

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 61 GADE CLOSE HAYES

Development: Single storey side extension and conversion of garage into habitable accommodation including replacement of garage door with window to provide a granny annexe

LBH Ref Nos: **52072/APP/2021/3398**

Drawing Nos: 21/402/200
 21/402/01
 21/402/03
 21/402/02

Date Plans Received: 07/09/2021 **Date(s) of Amendment(s):**

Date Application Valid: 07/09/2021

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises a modest two storey terraced dwelling located on the western side of Gade Close in Hayes. The property benefits from an attached garage which was originally intended as a semi-detached garage with one serving 60 Gade Close. However, the second garage is now under the ownership of the applicant and the application property benefits from an attached double garage.

1.2 Proposed Scheme

The application seeks planning permission for the erection of a single storey side extension and conversion of garage into habitable accommodation including replacement of garage door with window to provide a granny annexe.

The annexe would be linked by an internal door and would have a floor area of 39 square metres comprising an annexe with separate bedroom and bathroom.

1.3 Relevant Planning History

52072/97/1778 61 Gade Close Hayes

Erection of a two storey side extension

Decision Date: 26-01-1998 Refused

52072/A/98/1683 61 Gade Close Hayes

Erection of a single storey side extension single storey rear extension and conversion of garage to a habitable room

Decision Date: 05-04-2001 NFA

Comment on Planning History

The relevant planning history is listed 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

11 neighbouring properties were consulted by letter dated 22.9.21

1 letter of objection was received raising concerns about:

1. One of the garages was previously under the ownership of 60 Gade Close which no longer has a garage. The land title has been changed. Concerns are raised into whether legally the ownership could have previously been transferred.

2. Future use of this annexe when no longer required as a granny annexe. Possible subdivision

3. Party wall issues

4. Overdevelopment as houses in Gade Close are small and rely on garages for additional storage

Officer note: The planning issues will be addressed in the section below. It is noted that the sale and transfer of land is a Civil matter.

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

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

LPP D8 (2021) Public realm

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the streetscene and locality the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

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 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. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

With regard to side extensions Policy DMHD1 requires:

- i) side extensions should not exceed half the width of the original property;
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
- iii) garages should reflect the size guidelines set out in Appendix C Parking standards; iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;

The proposed cumulative impact of the extension and garage conversion is considered unacceptable. Whilst it is noted that the adjoining property at number 63 has been extended to the side, the current proposal fails to comply with spirit of policy DMHD1 which requires side extensions to appear subordinate in scale. The cumulative impact of the extension and garage conversion would detract from the modest character and appearance of this original dwelling. It is noted that the footprint of the proposed annexe at 39 square metres would represent 130% of the footprint of the original dwelling which reinforces the lack of subordination. As such, the proposed single storey side extension, in conjunction with the proposed garage conversion by virtue of its excessive scale, bulk and design, would appear disproportionate to the original dwelling and would fail to harmonise with the architectural composition of the original property and would be detrimental to the character, appearance and visual amenities of the street scene and the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies DMHB11, DMHB12 and DMHD1 of the Hillingdon Local Plan - Part Two (2020).

In terms of the proposed use as an annexe, No information has been provided as to the need for the annex, and no Access Statement has been submitted. The annex could also be easily adapted to a fully self-contained unit with the addition of a separate entrance on the side elevation, and the large room labelled 'Granny Annexe' being used to accommodate a kitchen and living room area. This is contrary to Householder Development Policy A1.17 / DMHD 1. The proposed use should be functionally integrated more fully with the main dwelling.

The proposed extension is not considered to give rise to an undue loss of light, outlook or privacy to occupants of adjacent dwellings.

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.

In terms of the garden area the development would fulfil the Part 2 Policy DMHD1 appendix A, Part A) vi), which states that for Alterations and extensions to residential dwellings; adequate garden space is retained.

The parking provision would remain unaffected by the proposal.

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed single storey side extension, in conjunction with the proposed garage conversion by virtue of its excessive scale, bulk and design, would appear disproportionate to the original dwelling and would fail to harmonise with the architectural composition of the original property and would be detrimental to the character, appearance and visual amenities of the street scene and the wider area. The proposed use as an annexe would also not be acceptable as the annexe could be easily adapted to a fully self-contained unit. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies DMHB11, DMHB12 and DMHD1 of the Hillingdon Local Plan - Part Two (2020).

INFORMATIVES

- 1 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.

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

LPP D4	(2021) Delivering good design
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