

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 and Enforcement**

Address 250 LANSBURY DRIVE HAYES

Development: Two storey side/rear extension and single storey rear extension

LBH Ref Nos: **13524/APP/2017/2198**

Drawing Nos: GTD784-03HPA Rev. A
 GTD784-02HPA
 GTD784-01HPA
 Location Plan (1:1250)
 GTD784-04HPA Rev. A

Date Plans Received: 16/06/2017 **Date(s) of Amendment(s):** 16/06/2017
Date Application Valid: 06/07/2017 08/09/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two storey semi-detached dwelling situated on the North-Eastern side of Lansbury Drive within a prominent corner position at the junction with Raynton Drive. The property is constructed from brick with pebble dash finish, is characterised with a hipped roof of slightly unusual shape and is set back from the frontage, sitting in a plot of triangular shape with the front covered in grass with a low brick wall to the front and side.

The surrounding area is residential in character and comprises two storey semi-detached dwellings that are set back to accommodate areas of off road parking and front gardens.

The application site lies within the 'developed area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

This application proposes a two storey side/rear extension and single storey rear extension, involving the demolition of the existing rear extension and outbuilding on the rear shared boundary.

1.3 Relevant Planning History

13524/APP/2017/2196 250 Lansbury Drive Hayes

Conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development).

Decision Date: 17-08-2017 Approved

Comment on Planning History

13524/APP/2017/2196 - Conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and conversion of roof from hip to gable end. (Application for a Certificate of Lawful Development for a Proposed Development).

Introducing of hip to gable to the original roof implementing the above permission would be in conflict with suggested condition HO2 of current application where drawings of proposal show hipped roof.

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

6 neighbouring properties were consulted by letter dated 10/07/2017 and a further neighbour was consulted on 11/09/17. No comments have been received.

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

LPP 3.5 (2016) Quality and design of housing developments

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 existing dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property and provision of adequate off-street parking spaces.

Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. Policy BE13 requires the layout and appearance of extensions to harmonise with the existing street scene and Policy BE19

ensures any new development complements or improves the amenity and character of the area.

The Council's Adopted SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) or HDAS, contains design guidance (below) for all types of extensions which should appear subordinate in scale to the original building.

Section 4.0 Single Storey Side Extensions states the design of a side extension should not dominate the existing character of the original property. In order to appear subordinate the width and height should be considerably less than that of the main house and be between half and two thirds of the original house. In addition, a range of pitched roofs can be acceptable however, they must not exceed 3.4 m at their highest point.

Section 5.0 HDAS advises that two storey side or first floor side extensions should be set back a minimum of 1 m from the side boundary to protect the character and appearance of the street scene and protect the gaps between properties. It further advises that for semi-detached properties; the extension should be set back 1 m from the front building line of the existing house and set down 0.5 m at roof level to ensure a subordinate appearance. In order to ensure extensions maintain a subordinate appearance to the original dwelling they should not protrude out too far from the rear wall of the original house.

Section 3.0 Single Storey Rear Extensions, paragraph 3.3 states semi-detached houses with a plot more than 5 m wide, an extension up to 3.6 m deep is acceptable and paragraph 3.7 carries on that if a pitched roof is proposed, the roof should not exceed 3.4 m at its highest point.

The proposed two storey side/rear extension would be set back 1 m from the main front elevation and would measure approximately 3.5 m in width and 10 m in depth, projecting 3 m from the rear elevation of the host building. It would have a hipped roof with ridge set down by 0.5 from the ridge of main roof. Two windows and glass doors would be inserted on the side elevation at the ground floor level and one small obscure glazed window, non opening up to 1.8 m at the first floor level. Two windows would be inserted on the rear elevation at the first floor level. The ridge of hipped roof above the rear part would be set down from the ridge of proposed two storey side extension by 0.9 m.

The proposed two storey side/rear extension as proposed would comply with Section 5.0 HDAS.

The proposed single storey rear extension would project by 3.6 m from the rear elevation, would be 5.5 m wide and would have a mono-pitched roof 3.4 m high to the pitch and 2.95 m to the eaves. Two pairs of glass doors and two windows would be inserted on the rear elevation of the proposed single storey rear extension. The proposed single storey rear extension would comply with section 4.0 HDAS.

The proposed extensions due to their overall size, height, scale, roof form and bulk would not be an incongruous addition and would not be damaging to the visual amenities of the street scene. Therefore, the development is considered acceptable as it complies with the requirements of Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Sections 5 and 6 of HDAS.

Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires new extensions by virtue of their siting, bulk and proximity would not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 should protect the privacy of the occupiers and

their neighbours.

The application site benefits from two adjoining neighbours, Nos. 252 Lansbury Drive and 103 Raynton Drive.

Given the distance from the adjoining properties, the proposals by virtue of their size and scale would not have an adverse impact upon the adjoining neighbours at Nos. 252 Lansbury Drive and 103 Raynton Drive.

The proposed single storey rear extension would be sited on the shared boundary with no 103 Raynton Drive (a part of semi), however due to existing rear extension of a similar depth and height, which this property is benefiting from, the proposal would not result in a loss of their residential amenities and light levels, by way of appearing overbearing, visually intrusive, overshadowing, and loss of outlook and light. In addition, the proposed two storey side extension would not extend beyond a 45 degree horizontal angle measured from the middle of a principle window to a habitable room on the adjoining dwellings at Nos. 252 Lansbury Drive so it would not result in a loss of their residential amenities.

Proposed rear windows at the first floor level are a sufficient distance from the neighbouring properties and in addition they are not windows of habitable rooms of these properties; as such there is no threat of overlooking or the loss of privacy.

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 Policy 3.5 of the London Plan (2016).

The proposed development would therefore accord with Policies BE20, BE21, and BE24 of the Hillingdon Local Plan: Part Two: Saved UDP Policies (November 2012) and the HDAS SPD: Residential Extensions (December 2008).

Paragraph 5.13 of the HDAS SPD requires sufficient garden space to be retained as a consequence of an extension, and that a minimum usable rear garden area of 100 sq.m should be provided for a 5-bedroom dwelling. The proposal would result in the retention of a usable rear garden area of marginally above 100 sq.m, which would slightly exceed the minimum garden area of 100 sq.m required. The proposal would therefore accord with the amenity space requirements of the HDAS SPD and provide adequate external amenity space for the occupiers of the existing dwelling in line with the requirements of Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed development would result in the loss of an existing car parking space within the garage, but the area in front of existing garage is capable of accommodating at least 2 parking spaces, a provision which is considered adequate for a dwelling of this size. As such, the proposal would not have any conflict with the objectives of Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Considering the above, the proposal is recommended for approval.

The scheme would be CIL liable.

Presently calculated the figures would be;

LBH CIL £11,544.30

London Mayoral CIL £4,520.18

Total £16,064.48

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers GTD784-03HPA Rev. A and GTD784-04HPA Rev. A.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 252 Lansbury Drive and 103 Raynton Drive.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

- The applicant should note that the implementation of the development granted a Certificate of Lawful Development (CLD) under Ref: 13524/APP/2017/2196 will mean that this development could not be implemented. Furthermore, the implementation of this development would mean that the development granted a Certificate of Lawful Development (CLD) under Ref: 13524/APP/2017/2196 could not be implemented.

Standard Informatives

- 1 The decision to GRANT 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 GRANT 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:

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control
3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning Services Reception Desk, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours

of

08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek

prior

approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made
- good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Maria Tomalova

Telephone No: 01895250320