

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** 5E FRAYS WAYE UXBRIDGE**Development:** Erection of a single storey extension to the side**LBH Ref Nos:** **77453/APP/2022/2448****Drawing Nos:** 1575-01
1575-02
1575-S-02
1575-S-01**Date Plans Received:** 01/08/2022 **Date(s) of Amendment(s):** 01/08/2022**Date Application Valid:** 11/08/2022**1. CONSIDERATIONS****1.1 Site and Locality**

The site comprises a two storey end-of-terrace dwelling, adjacent to the car park of St Mary's Catholic Primary School. The group of terraced dwellings in this group do not have standard rear gardens due to their back-to-back design but there is some private space to the west of this particular site.

The application site is not designated within a Conservation Area, nor an Area of Special Local Character. The site does not contain any Listed Buildings. There are no trees that are subject to a Tree Preservation Order within the site or on adjoining land. To the rear of the site lies Flood Zone 2.

1.2 Proposed Scheme

Planning permission is sought for the erection of a single storey side extension.

**1.3 Relevant Planning History
Comment on Planning History**

No relevant planning history to the site.

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

7 neighbouring properties were consulted on 12.8.2022 for 21 days. A site notice was erected on the 17.8.22. No comments were received in this time.

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
DMHD 1 Alterations and Extensions to Residential Dwellings
DMT 2 Highways Impacts
DMT 6 Vehicle Parking
LPP D6 (2021) Housing quality and standards
DMHB 18 Private Outdoor Amenity Space

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, 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 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 rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states, amongst other criteria, that:

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;

The applicant is proposing a side extension to the side of the dwelling, it would fill the space up to the boundary line and extend rearwards to the length of the dwelling following the splayed boundary. The height would be appropriate to the host dwelling however, the width of the side extension would be excessive and over half the width of the dwelling, which as a result fails to harmonise with the host dwelling and surrounding area. This is also in direct conflict with Policy DMHD1. There are no other material considerations that

would warrant such a departure in this case, no other examples and no built form to conceal its obvious, dominant appearance in the streetscene. The additional front door serves only to increase its prominence and subsequent visual harm.

Overall, it is considered that the proposal would cause undue harm to the character and appearance of the host dwelling and the surrounding area, not in accordance with the objectives of Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMHB 11 and Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Residential Amenity:

The side extension would be built away from the adjoining terraced property at 5d Frays Waye.

The side extension would not obscure the views from the side facing window at No. 10 Rushes Mead due to the existing boundary treatment and shed. Further, this rear window is a secondary window most likely serving the living/dining area of the ground floor of the property to the rear of the site. The windows to the front of No. 10 Rushes Mead also serve this room, retaining the levels of light entering the dwelling.

The side extension would not create any harm on the amenity of the schools car park given the single storey minor addition proposed.

Overall, it is considered that the proposal would not have an unacceptable impact on the neighbouring properties in terms of loss of light, loss of outlook, sense of dominance or overlooking, in compliance with Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan Part 2 Development Management Policies (January 2020).

External Amenity Space Provision:

Table 5.3 of Policy DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020) states that dwelling houses with 1 bedroom should be provided with a minimum of 40 square metres of private external amenity space. Whilst this is not a policy directly engaged, it provides helpful context for Policy DMHD1 which seeks to ensure extensions do not result in the loss of important garden space.

The proposed plan shows that the current private amenity provided to the side would be completely built over to create an additional bedroom. It is accepted that the additional room would be of benefit however, the proposal would completely undermine the provision of external amenity space for the existing occupiers at the site, not in accordance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). This would not be acceptable and there are no material considerations to justify the loss of this important space in this case.

Parking and Highway Safety:

There would be no new parking involved as part of the works.

Conclusion:

It is considered that the proposal would not accord with the relevant policies set out in the Hillingdon Local Plan: Part One Strategic Policies (2012) and Part Two - Development Management Policies (2020) and it is therefore concluded, taking all matters into account,

that planning permission should be refused.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed single storey side extension would result in a harmful loss of private amenity space for the occupiers at 5e Frays Waye, undermining the requirements for the provision of external amenity space for the existing occupiers at the site, failing to accord with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

2 NON2 Non Standard reason for refusal

The proposed single storey side extension by reason of its size, scale, width, height and design would result in an incongruous, dominant, disproportionate, bulky and visually intrusive addition that would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Therefore, the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

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 11 Design of New Development

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP D6 (2021) Housing quality and standards
DMHB 18 Private Outdoor Amenity Space

Contact Officer: Zara Raza

Telephone No: 01895 250230