

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. Interim Director of Planning, Regeneration & Public Realm 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 Interim Director of Planning, Regeneration & Public Realm**

Address 13 RUSHDENE ROAD EASTCOTE PINNER

Development: Erection of single storey extension to front, side and rear following demolition of existing garage

LBH Ref Nos: **32287/APP/2022/2394**

Drawing Nos: 1172-2
 1172-3
 1172-10
 1172-4
 1172-17
 1172-1
 1172-14A
 1172-5C
 1172-15A
 1172-16

Date Plans Received: 27/07/2022 **Date(s) of Amendment(s):**

Date Application Valid: 28/07/2022

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two-storey semi-detached dwelling located on the eastern side of Rushdene Road. The site features an existing flat roof garage and a generous rear garden. The surrounding area is predominantly residential mainly comprises of two-storey semi-detached, two-storey detached and bungalows.

The application site is not located within a Conservation Area but the site is covered by TPO 614.

1.2 Proposed Scheme

Planning permission is sought for the erection of a single storey extension to the front, side, and rear following demolition of existing garage.

1.3 Relevant Planning History

32287/APP/2022/2404 13 Rushdene Road Eastcote Pinner

Conversion of roof space to habitable use to include a rear dormer with 2 front roof lights, conversion of roof from hip to gable end with new gable end window, part demolition of side chimney stack and blocking up first floor side window (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 20-09-2022 Approved

Comment on Planning History

The recent relevant planning history is listed 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

Six neighbouring properties, and Eastcote Residents Association were consulted on 12.08.2022. No comments were received by the end of the consultation period.

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

DMHB 14 Trees and Landscaping

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

DMEI 12 Development of Land Affected by Contamination

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.

Character and Appearance:

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) advises that all 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 extension of 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 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.

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;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and
- ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

In terms of front extension, 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; and
- iii) notwithstanding the above, at least 25% of the front garden must be retained.

The application proposes to demolish the existing garage located to the side of the property and proposes the erection of a front, side and rear wraparound extension. The proposed porch will measure a depth of 1.2m and a length of 5m, the side extension will measure a depth of 2.8m, and a length of 13m and the proposed rear extension will measure a depth of 3.6m and a total length of 8.7m. A hipped roof with a maximum ridge height of 3.4m will wraparound the host dwelling.

Whilst the width of the side extension and depth of the rear extension are considered acceptable, concerns are raised in terms of the forward projection of the side extension and its impact on the architectural integrity of the host dwelling and streetscene. The proposed front extension would extend out the level of the bay window and would fail to relate satisfactorily to the host dwelling and would unbalance the visual symmetry of the pair of semis. The side/front extension would fail to appear as a subordinate addition and would represent an incongruous addition to the streetscene in conflict with Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMHB 11, DMHB 12 and Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

The policy for front extensions is clear and the proposal fails to comply as it would:

- alter the overall appearance of the house
- dominate the character of the street
- fail to be subordinate in scale
- not be designed to respect the character and features of the original building.

The Agent has shared some examples of front extensions nearby however, almost all of these are on different streets. They are also historic, without planning permission and/or previous applications which have been granted where they would unite a pair and restore balance where the other half has already been extended. This is not the case here and therefore, the examples, carry limited weight. The nearest example is on a different street, opposite, where the other half is extended in a similar way.

There are no other material considerations to justify such a stark departure against Policy DMHD1 in this case.

Importantly, revisions were sought during the course of the application to set back the side extension in line with the main front wall of the house and retain a porch of a reduced width, that did not wrap around. Revisions were not received.

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, amongst other matters, 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.

No. 11 and No. 15 Rushdene Way are the principal properties that need to be considered in terms of residential amenity.

No. 11 is located to the north of the site and comprises a two-storey semi-detached property. The application site garage and neighbouring garage abut each other along the shared boundary. The proposed side extension will therefore sit adjacent to the neighbouring garage. The neighbouring property benefits from a conservatory to the rear, and it is noted that an application for a single storey rear extension is currently under consideration (App. Ref:17310/APP/2021/4487). Due to the staggered building line, the proposal will protrude approximately 1.8m from the rear building line of the neighbouring property. Given the presence of the neighbouring garage and the single storey nature of

the proposal, it is not considered that the proposal would result in an unacceptable degree of overshadowing or loss of light. There are no windows proposed on the side elevation which would result in overlooking or loss of privacy.

No. 15 is located to the south of the site and comprises the adjoining dwelling. The site features an existing rear conservatory, it is noted that planning permission has recently been granted for a single storey rear extension (App: Ref:63838/APP/2021/480) (measuring a depth of 3.6m), however it has not been constructed yet. Regardless, the proposed extension complies with Policy DMHD 1 in terms of the parameters for the rear extension. It is not considered that it would result in unacceptable overshadowing or loss of light. Moreover, there are no windows on the side elevation which would result in overlooking or loss of privacy.

The proposed windows on the rear elevation will overlook the private rear garden of the application site and not result in undue overlooking or loss of privacy to neighbouring properties.

Having regard to the above, it is considered that the proposal would not cause undue harm to the living conditions of neighbouring occupiers in accordance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

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

Trees and Landscaping:

The site is covered by TPO 614, however, there are no protected trees at this address. A condition requiring a minimum of the frontage to be retained as soft landscaping could be imposed if the application were recommended for approval.

External Amenity Space Provision:

The proposed development would retain sufficient rear garden space. This would be in accordance with the minimum private amenity space standards set out in Table 5.3 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). As such, it is considered that the proposal would not undermine the provision of external amenity space for the existing occupiers at the site, in accordance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Parking and Highway Safety:

The site benefits from hardstanding outside the front of the property with enough space for two cars. It is therefore compliant with the recommended parking standards set out in Table 1 of Appendix C, it is considered that the proposal is unlikely to significantly exacerbate the pressure for street parking or prejudice highway safety. The proposal therefore accords with the overarching objectives of policy DMT 6 of the Hillingdon Local Plan Part 2 Development Management Policies (2020).

Conclusion:

Given the concerns raised about the design of the side/front extension and its impact on the architectural integrity of the host dwelling, the application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

Due to its width, bulk and design the proposed front/side extension would fail to harmonise with the architectural composition of the original dwelling and would be significantly harmful to the appearance of the original dwelling, unbalancing the visual symmetry which exists between No.13 and 15 Rushdene Road, causing harm to the character and appearance of the streetscene and surrounding 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 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.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

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

DMHB 14 Trees and Landscaping

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6	Vehicle Parking
DMEI 12	Development of Land Affected by Contamination
LPP D6	(2021) Housing quality and standards

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