

DELEGATED 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 20 VINE LANE HILLINGDON

Development: Conversion of roof space of single storey rear element to use as a gym to include 6 dormers

LBH Ref Nos: **21231/APP/2021/2152**

Drawing Nos: PL/ASB/1
 PL/ASB/2
 PL/ASB/3
 Design and Access Statement

Date Plans received : 27/05/2021

Date(s) of Amendment(s):

Date Application Valid: 27/05/2021

1. SUMMARY

The application seeks planning permission for the conversion of roof space of single storey rear element to use as a gym to include 6 dormers. Planning permission has been recently granted for the 3 dormer in the southern roof slope. The current application seeks an additional 3 dormers in the northern roof slope.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed three dormers to be inserted in the northern roof slope, by reason of their siting, size, scale, bulk and design, 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. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

INFORMATIVES

1 I71 LBH worked applicant in a positive & proactive (Refusing)

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 Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a large detached building in use as an 8 person HMO situated at the junction of Vine Lane and Chetwynd Drive.

The property is set well back from the adjacent highway and is constructed from a light red brick with a hipped roof and benefits from a single flat roof dormer to the front elevation and a converted single garage which projects beyond the principal elevation. The property is enclosed by a brick and iron fence with the full front garden area consisting of hardstanding to accommodate a minimum of 6 cars. The rear garden is also of a substantial size. A large attached swimming pool building is attached to the rear constructed of brick under a tiled roof. There are two trees in the front garden which are protected by TPO 715.

3.2 Proposed Scheme

The application seeks planning permission for the conversion of roof space of single storey rear element to use as a gym to include 6 dormers.

3.3 Relevant Planning History

21231/A/86/2074 20 Vine Lane Hillingdon
Householder dev. (small extension, garage etc) (P)

Decision: 19-12-1986 Approved

21231/APP/2007/3858 20 Vine Lane Hillingdon
ERECTION OF A PART TWO STOREY PART SINGLE STOREY REAR EXTENSION.

Decision: 10-03-2008 Approved

21231/APP/2016/1015 20 Vine Lane Hillingdon
Conversion of dwelling from Use Class C3 (Dwelling house) to Sui Generis to form an 8 bed House in Multiple Occupation (HMO)

Decision: 20-09-2016 Approved

21231/APP/2016/3667 20 Vine Lane Hillingdon
Details pursuant to conditions 2 (Site Supervision Management Plan), 3 (Landscape Scheme) and 4 (Revised Kitchen Layout) of planning permission Ref: 21231/APP/2016/1015 dated 29/09/2016 (Conversion of dwelling from Use Class C3 (Dwelling house) to Sui Generis to form an 8 bed House in Multiple Occupation (HMO))

Decision: 28-11-2016 Approved

21231/APP/2016/3708 20 Vine Lane Hillingdon
Conversion of single dwelling (Use Class C3) to form an 8 bed, 10 person House in Multiple Occupation (Sui Generis)

Decision: 13-12-2016 Approved

21231/APP/2020/4154 20 Vine Lane Hillingdon
Conversion of roof space of single storey rear element to use as a gym to include 3 dormers

Decision: 23-02-2021 Approved

Comment on Planning History

21231/APP/2020/4154 - conversion of roof space of single storey rear element to use as a gym to include 3 dormers. The dormers would be positioned in the roof slope facing south. Approved

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date:- Not applicable

4.2 Site Notice Expiry Date:- Not applicable

5. Comments on Public Consult

12 neighbouring properties were consulted. 1 letter of objection has been received raising concerns about loss of privacy.

6. 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:

DMH 5 Houses in Multiple Occupation

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

LPP D6 (2021) Housing quality and standards

In addition: Development Plan

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)

The Local Plan: Part 2 - Development Management Policies (2020)

The Local Plan: Part 2 - Site Allocations and Designations (2020)

The West London Waste Plan (2015)

The London Plan (2021)

Material Considerations

The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

7. MAIN PLANNING ISSUES

7.1 Impact on the amenities of the occupiers of neighbouring residential properties

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Given the degree of separation, the proposed dormers would not result in an unacceptable loss of light or outlook to occupants of neighbouring properties. The proposed dormers which face south towards the private rear garden of Number 18 Vine Lane are shown to be obscure glazed and non opening below 1.7m to ensure no perceived loss of privacy. Given the non habitable nature of the accommodation proposed within the roofspace, this is considered an appropriate condition. This revised application differs from that which was previously approved given that it involves three dormers in the opposite (Northern) roofslope which faces onto Chetwyn Drive. 1 letter of objection has been received from the occupants of 1 Chetwyn Drive. However, given the degree of separation, it is considered that the dormers would not result in an unacceptable loss of privacy.

7.2 Impact on Street Scene

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.

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 adverse 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 requires that there is no unacceptable loss of outlook to neighbouring occupiers.

With regard to roof extensions Policy DMHD1 requires:

- i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;
- ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;
- iii) raising of a main roof above the existing ridgeline of a house will generally not be supported;
- iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling; and v) in Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise with the existing building. The highest point of the dormer should be kept well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first floor windows.

The proposed dormers facing the garden would not be prominent from public viewpoints and have been previously approved under the extant consent. Concerns are however raised in terms of the visual impact of the three dormers facing Chetwyn Drive. The three dormers would dominate the roofslope and appear as an incongruous addition. The

dormers, by virtue of their excessive scale, bulk and number in this prominent position are considered to represent an incongruous form of development in conflict with policies DMHB11, DMHB12 and DMHB1 of the Hillingdon Local Plan - Part Two (2020).

7.3 Traffic Impact/Pedestrian Safety

N/A

7.4 Carparking & Layout

N/A

7.5 Urban Design, Access and Security Considerations

The issues are addressed in the sections above.

7.6 Other Issues

Landscaping.

Policy DMHB 14: Trees and Landscaping requires:

A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.

B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.

C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible.

D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees.

Where the tree survey

identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.

There are two trees in the front garden which are protected by TPO 715. No trees will be directly affected by the proposal which involves the conversion of the roofspace to the rear of the house. The trees in the front garden can be protected from any indirect/accidental damage which may be incurred during the building related operations including access and the delivery/storage of materials by way of a condition which the applicant has agreed to.

8. Reference Documents

The Local Plan: Part 1 - Strategic Policies (2012)

The Local Plan: Part 2 - Development Management Policies (2020)

The Local Plan: Part 2 - Site Allocations and Designations (2020)

The West London Waste Plan (2015)

The London Plan (2021)

Contact Officer: Nicola Taplin

Telephone No: 01895 250230