

DELEGATED DECISION

Prior Approval Application under Part 1,
Schedule 2, Class AA of The Town and Country
(General Permitted Development) (England)
Order 2015 (as amended)

Class A

Development consisting of the enlargement of
a dwellinghouse by the construction of
additional storeys

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:

Report of the Head of Planning, Transportation and Regeneration

Address: 231 LONG LANE HILLINGDON

Development: Enlargement of a dwellinghouse by construction of two additional storeys (Application for prior approval under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended))

LBH Ref Nos: 65967/APP/2021/2986

Drawing Nos:	Date of Plans
Location plan	29-07-2021
MB/3680/3	29-07-2021
MB/3680/1	29-07-2021
MB/3680/4	29-07-2021
MB/3680/2	29-07-2021

Drawing Nos:	Date of Amended Plans:
---------------------	-------------------------------

Date Application Valid: 16th August 2021

1.0 RECOMMENDATION

PRIOR APPROVAL REFUSED

1. PAR Prior Approval - Refusal

The applicant has failed to provide proof that the application property was not constructed before 1st July 1948 or after 28th October 2018. The application submission therefore fails to accord with Schedule 2, Part 1, Class AA.1. (c) of the Town and Country Planning (General Permitted Development) (England) Order 2020 (as amended).

2. PAR Prior Approval - Refusal

Insufficient information has been submitted in order to enable the Local Planning Authority to establish whether the development complies with AA.1.(h) in respect of the floor to ceiling of any additional storey, measured internally, would not exceed the lower of- (i) 3 metres; or (ii) the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwelling house. The application submission therefore fails to accord with Schedule 2, Part 1, Class AA.1. (h) of the

Town and Country Planning (General Permitted Development) (England) Order 2020 (as amended).

3. PAR Prior Approval - Refusal

The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2020 (as amended) as the proposal, by reason of its siting, height, and design would have the potential to result in a detrimental impact on the amenity of 229 Long Lane by reason of loss of light, contrary to Policies DMHB 11 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020) and prior approval is refused under Condition AA.2.-(3)(a)(i).

4. PAR Prior Approval - Refusal

The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2020 (as amended) as the proposal, by reason of its siting, height, scale, bulk and design would fail to harmonise with the character and architectural composition of the existing property and would subsequently be detrimental to the visual amenity of the street scene and harmful to the character and appearance of the surrounding area, 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 Local Plan: Part Two - Development Management Policies (2020) and prior approval is refused under Condition AA.2.-(3)(a)(ii).

INFORMATIVES

2.0 PLANNING CONSIDERATIONS

2.1 Planning Considerations

Enlargement of a dwellinghouse by construction of two additional storeys (Application for prior approval under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)). The roof would be raised by 5.7m to give an overall roof height of 13.465m.

The application property comprises a two storey detached house located on the western side of Long Lane in Hillingdon. The property has an unusual green copper profile roof. The area is residential in character comprising predominantly of detached two storey dwellings in verdant plots. The existing house has a ridge height of 7.765m.

4 neighbouring properties and MOD Safeguarding were consulted by letter dated 18.8.21.

2.2 Prior Approval AA Householder

Is the building listed/in a Conservation Area/or in a site of special scientific interest? NO

Was the dwellinghouse constructed before 1st July 1948 or after 28th October 2018?

Although there are no records of when the property was built, the onus of proof is firmly with the applicant to provide proof that the property was built after 1st July 1948. No actual evidence, apart from a tick on the application form (question 4), has been submitted. As such, the application fails this requirement.

Has the existing dwellinghouse been enlarged by the addition of one or more storeys? NO

Following the development the height of the highest part of the roof would exceed 18 metres? NO

Following the development the height of the highest part of the roof of the dwellinghouse would exceed the height of the highest part of the roof of the existing dwellinghouse by more than 3.5 metres where the existing dwellinghouse consists of one storey or 7 metres where the existing dwellinghouse consists of more than one storey? NO

Following the development the height of the highest part of its roof would exceed by more than 3.5 metres-

(i) in the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall)?; or

(ii) in the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated?

The floor to ceiling height of any additional storey, measured internally, would exceed the lower of - 3 metres or the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse?

Due to the lack of scaled sections, the information received is insufficient to enable the authority to establish whether the proposed development complies with this requirement. The floor level is shown on the side elevations, but no ceiling height is shown.

Any additional storey is constructed other than on the principal part of the dwellinghouse? NO

The development would include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development? NO

2.3 Impact on the Amenities

Condition AA.2.-(3)(a)(i) requires the developer to apply to the Local Planning Authority for prior

approval as to the impact on the amenity of the existing building and neighbouring premises including overlooking, privacy and the loss of light.

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 additional 2 storeys would be built immediately above the topmost storey of the existing two storey dwellinghouse and as such, the proposal would not project forwards or rearwards of the existing property. The assessment has revealed that No.229 Long Lane has a side facing window (facing No.231) at first floor level and it is considered that the enlargement of No.231 by the creation of two additional stories would have a detrimental impact on the amenity of No.229 Long Lane in terms of loss of light.

Paragraph 5.38 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states: "The Council will aim to ensure that there is sufficient privacy for residents and it will resist proposals where there is an unreasonable level of overlooking between habitable rooms of adjacent residential properties, schools or onto private open spaces. A minimum of 21 metres separation distance between windows of habitable rooms will be required to maintain levels of privacy and to prevent the possibility of overlooking."

No additional side windows would be installed and as such, it is considered that there would be no loss of privacy. 21 m separation would be maintained between the application property and properties to the rear in Parkway.

The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2020 (as amended) as the proposal, by reason of its siting, height, and design would have the potential to result in a detrimental impact on the amenity of 229 Long Lane by reason of loss of light, contrary to Policies DMHB 11 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020) and prior approval is refused under Condition AA.2.-(3)(a)(i).

2.4 Impact on the External Appearance of the Dwellinghouse

Condition AA.2.-(3)(a)(ii) requires the developer to apply to the Local Planning Authority for prior approval as to the external appearance of the dwelling house, including the design and architectural features of-

- (aa) the principal elevation; and
- (bb) any side elevation that fronts a highway;

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding: · scale of development, considering the height, mass and bulk of adjacent structures; · building plot sizes and widths, plot

coverage and established street patterns; · building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure.

In addition, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that extensions 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 scene.

The existing property is two storey in height and sits comfortably between both adjacent properties which are both two storeys in height. The predominant building height in this part of Long Lane is two storey, with a mixture of hipped and gabled roofs. Whilst it is acknowledged that the existing roof form of the application property is not traditional, its overall scale and bulk is such that it integrates satisfactorily with nearby properties. The addition of two additional storeys would significantly increase the prominence of this building which would appear completely at odds with the established character of development along this part of Long Lane. It is considered that the extended dwelling would appear as an incongruous design within the street scene which would cause serious visual harm.

Subsequently, it is considered that the design of the proposal would have a detrimental impact on the character and appearance of the original property and in turn would be detrimental to the appearance of the street scenes and surrounding area. As such, the proposal would fail to comply with Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and condition AA.2.-(3)(a)(ii) of Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2020 (as amended).

2.5 Air Traffic and Defence Asset Impacts of the Development

Condition AA.2.-(3)(a)(iii) requires the developer to apply to the Local Planning Authority for prior approval as to the air traffic and defence asset impacts of the development.

Policy DMAV 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that:

A) The Council will support the continued safe operation of Heathrow Airport and RAF Northolt and will consult with the airport operator on proposals in the safeguarded areas. Proposals that may be a hazard to aircraft safety will not be permitted.

B) In consultation with the Airport Operator, the Council will ensure that:

- i) areas included in Airport Public Safety zones are protected from development which may lead to an increase in people residing, working or congregating in these zones; and
- ii) sensitive uses such as housing, education and hospitals are not located in areas significantly affected by aircraft noise without acceptable mitigation measures.

MOD safeguarding requested an extension of time to consider the proposal until 28.9.21. No response has been received to date and there is a requirement on the Council to issue a decision having regard to the timelines for this submission.

2.6 Impact on a Protected View

Condition AA.2.-(3)(a)(iv) requires the developer to apply to the Local Planning Authority for prior approval as to whether, because of the siting of the building, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012(2) issued by the Secretary of State.

The development will not impact any protected views identified in the Directions Relating to Protected Vistas dated 15th March 2012 issued by the Secretary of State.

3.0 COMMENTS ON PUBLIC CONSULTATION

3.1 Any Neighbour Objections

None received.

4.0 RELEVANT PLANNING HISTORY

ENF/814/09/ 231 Long Lane
Hillingdon

Is development as per approved plans.

Status: No Further No Further
Action Action(P)

65967/APP/2009/844 231 LONG LANE
HILLINGDON

ERECTION OF A PART SINGLE, PART TWO STOREY REAR EXTENSION, SINGLE STOREY SIDE EXTENSION, CONVERSION OF GARAGE TO HABITABLE USE, FRONT PORCH, ENLARGEMENT OF FIRST FLOOR INVOLVING HIP TO GABLE END ROOF EXTENSION AND INSTALLATION OF REAR ROOFLIGHTS AND GABLE END WINDOWS (Application for a Certificate of Lawfulness for a proposed use or development).

Decision: 24-06-09 Refusal (P) **Appeal:** 29-12-09 Withdrawn

65967/APP/2009/845 231 LONG LANE
HILLINGDON

Ground floor and first floor rear extensions, single storey side extension, conversion of existing garage into habitable room with a new pitched roof, widening of existing vehicular crossovers and new entrance gates

4.1 Comments on Planning History

No relevant planning history

5. ADVERTISEMENT AND SITE NOTICE

5.1 Advertisement Expiry Date: Not applicable

5.2 Site Notice Expiry Date: Not Applicable

6.0 PLANNING POLICES AND STANDARDS

The following Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

6.0 REFERENCE DOCUMENTS

The Town and Country Planning (General Permitted Development) (England) Order 2020 (as amended))

National Planning Policy Framework (2021)

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)

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

London Plan (2021)

Contact Officer: Nicola Taplin

Telephone No: 01895 250230