

## 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 | <input type="checkbox"/> |
| 2. Application complies with all relevant planning policies and is acceptable on planning grounds                | <input type="checkbox"/> |
| 3. There is no Committee resolution for the enforcement action                                                   | <input type="checkbox"/> |
| 4. There is no effect on listed buildings or their settings                                                      | <input type="checkbox"/> |
| 5. The site is not in the Green Belt (but see 11 below)                                                          | <input type="checkbox"/> |

### REFUSAL RECOMMENDED: GENERAL

- |                                                                    |                          |
|--------------------------------------------------------------------|--------------------------|
| 6. Application is contrary to relevant planning policies/standards | <input type="checkbox"/> |
| 7. No petition of 20 or more signatures has been received          | <input type="checkbox"/> |
| 8. Application has not been supported independently by a person/s  | <input type="checkbox"/> |
| 9. The site is not in Green Belt (but see 11 below)                | <input type="checkbox"/> |

### RESIDENTIAL DEVELOPMENT

- |                                                                                      |                          |
|--------------------------------------------------------------------------------------|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | <input type="checkbox"/> |
| 11. Householder application in the Green Belt                                        | <input type="checkbox"/> |

### 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 | <input type="checkbox"/> |
| 13. Refusal of change of use from retail class A1 to any other use                                                                   | <input type="checkbox"/> |
| 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.  | <input type="checkbox"/> |

### CERTIFICATE OF LAWFULNESS

- |                                                                 |                          |
|-----------------------------------------------------------------|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | <input type="checkbox"/> |
| 16. Certificate of Lawfulness (for existing use or Development) | <input type="checkbox"/> |
| 17. Certificate of Appropriate Alternative Development          | <input type="checkbox"/> |

### CERTIFICATE OF LAWFULNESS

- |                                                                                                                 |                          |
|-----------------------------------------------------------------------------------------------------------------|--------------------------|
| 18. ADVERTISEMENT CONSENT (excluding Hoardings)                                                                 | <input type="checkbox"/> |
| 19. PRIOR APPROVAL APPLICATION                                                                                  | <input type="checkbox"/> |
| 20. OUT-OF-BOROUGH OBSERVATIONS                                                                                 | <input type="checkbox"/> |
| 21. CIRCULAR 18/84 APPLICATION                                                                                  | <input type="checkbox"/> |
| 22. CORPSEWOOD COVENANT APPLICATION                                                                             | <input type="checkbox"/> |
| 23. APPROVAL OF DETAILS                                                                                         | <input type="checkbox"/> |
| 24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval | <input type="checkbox"/> |
| 25. WORKS TO TREES                                                                                              | <input type="checkbox"/> |
| 26. OTHER (please specify)                                                                                      | <input type="checkbox"/> |

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**                      21 CORONATION ROAD HAYES

**Development:**              Construction of a structure for birds within the rear garden.

**LBH Ref Nos:**              **50347/APP/2022/1560**

**Drawing Nos:**              665/03  
665/04  
Site Location Plan  
665/02  
665/01

**Date Plans Received:**      13/05/2022

**Date(s) of Amendment(s):**

**Date Application Valid:**    13/05/2022

## **1. CONSIDERATIONS**

### **1.1 Site and Locality**

The application site comprises a semi-detached two-storey dwelling on the northern side of Coronation Road which is residential in character. The dwelling has a large single story side/rear extension and rear outbuilding. There is also a front porch extension with a canopy style roof wrapping around to the side. The frontage is hardsurfaced and accommodates parking. The rear of the site is balanced in hard and soft landscaping which acts as the private amenity space.

The properties tend to be similar in their form, proportion and appearance notably within paints. No.21 and 23 are the semi-detached pair of which the building form and appearance is seen across the road.

Land levels appear relatively flat.

The site is within a contaminated land zone. There are no other heritage or policy constraints on site.

### **1.2 Proposed Scheme**

The application seeks householder planning permission for:

- Proposed cage to the centre of the site made up with scaffolding and netting for the purposes of accommodating birds.

### **1.3 Relevant Planning History**

50347/APP/2002/2867      21 Coronation Road Hayes

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

**Decision Date:**    12-02-2003              Approved

50347/APP/2010/1486      21 Coronation Road Hayes

First floor side extension.

**Decision Date:** 23-08-2010                      Refused

### **Comment on Planning History**

As above.

## **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**

8 neighbouring properties were consulted by letter dated 01/06/2022. By the end of the public consultation period of 24/06/2022 and at the time of the report write up, no comments were 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:

DMHD 1            Alterations and Extensions to Residential Dwellings

DMHB 16           Housing Standards

DMHB 11           Design of New Development

DMHB 12           Streets and Public Realm

DMT 1              Managing Transport Impacts

DMT 2              Highways Impacts

DMHD 2            Outbuildings

LPP D5              (2021) Inclusive design

DMT 3              Road Safeguarding

DMT 5              Pedestrians and Cyclists

LPP T4              (2021) Assessing and mitigating transport impacts

LPP D8              (2021) Public realm

LPP T5              (2021) Cycling

NPPF12            NPPF 2021 - Achieving well-designed places

LPP T6.1           (2021) Residential parking

LPP T7              (2021) Deliveries, servicing and construction

DMHB 18           Private Outdoor Amenity Space

DMEI 9              Management of Flood Risk

LPP SI12           (2021) Flood risk management

LPP SI13           (2021) Sustainable drainage

LLP D1              (2021) London's form character and capacity for growth

|        |                                                                 |
|--------|-----------------------------------------------------------------|
| LPP D3 | (2021) Optimising site capacity through the design-led approach |
| LPP T6 | (2021) Car parking                                              |
| 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, trees and landscaping, flood risk impact and car parking provision.

Character and Appearance:

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 adversary 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 required that there is no unacceptable loss of outlook to neighbouring occupiers.

With regards to outbuildings, Policy DMHD 2 states that:

- 1) The building must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers;
- 2) The developed footprint of the proposed building must be proportionate to the footprint of the dwelling house and to the residential curtilage in which it stands and have regard to existing trees;
- 3) The use shall be for a purpose incidental to the enjoyment of the dwelling house and not capable for use as independent residential accommodation; and
- 4) primary living accommodation such as a bedroom, bathroom, or kitchen will not be permitted.

The host dwelling has already been extended to the front/side and rear and also benefits with a rear outbuilding. According to the plans, the space between in the middle (private amenity/garden) is approx. 85sqm.

The proposal would predominantly fill this gap with an approx. 4.5m high bird cage made up of scaffolding bars and netting. The current gap in the middle is approx. 10m deep of which the cage would cover.

The proposed structure, by reason of its siting, combined height, width and depth including design would result in an incongruous, bulky, excessive, visually intrusive and

oppressive form of the development that would substantially dominate and clutter the host site. The general nature and its overall sizing and purpose would be a complete disproportionate and excessive addition of which would harm the form, proportion and appearance of the dwelling and site. The materiality would exacerbate the harmful visual impact of the structure.

The addition would be out of character with the area and would negatively impact the relationship with the properties along the road. Whilst sited to the rear, it would still have damaging views from the streetscene from the side, given the proposed height. It would also be widely visible in multiple private and longer distance views. The scaffolding poles and netting would clutter and fill the site in an uncharacteristic and visually harmful way.

As such, it is considered that the proposed rear structure, would fail to comply with the requirements of Policies DMHD 1, DMHD 2, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

#### Neighbouring Amenity Impact:

The host dwelling adjoins no.23 (east) and no.19 (west) Coronation Road of which are semi-detached two-storey dwellings. To the rear (north), the site shares the rear boundaries with no.23 and 25 Laburnum Road of which are two-storey semi-detached dwellings.

The proposed structure, by reason of its siting, combined height, width and depth including design would result in substantial harm to the occupiers of no.19 and 23 in terms of loss of outlook, sense of enclosure, overbearing impact, visual impact and loss of daylight/sunlight. It is accepted that the structure would like have a degree of openness, serving as a cage for birds, it would still be fixed, permanent and considerable in scale and height. No details of the exact finish have been received, but the substantial metal structure would still be excessive and harmful as proposed, even with a degree of permeability through it.

There would be an approx. 24m to the rear of the Laburnum Road properties. Whilst the addition is clearly of a large and unacceptable scale, the separation distance would reduce the impact to the front rear occupiers.

As such, the proposal would be detrimental to the residential amenity of adjacent occupiers of no.19 and 23. Therefore, the proposal would fail to comply with the requirements of Policies DMHD 1, DM HD 2 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

#### Standards of Accommodation:

The rear of the dwelling at ground level contains a bedroom and kitchen (as per the plans). The first floor is unclear although these windows appear to serve habitable purposes. By reason of the general sting, nature of the proposal and combined height, width and depth, the addition would create unacceptable living environments for occupiers of the dwelling. The outlook, access to natural light and ventilation would be completely lost at both ground and first floor level. The addition would create a visually intrusive and overbearing situation which compromises the quality of the residential accommodation.

No private amenity space would be retained (areas around the structure would not count as being useable). This would be unacceptable and contrary to Policies DMHD 1 and DMHB 18. Again, this would give rise to a substandard form of accommodation for

existing and future occupiers.

As such, the proposal would fail to retain quality living accommodation for existing occupiers. Therefore, the proposal would fail to comply with the requirements of Policies DMHD 1, DMHD 2, DMHB 11, DMHB 16 and DMHB18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Highways and Parking:

No concerns would be raised.

Flood Risk Impact:

No concerns would be raised.

Trees and Landscaping:

No concerns would be raised.

Conclusion:

The application is recommended for refusal on the following grounds:

1. Character and appearance
2. Neighbouring amenity impact to both no.19 and 23 Coronation Road
3. Substandard living accommodation for existing occupiers.

## **6. RECOMMENDATION**

### **REFUSAL for the following reasons:**

#### **1 NON2 Non Standard reason for refusal**

The proposed rear structure, by reason of its siting, height, width, depth and design would result in an incongruous, bulky, excessive, visually intrusive and oppressive form of the development that would substantially dominate and clutter the host site. The proposal would fail to be a proportionate addition to the main dwelling, would negatively impact the character and appearance of Coronation Road and visual amenities of the wider area. Therefore, the proposal would fail to comply with Policy D3 of the London Plan (2021), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) and Policies DMHB 11, DMHB 12, DMHD 1 and DMHD 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

#### **2 NON2 Non Standard reason for refusal**

The proposed rear structure, by reason of its siting, combined height, width and depth including design would result in substantial harm to the occupiers of no.19 and 23 in terms of loss of outlook, sense of enclosure, overbearing impact, visual impact and loss of daylight/sunlight. Therefore, the proposal would fail to comply with Policy D3 of the London Plan (2021), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) and Policies DMHB 11, DMHB 12, DMHD 1 and DMHD 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

#### **3 NON2 Non Standard reason for refusal**

The proposed rear structure, by reason of the siting, combined height, width and depth including design would give rise to poor quality living accommodation for existing

occupiers of the dwelling in terms of sense of enclosure, overbearing impact, visual impact, loss of daylight/sunlight and outlook alongside complete removal of private amenity space. Therefore, the proposal would fail to comply with Policy D6 of the London Plan (2021), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) and Policies DM HD1, DM HD2, DM HB 11, DMHB 16 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

## 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.

## 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 16 | Housing Standards                                   |
| DMHB 11 | Design of New Development                           |
| DMHB 12 | Streets and Public Realm                            |
| DMT 1   | Managing Transport Impacts                          |
| DMT 2   | Highways Impacts                                    |
| DMHD 2  | Outbuildings                                        |
| LPP D5  | (2021) Inclusive design                             |
| DMT 3   | Road Safeguarding                                   |
| DMT 5   | Pedestrians and Cyclists                            |
| LPP T4  | (2021) Assessing and mitigating transport impacts   |
| LPP D8  | (2021) Public realm                                 |
| LPP T5  | (2021) Cycling                                      |

|          |                                                                 |
|----------|-----------------------------------------------------------------|
| NPPF12   | NPPF 2021 - Achieving well-designed places                      |
| LPP T6.1 | (2021) Residential parking                                      |
| LPP T7   | (2021) Deliveries, servicing and construction                   |
| DMHB 18  | Private Outdoor Amenity Space                                   |
| DMEI 9   | Management of Flood Risk                                        |
| LPP SI12 | (2021) Flood risk management                                    |
| LPP SI13 | (2021) Sustainable drainage                                     |
| LLP D1   | (2021) London's form character and capacity for growth          |
| LPP D3   | (2021) Optimising site capacity through the design-led approach |
| LPP T6   | (2021) Car parking                                              |
| DMT 6    | Vehicle Parking                                                 |
| LPP D6   | (2021) Housing quality and standards                            |

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