

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 12 DAWLEY AVENUE HILLINGDON

Development: Two storey side extension, conversion of roof space to habitable use to include a rear dormer and a front roof light, and alteration to elevations of the rear extension

LBH Ref Nos: **17948/APP/2021/3995**

Drawing Nos: D09
D10
D02
D03
D06
D07
D08
D01
D04

Date Plans Received: 27/10/2021 **Date(s) of Amendment(s):**

Date Application Valid: 27/10/2021

1. CONSIDERATIONS

1.1 Site and Locality

The application property consists of a rendered semi-detached dwelling located on a corner plot on the western side of Dawley Avenue, at the corner with Hardinge Close. There is hardstanding to the front for 3-4 off street car parking spaces.

The area is residential in character and appearance. It does not lie within a Conservation Area, is not Listed and does not have any TPOs on site.

1.2 Proposed Scheme

This application seeks planning permission for the erection of a two storey side extension, conversion of roof space to habitable use to include a rear dormer and a front roof light, and alteration to elevations of the rear extension.

1.3 Relevant Planning History

17948/APP/2007/3224 12 Dawley Avenue Hillingdon

ERECTION OF A SINGLE STOREY PART SIDE AND REAR EXTENSION AND INSTALLATION OF A SIDE DORMER AND SIDE ACCESS RAMP (INVOLVING DEMOLITION OF EXISTING REAR EXTENSION)

Decision Date: 07-01-2008 Refused

17948/APP/2008/277 12 Dawley Avenue Hillingdon

ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING REAR EXTENSION).

Decision Date: 10-04-2008 Approved

17948/B/91/0152

12 Dawley Avenue Hillingdon

Erection of a single storey rear extension (Application for determination under Section 64 of the Act)

Decision Date: 15-03-1991 GPD

Comment on Planning History

See above for relevant planning history to the site.

17948/APP/2008/277 was approved for a single storey side and rear 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

Six neighbouring properties were consulted by letters for a statutory period of 21 days expiring on the 1st November 2021. No comments were received in this time.

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:

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB 11 Design of New Development

DMT 2 Highways Impacts

DMHB 12 Streets and Public Realm

DMHB 17 Residential Density

DMT 6 Vehicle Parking

DMHB 18 Private Outdoor Amenity Space

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 and the impact upon the amenities of adjoining occupiers. There are no concerns regarding parking or the loss of amenity space in this particular application.

Character and Appearance:

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 including:

- i) harmonising with the local context by taking into account the surrounding:
 - scale of development, considering the height, mass and bulk of adjacent structures.
 - building plot sizes and widths, plot coverage and established street patterns;

- building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;
- architectural composition and quality of detailing;
- local topography, views both from and to the site; and
- impact on neighbouring open spaces and their environment.

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:

- 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;

With regard to side extensions policy DMHD 1 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.

With regard to roof extensions policy DMHD 1 requires:

- 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.

The proposed two storey side extension takes on board some of the policy requirements of Policy DMHD 1. The extension would retain a 1 metre gap from the side boundary and have a 1m set back from the front elevation. However, considering Policy DMHD 1 and DMH B 11, these elements alone would not be sufficient to comply with the development plan as a whole and there are no material considerations to warrant such a stark departure from policy in this case.

The property is located on a sensitive corner plot. Policy requires that this type of property should retain the openness of the plot to preserve the character and appearance of the streetscene and wider area. There are no similar examples nearby on similarly designed properties. On this exposed corner, the proposed extension will not appear to be subordinate to the host dwelling and would be overly dominant and incongruous in the street scene. The design would be out of character and no examples nearby dilute the harm identified.

Taking into account the design, character and appearance of the proposed scheme, the development would not be appropriate as it would result in an incongruous, dominant, disproportionate, bulky and visually intrusive addition 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 harm is further exacerbated by the fact it unbalances the row of properties it forms part of. The original catslide design and roof would be removed entirely. There is no subordination, no reference to the original architectural qualities of the building and no preservation of the open corner. The side extension is therefore harmful in visual terms.

The dormer is also very large and adds to the dominance, bulk and visual harm of the extensions as a whole. The dormer fails to comply with the requirements of Policy DMHD

1.

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.

The proposed two storey side extension would be built away from a boundary with any adjoining neighbour. The neighbour at no. 10 will not be impacted by the proposed extension given its location. The rear dormer to the roof will have new dormer windows which will not create a new outlook to the rear than from what is already existing. Therefore it is considered there is no unduly detrimental impact on No. 10 Dawley Avenue.

To the rear of the site lies 2 Hardinge Close, which will neither be affected by the side extension of rear dormer. From the rear elevation of the application site, there is a distance of 18m to the private amenity space of No.2 Hardinge Close. This separation distance is considered to be a sufficient distance to maintain an outlook of privacy and not have an overlooking impact on this neighbour.

It is considered that the proposed development would not have an unduly detrimental impact on the amenity of any neighbouring property concerning a loss of privacy, overlooking and overshadowing.

Parking and Highways Safety:

The proposed development does not affect parking so it remains in accordance with DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Private Amenity Space:

There are no changes affecting the rear garden space and the private amenity space for this dwelling will be retained, so it remains in accordance with DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Conclusion:

Taking all matters into account, the proposed scheme would have a harmful impact on the character and appearance of the host dwelling and the surrounding area, therefore it is recommended that planning permission is recommended for refusal.

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development by reason of its size, scale, width, height and design would result in an incongruous, dominant, disproportionate, bulky and visually intrusive addition

that would fail to harmonise with the architectural composition of the original dwelling, breach neighbouring building lines and would subsequently be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Therefore the proposal would be 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 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 - The Spatial Development Strategy for London (2021).

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB 1 Design of New Development

DMT 2 Highways Impacts

DMHB 1 Streets and Public Realm

DMHB 1 Residential Density

DMT 6 Vehicle Parking

DMHB 1 Private Outdoor Amenity Space

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:

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB 11 Design of New Development

DMT 2 Highways Impacts

DMHB 12 Streets and Public Realm

DMHB 17	Residential Density
DMT 6	Vehicle Parking
DMHB 18	Private Outdoor Amenity Space

Contact Officer: Zara Raza

Telephone No: 01895 250230