

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 70 THE CHASE ICKENHAM

Development: Proposed extension to and conversion of front of roof from hip to gable end and 4 side dormers

LBH Ref Nos: **39228/APP/2021/2920**

Drawing Nos: 1137-2
 1137-3
 1137-5 Rev. B
 1137-28
 1137-1 Rev. A
 1137-25
 1137-26 Rev. A
 1137-27 Rev. A

Date Plans Received: 27/07/2021 **Date(s) of Amendment(s):**

Date Application Valid: 28/07/2021

1. CONSIDERATIONS

1.1 Site and Locality

This application site relates to a detached bungalow located on the western side of The Chase. It has a small rear garden which backs onto a tree covered grass verge/bank which runs adjacent to Long Lane. To the front there is a small enclosed driveway. The property has been extended to the rear and at roof level.

No. 72, the neighbouring property to the north is a detached bungalow and has been extended by way of a single storey side extension. The other neighbouring property to the south (No. 68) is also a detached bungalow and has also been extended.

The property is located within a residential area comprising mainly detached bungalows.

1.2 Proposed Scheme

The application proposes the erection of a single storey side and rear extension and extension to existing roof to form a new front gable and 4 x side dormers.

1.3 Relevant Planning History

39228/APP/2020/3386 70 The Chase Ickenham

Single storey side and rear extension, extension to and conversion of front of roof from hip to gable end and 4 side dormers

Decision Date: 14-12-2020 Refused

39228/APP/2021/138 70 The Chase Ickenham

Single storey rear extension

Decision Date: 09-03-2021 Approved

39228/APP/2021/150 70 The Chase Ickenham

Single storey side extension (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 09-03-2021 Approved

Comment on Planning History

39228/APP/2020/3386- Refused.

This application seeks permission for the same scheme externally, with a minor interior alteration involving the removal of the study.

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

3 neighbours and the Ickenham Residents Association were consulted on 31-8-21. The consultation period ended on 21-9-21. 2 objections were received commenting as follows:-

- The development would lead to loss of privacy.
- The proposals would result in loss of light.

Officer Comment: These matters are assessed in the main body of the report below.

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 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, the impact on residential amenity of the neighbouring dwellings and the provision of acceptable residential amenity for the application property.

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 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 extensions of dwellings should 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. This sets out the design criteria including external dimensions by which proposals are assessed with the general aim of ensuring that these are subordinate to the original building.

Policy DMHD1 E) Roof Extensions

- 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 proposal seeks to extend the roof form, through a conversion from hip to gable and the addition of 2 dormers on each side, totalling 4 dormers. The frontmost dormer would be 2.6 metres wide and 1.6 metres in height. The rearmost dormer would be 4.9 metres in width and 1.6 metres in height. This is the same on both side elevations of the roof. The dormers are not centrally positioned and are set down approximately 20cm from the roof ridge height.

It is considered that due to the shallow set down from the roof ridge height as well as the cumulative impact of the roof conversion from hipped to gable and 4 dormers, it would add further bulk and massing towards the rear of the bungalow, as well as adding a dormer to a substantial rear extension.

As such the dormers would add significant bulk and massing to the property at roof level and would fail to appear subordinate to the main dwellinghouse. The result would be an incongruous form of the development harmful to the character and appearance of the existing property, the street scene and the wider area, not in accordance with Policies DMHD1 and DMHB 11 of the Hillingdon Local Plan Part 2 - Development Management

Policies 2020.

It is also proposed to alter the front roof to a gable end which includes a large expanse of windows with a balcony and glazed balustrade. Windows of the this nature are not a characteristic of the area. The existing bungalow and those on The Chase are of a traditional design and it is considered that the alterations to the front gable would be highly contemporary and would appear incongruous within the street scene. Balconies are not a feature of the area and would not be appropriate in this location. Again it is considered that the balcony would be an incongruous form of development harmful to the character and appearance of the site and it's wider setting, contrary to Policies DMHD1 and DMHB 11 of the Hillingdon Policy (2020).

Neighbouring amenity:

There are no windows at roof level at No. 68 that would be affected by the dormers. Likewise it is considered that the dormers would not cause loss of privacy to No. 72 where there are two roof lights in the side elevation which sit perpendicular to the side elevation of the application property. Furthermore the dormers would include windows which would be obscure glazed in order to prevent any overlooking.

The off street parking requirement for the site would remain unchanged.

Conclusion:

Overall it is considered that the proposed alterations to the roof would result in harm to the character and appearance of the site, the streetscene and the wider area, Furthermore the roof extensions would fail to provide an appropriate level of outlook for existing and future occupants of the site.

The application is therefore 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 design of the front hip to gable end and the size, scale, bulk, and design of the side dormers windows 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) and Policies DMHB 11, DMHB 12 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 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 12	Streets and Public Realm
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

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