

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 15 PEEL WAY HILLINGDON

Development: Erection of a single storey extension to the front and side.

LBH Ref Nos: **24498/APP/2021/4480**

Drawing Nos: 01
 02
 Location Plan
 Block Plan
 03

Date Plans Received: 09/12/2021

Date(s) of Amendment(s):

Date Application Valid: 09/12/2021

1. CONSIDERATIONS

1.1 Site and Locality

This application site is located on the corner of Peel Way and Bradshawe Waye. The site is comprises of a two storey semi-detached dwelling which is in a brick and render finish. The property benefits from a large area of hardstanding outside the front of the property.

The surrounding area is residential in character. Number 13 Peel Way is the adjoining semi-detached property located to the north of the application site. Number 17 Peel Way is a similar semi-detached property across the road. The rear site boundary shared a mutual boundary with 12 Bradshawe Waye.

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. The site is within a Critical Drainage Area (according to the Council's GIS Map).

1.2 Proposed Scheme

Planning permission is sought for the erection of a single storey side and front extension.

1.3 Relevant Planning History Comment on Planning History

There is no relevant planning history attached to this site.

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

Seven neighbouring properties and Tree and landscape officer were consulted on 11-01-22. The consultation period expired on 01-02-22.

One representation was been received by the end of the consultation period.

Tree and landscape Officer:

COMMENT A small tree is indicated on plan to the rear of the existing (and proposed) rear elevation of the house. According to the plans and response to the planning questionnaire (Q.9), the tree will be retained. This will require protection throughout the construction phase. The proposal to build a single-storey side extension will result in the loss of soft landscape which currently contributes to the street scene and local environment. However, the vegetation is not protected and would not warrant a Tree Preservation Order - it could be removed regardless of this application. If you are minded to approve the extension a landscape condition should be imposed to remove some of the hard-standing to the front of the house and permanent/structural replacement planting (such as tree / hedges).

RECOMMENDATION No objection subject to pre-commencement condition RES8 and RES9 (parts 1,2 and 5).

Officers comment:

If the application were recommended for approval, conditions RES8 and RES9 (parts 1,2 and 5) would have been added.

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

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.

Character and Appearance:

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.

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 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 regards to front extensions, Policy DMHD 1 states that:

- i) alterations and extension 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;
- ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and
- iii) notwithstanding the above, at least 25% of the front garden must be retained.

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

- i) side extensions should not exceed half the width of the original property; and
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;

The proposed front and side extension would cumulatively measure approximately 3.2 metres wide at rear and 3.5 metres wide at front, 8.9 metres deep and 2.5 metres high to the eaves with approximately 3.87 metres max height. The original property measures approximately a max width of 6.3 metres.

Given its dimensions, the side extension does exceed half the width of the original property, failing to comply with part i) of Policy DMHD 1 and resulting in an incongruous and insubordinate form of development.

The proposed side and front extension is set back 1 metre from the boundary, due to the openness of the corner site the breach of the building line would be very visible, as would the whole of proposed roof. Therefore the proposal would result in the loss of openness on the corner plot, resulting in a cramped appearance and would be an unsympathetic addition, representing an overdevelopment of the site, to the detriment of the visual amenities of the street scene and the character and appearance of the surrounding area. The return building line of Bradshawe Way would also be compromised, adding to the incongruous nature of the development and widening the harmful visual impact.

It is noted that there are no recent approved planning applications for similar schemes and the dwelling across the road and no.17 does not have a side/front extension. As a result, the extension to the front of the house would alter the overall appearance of the house and dominate the character of the street.

It is considered that the proposal would cause significant harm to the character and appearance of the host dwelling and the surrounding area. The proposal therefore conflicts with Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMHB 11, DMHD 1 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

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.

Given the separation distance from No. 17 Peel Way and 12 Bradshawe Way it is considered that the proposed single storey side/front extension would not cause undue harm to the amenities of these neighbouring occupiers, in regards to loss of daylight/sunlight, loss of outlook, privacy and overbearing impact.

No.13 Peel Way is the adjoining semi-detached property located to the north of the application site. Given that the proposed front/side extension is attached to the southern flank wall of the application site it would not cause undue harm to the amenities of these neighbouring occupiers, in regards to loss of daylight/sunlight, loss of outlook, privacy and overbearing impact.

It is considered that the proposal would not adversely impact on the living conditions of neighbouring occupiers. The proposal therefore complies with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

The proposed kitchen and bedroom would be served by a window fitted in the front and rear elevation of the property. It is therefore considered that all the proposed habitable rooms, and those altered by the proposed development, would maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

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 front/side 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).

However, it is noted that the proposal will result in the loss of soft landscape which currently contributes to the street scene and local environment. If approved, a landscape condition would be imposed to remove some of the hard-standing to the front of the house and permanent/structural replacement planting (such as tree / hedges) should be implemented.

Parking and Highway Safety:

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity.

The application site benefits from front hardstanding with sufficient capacity to accommodate more than two off-street car parking spaces. It is therefore in accordance with Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Drainage:

Critical Drainage advise would be attached in the event of an approval.

Conclusion:

It is considered that the proposal would cause significant harm to the character and appearance of the host dwelling and the surrounding area. The proposal therefore conflicts with Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMHB 11 and Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed single storey side/front extension, by reason of its siting in a visually prominent position, size, proximity to the side boundary and projection forward of the return building line on Bradshawe Way, would result in incongruous and insubordinate form of development. Furthermore it would result in the loss of openness on the corner plot, resulting in a cramped appearance. The proposal would therefore be an unsympathetic addition and represent an overdevelopment of the site, to the detriment of the character, appearance and visual amenities of the surrounding area. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHD 1, DMHB 1, DMHB 11 and DMHB 12 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 (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

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

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