

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 13 SKIPTON DRIVE HAYES

Development: Erection of a single storey rear extension

LBH Ref Nos: **76874/APP/2021/4261**

Drawing Nos: Planning Statement
13SD-SSRE/25102021/REV-A
Location Plan

Date Plans Received: 18/11/2021

Date(s) of Amendment(s):

Date Application Valid: 18/11/2021

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey, semi-detached dwelling under a hipped roof, located at Skipton Drive, Hayes, UB3 1PL with the principle elevation facing east. The property benefits from a large rear garden which provides the private amenity space for the occupiers of the property and the front garden provides off street parking spaces. The street scene is residential in character and appearance comprising predominantly of two storey semi-detached properties. The site is situated within the 'developed area' as identified in the Hillingdon Local Plan - Part One - Strategic Policies.

1.2 Proposed Scheme

The application seeks planning permission for the erection of single storey rear extension.

1.3 Relevant Planning History

76874/APP/2021/4253 13 Skipton Drive Hayes

Conversion of roofspace to habitable use to include a hip to gable extension, rear dormer, Juliette balcony and 3 x front facing rooflights (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 13-01-2022 Approved

Comment on Planning History

The above mentioned application is for a certificate of lawful development application which is currently under consideration by the Council.

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 were consulted on 7th December 2021. The consultation period ended on 30th December 2021. No comments were made in the 21 day consultation period.

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

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
LPP D4	(2021) Delivering good design
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 street scene and locality and the impact upon the amenities of adjoining occupiers. There are no issues to discuss in relation to trees, parking or amenity space given the existing site situation.

Character and Appearance:

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 DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area.

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 regards to rear extensions, Policy DMHD 1 states that:

- 1) 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;
- 2) 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;
- 3) 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.

The proposed single storey rear extension would measure approximately 6.8 metres wide, 6 metres deep and 3.7 metres high. It is acknowledged in the Design and Access Statement that the proposed single storey rear extension would not be in accordance with Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). This is material.

The attached neighbouring property does not have any approved or existing extension work to the rear, therefore the proposed extension would look out of character compared to its neighbours, particularly given its excessive depth. Whilst the materials would match the existing dwelling, this does not go far enough to ensure the development reads as a subordinate addition to the property and pair of properties on this part of Skipton Drive.

As such, the extension would be detrimental to the form, proportion and appearance of the dwelling, relationship with the attached pair and overall character and appearance of the area. The proposed single storey rear extension is therefore not compliant with all the criteria set out Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), it is considered that the proposal would cause harm to the character and appearance of the host dwelling and the surrounding area. The proposal therefore does not accord with the objectives of Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Neighbouring Amenity Impact:

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.

The host dwelling is adjacent to no.11 Skipton Drive and no.15 Skipton Drive.

The proposed extension would fall in line with no. 11 Skipton Drive given the staggered rear building line. Given this relationship, the extension would not have an overbearing dominance over the rear outlook of this neighbour. As the proposal does not include side windows, this will not create any visual intrusion or loss of privacy to no.11.

It is however, noted that No.15 Skipton Drive does not have any extensions attached to the original dwelling therefore the proposed extension would run 6m along the mutual boundary line of the semi-detached properties. The current conservatory at the host dwelling projects approx. 3m in depth to which the proposal would extend 3m deeper. This is a substantial depth and would be 2.4m deeper than what would be generally acceptable under Policy DMHD 1. Overall the proposed development would be over dominant and cause a harmful loss of outlook as well as an increased sense of enclosure. Due to the orientation of the properties, the proposal would not create a harmful loss of daylight/sunlight to no.15, although marginal losses would still occur which could compound the harm further.

Overall, it is considered that the single storey rear extension would adversely effect the amenities of neighbouring occupiers, in accordance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Standards of Accommodation:

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 the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

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

External Amenity Space Provision:

More than a sufficient amount of private amenity space will be retained to meet the minimum standards set out in Table 5.3 (Private Outdoor Amenity Space Standards) of the Hillingdon Local Plan Part 2: Development Management Policies (2020). The proposed single storey rear extension, therefore, would not undermine the provision of external amenity space, in accordance with Policy DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Parking and Highway Safety:

The parking provision would remain unaffected by the proposal, in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Other Considerations:

It has been noted by the Agent that 6m extensions have been approved on a nearby street, Park Lane. Although in a similar area this is not located on the same street and cannot be considered as having the same circumstances.

The Park Lane property was approved due to the adjoining property having a 3m deep existing extension resulting in a reduced impact on the properties' existing living conditions. However, the adjoining property on Skipton Drive does not have any extension which would help mitigate the harm of such a large extension.

Also, whilst LPA planning history records show that 6m deep single storey extensions are common on Park Lane, there are no such cases on Skipton Drive. Extensions on the same road are much shallower and therefore the immediate context and character is markedly different.

This extension also exceeds the height permitted by policy DMHD 1, whereas the height of Park Lane's extension was compliant.

Conclusion:

The proposal does not comply with Policy DMHD 1 due to its substantial depth and overdominance of the original dwellinghouse. It would also cause unacceptable harm to the existing living conditions of neighbouring properties at no.15 Skipton Drive and is therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed single storey rear extension, by reason of its siting, size, scale, bulk, depth and proximity, would be detrimental to the amenities of the adjoining occupiers at 15 Skipton Drive, by reason of overdominance, visual intrusion, overbearing impact and loss of outlook. As such, the proposal would be contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

2 NON2 Non Standard reason for refusal

The proposed single storey rear extension, by reason of its siting, size, scale, bulk, width, depth and proximity would be detrimental to the form, proportion and appearance of the dwelling, relationship with the attached pair and overall character and appearance of the area. The proposed single storey rear extension is therefore not compliant with all the criteria set out Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), it is considered that the proposal would cause harm to the character and appearance of the host dwelling and the surrounding area. The proposal therefore does not accord with the objectives of Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

INFORMATIVES

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:

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
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards

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