

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 54 ELTHORNE ROAD UXBRIDGE

Development: Erection of a replacement side and rear conservatory

LBH Ref Nos: **20866/APP/2022/1009**

Drawing Nos: EXISTING SIDE ELEVATIONS
 PROPOSED FRONT & REAR ELEVATIONS
 PROPOSED SIDE ELEVATIONS
 EXISTING FRONT AND REAR ELEVATIONS
 Block plan
 The location plan
 Design and access statement

Date Plans Received: 25/03/2022

Date(s) of Amendment(s):

Date Application Valid: 25/03/2022

1. CONSIDERATIONS

1.1 Site and Locality

The site is located on the South of Elthorne Road, at the junction with Norton Road. It is occupied by a two storey semi-detached dwelling with soft landscaping to the front. An existing timber conservatory is located to the side and rear of the application building.

The street scene is residential in character and appearance, comprising predominantly of two storey semi-detached dwellings.

The application lies within the Greenway Conservation Area, is not Listed and there are no trees that are subject to a Tree Preservation Order within the site or on adjoining land.

1.2 Proposed Scheme

The proposal is seeking planning permission for the replacement of the conservatory to the rear of the building, with a change from timber to plastic materials. The proposed replacement conservatory is of a commensurate scale to the existing conservatory.

1.3 Relevant Planning History

20866/APP/2021/3994 54 Elthorne Road Uxbridge

Replacement of existing side and rear conservatory.

Decision Date: 25-02-2022 Refused

Comment on Planning History

The relevant planning history attached to this site is listed above.

The proposed development is the same as that submitted under planning reference: 20866/APP/2021/3994, with further information submitted to justify the use of UPVC materials.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 12th May 2022

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

Seven neighbouring properties were consulted on 7-4-22. No comments were received during the public consultation period.

Conservation Officer:

Summary of comments: Objection

Historic Environment Designation (s) - The Greenway, Uxbridge Conservation Area

Assessment - background/significance

The existing property is an attractive semi-detached late Victorian villa. The pair of attached properties (Nos52 and 54), have retained their symmetrical appearance. The buildings are constructed in a London stock brick with a slate finished hipped roof. To the front they feature double height bay windows. The windows appear to be historic timber sash windows contributing to the authenticity of the property. The recessed entrance doors also appear historic and retain the original fan lights above. The paths leading up to the entrance doors retain original quarry tiles.

The existing conservatory to No54 is located along the side (south) elevation of the property. It appears to be an attractive timber conservatory in keeping with the character and appearance of the original building.

The properties form part of a wider group of buildings that match in age, design and appearance. Individually and collectively they are important contributors to the significance of the conservation area. No54 retains many original features and is considered to be a strong, positive contributor to the conservation area.

The site is located at the junction of Elthorne Road and Norton Road, allowing for glimpses of the southern elevation of No54 to be visible from Norton Road.

The Greenway, Uxbridge Conservation Area is strongly characterised by Victorian and Edwardian houses. The conservation area comprises of a small number roads laid out in a north-south or east-west orientation. There is a distinctive rhythm to the streets and whilst properties appear similar in appearance they do slightly vary in materiality and detailing. The slight variations relate the change in design preferences at the time and contribute to the historic interest of the conservation area.

Assessment - impact

The proposed development is the same as that submitted under planning reference: 20866/APP/2021/3994, therefore the comments below are the same as those previously submitted for this site.

Whilst it is recognised the existing conservatory structure would benefit from improvements, the proposed replacement aluminium and uPVC conservatory would fail to replicate the attractive design and finesse of the existing timber structure.

In considering the age and character of the existing property, the proposal would lack the

high-quality development that is expected within conservation area. Plastic would not be considered an in keeping or sympathetic material choice, failing to respect the original building.

The proposed development would result in less than substantial harm to the conservation area. Paragraph 202 of the National Planning Policy Framework (NPPF, 2021) would need to be considered in this instance.

Duties under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 would need to be considered by the decision maker.

Conclusion: objection - less than substantial

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 1 Heritage Assets

DMHB 4 Conservation Areas

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, whether the development preserves or enhances the character and appearance of the conservation area, 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 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires that new development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness.

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.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires that alterations and extensions 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.

With regard to single storey 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; and
- iii) garages should reflect the size guidelines set out in Appendix C Parking standards;

With regard to single storey 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;

The proposal involves the replacement of an existing conservatory to the side and rear elevations of the property. In terms of form, the proposal would respect the scale of the existing conservatory, resulting in an addition that appears subordinate to the main dwelling. Whilst the form would still be subservient, it is noted that there is a proposed change in materials, from timber detailing to UPVC. It is considered that the proposed materials would have a substantial impact on the architectural composition of the existing dwellinghouse and would fail to either preserve or enhance the character or appearance of The Greenway Conservation Area, particularly having regard to the corner plot siting of the application property.

The use of UPVC framing materials would result in materials that would fail to respect the character and appearance of the host building and fail to enhance or preserve the character and appearance of The Greenway Conservation Area. It has not been possible to identify any public benefits of sufficient weight to justify the harm identified and accordingly the proposed development does not satisfy the requirements of Paragraph 202 of the NPPF (2021).

The proposed development is the same as that submitted under planning reference: 20866/APP/2021/3994. The applicant has provided a statement to clarify the choice of use of UPVC versus timber for a replacement conservatory, however given the above assessment it is considered that longevity of the materials would not be sufficient enough to offset the harm caused by the development. Given the siting within the conservation area, it is important to maintain, preserve and enhance the character and appearance of both the host building and wider area. For the reasons outlined above, it is not considered

that this additional information alters the assessment of the proposal.

The proposed replacement conservatory, due to the replacement of the existing timber framed structure with a uPVC alternative, would fail to harmonise with the architectural composition of the original dwelling, and would fail to either preserve or enhance the character or appearance of The Greenway Conservation Area. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 4 and DMHB 11 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020) and the NPPF (2021).

Residential Amenity:

The proposed replacement conservatory would sit within the existing building line, in the footprint of what is currently existing, with the same dimensions with respect to height. It is considered that the neighbouring occupiers at 52 Elthorne Road would not have their amenities unduly impacted by the proposed replacement conservatory and accordingly the proposed works would not have an unduly detrimental impact on the residential amenity of adjoining residential properties.

External Amenity Space provision:

Table 5.3 (Private Outdoor Amenity Space Standards) and Policy DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020) states that dwelling houses with 3 bedrooms should be provided with a minimum of 60 square metres of private external amenity space. There would be more than 100 square metres of private garden space provided for the dwelling. Therefore it is considered a sufficient amount of private amenity space is retained to comply with this requirement. The proposal would, therefore, not undermine the provision of external amenity space, in accordance with Policies DMHB 1 and DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Parking and Highway Safety:

The existing parking layout would not be altered as part of this proposal, it is therefore considered that the proposal would not significantly exacerbate the pressure for street parking or prejudice highway safety, in accordance with Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Conclusion:

The proposed replacement conservatory, due to the replacement of the existing timber framed structure with a uPVC alternative, would fail to harmonise with the architectural composition of the original dwelling, and would fail to either preserve or enhance the character or appearance of The Greenway Conservation Area. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 4 and DMHB 11 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020) and the NPPF (2021).

The application is therefore recommended for refusal.

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed replacement conservatory, due to the replacement of the existing timber framed structure with a uPVC alternative, would fail to harmonise with the architectural composition of the original dwelling, and would fail to either preserve or enhance the character or appearance of The Greenway Conservation Area. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 4 and DMHB 11 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020) Policy 7.8 of the London Plan (2016) and the NPPF (2021).

INFORMATIVES

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 1	Heritage Assets
DMHB 4	Conservation Areas
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

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