

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. Director of Residents Services 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 Head of Planning, Transportation and Regeneration**

Address 177 STATION ROAD WEST DRAYTON

Development: Erection of a single storey rear extension and conversion of loft into habitable space with 2 front roof lights and rear dormer.

LBH Ref Nos: **47713/APP/2022/181**

Drawing Nos: Existing Front, Side & Rear Elevations 2021-177SR-EXT-4
Proposed and Existing Roof Plans 2021-177SR-EXT-6
Proposed Ground Floor, First Floor and Loft Plans 2021-177SR-EXT-3
Proposed Front, Side & Rear Elevations 2021-177SR-EXT-5
Existing Ground Floor, First Floor and Loft Plans 2021-177SR-EXT-2
Location Plan 2021-177SR-EXT-1

Date Plans Received: 21/01/2022 **Date(s) of Amendment(s):**

Date Application Valid: 21/01/2022

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the northern side of Station Road. It comprises a two storey semi-detached property. To the front of the property, there is paved drive with a large tree in the adjoining site

The surrounding area is primarily residential with a mix of dwellinghouses, apartments, and hospitality facilities.

The application site does not contain any Listed Buildings but does lie within the West Drayton Green Conservation Area. Based on the Transport for London's WebCAT planning tool, the application site has a Public Transport Accessibility Level (PTAL) rating of 3.

1.2 Proposed Scheme

Planning permission is sought for:

- erection of a single storey rear extension with a depth of 3.6 metres with a pitched roof
- conversion of loft into habitable space with 2 front roof lights
- installation of a rear dormer with a width of 1.8 metres and set down from the main roof by 0.6 metres.

1.3 Relevant Planning History

47713/APP/2022/195 177 Station Road West Drayton

Conversion of existing Class C3 Dwelling to 3 x self-contained flats with single storey rear extension, demolition of side bay window, and erection of single storey detached outbuilding as summer house

Decision Date: 08-04-2022 Refused

47713/APP/2022/196 177 Station Road West Drayton

Conversion of existing Class C3 dwelling to 9 beds 9 people Sui Generis HMO with erection of

single storey rear extension with 2 roof lights, demolition of side bay window, conversion of loft into habitable space with rear dormer and 2 front roof lights, erection of single storey detached outbuilding and amendments to fenestration

Decision Date:

47713/APP/2022/66 177 Station Road West Drayton

Erection of a single storey rear outbuilding for use as a home office (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 05-03-2022 Approved

Comment on Planning History

The applicant has submitted other applications current under consideration for the conversion of the host dwelling into multiple units. However, the current application is confined to assessing proposed physical changes to the host dwelling.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 9th March 2022

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

5 neighbouring properties were consulted by letter dated 03-02-22 and by the end of the 21 day consultation period 1 letter of objection from neighbours which states the following:

- Noise and waste concerns

and 1 letter from the West Drayton Conservation Area Advisory Panel raising the following matters:

- no objection to the physical changes assumes they do not lead to the future subdivision of the property/

(Officers Response: Addressed in report below)

Internal Consultees:

Council's Conservation Team:

1. Summary of comments: Conditions recommended

2. Historic Environment Designation (s)
· West Drayton Green Conservation Area

3. Assessment - background/significance 3.1. The existing building is a semi-detached, two-storey dwelling dating from the mid-20th century. It features a double height square bay to the front with a gable at roof level.

3.2. It is evident that the property has benefitted from alteration in the past, including inappropriate modern windows and the removal of the chimney stack along the flank wall.

3.3. The frontage comprises of hardstanding and no boundary treatment along the

frontage.

3.4. The condition of the building and site when viewed from the street shows neglect. Generally, the property and site would benefit from enhancement.

3.5. Station Road is a busy main road, with the property located along the norther periphery of the conservation area. This part of the conservation has a mixed character due to the influence of other developments outside the conservation area boundary.

4. Assessment - impact

4.1. It would need to be noted that this is one of 4 applications that have been submitted for this site. The cumulative impact on the conservation area if the proposed developments are approved should be considered.

4.2. The principle of the single storey rear extension, conversion of the roof space and rear dormer would be admissible from a conservation perspective, subject to all external materials, colours and finishes matching the existing building.

4.3. However, the two front facing roof lights would notably alter the appearance of the property. If a compromise was considered, they would need to be conservation roof lights set completely flush along the roof line.

4.4. It is disappointing the applicant has failed to take the opportunity to enhance the character and appearance of the property, allowing it to positively contribute to the conservation area and street scene.

4.5. The harm to the conservation area would be less than substantial in this instance. Paragraph 202 of the National Planning Policy Framework (2021) would be relevant in this instance.

4.6. Duties under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 would need to be considered by the decision maker in determining this application.

5. Conclusion: less than substantial harm. Conditions recommended: external materials to match existing and restriction of permitted development rights

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 1 Heritage Assets

DMHB 4 Conservation Areas

DMHB 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the street scene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision. The development must preserve or enhance the character and appearance of the conservation area.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that: A) All development, including extensions, alterations and new buildings, will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context; ii) ensuring the use of high quality building materials and finishes; iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities; iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and undesignated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure. B) Development proposals should not adversely impact on the amenity 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.

Policy DMHD 1 A) ix) states that: all extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials.

And

Policy DMHD 1 E) V) also states that in Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise with the existing building. The highest point of the dormer should be kept well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first floor windows.

The proposed rear extension would be single storey with a pitched roof and would comply with the guidance set out with Policy DMHD1 representing a subordinate addition to the host dwelling that would not be harmful to the West Drayton Green Conservation Area.

The proposed rear dormer would be set in from each side and set down the main roof ridge and hence would follow the guidance set out in Policy DMHD 1 and assuming the attachment of a condition ensuring that the proposed rooflights are conservation roof lights then the proposed roof alterations would not harm the character of the host dwelling or West Drayton Green Conservation Area.

No objection is raised by the Council's Conservation Officer.

it is therefore considered that the proposal would not have a detrimental impact on the the character and appearance of the existing property and would preserve both the character and appearance of the West Drayton Green Conservation Area in accordance with Policy DMHD 1, DMHB 11 and DMHB 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policy BE1 and HE1 of the Hillingdon Local Plan Part 1

(2012) and the NPPF.

Impact on Neighbouring Amenities:

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 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.

The host dwelling would adjoin No. 179 Station Road which has not extended to the rear. However given the depth and single storey nature of the proposed rear extension, it is considered that the proposed development would not harm the amenities of the occupiers of No. 179 Station Road.

On the other side, the application site borders the residential units of Nos. 173 and 175. However given the distance between the proposed rear extension and the built form of these neighbouring units, it is considered that the proposed development would not harm the amenities of the occupiers of No. 173 and 175 Station Road.

The windows proposed offer similar views to those on the rear elevation and as such would not cause a harmful loss of privacy.

It is therefore considered that the proposal would not harm the amenities of neighbouring properties.

Other Matters:

In terms of the garden area the development would ensure adequate garden space is retained. The retained amenity would be sufficient and would accord with Policy DMHB 18.

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 (2021). The existing garage is not being used for car parking therefore the parking provision would remain unaffected by the proposal.

Conclusion

For the above reasons, the application is recommended for approval.

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 HO1 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on: 2021-177SR-EXT-1, 2021-177SR-EXT-2, 2021-177SR-EXT-3, 2021-177SR-EXT-4, 2021-177SR-EXT-5, 2021-177SR-EXT-6

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4 B16 Details/Samples to be Submitted

Prior to installation, details of the proposed conservation roof lights shall be submitted to and approved by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.

REASON

To ensure that the development presents a satisfactory appearance and preserves the conservation area in accordance with Policies DMHB 1 and DMHB 4 of the Hillingdon Local Plan Part 2 (2020).

INFORMATIVES

- 1** The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

Standard Informatives

- 1 The decision to GRANT 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 GRANT 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 1 Heritage Assets
 DMHB 4 Conservation Areas
 DMHB 12 Streets and Public Realm
 DMHB 18 Private Outdoor Amenity Space
 DMHD 1 Alterations and Extensions to Residential Dwellings

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control that is considered to cause harm to local amenity.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for

approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control
3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).

- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning Services Reception Desk, Civic Centre, Uxbridge, UB8 1UW.

- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public

health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

prior You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.

11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made

good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Shane O Donnell

Telephone No: 01895 250230