

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 11 THE GREENWAY ICKENHAM

Development: Erection of a single storey side and rear extension and erection of a front extension (amendment to 19355/APP/2021/4485).

LBH Ref Nos: **19355/APP/2022/1063**

Drawing Nos: PA-01

Date Plans Received: 30/03/2022 **Date(s) of Amendment(s):**

Date Application Valid: 30/03/2022

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two storey detached property situated to the west of The Greenway in Ickenham. The property has an attached side garage as well as a large front and rear garden. The property is one of two identical dwellings located on The Greenway.

The site contains a mature oak tree in the front garden (south-west corner) which is protected by TPO 514 and T33.

1.2 Proposed Scheme

The application seeks planning permission for the erection of a single storey side and rear extension and erection of a front extension (amendment to 19355/APP/2021/4485).

1.3 Relevant Planning History

19355/APP/2021/4484 11 The Greenway Ickenham

Conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 03-02-2022 Approved

19355/APP/2021/4485 11 The Greenway Ickenham

Erection of a single storey side and rear extension and erection of a front extension.

Decision Date: 07-03-2022 Approved

19355/B/83/1541 11 The Greenway Ickenham

Householder development - residential extension(P)

Decision Date: 25-11-1983 Approved

19355/TRE/2001/37 11 The Greenway Ickenham

TREE SURGERY TO ONE OAK (T33) ON TPO 514, INCLUDING CROWN THINNING BY 30% BY THE REMOVAL OF BRANCHES OF NO GREATER THAN 2" (5CM) DIAMETER

Decision Date: 08-05-2001 Approved

19355/TRE/2010/8 11 The Greenway Ickenham

To carry out tree surgery to one Oak tree (T33) on TPO 514

Decision Date: 29-04-2010 SD

19355/TRE/2021/134 11 The Greenway Ickenham

To carry out tree surgery, including a crown reduction by 3m to one oak, T33 on TPO 514

Decision Date: 12-08-2021 Approved

Comment on Planning History

All relevant planning history is attached above.

REF: 19355/APP/2021/4485

DATE: 07/03/22

DESCRIPTION: Erection of a single storey side and rear extension. A front porch is also proposed.

DECISION: Approved

A similar scheme has been approved on 07/03/22 for a single storey rear and side extension with the erection of a front porch. Amended plans were received during this process to reduce the size of the front extension.

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

Four neighbouring properties were consulted on the application by letter dated 13-04-22. The consultation period expired 07-05-22. The following comments were received.

FOR:

- I am one of the neighbours to the house the subject of this planning application. I have no objection to the proposed front extension. It seems to me that as the property to be extended has quite a deep front garden, it can accommodate the proposed front extension while still retaining a good amount of garden space and a pleasant appearance overall. A further point in favour is that all the other properties in this street have a different look and appearance from each other, and there is no uniformity. Therefore, it will only add to this mix for this property to also have its own individual characteristics, as proposed. This property should be allowed to benefit from this aspect of individuality in look and characteristics, as have others in the street, as that would be in keeping with the rest of the street. This lack of uniformity is one of the charming aspects of this street. Finally, it is also beneficial to have properties in the street brought up to a good level and refreshed and modernised, as this gives an enhanced appearance and better look to the street overall.

AGAINST:

- The proposed application appears to be an even bigger front extension than the one originally submitted in December and was subsequently amended to simply a porch. In approving the original application for a side and rear extension and porch we quote the comments from the Planning Officer. "The property is identical in appearance to the neighbouring dwelling, number 15. As the only visible element of the proposal from the front elevation would be the change of garage door to a window and a small front porch, it

is considered that the proposal would have no adverse impacts on the two properties when compared as a pair on the overall character and appearance of the surrounding area..." We consider these comments to still be relevant and an extension of this size to be intrusive into the general area and specifically the neighbouring properties

A site notice was displayed on 19/04/22 and expired 19/05/22.

Ickenham Residents Association were consulted on the application. No comments have been 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 14 Trees and Landscaping

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

LPP D6 (2021) Housing quality and standards

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.

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 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;

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

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 side and rear extensions are the same dimensions and design of the previously approved planning permission under reference 19355/APP/2021/4485. The side extension would measure 2.42m in width, extend approximately 13.5m of which 4m would form part of the rear element of the extension. It would be characterised with a flat roof measuring 2.8m in height, keeping the raised front element of the existing garage measuring 3.73m in height. With regards to the rear extension, this would measure 4m in depth, extend the full width of the rear elevation and links on to the proposed side extension creating a wrap around extension. The extension would also benefit from a flat roof with one skylight measuring 3.1m at its highest point. In addition to the wrap around extension, the proposal includes the replacement of the existing front facing garage door with a new window which would provide outlook/daylight/sunlight for the proposed bedroom. As this has been approved under a previous application, there are no reasonable grounds to refuse these elements.

With regards to front extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

i) alterations and extensions 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;

iii) notwithstanding the above, at least 25% of the front garden must be retained.

The proposed front extension would project 1.70m from the existing front projection. It would have a height of 3.50m characterised with a with a hipped roof and measure a width of approx. 5.50m.

Due to the combination of its width, height and depth, the proposed front extension would create a bulky and prominent addition and would not appear as a subordinate feature to

the original dwellinghouse and would represent a visually dominant and unsympathetic form of development. Architecturally, the host is identical in appearance to the immediate neighbouring property, No.15 and this development would lose the existing visual symmetry of the pair. Therefore, the front extension as presented is considered unacceptable as it would have an adverse visual impact on the street scene. As such, the proposal conflicts with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHD 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two - Development Management Policies (January 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.

Number 9 and 15 The Greenway are the principle properties that must be considered in this case, given that they are the nearest dwellings to the application site.

Number 9 The Greenway is located south east of the application site and benefits from a 3m deep single storey rear extension. The hosts extension would project 1m deeper than number 9. In addition to this, the hosts extension would be set away from number 9 by approximately 3.3m. The front extension would not harm the amenities of No.9 Taking these factors into account, it is considered that the development would not adversely impact on the living conditions of the neighbouring occupiers at number 9, in terms of daylight/sunlight, outlook and overbearing effect.

Number 15 The Greenway is located north west of the application site. The property does not benefit from any rear additions. Due to front elevation separation distance, the front extension would have no harmful effects of the amenities of No.15. The hosts rear extension would project 4m from the rear elevation of No.15, due to its moderate depth, height and separation distance from No.15, it is considered that the proposal would not adversely impact on the living conditions of the neighbouring occupiers at number 15 (in terms of daylight/sunlight, outlook and overbearing effect).

The single storey side element of the proposal would not include any side facing windows, therefore would not cause any loss of privacy to number 15.

The proposal would therefore comply with Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) with regards to its impact on neighbouring amenities.

Additionally, It is considered that all the resulting habitable rooms, and those altered by the proposed extension, maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

External Amenity Space provision:

Approximately 303 square metres of private amenity space would be retained in the rear

garden which would be more than sufficient for a dwelling of this size and type states in Table 5.3 (Private Outdoor Amenity Space Standards) of the Hillingdon Local Plan Part 2: Development Management Policies (2020). The proposal would therefore not undermine the provision of external amenity space, in accordance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Parking and Highway Safety:

The proposal would remove the existing garage that could be used for one vehicle. However, the property benefits from a large front garden with a long driveway which would provide adequate parking for the host dwelling. The proposal would therefore be compliant with the objective of Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Trees and Landscape:

Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.

B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.

C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible.

D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.

A mature tree is located in the front garden (south-west corner) which is protected by TPO 514 and T33. No tree survey has been submitted and the oak tree is not shown on any site plan, despite it being a significant feature on this site. However, the proposal is set away from the tree and there will be no direct impact caused on the tree caused by the footprint of the extension. Tree protection conditions will be required to safeguard it against any indirect effects due to construction-related activity on the site and to ensure work complies with Policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

Conclusion:

The proposal is considered to form a unsympathetic and incongruous addition to the main dwelling, which would also cause harm to the character and appearance of the area. For the reasons set out above, the application is recommended for refusal.

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

Due to its width, height, bulk and design the proposed front extension would fail to harmonise with the architectural composition of the original dwelling, subsequently it would be significantly harmful to the appearance of the original dwelling. Additionally the

porch would unbalance the visual symmetry which exists between No.11 and No.15 Greenway causing harm to the character and appearance of the area. For these reasons the proposal conflicts with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHD 1, DMHB 11 and DMHB 12 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 Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan (2021) and national guidance.

DMHB 1 Trees and Landscaping

DMHB 1 Design of New Development

DMHB 1 Streets and Public Realm

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 14	Trees and Landscaping
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
LPP D6	(2021) Housing quality and standards

Contact Officer: Rhian Thomas

Telephone No: