

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 252 LANSBURY DRIVE HAYES

Development: Erection of first floor rear extension

LBH Ref Nos: **66056/APP/2021/3488**

Drawing Nos: 252LDE/P1/02 Rev A
 252LDE/P1/01 Rev A
 252LDE/P1/03 Rev A
 252LDE/P1/05 Rev A
 252LDE/P1/04 Rev C
 252LDE/P1/06 Rev C

Date Plans Received: 14/09/2021 **Date(s) of Amendment(s):** 15/11/2021

Date Application Valid: 14/09/2021 17/12/2021

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two storey, semi-detached dwelling located Centrally on Lansbury Drive, South of the junction with Kingshill Avenue and just North of the junction with Raynton Drive. The dwelling is set back from the highway by an area of hard standing providing two off road car parking spaces. The property has been extended by way of a single storey side and rear extension. A large rear dormer window and gable end have been confirmed as currently under construction at the site.

The surrounding area is residential in character and appearance. Numbers 254 and 250 are located to the North and South of the site respectively. Both adjacent properties benefit from rear extensions with 250 benefitting from a first floor rear extension.

The application site is not designated within a Conservation Area, nor an Area of Special Local Character. The site does not contain any Listed Buildings. There are no trees that are subject to a Tree Preservation Order within the site or on adjoining land.

1.2 Proposed Scheme

Planning permission is sought for a first floor rear extension.

Amended plans were received 15-11-21, removing a first floor side extension.

Amended plans were submitted on 17-12-21, showing the 45 degree sight lines added from the closest habitable rooms from the neighbouring properties.

1.3 Relevant Planning History

66056/APP/2021/2823 252 Lansbury Drive Hayes

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

Decision Date: 13-09-2021 Approved

Comment on Planning History

Relevant history attached.

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

8 neighbouring properties were consulted by letters dated 28-9-21.

One comment was received by the end of the consultation period:

- Large outbuilding being erected to the rear of the property that is not shown on the submitted plans.

Officer response: The application does not include the erection of an outbuilding and is not a structure that will be assessed as part of this proposal. The query has been raised with Planning Enforcement and is currently under investigation.

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

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP D6 (2021) Housing quality and standards

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.

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) 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 new development 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.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extensions to dwellings should not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

With regard to rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- 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;
- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and
- ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

The proposed elevations show a rear dormer, which has been approved under a certificate of lawful development: 66056/APP/2021/2823 'Conversion of roof space to habitable use to include a rear dormer with juliette balcony, 2 front roof lights and conversion of roof from hip to gable end with new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)'. At the time of assessment, the dormer has been substantially completed and will therefore not be assessed as part of this application.

The proposed first floor extension would be 2.76 metres in width, match the depth of the ground floor rear extension at 3.46 metres and have a height of 3.33 metres, with a hipped roof form. The highest point of the first floor rear extension would be set down from the highest point of the roof by 1.92 metres.

The proposal would include the provision of a new window on the rear elevation, which would match the existing fenestration on the building in design, albeit marginally smaller in size than what currently exists.

With respect to design and impact on the character and appearance of the host building, it is considered that the proposed development would be compliant with Policy DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), and would not cause harm to the character and appearance to the host dwelling and the surrounding area. It is accepted that the roof form of the extension would be at odds with the new gable end addition however, given the existing context and character of

the site, including other extensions nearby and the splayed side boundary, in this particular setting this design is acceptable.

Residential Amenity:

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers. Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

No 250 and 254 Lansbury Drive are the principle properties that must be considered in this case in regards to impact on neighbouring residential amenity, given that they are the nearest dwellings to the application site.

No. 254 is the adjoining site to the North of the application site. The proposed first floor extension would sit away from the boundary by 2.67 metres and has been shown to not impede on the 45 degree sight line from the nearest habitable room. With no proposed window on the side elevation facing No 254, it is considered that this development would not unreasonably impact upon the amenities enjoyed by the occupiers of the adjoining property in terms of loss of outlook, light or present itself as an overbearing addition.

No 250 Lansbury Drive is located to the South and is sat at an angle towards the application site, given its siting at the bend in the road. It has previously extended, by way of side and rear extension, with the first floor rear extension being of particular note. The provided drawings show that the relationship between the properties already results in an impediment of the 45 degree sight line, from the windows of the rear elevation of No 250 to the application site. Considering the sizeable depth of the addition proposed, it is considered that this would further exacerbate the harm caused to the occupants of No 250 and result in harm to the amenity, in terms of loss of outlook and present itself as an overbearing form of development.

It is considered that the proposal would therefore not be compliant with Policies DMHD1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Parking and Highway Safety:

The parking arrangements for the site would remain unchanged as part of the proposed development and no additional bedrooms would be created through the proposal. The proposal would therefore be compliant with the objective of Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Private Amenity Space:

The proposal would retain the existing private amenity space, approximately 71 square metres, which satisfies the requirements set out in Table 5.3 of DMHB 18 of the Hillingdon Local Plan Part Two Development Management Policies (2020).

Conclusion:

The proposed development, by reason of its siting, size, scale, bulk, and design would be detrimental to the amenities of the occupiers of 250, presenting itself as a visually intrusive, overbearing addition, resulting in the loss of outlook. 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).

The application is therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development, by reason of its siting, proximity, size, scale, bulk and design would be detrimental to the amenities of the occupiers of 250, presenting itself as a visually intrusive, overbearing addition, resulting in the loss of outlook and unacceptable sense of enclosure. 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).

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 (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:

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
LPP D6	(2021) Housing quality and standards

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