

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** 3 COLNE AVENUE WEST DRAYTON**Development:** Erection of a single storey rear and side wrap around extension and a partial front extension**LBH Ref Nos:** **18590/APP/2022/1286**

Drawing Nos: A001
 A002
 A003
 A004
 A005
 A006
 A007
 A008
 Location Plan - 3 Colne Avenue - 19/4/22

Date Plans Received: 19/04/2022**Date(s) of Amendment(s):****Date Application Valid:** 12/05/2022**1. CONSIDERATIONS****1.1 Site and Locality**

The site is located on the west side of Colne Avenue, a few metres north of its junction with Lawn Avenue. It is occupied by a semi-detached, two-storey house built in brick with a tiled, hipped roof. The house has a rear conservatory and an attached, flat roofed garage to the south.

The area is mainly residential in character, comprising of mainly detached and semi-detached houses. The site is located in the Garden City West Drayton Area of Special Local Character, the Hillingdon Air Quality Management Area, the Colne Valley Archaeological Priority Area, Flood Zone 2 and has a Public Transport Accessibility level (PTAL) of 1b. The River Colne is immediately to the west of the rear boundary of the site.

1.2 Proposed Scheme

The proposed scheme is for a single storey side and rear extension and front extension. The extensions have a variety of roof forms.

1.3 Relevant Planning History

18590/PRC/2022/17 3 Colne Avenue West Drayton

Rear Extension to 6.0m with full wrap around to side extension and forward extension to 1100mm.

Decision Date: 30-03-2022 OBJ

Comment on Planning History

The relevant history is listed above.

Officer note: It is also noted that an application for pre-application advice was submitted

under application reference 18590/PRC/2022/17 for Rear Extension to 6.0m with full wrap around to side extension and forward extension to 1100mm. An objection was raised in terms of scale, design, impact on the ASLC, residential amenity and Flooding. The current submission is considered not to have fully addressed the concerns raised.

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

6 neighbouring properties and the Oak Farm Residents Association were consulted by letter expiring on the 17/6/2022.

West Drayton Conservation Area Advisory Panel.

We have noted inaccuracies in the block plan but from the other plans it is clear that No 3 and not No 1 Colne Avenue, in this Area of Special Local Character, is the location of the proposed alterations. There are a number of points which we think need reconsideration and amendment before any grant of planning permission is made. The design of the proposed ground floor windows in the front elevation do not match the existing fenestration and therefore strike a discordant note and will affect the look of the house from the street. The proposed front extension is atypical in this part of the ASLC and disguises the lack of set-back from the building line of the proposed side extension - features that would affect the street scene. The very deep rear extension will have a somewhat oppressive and un-neighbourly effect on No 1 Colne Avenue, and the very high lantern in the roof of the rear extension looks ridiculous. The perspective view supplied highlights the discontinuity in the roof of the extension and the vertical wall above this roof level with the back wall of the existing house, which combine to make the side extension look very odd, as does the stepped height of the side wall on the property boundary. These proposals should be refused unless significant improvements are made to them.

2 letters of objection have been received raising concerns about the scale of the development proposed and the proximity to the side boundary (replacing a fence with an extension).

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

DMEI 10 Water Management, Efficiency and Quality

DMEI 9 Management of Flood Risk

DMT 2 Highways Impacts

DMHB 12 Streets and Public Realm

DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
DMHB 17	Residential Density
DMHB 16	Housing Standards
DMHB 5	Areas of Special Local Character

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, flooding, reduction of space in 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) 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 DMHB 5 requires that A) Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area. B) Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings

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 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;
- 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;

B) Rear Extensions

- 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;

v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;

With respect to front extensions policy DMHD 1 requires:

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 applicant is proposing a side and rear extension that would feature as a wraparound extension to the dwelling. The rear extension would have a depth of 6m. The side extension would replace a garage and would be set back from the front elevation by 1m and would fill the space to the boundary. The extension to the side would be finished with a flat roof with a parapet wall to the rear to join the hipped roof of the rear extension roof which includes a roof lantern. A front extension is proposed which would result in an extension across the entire width of the original dwelling.

The site lies within the West Drayton Area of Special Local Character (ASLC). The proposed single storey wrap around front, side and rear extension would be considered unacceptable from a conservation and design perspective. The extension to the front would significantly alter the appearance of the existing property, extending across the entire width of the dwelling and harming the symmetry of the pair of attached houses. This is contrary to policy DMHD 1 within Hillingdon's Local Plan Part 2 (HLPP2, January 2020). There are no other material considerations to warrant a departure from this policy.

Concerns are raised in terms of the width of the side extension. Whilst the existing garage abuts the boundary, the significant increase in scale of the side extension proposed serves to increase the loss of space, appearing as a cramped and incongruous addition to the streetscene. The depth of the rear extension is also considered excessive and in combination with the side and rear extensions, would fail to appear as subordinate additions to the original semi-detached dwelling. The side and front extensions are therefore considered to conflict with Policies BE1 and HE1 of the Hillingdon Local Plan (November 2012) and Policies DMHB5; DMHB11; DMHB12 and DMHD1 of the Hillingdon Local Plan - Part Two (2020).

The harm is all exacerbated by the uncoordinated and random pattern and form of roof extensions proposed. The extensions do not read as cohesive, similar or related in any way, further reducing any sense of subordination to the house and pair of properties.

Residential Amenity:

The proposed extension would project 6m to the rear alongside the boundary with Number 1. It is noted that No.5 has a rear extension which could mitigate the impact to a degree however, the relationship to No.1 to the south is of serious concern. This property has a rear extension but is set further forward into the plot. As a result, the extension would project even further than 6m beyond their rear wall, right up to the shared boundary. This relationship would cause a harmful sense of enclosure and loss of outlook, dominating their rear garden.

The impact on light would be reduced by the west facing orientation of the properties but that does not mitigate the overall harm to this neighbours' living conditions. As such, the proposed side/rear extension, by virtue of its excessive scale, bulk and siting in close proximity to the boundary with Number 1 Colne Avenue, would result in an unacceptably oppressive and overbearing form of development resulting in an overdominant impact in conflict with policies DMHB11 and DMHD1 of the Hillingdon Local Plan - 2020.

External Amenity Space Provision:

In terms of the garden area the development would fulfill the Part 2 Policy DMHD1 appendix A, Part A) vi), which states that for Alterations and extensions to residential dwellings; adequate garden space is retained.

Parking and Highway Safety:

The proposal would not result in any changes to parking provision at the site, therefore, the proposal complies with the Councils Car Parking Standards in DMT 6 of the LPP2.

Flooding

The site lies within Flood Zone 2.

Policy DMEI 9 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that:

A) Development proposals in Flood Zones 2 and 3a will be required to demonstrate that there are no suitable sites available in areas of lower flood risk. Where no appropriate sites are available, development should be located on the areas of lowest flood risk within the site. Flood defences should provide protection for the lifetime of the development. Finished floor levels should reflect the Environment Agency's latest guidance on climate change.

B) Development proposals in these areas will be required to submit an appropriate level Flood Risk Assessment (FRA) to demonstrate that the development is resilient to all sources of flooding.

C) Development in Flood Zone 3b will be refused in principle unless identified as an appropriate development in Flood Risk Planning Policy Guidance. Development for appropriate uses in Flood Zone 3b will only be approved if accompanied by an appropriate FRA that demonstrates the development will be resistant and resilient to flooding and suitable warning and evacuation methods are in place.

D) Developments may be required to make contributions (through legal agreements) to previously identified flood improvement works that will benefit the development site.

E) Proposals that fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused.

The application is supported by a FRA which confirms that the proposal will not increase the risk of flooding to others. Conditions could be attached in the event of an approval to ensure this is the case.

Conclusion:

The scale and bulk of the proposed extensions are not considered to be subordinate to the existing house and they do not respect the architectural style of the original building. They would be detrimental to the character and appearance of the pair, which share group value, as well as the West Drayton Area of Special Local Character. The development

would have an unacceptable visual impact on the streetscene and would fail to comply with Policies DMHB 5, DMHB 11 and DHMD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

The proposed 6m deep rear extension would be significantly deeper than the 3.6m guidance in Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and this relationship is worsened by the staggered rear building line. It would adversely impact on the amenity of adjacent properties contrary to the requirements of Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed extensions, by virtue of their excessive scale, bulk, design, forward projection and proximity to the side boundary, would fail to appear as subordinate additions to the existing semi-detached dwelling or respect the architectural style of the original building. The extensions would be detrimental to the character and appearance of the pair, which share group value, as well as the West Drayton Area of Special Local Character. The development would have an unacceptable visual impact on the streetscene and would fail to comply with Policies BE1 and HE1 of the Hillingdon Local Plan (November 2012) and Policies DMHB 5, DMHB 11 and DHMD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

2 NON2 Non Standard reason for refusal

The proposed side/rear extension, by virtue of its combined scale, depth and bulk, given its siting in close proximity to the boundary shared with 1 Colne Avenue, would result in an unacceptably oppressive and overbearing form of development resulting in a harmful sense of enclosure and loss of outlook, in direct conflict with policies DMHB11 and DMHD1 of the Hillingdon Local Plan - 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.

In order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition further guidance was offered to the applicant by the case officer during the processing of the application to identify the amendments to address those elements of the scheme considered unacceptable which the applicant chose not to implement.

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
DMEI 10	Water Management, Efficiency and Quality
DMEI 9	Management of Flood Risk
DMT 2	Highways Impacts
DMHB 12	Streets and Public Realm
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
DMHB 17	Residential Density
DMHB 16	Housing Standards
DMHB 5	Areas of Special Local Character

Contact Officer: Nicola Taplin

Telephone No: 01895 250230