

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** 92 BERKELEY ROAD HILLINGDON**Development:** Single storey extension (following removal of side canopy structure).**LBH Ref Nos:** **60575/APP/2022/2562**

Drawing Nos: 92 / P / 2022 - 02
 92 / P / 2022 - 03
 92 / P / 2022 - 01
 92 / P / 2022 - 05
 92 / P / 2022 - 04

Date Plans Received: 15/08/2022**Date(s) of Amendment(s):****Date Application Valid:** 15/08/2022**1. CONSIDERATIONS****1.1 Site and Locality**

The application site comprises a two-storey semi-detached dwelling located on a prominent corner/angled junction along Berkeley Road of which the adjoining property of no.50 forms part of Lynhurst Crescent. The frontage is hardstanding with parking. The dwelling has a single storey side/rear extension of which was granted planning permission (60575/APP/2005/1178) in 2005. The rear of the site is paved with the majority of the plot hardsurfaced. There is an access path to the rear of which serves the garages to the rear of the surrounding properties.

The dwelling has a lightweight, open canopy side structure adjacent to the single storey side element. It appears this has been in place since the 2005 permission. There is also a front porch to the dwelling of which was consented through the 2005 permission.

The properties tend to be similar in their form, proportion and appearance. No.50 has a single storey rear extension but has not been extended to the side. The host and adjoining plots are identical in size.

The land levels appear relatively flat.

There are no heritage or policy constraints on site.

1.2 Proposed Scheme

The application seeks householder planning permission for:

- Single storey side extension
- Demolition of existing side canopy structure.

1.3 Relevant Planning History

60575/APP/2005/1178 92 Berkeley Road Hillingdon

ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION AND FRONT PORCH
 (INVOLVING DEMOLITION OF EXISTING LEAN-TO AND FRONT PORCH)

Decision Date: 16-06-2005 Approved

Comment on Planning History

60575/APP/2005/1178 - Front porch and single storey side/rear extension - Approved
16/05/2005 (Implemented)

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

9 neighbouring properties and the Oak Farm Residents Association (OFRA) were consulted by letter dated 26/08/2022. By the end of the public consultation period of 17/09/2022 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

DMT 3 Road Safeguarding

LPP D5 (2021) Inclusive design

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 regard to side extensions, Policy DMHD1 requires:

- 1) side extensions should not exceed half the width of the original property;
- 2) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
- 3) garages should reflect the size guidelines set out in Appendix C Parking standards;
- 4) 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;
- 5) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- 6) 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.

The proposal would remove the side canopy addition (immune from enforcement action) and construct a single storey side extension adjoining an already consented single storey side extension in 2005. The new addition would be approx. 2.5m wide and set back from the existing side extension front line by approx. 3m. Whilst appreciating the existing structure, the cumulative width of the consented 2005 side addition and proposed must be accounted when reviewed against Policy DMHD 1 of the Local Plan (point 1 in particular).

The cumulative width of approx. 5.6m to the original width of the host dwelling - approx. 5.6m would be far too dominating, imposing and disproportionate. Whilst the new addition would be set back into the site, the cumulative bulk would be excessive to the site especially given the entirely hardsurfaced nature of the site, prominent corner/angled junction alongside no.50 not being extended to the side. The solid addition would be very visible in both public and private views and fail to harmonise with the architectural composition of the host, failing to preserve the streetscene successfully. The lightweight canopy does not justify the footprint and envelope of the new addition as it reads as a lightweight addition to the property with a very different visual impact.

The argument would be the existence of the current side addition. However, this is of a 'softer' material palette with the new solid addition creating 'more' of an imposing and dominating addition and viewpoint.

As per the elevations, especially given the angled nature of the site, the addition would appear incongruous, disjointed and visually intrusive to the dwelling and views from the streetscene.

Whilst only a 'partial' side extension, this central and 'part' nature would in fact make the massing appear odd and disjointed.

Materials would be similar to the existing dwelling and a compliance condition would have been attached to ensure that the materials are of a similar appearance to the materials on the existing dwellinghouse had the scheme been considered acceptable.

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

Neighbouring Amenity Impact:

The host dwelling adjoins no.50 Lynhurst Crescent (east) which is considered to be the only neighbour at detriment. However, the side extension would not be directly visible (harmful) from the neighbouring curtilage. Furthermore, the nearby occupiers to the rear and on the opposite side of the road would not be detrimentally impacted.

As such, the proposal, would not be detrimental to the residential amenity of adjacent and surrounding occupiers in terms of overdominance, outlook, sense of enclosure, visual intrusion, loss of daylight/sunlight or overbearing impact. Therefore, the proposal would comply with the requirements of Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Standards of Accommodation:

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to The London Plan.

The proposal would retain sufficient private amenity space.

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 proposal would be unacceptable on the following grounds:

1. Character and appearance

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed single storey side extension in conjunction with the current side extension, by reason of its prominent siting, cumulative and combined height, depth and width, design, bulk and massing would result in an awkward, incongruous, disproportionate, visually intrusive and excessively wide addition that would harm the architectural composition of the original dwelling, relationship with no.50 Lynhurst Crescent of which it forms part to, character and appearance of the area and visual amenities of this prominent streetscene. Therefore, the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) and Policies DMHB 11, DMHB 12 and DMHD 1 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 (2016). 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
DMT 3	Road Safeguarding
LPP D5	(2021) Inclusive design
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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