

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 110 EXMOUTH ROAD RUISLIP

Development: Single storey rear extension and conversion of garage to habitable use

LBH Ref Nos: **27930/APP/2021/3219**

Drawing Nos: 110HA40UQ - 02
 110HA40UQ - 01
 Block Plan
 Site Location Plan
 110HA40UQ - 11
 110HA40UQ - 12

Date Plans Received: 23/08/2021

Date(s) of Amendment(s):

Date Application Valid: 23/08/2021

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises an end of terraced house located on the eastern side of Exmouth Road. The property has a large rear garden which backs onto a private access. The property has been extended by way of a two storey side extension and an L-shaped single storey rear extension.

The adjoining property at No. 112 has not been extended at the rear. the other neighbouring property at No. 108 Exmouth Road has a substantial extension.

The streetscene is residential comprising properties similar in character.

1.2 Proposed Scheme

The current application seeks planning permission for a single storey rear extension which would extend and infill the existing extension, as previously proposed.

The previous scheme proposed an approx 3.4m deep rear extension - total of approx 6.1m from the original rear wall. As part of this scheme, the rearward enlargement would be approx 1.9m and would to some extent be an infill given the existing L-shape rear extension. The overhttp://lbh-planora01:8081/PlanningOfficerModule2/basicdetails?application=27930/APP/2021/3219a ll depth would be approx 4.6m.

1.3 Relevant Planning History Comment on Planning History

27930/APP/2021/2226 - Single storey front extension, single storey rear extension and conversion of garage to habitable use involving alterations to front - Refused 27/07/2021 for the following reasons:

1. The proposed single storey rear extension, by virtue of its size, scale, bulk, excessive depth and proximity, would be detrimental to the amenities of the adjoining occupiers at 112 Exmouth Road by reason of overdominance, overshadowing, visual intrusion, loss of

outlook and loss of light. Therefore the proposal would be contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

2. The proposed front extension by reason of its size, scale, bulk and excessive width adjoining the side extension would result in an incongruous addition that 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).

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

5 neighbouring properties and the local residents association were consulted by letter dated 29th September 2021 giving 21 days for comments. No comments were received.

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:

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

DMT 6 Vehicle Parking

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 availability of parking.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 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 adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHB 12 of the Hillingdon Local Plan Part 2: Development Management Policies (January 2020) states that development should be well integrated with the surrounding area and accessible. It should: ii) ensure public realm design takes account of the established townscape character and quality of the surrounding area;

Policy DMHD 1 Alterations and Extensions to Residential Dwellings of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that good design of residential alterations and extensions will enhance the appearance of a house, and thus its value, as well as improving the appearance of the local area. Well designed alterations and extensions, using quality materials, should be of a scale and form in keeping with the house, and sympathetic to existing character, proportions, and floor plan. All proposed extensions should appear subordinate to the existing house, with appropriately selected windows, materials and detailing.

With respect to single storey rear extensions they must not be more than 3m in height if a flat roof is proposed and 3.6m deep on a semi-detached house with a plot width of 5m wide or greater. Whilst the single storey rear extension would be no more than 3m in height it would exceed the Council's standard in terms of its total depth of approx 4.6m which would significantly reduce the level of light, overbearing, over dominance and loss of outlook to the occupiers of no.112. No side facing windows are proposed that would result in loss of privacy. In terms of no.108, the proposed extension would not project beyond the existing depth along the side of this dwelling.

Whilst contrary to Policy DM HD 1 of the Local Plan, the proposed rearward extension would appear subordinate to the main house and would be appropriately designed as such it would not cause harm to the character and appearance of the site and the wider area. There are examples of relatively larger rear additions to properties similar to the scale being proposed and therefore, on balance, would not be out of character with the pattern of developments.

The front extension that was previously proposed and considered unacceptable (forming refusal reason 2) has been omitted from the current scheme. This would address the previous refusal reason.

It is considered that all the new proposed habitable rooms, would maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

97.4 sqm of private amenity space would be retained which is slightly below the 100sqm of private amenity space required for this house, Given that it is just below the standard, on balance it is considered that the development would be acceptable in this respect.

The development would involve the conversion of the existing garage. The off-street parking requirement for the site is two spaces, given that there is only space for one vehicle in the site frontage this would mean a shortfall in the level of parking. However given that the existing garage is substandard the conversion of the garage would not involve the loss of a parking space and as such no objection on highways grounds is raised.

Overall the development by reason of its proximity and excessive depth would result in harm to the amenity of nearby residents by way of loss of light, outlook and overbearing impact. Refusal of the application is therefore recommended.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed single storey rear extension, by virtue of its size, scale, bulk, excessive depth and proximity, would be detrimental to the amenities of the adjoining occupiers at 112 Exmouth Road by reason of overdominance, overshadowing, visual intrusion, loss of outlook and loss of light. Therefore the proposal would be contrary to 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 Council's Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2021). 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:

DMHD 1	Alterations and Extensions to Residential Dwellings
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMT 6	Vehicle Parking

LPP D6 (2021) Housing quality and standards

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