

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	10 FRAYS AVENUE WEST DRAYTON	
Development:	Single storey rear extension, single storey side extension and raising of roof to allow conversion of roofspace to habitable use to include 1 side, 1 rear and 1 front dormer and 1 side rooflight	
LBH Ref Nos:	5235/APP/2021/1541	
Drawing Nos:	N/619/01 N/619/02 N/619/03 Location Plan (1:1250) Flood Risk Assessment	
Date Plans Received:	19/04/2021	Date(s) of Amendment(s):
Date Application Valid:	22/04/2021	

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached bungalow situated on the North West side of Frays Avenue with its principle elevation facing to the East. The site backs onto Frays River. The existing property dates from the mid-20th century. It is a modestly proportioned building set on a small plot. The property features a projecting garage to the front with a gable end roof with waney edge timber cladding. The main portion of the property is simple in appearance with a hipped, tiled roof. Over time the property has benefitted from a number of alterations including conversion of the roof space, a front facing dormer, porch addition to the front and side and rear additions. Whilst the front facing dormer is a detracting element, the property remains in keeping with the ASLC. The design of the original dwelling is similar to No. 8 to the North of the site. A bungalow of similar size is sited to the south of site (No.12).

Frays Avenue is a cul-de-sac that terminates at the River Colne to the South West. Frays River runs along the rear/west boundary of the property and connects with the River Colne to the South. The surrounding street scene is predominantly residential in character. There is a mix of properties within the locality, however the neighbouring properties to the South side of the road are bungalows, with a number having dormer windows and living accommodation in the roof space. The majority of properties have off-street parking however some on-street parking is present. There are well established building lines within the street scene, particularly on the opposite, North East side of the road. On the application side of the road the building line is set with the application site running to the North whilst most of the properties to the South are generally set further back.

The site lies within the Garden City, West Drayton Area of Special Local Character (ASLC), as identified in the Hillingdon Local Plan - Part One Strategic Policies (November 2012). Frays River, adjoining the site, is designated as a Nature Conservation Site of Metropolitan or Borough Grade i Importance.

1.2 Proposed Scheme

The application seeks planning permission for a single storey rear extension, single storey

side extension, raising of roof, 1 x side/rear/front dormer and 1 x side rooflight.

1.3 Relevant Planning History

5235/A/83/1167 10 Frays Avenue West Drayton

Householder dev. (small extension,garage etc) (P)

Decision Date: 08-09-1983 Approved

5235/APP/2020/2411 10 Frays Avenue West Drayton

Single storey front extension, single story side/rear extension and conversion of roof space to include 2 side dormers and conversion and extension of rear of roof from hip to gable end

Decision Date: 03-12-2020 Refused

Comment on Planning History

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

1 letter of objection and a petition (with 62 signatories) have been received opposing the proposed development. The objections have been summarised below:

1. The proposal is similar to the previously refused scheme at the site
2. Proposal is out of character with the original house, neighbouring properties and the ASLC.
3. The size, scale and design of the proposal results in loss of visual amenity to the street scene and the ASLC.
4. The depth of the roof extension would be overbearing to neighbouring properties and would lead to a loss of light to habitable windows harming their amenities.
5. Raising of the roof and new dormers would provide for an unacceptable level of overlooking and a loss of privacy to neighbouring properties.
6. Inadequate parking would be provided for the proposed development.
7. The side extension would have an unacceptable impact on the ground floor bedroom of No.8 Frays Avenue.
8. No flood risk assessment has been submitted.
9. The proposed development is to service a HMO
10. The existing side extension is a temporary lean to structure and is not part of the footprint of the original house as shown on the submitted plans
11. The proposal represents an overdevelopment of the site.

Other internal and external consultee responses

West Drayton Conservation Area Advisory Panel:

We consider these current proposals an improvement on those refused last year. Although this bungalow has bungalows on either side (Nos 8 and 12), Nos 6 and 14 are both two-storey houses so the minor increase in the height of the building due to raising its roof is acceptable in terms of alterations to the street scene. The adjacent bungalows have both been extended, so although this application shows a slightly deeper rear

extension than the previous one, it appears to be no deeper than the bungalows on either side, though the higher and longer ridge tends to give the impression of a more massive building. The changes made to the plans submitted have attempted to deal with reasons 1 and 2 of the previous rejection notice, though reason 3 is still as true as it was last year, and the postponement of the conversion the garage to a bedroom means that the proposed house will supposedly have only 3 bedrooms, which may be acceptable given the rather limited external amenity space. We believe this is a case where the proposals are on the boundary between over-development and an acceptable though substantial extension, though the proposals are not as actively offensive as those in the previous application.

Historic England:

No objection - Thank you for your consultation of 06/05/2021 regarding the above application for Planning Permission. On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England's Greater London Archaeological Advisory Service. If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request. If we do not hear from you within five working days we will assume this application should not have been sent to us. This response relates to undesignated archaeological assets only. If necessary, Historic England's Development Management or Historic Places teams should be consulted separately regarding statutory matters.

Environment Agency:

No objection - We have no objection to the application on flood risk grounds. However, due to the proximity to a main river, please include the following informative on any planning permission granted:

Informative:

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of the main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- In a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Flooding Officer:

No objection - The extension is shown to be in Flood Zone 1, therefore no further objection is raised. Sustainable drainage should be included as specified in the FRA within the site.

Conservation Officer:

Objection - Raising the height of the existing building would be considered unacceptable from a conservation perspective. It would disrupt the proportions of the property with an uncomfortable gap between the top of the windows and eaves line. Whilst it is not entirely clear, from the submitted plans, what impact raising the height of the roof would have on the wider street scene, the alteration to the roof height would harm the relationship between No8 and No10, which were design and built in the same manner. The proposed side dormer would be considered in principle unacceptable. As existing the property benefits from dormers to the front and rear, the addition of a side dormer would add further structures to the roof, cluttering its appearance. Furthermore, the side dormer would diminish the hipped roof form, particularly when viewed from the street scene. The alterations to the size of the existing front and rear dormers are far from ideal. The dormers should appear as subtle secondary structures, with the window infilling the entire elevations of the dormer. The proposed side addition would result in development spanning almost the entire depth of the property. It would establish a permanent development along the boundary with No8 lacking any form of a set in. The proposed rear extension would further elongate the plan from of the original dwelling, however in this instance it would be deemed admissible. As proposed the development would be considered significantly harmful to the ASLC. Paragraph 197 of the National Planning Policy Framework (NPPF, 2019) would be relevant in this instance.

Officer response to consultation:

All comments received during the process of the application have been taken into consideration in its assessment. Issues regarding the developments impact on the character and appearance of the host dwelling, neighbouring amenity, street scene and the ASLC have been addressed in section 5 of this report. Issues regarding parking provision, highway safety, and flooding have also been addressed below.

Notwithstanding the above, concerns were raised by local residents regarding the use of the resulting dwelling as a HMO. It should be noted that properties can be changed into HMO's without planning permission in this area. Furthermore the proposal seeks permission for household extensions to create an improved residential environment, it has therefore been considered as such.

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
- PT1.HE1 (2012) Heritage
- PT1.EM6 (2012) Flood Risk Management

Part 2 Policies:

- DMHB 1 Heritage Assets
- DMHB 5 Areas of Special Local Character
- 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
DMEI 9	Management of Flood Risk
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
LPP HC1	(2021) Heritage conservation and growth
LPP SI12	(2021) Flood risk management
NPPF- 14	NPPF-14 2018 - Meeting the challenge of climate change, flooding and coastal change
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

5. MAIN PLANNING ISSUES

The main issues for consideration in the determination of the application are:

- i) Impact of the proposal on character and appearance of the dwelling, street scene and ASLC
- ii) Impact of the proposal on neighbouring amenities
- iii) Impact of the proposal on highway safety and parking provision
- iv) Other issues

Visual impact on the dwelling, street scene and ASLC

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) states that all development, including extensions and alterations and new buildings will be required to be designed to the highest standards and incorporate principles of good design including harmonising with the local context by taking into account the surrounding scale of development, considering the height, mass and bulk of adjacent structures. Policy DMHB 11 continues by stating that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

With regard to rear extensions Policy DMHD 1 requires:

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;

Side Extensions

- 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;
- iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- vi) where hip to gable roof extensions exist, a two storey side extension will not be supported;

Front Extensions

- i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;

Policy DMHB 5: Areas of Special Local Character

A) Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area.

B) Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings.

The proposed development would see the roof of the property replaced and raised by approximately 30cm. Existing front and rear dormers would be replaced with larger dormers. 2 side elevation dormers and rooflights would also be added to the roof and the property would be extended to the rear at ground and roof level. A single storey side extension is also proposed.

Raising the height of the existing building would disrupt the proportions of the property creating an uncomfortable gap between the top of the windows and eaves line. Due to their excessive size and siting the proposed dormers would fail to form subordinate additions to the property. Due to the amount of dormers proposed and their size, the resulting roof the property is likely to appear cluttered and top heavy, detracting from its simple, balanced, original architectural composition. It is therefore considered that the proposed dormers and roof height raising would cause significant harm to the character and appearance of the original property.

At present the property sits in between pitched roof bungalows of similar height. Raising the ridge of the property would disrupt the relatively uniform height that exists between the 3 bungalows. The larger of the two proposed side dormers would diminish the hipped roof form of the property, making the host property appear out of character with neighbouring bungalows. Collectively the increase in ridge height and oversized dormers would make the resulting building appear overly prominent within the street scene and amongst the neighbouring bungalows. For the reasons mentioned above it is considered that the proposed development would cause harm to the collective appearance of the bungalows, street scene and ASLC.

The proposed development is therefore considered to be contrary to Policies DMHD 1, DMHB 11, DMHB 5 of Hillingdon's Local Plan Part 2- Development Management Policies (2020).

It should be noted that the proposed single storey side extension is considered to have an acceptable impact on the appearance of the area, as it is set back from the properties front elevation and an existing structure exists along the boundary. The proposed rear extensions are also considered to have an acceptable impact on the areas appearance due to their siting away from the street scene.

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 resulting dwelling would finish in line with the rear and front elevations of No.12 Frays Avenue and would only be 30cm larger in height. It is therefore unlikely to be overbearing, nor to lead to a loss of views, light or outlook from that property. The proposed rooflights which face toward No.12 would provide upward views oppose to overlooking views, the privacy of No.12 would therefore be maintained. The proposed development is therefore unlikely to impact adversely on the amenities of No.12.

The proposed single storey side extension would be approximately 3m high and its flank wall would be sited within 70cm of the ground floor bedroom window of No.8 Frays Avenue. The side elevation window is the sole source of light and outlook for the room. Due to its height and close proximity to the window the side extension is likely to lead to a significant loss of light and outlook to the bedroom, causing significant harm to the amenities of No.8. The proposed development is therefore considered to be contrary to Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Policy DMHD 1 requires that for alterations and extensions to residential dwellings; adequate garden space is retained. Policy DMHB 18 sets out private amenity space standards for dwellings. The resulting dwelling would have 112m² of amenity space in compliance with Policies DMHB 18 and DMHD 1 of the Development Management Policies (2020). Furthermore all of the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light. It is therefore considered that occupiers of the resulting dwelling would have a good standard of amenity.

Parking

The proposed development includes no increase in bedrooms or loss of parking space, as such it is unlikely to worsen the sites existing parking situation or to lead to vehicles being displaced on the local highways network due to a lack of off road parking. The proposal is therefore considered to have an acceptable impact on highway safety and parking provision.

Other issues

Although the host dwelling is in close proximity to Frays River a site specific FRA has been submitted in support of the scheme confirming that the proposed works are in Flood Zone 1. The EA and Council's flooding specialist have confirmed that the extension raises no flooding concerns. The proposal is therefore considered to have an acceptable impact

on the flood plain and flood risk.

Conclusion

For the reasons mentioned above the proposed development would cause harm to amenities of No.8 Frays Avenue and to the character and appearance of the host dwelling, street scene, ASLC. The application is therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed raising of the eaves/roof height and the siting, number, size, scale, bulk and design of the dormer windows would fail to harmonise with the architectural composition of the original and adjoining buildings and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding Garden City, West Drayton Area of Special Local Character. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 5, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policies HC1, D4 and D6 of the London Plan (2020) and the National Planning Policy Framework (2021).

2 NON2 Non Standard reason for refusal

The proposed raising of the eaves/roof height, by virtue of its size, scale, bulk, height and proximity, would be detrimental to the amenities of the adjoining occupier at 8 Frays Avenue, by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore, the proposal would be contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policy D6 of the London Plan and paragraph 130(f) of the NPPF (2021).

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
PT1.HE1	(2012) Heritage
PT1.EM6	(2012) Flood Risk Management

Part 2 Policies:

DMHB 1	Heritage Assets
DMHB 5	Areas of Special Local Character
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
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LPP SI12	(2021) Flood risk management
NPPF- 14	NPPF-14 2018 - Meeting the challenge of climate change, flooding and coastal change
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

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