while there is a realistic fall-back position available to the appellant, there is no compelling evidence before me that it would be as harmful as the development before me, and it does not therefore outweigh the harm I have identified."

Taking into consideration the Planning Inspector's comments above, the proposal would be considered unacceptable.

Nos. 33 and 37 do not benefit from any existing extensions or planning approvals which have been recorded. The planning inspector previously commented:

"The extensions do not significantly adversely affect the living conditions of the occupiers of No 33 in respect of light and outlook. I therefore find no conflict with LPP2 Policies DMHB 11 and DMHD 1 which seek to avoid adverse impacts on the amenity, daylight and sunlight of adjacent properties and to ensure that extensions achieve a satisfactory relationship with adjacent dwellings."

It is considered that all proposed habitable rooms and those already altered by the extension maintain an adequate outlook and source of natural light which would comply with Policy DMHB 11 (Part B) of the Hillingdon Local Plan Part Two - Saved UDP Policies (January 2020).

More than 100 square metres of private garden space is provided for the dwelling. Therefore, sufficient private amenity space would be retained for the occupiers of the dwelling.

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The roof alteration/extensions, by reason of the hip to gable end roof design and the size, scale, bulk, and design of the rear dormer window would 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 and DMHD 1 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 saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
- 2 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. We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

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
LPP SI2 (2021) Minimising greenhouse gas emissions

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