

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	2 ADELPHI CRESCENT HAYES	
Development:	Single storey side/rear extension (following demolition of the existing side and rear extension); removal of first floor side window and new first floor rear window.	
LBH Ref Nos:	36075/APP/2022/2551	
Drawing Nos:	22-111 A 22-112 A 22-113 A 22-101 A 22-102 A 22-103 A 22-108 A 22-105 A 22-106 A 22-107 A 22-104 A	
Date Plans Received:	12/08/2022	Date(s) of Amendment(s):
Date Application Valid:	12/08/2022	

1. CONSIDERATIONS

1.1 Site and Locality

The site is a two-storey semi-detached dwelling located on the junction of Adelphi Crescent and Weymouth Road. The site has a large rear garden which backs onto the side elevation of No. 28 Weymouth Road. The area is residential in character comprising mainly similar style semi-detached dwellings.

Number 4 Adelphi Crescent is located to the south west of the application site and forms part of the adjoining dwelling. Number 28 Weymouth Road is located to the north.

The application site is not designated within a Conservation Area. 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. The site is not within a Critical Drainage Area nor Surface Water Flood Zone.

1.2 Proposed Scheme

The application seeks householder planning permission for:

- Single storey side/rear extension (following removal of existing side and rear extension)
- New first floor rear window
- Removal of first floor side window

Officers are aware of the permissions on the site 36075/APP/2021/1658 and 36075/APP/2021/2855 to expand the dwelling. Furthermore, there is currently a live application (36075/APP/2022/2441) for a replacement (larger) rear outbuilding. Whilst the proposed extensions would not connect onto the approved extensions (alongside the live

application for an outbuilding), these applications are material considerations in assessing the overall built form being added/proposed to the host site.

1.3 Relevant Planning History

36075/APP/2021/1658 2 Adelphi Crescent Hayes

Part two storey, part single storey rear extension involving demolition of existing rear conservatory

Decision Date: 25-06-2021 Approved

36075/APP/2021/2855 2 Adelphi Crescent Hayes

Part two storey part single storey side and rear extension involving demolition of existing single storey side extension

Decision Date: 15-07-2022 Approved

36075/APP/2021/304 2 Adelphi Crescent Hayes

Erection of a two-storey 2-bed dwelling house with associated parking and amenity space and single storey rear extension to existing dwelling including demolition of existing side extension

Decision Date: 01-04-2021 Refused

36075/APP/2021/502 2 Adelphi Crescent Hayes

Erection of a two-storey 2-bed dwelling house with associated parking and amenity space and single storey rear extension to existing dwelling including demolition of existing side extension.

Decision Date: 15-03-2021 NFA

36075/APP/2022/2541 2 Adelphi Crescent Hayes

Construction of a rear outbuilding (following demolition of the existing outbuilding) incidental to the main dwellinghouse.

Decision Date: 07-10-2022 Refused

36075/PRC/2020/170 2 Adelphi Crescent Hayes

Demolition of existing side extension and erection of double storey two bedroom dwelling house

Decision Date: 09-10-2020 OBJ

36075/PRC/2020/225 2 Adelphi Crescent Hayes

Demolish existing side extension and erection of double storey two bedroom new dwelling house

Decision Date:

Comment on Planning History

36075/APP/2022/2441 -Construction of a rear outbuilding (following demolition of the existing outbuilding) incidental to the main dwellinghouse - Pending Consideration

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

10 neighbouring properties 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:

DMHB 16 Housing Standards

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMT 6 Vehicle Parking

DMT 1 Managing Transport Impacts

LPP D4 (2021) Delivering good design

DMEI 9 Management of Flood Risk

DMT 2 Highways Impacts

LPP D6 (2021) Housing quality and standards

DMT 3 Road Safeguarding

LPP SI12 (2021) Flood risk management

DMT 5 Pedestrians and Cyclists

LPP SI13 (2021) Sustainable drainage

LPP T4 (2021) Assessing and mitigating transport impacts

LPP G7 (2021) Trees and woodlands

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

LPP T5 (2021) Cycling

LPP D5 (2021) Inclusive design

LPP T6.1 (2021) Residential parking

LPP D8 (2021) Public realm

LPP T7 (2021) Deliveries, servicing and construction

DMHB 18 Private Outdoor Amenity Space

NPPF12 NPPF 2021 - Achieving well-designed places

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

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.

With regards to rear extensions, Policy DMHD 1 states that:

- 1) 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;
- 2) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- 3) 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;
- 4) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- 5) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- 6) 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;
- 7) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;

- 8) 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
- 9) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

The existing single storey flat roof extension of approx. 3.3m in width is already more than half the width of the host dwelling. However, the proposal to demolish the existing side extension with a wider addition would be far too imposing and dominating. Whilst appreciating the existing situation, this does not mean an even wider addition can be considered acceptable to the dwelling. The width of the new addition would be overly excessive and would create a large, dominating and incongruous addition to the dwelling. This would directly conflict with DMHD1 and there are no material considerations which warrant such a stark departure in this case.

Given the prominent corner siting, the addition would negatively impact the visual amenities of the streetscene. Nearby corner plots have a sense of gap to the side boundaries in order to respect the 'secondary' streetscenes they form a part to. Whilst there would be a gap to the common boundary, the addition to the side would be far too large.

The roof would be an improvement to the current flat roof nature although given the proposal to wrap-around to the rear, the intensity of the roof form would be far too dominating and imposing notably from the Weymouth Road streetscene.

Turning to the rear, the ground floor rear element, on balance, in terms of the projection would be at the point of acceptability in terms of massing and proportion. Furthermore, the rearward projection has already been considered as being acceptable. It should be noted that a two-storey side/rear extension was approved on site although formed within the existing footprint of the side extension. The proposal would create a wider and dominating addition. The width would be the main issue.

It should also be noted that the roof form of the single storey rear element would wrap-around partially an existing first floor rear window. However, this specific area has already been deemed acceptable as part of the previous approvals on site.

As per the block plan, the proposed extension would be a large addition when compared to the footprint of the current dwelling. The site has already been excessively hardsurfaced to which the proposed built form to the rear, including the cumulative expansion that could be possible through the approved schemes and rear outbuilding (had it been considered acceptable).

The host dwelling is located on a prominent corner junction with 'low' level boundary treatment which allows views into the site from the streetscene. The proposed extension would create visual dominance and intrusion from the surrounding streetscene.

The addition would negatively impact the character and appearance of the context.

If the current scheme (or any of the approved schemes) were to be implemented alongside the current live scheme for an outbuilding, this would reduce the amount of useable rear private amenity space to an unacceptable standard to which further demonstrates the excessively sized nature of the proposal.

The new first floor rear window and removal of existing first floor side window would be

acceptable.

Whilst the materials of the outbuilding would reflect the existing dwelling, this would not outweigh the damage that would be caused.

As such, it is considered that the proposed rear extension, 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.4 (south-east) Adelphi Crescent which is a two-storey semi-detached dwelling. To the rear (north) is no.28 Weymouth Road which has its side elevation running towards the side of the rear garden (where existing outbuilding is situated). These are the properties which are considered to be at harm by the proposal.

With regards to no.28, the proposed extension would be well separated from this occupier and as such would not be of detriment to this occupier.

With regards to no.4, the proposed rearward projection would be approx. 4m which would be approx. 1m beyond the rear extension of no.4. On balance, and as previously assessed, the impact would be tolerable to this occupier.

No concerns would be raised to other occupiers of the context.

As such, the proposal, on balance, 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. The proposal would meet 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:

It is considered that all the proposed habitable rooms, of the main dwelling, 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, on balance, would retain sufficient amounts of useable private amenity space as required by Policy DM HD 1 of the Local Plan.

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

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed single storey side/rear extension, by reason of the prominent siting, combined height, depth and excessive width, bulk and massing would result in a dominant, excessive, bulky and unsympathetic and disproportionate addition that would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character and appearance of the context of which it forms a part and to the visual amenities of the prominent corner siting location, street scene and the surrounding area. 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:

DMHB 16 Housing Standards

DMHB 11 Design of New Development

DMHB 12	Streets and Public Realm
DMT 6	Vehicle Parking
DMT 1	Managing Transport Impacts
LPP D4	(2021) Delivering good design
DMEI 9	Management of Flood Risk
DMT 2	Highways Impacts
LPP D6	(2021) Housing quality and standards
DMT 3	Road Safeguarding
LPP SI12	(2021) Flood risk management
DMT 5	Pedestrians and Cyclists
LPP SI13	(2021) Sustainable drainage
LPP T4	(2021) Assessing and mitigating transport impacts
LPP G7	(2021) Trees and woodlands
LPP D1	(2021) London's form, character and capacity for growth
LPP T5	(2021) Cycling
LPP D5	(2021) Inclusive design
LPP T6.1	(2021) Residential parking
LPP D8	(2021) Public realm
LPP T7	(2021) Deliveries, servicing and construction
DMHB 18	Private Outdoor Amenity Space
NPPF12	NPPF 2021 - Achieving well-designed places
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

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