

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	1 BLISWORTH CLOSE HAYES	
Development:	Single storey side extension and extension of existing boundary fence (Part retrospective)	
LBH Ref Nos:	51798/APP/2021/1795	
Drawing Nos:	E02 Location/Block Plan E03 E01 E04 PE 01 PE 02 PE 03 PE 04 P01 P02 P03 P04 P05 P06 P07 P08 P09 P10	

Date Plans Received: 04/05/2021

Date(s) of Amendment(s):

Date Application Valid: 04/05/2021

1. CONSIDERATIONS

1.1 Site and Locality

The application site relates to a two storey detached dwellinghouse. It is located at the junction of Blisworth Close and Braunston Drive. The host property sits on the edge of the footpath with a timber fence wrapping round the site on the east side fronting the adjacent highway on Blisworth Close. To the rear is an enclosed garden area and the front area is laid to lawn with soft landscaping as boundary treatment.

The street scene is residential in character and appearance, with two storey detached houses and row of terrace houses. The application lies outside conservation area and no listed buildings in the immediate surroundings.

1.2 Proposed Scheme

The application is seeking retrospective planning permission for a single storey side/rear extension and extension to existing timber fence to front to form part of the boundary treatment.

The existing side extension would have a dimension measuring 1.6m in width and 5.2 with

maximum height of 2.45m. The main difference between the refused scheme and the current scheme is the applicant has attempted to overcome the refusal reason by drawing attention to similar examples within the street.

1.3 Relevant Planning History

51798/97/0446 1 Blisworth Close Hayes

Erection of a single storey rear extension

Decision Date: 29-05-1997 Approved

51798/APP/2020/2674 1 Blisworth Close Hayes

The creation of a ground floor rear extension of 6 meters

Decision Date: 09-09-2020 NFA

51798/APP/2021/509 1 Blisworth Close Hayes

Single storey side extension and erection of boundary fence to front/side (part retrospective)

Decision Date: 06-04-2021 Refused

Comment on Planning History

51798/97/0446: Erection of a single storey rear extension. Approval

51798/APP/2021/509 - Single storey side extension and erection of boundary fence to front/side (part retrospective). Refused for the following reason:

The proposed extension/boundary fence by reason of its size, scale, bulk, height, depth, width, use of materials and proximity to the side boundary, in this open prominent position, would result in the closing of an important gap 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.

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

9 neighbouring properties were consulted via letters on 7-05-21 and expired on 28-05-21. Two objections received, summarised below:

- i. This extension has already been built regardless of planning permission. It has been built directly onto the pavement boundary with the guttering overhanging the pavement. There drawings are very deceiving as there is not as much space on the side of this property as the plans suggest. This extension has already been built with bricks and roof tiles that nowhere near match the existing house.
- ii. The structure itself is imposing, being directly on the boarder line and directly on to the public footpath. Now a top roof conversion is in progress, I am unable to find the planing application! This development is overwhelming.

OFFICER COMMENT: The above issues are addressed in the main planning issues section of the report.

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

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

LPP D8 (2021) Public realm

NPPF- 12 NPPF-12 2018 - Achieving well-designed places

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 the residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property and the availability of parking.

Impact on Street Scene

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design.

Policy DMHD 1 states that alterations and extensions of dwellings will be required to ensure that there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;

C) side extensions should not exceed half the width of the original property;

The local area is characterised by detached and row of terrace houses separated by breaks between the buildings and street scene. The corner properties are characterised by space to the side, which provides a visual relief in a densely built up area.

The application property sits at the end of a row of dwellings. The areas to the rear and side of the dwelling are enclosed by a timber fence with vegetation on top of the fence and are devoid of any substantial built structures. The rear/side of the property is very conspicuous when travelling east and south along Blisworth Close towards the site. This provides areas of openness between the dwelling and the road that runs around the dwelling and is generally consistent with the layout of the wider development. These areas therefore contribute positively to the character and appearance of the surrounding area.

Currently, the side area of the application has been transformed by the erection of a side/rear extension eroding the openness between the dwelling and the road that runs around the dwelling. The width of the proposed side extension would result in the total loss of the open area to the side of the property. It would also mean that the proposal would be in proximity to the footpath edge. As a result, the proposal would sit awkwardly in relation to both the existing dwelling and the road and cause harm to the visual openness of this area. For these reasons combined, the proposal would cause significant harm to the character and appearance of both the dwelling and the area.

Turning to the design and appearance of the proposed development comprising single storey side extension with a flat roof and extension to the existing timber fence. The applicant has proposed to replace the existing roof with a flat roof design and extend the existing timber fence to wrap round the site towards the front covering the existing side extension with hanging plants. The existing side extension will have a width less than the half width of the original house.

The new fence abuts the edge of the pavement in Blisworth Close and wraps around the entire side boundary of the site with a forward projection towards Braunston Drive. It forms a particular prominent and visually harsh form of boundary treatment in Blisworth Close which detracts from the attractive approach into this road from Braunston Drive and has a significant enclosing effect of the junction with Braunston Drive and Blisworth Close. Whilst the proposed development would be an enhancement of the existing timber fence, its siting is positioned further forward than the existing footprint, such that it would sit right on the footpath edge and it also proposes an increase in the height and protrude forward.

Furthermore the materials proposed would result in exacerbating its visual prominence. Whilst it is appreciated that there are other boundary enclosures within the vicinity of the site, in the main, this recently constructed estate is characterised by its open frontages with landscaping, which provides visual relief, given the dense nature of the development.

The total enclosure of the frontage, right up to the footpath edge is considered to be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. It forms a particular prominent and visually harsh form of boundary treatment in Blisworth Close which detracts from the attractive approach into this road from Braunston Drive and has a significant enclosing effect of the junction with Braunston Drive and Blisworth Close.

The proposed development is considered to be a unsympathetic replacement of the existing boundary treatment and would fail to respect the character and appearance of the host dwelling and wider area. As such, the proposal is therefore considered unacceptable and recommended for refusal.

Thus, the proposal comprising the already built side extension and enhancement to the existing fence by reason of its design, scale and siting, proximity to the side boundary in this open prominent position, would result in the closing of an important gap characteristic to the area, resulting in a cramped appearance that will fail to harmonise with architectural composition of the area and fail to maintain the openness of the area.

The proposal would therefore represent an over-development of the site that would relates poorly with the host and adjacent building and fail to harmonise with the established street patterns, building lines and setbacks, rooflines and streetscape rhythm. The proposed development is therefore 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 (2020).

Impact on residential amenity

Policy DMHD 1 states that alterations and extensions of dwellings will be required to ensure that a satisfactory relationship with adjacent dwellings is achieved

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.

The application property is bordered by residential properties. The proposal includes an existing single storey side extension and proposed enhancement to the existing timber fence along the boundary of the host dwelling abutting Blisworth Close. The proposed fence would sit within the existing footprint along the boundary and the existing side extension will not protrude beyond the original building line with rear facing windows. Also, there is an existing high fence with hanging plants providing screening to the built form within the application site.

Given the location, design and orientation of the proposed development in relation to the adjacent properties, it is not considered to significantly impact on the amenity of the occupiers of the adjacent property by virtue of loss of light, loss of outlook, loss of privacy or sense of dominance.

Furthermore, it is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to The London Plan (2021).

Policy DMHD 1 section A (vi) states that sufficient garden space to be retained as a consequence of an extension. The property benefits from a good sized rear garden and sufficient private amenity space will be retained in accordance with the above policy.

Parking would not be affected by the proposed development, As such, it would comply with Policy DMT 6 of the Adopted Local Plan.

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed extension/boundary fence by reason of its size, scale, height, bulk, depth, width, use of materials and proximity to the side boundary, in this open prominent position, would result in the closing of an important gap 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 (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
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
LPP D8	(2021) Public realm
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

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