

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** 8 DARRIS CLOSE HAYES**Development:** Erection of a single storey side extension**LBH Ref Nos:** **63394/APP/2022/459**

Drawing Nos: 07 / 10
 Design and access statement
 DWL 01
 DWL 03

Date Plans Received: 15/02/2022**Date(s) of Amendment(s):****Date Application Valid:** 15/02/2022**1. CONSIDERATIONS****1.1 Site and Locality**

The application property comprises a two storey detached dwelling located on the eastern side of Darris Close, a residential cul-de-sac in Hayes. The property is constructed from red brick under a plain tiled roof and has an enclosed and flat rear garden backing onto Broadmead Road. The entire frontage is laid to hard-standing providing 2 off street parking spaces. The garage has been converted to habitable accommodation and a single storey side extension has been erected to the front of the garage (side of the house).

1.2 Proposed Scheme

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

1.3 Relevant Planning History

63394/APP/2007/2422 8 Darris Close Hayes

ERECTION OF A SINGLE STOREY REAR EXTENSION.

Decision Date: 11-01-2008 Approved

63394/APP/2019/2985 8 Darris Close Hayes

Single storey front extension, single storey side extension and conversion of garage to habitable use

Decision Date: 18-11-2019 Approved

63394/APP/2020/3813 8 Darris Close Hayes

Single storey side extension

Decision Date: 13-01-2021 NFA

63394/APP/2021/3700 8 Darris Close Hayes

Proposed single storey side extension

Decision Date: 24-11-2021 Refused

63394/APP/2021/965 8 Darris Close Hayes

Single storey side extension (Part Retrospective) (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 19-04-2021 Refused

Comment on Planning History

63394/APP/2021/3700 - single storey side extension was recently refused for the following reason:

The proposal, by reason of its overall siting, size, scale, bulk and proximity to the side boundary, would result in a closing of the visually open gap between it and the neighbouring property, 9 Darris Close, giving rise to a cramped form of development and eroding the characteristic gap between the properties, which would be detrimental to the visual amenities of the street scene and the surrounding area generally. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies DMHB11; DMHB12 and DMHD1 of the Hillingdon Local Plan - Part Two (2020) and policies D4 and D8 of the London Plan (2021).

It is noted that a single storey side extension was recently removed from the property following an enforcement investigation. A Certificate of Lawful Development was also refused given that the side extension did not comply with the conditions in Schedule 2, Part 1, Class A of the GPDO.

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 letter dated 22.2.22

3 letters of objection have been received raising the following concerns:

1. Third application for a side extension following recent refusal and removal of an unauthorised extension/ Council should refuse to determine the application under s70C of the TCPA 1990.
2. The houses are detached and adding the side extension would be out of keeping with the streetscene creating a precedent/ would create link detached properties
3. Vermin
4. Issues with previous extension including, poor workmanship, noise, disturbance, flooding/drainage/damp issues, damage and encroachment
5. Maintenance and access issues
6. Impact on health
7. Overdevelopment - issues of parking
8. Affect on property values

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
DMHD 1	Alterations and Extensions to Residential Dwellings
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
LPP D8	(2021) Public realm

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 garden and car parking provision.

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 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 regard to side extensions Policy DMHD1 requires:

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

Character and Appearance

The property has been previously extended by way of a side extension in front of the former garage. The proposed single storey side extension would be on the opposite side of the property to the existing side extension and would infill the gap between the flank wall of the original dwelling and the boundary with Number 9 Darris Close.

The current proposal differs from that which was previously considered unacceptable in that the extension is proposed to be set back 1m from the front building line of the main dwellinghouse rather than 0.5m as previously considered. The applicants supporting statement considers that this additional set back increases the subordination of the side extension. However the width of the proposed extension coupled with its relationship with the adjacent dwellinghouse at No.9 Darris Close is the same as previously proposed. Accordingly, whilst the set-back would achieve a degree of subordination, it is considered that the proposed extension would serve to close the gap between No.8 and No.9 and would continue to give rise to a cramped form of development that is not characteristic

within the streetscene on Darris Close.

It continues to remain that the proposal, by reason of its overall siting, size scale, bulk and proximity to the side boundary, would result in a closing of the visually open gap between it and the neighbouring property, 9 Darris Close, giving rise to a cramped form of development and eroding the characteristic gap between the properties, which would be detrimental to the visual amenities of the street scene and the surrounding area generally. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies DMHB11; DMHB12 and DMHD1 of the Hillingdon Local Plan - Part Two (2020) and policies D4 and D8 of the London Plan (2021).

Other Issues

The proposal is not considered to give rise to an undue loss of amenity to occupants of neighbouring dwellings. Issues relating to the Party Wall would be controlled by way of the Party Wall Act.

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.

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

The parking provision would remain unaffected by the proposal. The additional floorspace provided as part of the extension would not warrant the provision of additional off road parking having regard to the Council's parking standards.

The revised application is not considered to have addressed the previous concerns in terms of visual impact and is therefore recommended for refusal.

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal, by reason of its overall siting, size, scale, bulk and proximity to the side boundary, would result in a closing of the visually open gap between it and the neighbouring property, 9 Darris Close, giving rise to a cramped form of development and eroding the characteristic gap between the properties on Darris Close, which would be detrimental to the visual amenities of the street scene and the surrounding area generally. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB11, DMHB12 and DMHD1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policies D4 and D8 of the London Plan (2021).

INFORMATIVES

- 1** In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service. This is a resubmission of a

previously refused scheme, where the Officers Report identified issues to be addressed, which were reflected in the reason for refusal, allowing the opportunity to address those issues within this submission.

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
DMHD 1 Alterations and Extensions to Residential Dwellings
LPP D4 (2021) Delivering good design
LPP D6 (2021) Housing quality and standards
LPP D8 (2021) Public realm

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