

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 14 SAXONY PARADE HAYES

Development: Proposed first floor rear extension; conversion of roofspace to habitable use to include a rear dormer and alteration of roof from hip to gable end

LBH Ref Nos: **75320/APP/2021/3522**

Drawing Nos: HN/112/41
HN/112/41
HN/112/42
HN/112/43 Proposed First Floor Plan
HN/112/41 Proposed First Floor Plan
HN/112/44
HN/112/45
HN/112/004

Date Plans Received: 16/09/2021 **Date(s) of Amendment(s):**

Date Application Valid: 01/10/2021

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey, semi detached dwelling located to the south of Saxony Parade. The render and tile dwelling is set back from the road by 4.5 metres of hardstanding which is adequate space to park one car safely within the curtilage of the site. To the rear of the dwelling is a garden area which acts as private amenity space for the occupiers of the property.

The property is attached to No. 16 Saxony Parade to the East. The neighbour No. 12 lies to the West and to the rear boundaries abut Nos. 11 and 13 Hanover Circle.

1.2 Proposed Scheme

The application seeks planning permission for a proposed first floor rear extension; conversion of roofspace to habitable use to include a rear dormer and alteration of roof from hip to gable end (amended description).

1.3 Relevant Planning History

75320/APP/2019/4155 14 Saxony Parade Hayes

Single storey rear extension involving demolition of existing extension

Decision Date: 07-08-2020 Approved

75320/APP/2020/2060 14 Saxony Parade Hayes

Conversion of existing store to granny annex with extension and alteration from flat roof to pitched roof

Decision Date: 13-01-2021 Refused

75320/APP/2020/2061 14 Saxony Parade Hayes

First floor rear extension

Decision Date: 14-01-2021 Approved
75320/APP/2021/1998 14 Saxony Parade Hayes
Proposed first floor rear extension

Decision Date:

Comment on Planning History

75320/APP/2020/2061 - First floor extension. This appears to have been implemented.
75320/APP/2020/2060 - Conversion of store to granny annexe. This application was refused and dismissed at appeal.
75320/APP/2019/4155 - Single storey rear extension. This appears to have been implemented.

Following a site visit the single storey rear extension and half-width first floor rear extension have been implemented (this application seeks a full-width first floor rear extension). Works have also recently been carried out to the dwelling to convert the roofspace to habitable use and includes a rear dormer and roof alteration from hip to gable end. An associated application hasn't been found in the planning history for these works and therefore this has been included in the proposal description as the cumulative impact needs to be considered.

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

6 neighbouring properties were consulted on 4.10.2021. No comments received.

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 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D4 (2021) Delivering good design

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 the level of impact on the residential amenities of the neighbours, living conditions of future occupiers, and parking and highway safety.

Character and Appearance:

The NPPF (2021) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

Policy D3 of the London Plan (2021) requires that development proposals should: Form and enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.

Policy D4 of the London Plan (2021) states 'Development should have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establish an enhanced character for the future function of the area.'

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 adverse 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 requires that there is no unacceptable loss of outlook to neighbouring occupiers.

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.

x) side extensions should not exceed half the width of the original property;

xi) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded.

With regard to roof extensions, Policy DMHD 1 states i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line; ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable; iii) raising of a main roof above the existing ridgeline of a house will generally not be supported; iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling; and v) in Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise with the existing building. The highest point of the dormer should be kept well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first floor windows.

The proposed first floor extension would be sited alongside the existing first floor rear extension above the single storey rear extension and the pitched roof would be adjusted and set down from the main ridge of the house intersecting the rear dormer window. The proposed first floor rear extension would extend out by 2.3m and span the full width of the property with the side wall set in by only 10cm from the shared boundary to the adjoining neighbour No.16.

The original dwelling consisted a hipped roof and works have been carried out recently to adjust the roof to a gable end along with a new rear dormer to provide habitable accommodation within the roofspace. These works do not appear to benefit from planning permission and have been added to the proposal description as the cumulative impact needs to be considered. The relationship between the roof works and the first floor rear extension would be visually awkward and result in a cumulatively large and visually incongruous addition to the dwelling.

Cumulatively, the first floor rear extension and the alterations and extensions to the roof including the hip-to-gable roof alteration would fail to respect the architectural integrity of the dwelling and the pair of semi-detached dwelling of which it forms part of. The large dormer window and the full width first floor extension would dominate the rear elevation

resulting in insubordinate and incongruous additions to the streetscene.

The proposed development would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and symmetry of the pair of semi-detached dwellings of which it forms a part and the visual amenities of the street scene and the surrounding area. For these reasons, the proposal would conflict with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local plan - Part Two (2020) and Policy D4 of the London plan (2021).

Neighbouring amenity:

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Paragraph 5.38 of the Hillingdon Local Plan: Part 2 (2020) states: "The Council will aim to ensure that there is sufficient privacy for residents and it will resist proposals where there is an unreasonable level of overlooking between habitable rooms of adjacent residential properties, schools or onto private open spaces. A minimum of 21 metres separation distance between windows of habitable rooms will be required to maintain levels of privacy and to prevent the possibility of overlooking. In some locations where there is a significant difference in ground levels between dwellings, a greater separation distance may be necessary."

Paragraph 5.40 of the Hillingdon Local Plan: Part 2 (2020) states: "For the purposes of this policy, outlook is defined as the visual amenity enjoyed by occupants when looking out of their windows or from their garden. The Council will expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook."

Paragraph 5.41 of the Hillingdon Local Plan: Part 2 (2020) states: "The Council will aim to minimise the impact of the loss of daylight and sunlight and unacceptable overshadowing caused by new development on habitable rooms, amenity space and public open space. The Council will also seek to ensure that the design of new development optimises the levels of daylight and sunlight. The Council will expect the impact of the development to be assessed following the methodology set out in the most recent version of the Building Research Establishments (BRE) "Site layout planning for daylight and sunlight: A guide to good practice".

The separation distance between the rear elevation of the application site to the rear elevations of Nos. 11 and 13 Hanover Circle would be approximately 32metres which is considered sufficient to maintain levels of privacy for these neighbours.

The proposed first floor extension would be sited alongside the existing first floor element and away from the neighbour No.12 Saxony Parade. The proposed first floor extension is not considered to result in any additional impacts on the amenities of this neighbour relative to the existing first floor extension.

The first floor extension would be sited in very close proximity to the boundary with No.16 Saxony Parade, which is noted to not benefit from any rear extension. The neighbours rear elevation comprises ground floor and first floor windows which are sited approximately 65cm to the common boundary upon which the first floor extension would be built against. The proposed first floor extension would therefore breach the 45 degree line of sight to these windows and would add an element of bulk in proximity that would be

detrimental to the amenities of the neighbouring occupiers at No.16 by reason of overshadowing, overbearing, loss of light, loss of outlook and creating a sense of enclosure. For these reasons, the proposal therefore conflicts with Policy DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Living conditions of future occupiers:

Policy DMHB 18 expects a minimum 100sq.m of private amenity space to be retained for a 4+ bedroom property. The proposal would result in 74sq.metres of amenity space, in conflict with policy DMHB 18. Whilst the retained amenity space is sufficient for a 2-3bedroom property which requires 60sq.metres of amenity space, the dwelling would have more than 4bedrooms when the roofspace accommodation is included. On this basis, it is considered that the proposal would not provide suitable living conditions as the private outdoor amenity space is considered inadequate provision. The proposal therefore conflicts with the requirements of Policy DMHB 18.

Policy D6 of the London Plan (2021) states that housing development should be of high quality design and provide adequately sized rooms. It is considered, that all the proposed habitable rooms, and those altered by the development would still maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

Parking:

Policy DMT 6: Vehicle Parking states: A) 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 Council may agree to vary these requirements when: i) the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity; and/or ii) a transport appraisal and travel plan has been approved and parking provision is in accordance with its recommendations. B) All car parks provided for new development will be required to contain conveniently located reserved spaces for wheelchair users and those with restricted mobility in accordance with the Council's Accessible Hillingdon SPD.

The hardstanding in front of the dwelling is of a substandard size to provide 2no parking spaces to accord with the requirements of Policy DMT 6 Appendix C Table 1 of the Hillingdon Local Plan Part 2 Development Management Policies (2020). However the original dwelling appears to be a 3bed unit and as the parking arrangement is pre-existing and the policy does not require any additional parking provisions for the extra bedrooms, a refusal on parking would not be warranted.

Conclusion

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The roof alterations/extensions and first floor rear extension to the dwelling, by reason of the size, scale, bulk, and design, would appear as an insubordinate, and visually incongruous form of development that would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. The proposal, therefore, conflicts, with Policy BE1 of the Hillingdon Local Plan: Part One -

Strategic Policies (November 2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local plan - Part Two (2020) and Policy D4 of the London plan (2021).

2 NON2 Non Standard reason for refusal

The proposed first floor rear extension, by reason of its size, scale, bulk and proximity, would be detrimental to the amenities of the adjoining occupier at No.16 Saxony Parade, by reason of overshadowing, overbearing, loss of light, loss of outlook and creating a sense of enclosure. The proposal, therefore, conflicts, with Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

3 NON2 Non Standard reason for refusal

As a result of the development proposal, the residential dwelling would retain inadequate private amenity space provision, giving rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers. The proposal, therefore, conflicts, with Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policy D6 of The London Plan (2021) and the National Planning Policy Framework (2021).

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.
- 2** 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. The Council's supports pre-application discussions. We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

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 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards

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