

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 4 HARVIL ROAD ICKENHAM

Development: Two storey side and rear extension; raising of main roof ridge; and alteration to windows on front elevation

LBH Ref Nos: **76195/APP/2021/4423**

Drawing Nos: PA-01
PA-02

Date Plans Received: 03/12/2021 **Date(s) of Amendment(s):**

Date Application Valid: 16/12/2021

1. CONSIDERATIONS

1.1 Site and Locality

The application property is located on the western side of Harvil Road and consists of a two storey detached dwelling which has a main hipped roof with brick external facing. The rear garden is flat and enclosed by panel fencing. The frontage is covered in hardstanding and grass which provides space to park approximately 2 vehicles.

The site lies within the area covered by TPO 620, however, there are no protected trees at this address.

1.2 Proposed Scheme

This application proposes a two storey side and rear extension; raising of main roof ridge; and alteration to windows on the front elevation.

The proposed two storey side extension would have a width of 3 metres and to the rear would have a depth of 5 metres which would result in a two storey flank elevation with a depth of 10.2 metres.

The proposal raises the height of the roof and creates two crown roofs, resulting in the loss of the distinctive part hipped, part dutch-hip tiled roof.

The property already benefits from an attached garage to the northern side of the property which will be demolished as a result of the proposal.

1.3 Relevant Planning History

76195/APP/2021/478 4 Harvil Road Ickenham

Part single storey/part two storey side and rear extension incorporating roof alterations

Decision Date: 10-05-2021 Refused

Comment on Planning History

A similar proposal (76195/APP/2021/478) for a 'Part single storey/part two storey side and rear extension incorporating roof alterations' has been refused and subsequently dismissed at appeal.

The proposal was refused for the following reason:

The proposed part single storey/part two storey side extension, by virtue of its siting, size, scale, bulk and design, including the lack of a set back from the front at all levels, would fail to appear as a subordinate addition and would thus be detrimental to the appearance of the original house, the visual amenities of the street scene and the character and appearance of the wider area. The proposal is therefore 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).

This decision was also dismissed at appeal (APP/R5510/D/21/3276162) with the Inspector stating that:

"The proposed two storey side extension and roof alterations, by virtue of their scale, siting and design, would fail to achieve an appropriate degree of subordination to the host property and would detract from its architectural integrity."

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

4 neighbouring properties, Ickenham Residents' Association were consulted on the 17.12.2021 with the consultation period ending on the 10.01.22.

We have received 2 letters of support and 1 letter of objection.

The letter of support puts forward that:

- The proposed roof design would be an improvement on recommended guidance
- Would not adversely effect neighbouring amenities.
- The plot is under utilised

The letter of objection puts forward that:

- There is already disruption from HS2 construction.

Internal Consultee:

- Trees/Landscape Officer:

This site is occupied by a two-storey detached house, with a single-storey attached garage, located on the west side of Harvil Road. The site lies within the area covered by TPO 620, however, there are no protected trees at this address.

A previous application, ref. 76195/APP/2021/478, was refused. The current proposal is to extend the house along the full width of the rear elevation (west-facing) and along the side (north elevation). According to the application and site photographs, no trees will be affected by the proposed extension. Details of the driveway widening should be conditioned.

Recommendation: No objection subject to conditions RES9 (part 1, 2 and 5)

Highway Officer:

Background

The site is located within residential catchment in Ickenham on a 'Classified' road and incorporates a substantial 3-bedroom detached dwelling with generous on-plot parking provision on the frontage. The address is to remain in a single tenure and is proposed to be extended creating a 4th bedroom together with the conversion of the integral garage to an en-suite/wardrobe facility. In addition, an existing carriageway crossing is proposed to be extended in width southwards by a marginal 1.2 metres.

A similar proposal was refused planning permission in May this year (76195/APP/2021/478) for two reasons including one related to highway impact pertaining to the same extended width of carriageway crossing (cc). The decision was appealed thereafter and dismissed by the Inspectorate however the proposed extension of the cc was deemed acceptable.

Parking Provision

Local Plan: Part 2 - Policy DMT 6 requires that new development will only be permitted where it accords with the council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

However, these standards are not directly applicable to residential properties which are to be extended with (or without) an increase in the number of habitable rooms on the strict proviso that the address is not converted to multiple housing units and remains in single tenure. This is further reflected within the Council's parking standard for 'dwellings with curtilage' which equates to a maximum of 2 on-plot spaces which is irrespective of floorspace or bedroom numbers. Hence there is no specific requirement to provide additional on-plot parking provisions for this proposal.

In summary, the extensions and proposed conversion of the garage are not expected to materially alter the parking scenario at this address given the remaining generous parking provision on the frontage which thereby reduces the likelihood of undue parking displacement onto the neighbouring public highway.

Carriageway Crossing Extension

The established 'shared' crossing with neighbouring No.5 would be extended southwards by 1.2 metres in width. As referred to above, the same width of crossing extension was addressed by the Planning Inspectorate when appraising the previously refused application and was deemed acceptable and not detrimental to the local highway network.

On this premise, the presented proposal is therefore considered acceptable. It should be noted that the revised crossing would need to be constructed to the relevant Council standard executed under S184 of the Highways Act 1980 (or suitable alternative arrangement) at the applicant's expense.

Highway Safety

Satisfactory highway visibility splays at the revised access point are considered deliverable and should be applied on safety grounds. It is therefore recommended that there should be conformity to the relevant mutual inter-visibility sight-line requirements, as per DfT (Manual for Streets (MfS) circa 2007) best practice for new development road and parking layouts guidance, between vehicles leaving the site and extraneous vehicles/pedestrians on Harvil Road. To assist with maintaining satisfactory sight-lines at the site entrance, it is therefore recommended that the height of the existing hedge bordering the public highway is reduced to a height not exceeding 0.6m for at least 1 to 2 metres southwards from the extremity of the newly extended crossing.

Conclusion

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan: Part 2 Development Plan Policies DMT 1, DMT 2 & DMT 6 and Policies T4 and T6 of the London Plan (2021).

MOD Safeguarding:

Proposal: Two storey side and rear extension; raising of main roof ridge; and alteration to windows on front elevation

Location: 4 Harvil Road, Ickenham, UB10 8AJ

Grid Ref's: 506497, 186163

Thank you for consulting the Ministry of Defence (MOD) on the above proposed development which was received by this office on 17/12/2021. This application relates to a two-storey side and rear extension; raising of main roof ridge; and alteration to windows on front elevation. The application site falls within the statutory safeguarding Aerodrome Height (15.2m) and Birdstrike Zones surrounding RAF Northolt.

I can confirm that the MOD has no statutory safeguarding objection to this application

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 14 Trees and Landscaping

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 planning issues are the effect of the development on the character and appearance of the original building, the street scene and locality, the impact on the residential amenity enjoyed by adjoining neighbours, loss of amenity space and the provision of off-street parking provision.

Policy DMHD 1: Planning applications relating to alterations and extensions of dwellings will be required to ensure that:

- i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;
- ii) a satisfactory relationship with adjacent dwellings is achieved;
- iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth

and height;

- iv) new extensions respect the design of the original house and be of matching materials;
- v) there is no unacceptable loss of outlook to neighbouring occupiers;
- vi) adequate garden space is retained; v
- ii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C;
- viii) trees, hedges and other landscaping features are retained; and
- ix) all extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials.

With specific regard to Rear Extensions the policy states:

- 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.

And with regard to side extensions:

- 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;
- iii) garages should reflect the size guidelines set out in Appendix C Parking standards;
- iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and
- vii) in Conservation Areas, single storey side extensions may be required to be set back.

The proposed two storey side/rear extension would be set back from the front elevation of the dwelling by 1 metre and the width of the two storey side element along the front

elevation would not be too wide. However, the proposed two storey side extension would connect to a full width two storey rear extension to form a two storey side to rear extension.

The current application follows upon the recent refusal of (76195/APP/2021/478) which was refused for the following reason:

"The proposed part single storey/part two storey side extension, by virtue of its siting, size, scale, bulk and design, including the lack of a set back from the front at all levels, would fail to appear as a subordinate addition and would thus be detrimental to the appearance of the original house, the visual amenities of the street scene and the character and appearance of the wider area. The proposal is therefore 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)."

This reason for refusal was upheld at appeal. The current proposal seeks to address the Inspector's concerns by setting back the proposed extension and altering the proposed roof profile to a double crown (which will be addressed below) but a key element of the proposal's unacceptability is the extension's lack of subordination. The extensions have been increased overall in terms of footprint when compared to the appeal scheme.

The Inspector's appeal decision makes specific reference to the lack of subordination in the previous scheme:

"These shortcomings would be exacerbated by the proposal's prominent position, where the proposed side extension and new hipped roof would be visible from a number of public vantage points along Harvil Road. The proposed two storey side extension and roof alterations, by virtue of their scale, siting and design, would fail to achieve an appropriate degree of subordination to the host property and would detract from its architectural integrity"

Compared to the previous scheme, the current proposal would increase the size of the two storey depth to the rear (to 5 metres) creating a flank two storey elevation in a prominent location with a depth of 10.2 metres which is considered not be subordinate to the scale or form of the original dwelling. This proposed depth would also increase the scale of the roof alterations proposed. The two crown roofs which would be created would result in additional bulk and mass over and above the scheme considered at appeal which further contributes to the lack of subordination of the proposed extensions.

It is therefore considered that the proposed two storey side to rear extension would be a considerable change to the character and appearance of the existing property which would fail to appear subordinate to the original property. This would impact unduly on the character and appearance of the existing and adjoining properties and the visual amenities of the street scene and the area in general. Therefore, the development is considered unacceptable as it fails to comply with the requirements of Policies DMHD 1, DMHB 11 and 12 of the Local Plan: Part Two - Development Management Policies (2020)

Neighbouring Amenities:

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 proposed two storey side to rear extension would run along the boundary with No. 5 Harvil Road. The proposed extension would not extend beyond a 45 degree horizontal angle measured from the middle of a principle window to a habitable room on No. 5 Harvil Road, and given the set back in siting of No. 5, it is considered that the proposed extensions would not harm the amenities of the occupiers of No. 5 Harvil Road.

The proposed extension would also extend to the rear along No. 3 shared boundary but given the distance of separation between the properties, it is considered that the proposed extensions would not harm the amenities of the occupiers of No. 3 Harvil Road

Other Issues:

DMHB 18 requires sufficient garden space to be retained as a consequence of an extension. There would be sufficient garden space retained.

There would be ample parking to the front of the property and information regarding the visibility splays of the site's access and subject to appropriate conditions is considered an acceptable to Council's Highway Officer and to comply with policy DMT 6 of the Local Plan: Part Two - Development Management Policies (2020) .

Conclusion:

For the reasons outlined above, the application is recommended for refusal. The scheme fails to overcome the Inspector's reasons for refusal as the main, notable change would involve an increase in the size, bulk and massing of the extensions. The proposal would harm the character and appearance of the host property, streetscene and wider area.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey side to rear extension, by virtue of its siting, depth, size, scale, bulk and design would fail to appear as a subordinate addition and would thus be detrimental to the appearance of the original house, the visual amenities of the street scene and the character and appearance of the wider area. The proposal is therefore 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** 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 Development Management Policies (2020) 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 - (2021) and national guidance.

DMHB 1 Design of New Development

DMHB 1 Streets and Public Realm

DMHB 1 Trees and Landscaping

DMHB 1 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP D6 (2021) Housing quality and standards

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 14 Trees and Landscaping

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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