

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 HAYES END CLOSE HAYES

Development: Demolition of existing garage and erection of two storey side extension to dwellinghouse

LBH Ref Nos: **12748/APP/2022/167**

Drawing Nos: 04/15
05/15
01/15

Date Plans Received: 19/01/2022 **Date(s) of Amendment(s):**

Date Application Valid: 19/01/2022

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey detached dwelling house located on a corner site at the junction between Hayes End Close and Hayes End Drive. The dwelling has an existing single storey side extension and a detached garage to the side. The house is angled slightly away from its closest neighbour No. 14 Hayes End Close. There is a paved area in front of the detached garage for parking and some planting and greenspace to the front of the dwelling.

The surrounding area is residential in character with mainly semi-detached pairs and the occasional detached dwelling sited on end of terrace/corner sites.

1.2 Proposed Scheme

The application proposes erection of a two storey side extension following demolition of an existing detached garage.

The proposed two storey side extension would have a width of 4.4 metres and would match the depth of the existing dwelling. The proposed additional roof would extend over the proposed two storey side extension and over the main dwelling raising the roof ridge.

1.3 Relevant Planning History

12748/B/84/0090 13 Hayes End Close Hayes
Householder development - residential extension

Decision Date: 22-03-1984 Approved

12748/C/88/2270 13 Hayes End Close Hayes
Erection of a two storey side extension

Decision Date: 15-03-1989 NFA

Comment on Planning History

Planning policy and guidance has changed comprehensively since the previous approvals on site. Therefore, the previous decisions are of little relevance to the assessment of the current proposal.

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

9 neighbouring properties were consulted by letter dated 09-02-21 and by the end of the 21 day consultation period 2 comments from neighbours were received raising the follow matter:

- Concern over the siting of the proposed two storey side extension and the location of major sewage/water pipe

(Officers Response: this falls under Building Control remit)

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 street scene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that: A) All development, including extensions, alterations and new buildings, will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context; ii) ensuring the use of high quality building materials and finishes; iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities; iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and undesignated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure. B) Development proposals should not adversely impact on the amenity 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.

Policy DMHD 1: Alterations and Extensions to Residential Dwellings states that side extensions should not exceed half the width of the original property and extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded. Furthermore, the policy states that where a two storey side extension is proposed, it should be set in a minimum of 1 metre from the side boundary and if to a detached or semi-detached property and should be set back a minimum of 1 metre behind the main front elevation. The policy goes on to explain that where a hip to gable roof extensions exist, a two storey side extension will not be supported by the council. Adequate visual separation and views between houses should be maintained.

No. 13 Hayes End Close is sited on prominent corner at the junction of the Hayes End Close and Hayes End Drive. The proposed two storey side extension would replace an existing detached garage and would have a width of 4.4 metres, far greater than half the width of the original dwelling, in direct conflict with Policy DMHD 1. The associated roof alteration of the proposed two storey side extension would add bulk and height to the existing dwelling and dilute any degree of subordination, again in direct conflict with Policy DMHD 1. It is therefore considered that given the width of the proposed two storey extension and the additional bulk of the associated roof alteration that the proposed extension would not be a disproportionate addition to the host dwelling contrary to Policy DMHB 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

Furthermore, the site represents a very prominent corner plot. The proposed two storey side extension would therefore be highly visible from the front, side, and rear. Given that the side extension would protrude well beyond the established front building line of Hayes End Drive, the extension would close an important visual gap in the area which adds to the distinctive character to the locality. As a result, the proposed extension would be harmful to the streetscene and locality, not just the original building. It is therefore considered that the siting of the proposed extension combined with its height, bulk and mass would fail to maintain the character of the surrounding area and be out keeping with the established streetscene contrary to Policies DMHB 1 and 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

Impact on 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.

Given the detached nature of the dwelling and its siting on a corner plot, the proposed would be set away from neighbouring dwellings and screened by the existing built form. The proposed first floor rear windows would not result in any additional overlooking of neighbouring amenities.

It is therefore considered that the proposal would not harm the amenities of neighbouring properties.

Other Matters:

In terms of the garden area the development would fulfill 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. The retained amenity would be sufficient and would accord with Policy DMHD 1.

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 (2021).

The existing garage is not being used for car parking therefore the parking provision would remain unaffected by the proposal.

Conclusion

For the above reasons, the application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey side extension by reason of its siting, scale, bulk, height, design and excessive width would fail to read as a subordinate addition to the house and respect its architectural integrity. Given the prominent corner position of the site, the side extension would also result in the closing of an important gap characteristic to the area, fail to respect the established return building line and overall result in harm the established character and appearance of the area. The proposal would therefore represent an overdevelopment of the site to the detriment of the visual amenities of the street scene and the surrounding area, all contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

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 Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

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

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