

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

- | | |
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| 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 HALFORD ROAD ICKENHAM	
Development:	Raising of roof to provide habitable accommodation within loft space, to include a double hip to gable conversion, roof lights, front and rear dormers, and erection of a two-storey side/rear extension, rear patio and external alterations to property (Revised description, no changes to the submitted drawings)	
LBH Ref Nos:	56582/APP/2022/3337	
Drawing Nos:	100588 - 1500 Rev. A 100588 - 1100 Rev. A 100588 - 3100 Rev. B 100588 - 3500 Rev. B Site Location Plan	
Date Plans Received:	01/11/2022	Date(s) of Amendment(s):
Date Application Valid:	01/11/2022	

1. CONSIDERATIONS

1.1 Site and Locality

The site comprises a modest detached bungalow set on a prominent corner plot, close to the junction of Halford Road and Long Lane. The bungalow is characterised by its hipped roof profile and front bay windows. It has been extended by a single storey side extension serving as a garage, and a single storey rear extension. A pergola structure has been constructed along the boundary shared with No.4 Halford Road. There is timber panel fencing and a mature hedge running along the frontage of the site.

The surrounding area is residential in nature and is defined by single storey and two storey dwellings. No.4 Halford Road is a detached bungalow located to the south of the site. No.100 Long Lane is a two storey detached property located to the north of the site.

The northern boundary of the site adjoins the Ickenham Village Conservation Area. However, the site itself is not designated within a Conservation Area. There are no trees that are subject to a Tree Preservation Order within the site or on adjoining land. The site lies in Flood Zone 1.

1.2 Proposed Scheme

The application proposes the raising of the roof to provide habitable accommodation within the loft space, to include a double hip to gable conversion, roof lights, front and rear dormers, and the erection of a two-storey side/rear extension, a rear patio and external alterations to the property.

It should be noted that the above proposal description has been agreed in writing by the agent. Also, neighbouring residents were re-consulted based on this wording.

1.3 Relevant Planning History

56582/APP/2001/1875 2 Halford Road Ickenham

ERECTION OF A 1.8 METRE HIGH FENCE (APPLICATION FOR A CERTIFICATE OF
LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT)

Decision Date: 17-09-2001 Refused

56582/APP/2006/1028 2 Halford Road Ickenham

EXTENSION OF ROOF OVER EXISTING FLAT ROOF AREA TO PROVIDE HIPPED ROOF
WITH HALF GABLE ENDS WITH WINDOWS

Decision Date: 26-05-2006 Refused

56582/APP/2006/2316 2 Halford Road Ickenham

ERECTION OF A SINGLE-STOREY SIDE EXTENSION WITH EXTENDED PITCHED ROOF
OVER (INVOLVING REMOVAL OF EXISTING CARPORT), NEW PART SIDE PITCHED
ROOF OVER PART OF EXISTING FLAT ROOF AND NEW PART FRONT CANOPY.

Decision Date: 27-09-2006 Refused

56582/APP/2007/14 2 Halford Road Ickenham

EXTENSION OF PITCH ROOF OVER EXISTING GARAGE (SIDE EXTENSION) AND TWO
REAR ROOF LIGHTS.

Decision Date: 27-02-2007 Approved

56582/APP/2010/404 2 Halford Road Ickenham

Application for a new planning permission to replace an extant planning permission, in order to
extend the time limit for implementation, ref 56582/APP/2007/14, dated 27/02/07: Extension of
pitch roof over existing garage (side extension) and the erection of a hip end roof over the part
single storey rear extension.

Decision Date: 26-04-2010 Approved

56582/APP/2022/299 2 Halford Road Ickenham

Raising of roof to provide habitable accommodation within loft space, to include a double hip to
gable conversion, and erection of a part two storey, part single storey side/rear extension, rear
patio and external alterations to the property

Decision Date: 31-03-2022 Refused

Comment on Planning History

The relevant planning history attached to this site is referenced above.

Planning application reference 56582/APP/2022/299 proposed the raising of the roof to
provide habitable accommodation within the loft space, to include a double hip to gable
conversion, and the erection of a part two storey, part single storey side/rear extension,
rear patio and external alterations to the property. The application was refused on 31st
March 2022 on the following grounds:

1.The proposed raising of the roof, double hip gable conversion and part two storey, part
single storey side/rear extension, by reason of their cumulative size, scale, bulk, height
and design (including uncharacteristic roof profiles), would result in an incongruous,
disproportionate and cramped form of development that would be detrimental to the
appearance of the original host dwelling, and cause harm to the character, appearance
and visual amenities of the existing street scene and the setting of the adjoining Ickenham
Village Conservation Area. The proposal is therefore contrary to Policies HE1 and BE1 of

the Hillingdon Local Plan: Part One - Strategic Policies (2021), Policies DMHD 1, DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management (2020), Policies D1, D3, D4 and HC1 of the London Plan (2021) and the National Planning Policy Framework (2021).

2. The proposed part two storey, part single storey side/rear extension, by reason of its siting, size, scale, bulk, and proximity to the side boundary, would result in a closing of the visually open gap at first floor level between it and the mutual boundary shared with number 4 Halford Road, giving rise to a cramped form of development and setting a precedent for a possible terracing effect, which would be detrimental to the visual amenities of the street scene and the surrounding area, including the setting of the adjoining Ickenham Village Conservation Area. The proposal is therefore contrary to Policies HE1 and BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2021), Policies DMHD 1, DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management (2020), Policies D1, D3, D4 and HC1 of the London Plan (2021) and the National Planning Policy Framework (2021).

3. The proposed double hip to gable conversion and increase to the main ridge height of the host dwelling would result in an unduly prominent, visually incongruous and top-heavy form of development that would be detrimental to the character, appearance and visual amenities of the existing street scene and the surrounding area, including the setting of the adjoining Ickenham Village Conservation Area. The proposal is therefore contrary to Policies HE1 and BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2021), Policies DMHD 1, DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management (2020), Policies D1, D3, D4 and HC1 of the London Plan (2021) and the National Planning Policy Framework (2021).

4. The proposed development, by virtue of its proximity, depth, size, scale, bulk and height, would have a harmful impact on the living conditions of the neighbouring occupiers at number 100 Long Lane and their associated private amenity space, in terms of outlook, overdominance, sense of enclosure and overbearing impact. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan Part Two - Development Management Policies (2020) and the National Planning Policy Framework (2021).

5. The proposed development, by virtue of the first floor bedrooms being served by roof lights and not being afforded with any direct outlook, would result in a substandard form of internal residential accommodation to the detriment of the amenity of occupants of the host property at number 2 Halford Road. The proposal would therefore be contrary to Policy DMHB 16 of Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy D6 of the London Plan (2021) and the National Planning Policy Framework (2021).

6. The proposed development, by virtue of its failure to maintain an adequate provision of private external amenity space, would have a harmful effect on the living conditions of the occupants of the host property at number 2 Halford Road. The proposal would therefore be contrary to Policies DMHB 18 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and the National Planning Policy Framework (2021).

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 7th December 2022

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

Four neighbouring properties were consulted on 4th November 2022. One additional neighbouring property was consulted on 11th November. Following amendments to the wording of the proposal description, neighbouring properties were re-consulted on 11th November for an additional 14-days. A site notice was displayed on 8th November 2022 and a press notice was published on 16th November. The consultation period expired on 12th December. No representations had been received by the end of the consultation period.

Ickenham Residents Association: No comments received.

Ickenham Conservation Area Panel: No comments received.

Council's Conservation Officer: No comments 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

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

DMHB 4 Conservation Areas

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP HC1 (2021) Heritage conservation and growth

NPPF11 NPPF 2021 - Making effective use of land

NPPF12 NPPF 2021 - Achieving well-designed places

NPPF2 NPPF 2021 - Achieving sustainable development

NPPF4 NPPF 2021 - Decision-Making

NPPF9 NPPF 2021 - Promoting sustainable transport

NPPF16 NPPF 2021 - Conserving & enhancing the historic environment

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 and the adjoining Conservation Area, the impact upon the amenities of adjoining occupiers, the quality of internal

accommodation for the occupiers at the site, the reduction in size of the rear garden and car parking provision.

CHARACTER AND APPEARANCE:

Although the site is not located within a Conservation Area, the northern boundary does adjoin the Ickenham Village Conservation Area. It is therefore considered necessary to assess the impact on the setting of the adjoining Conservation Area as well.

Policy Context:

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 HE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) states that the Council will conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape, which includes the designated heritage assets such as statutorily Listed Buildings, Conservation Areas and Scheduled Ancient Monuments.

Policy DMHB 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that the Council will expect development proposals to avoid harm to the historic environment. Policy DMHB 1 also requires any extensions or alterations to be designed in sympathy, without detracting from or competing with the heritage asset.

Policy DMHB 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness.

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

- Side extensions should not exceed half the width of the original property;
- Extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
- 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;

- Two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- Where hip to gable roof extensions exist, a two storey side extension will not be supported;

With regards to rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that:

- Single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- 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;
- 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.

With regard to roof extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that:

- Roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;
- The Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;
- Raising of a main roof above the existing ridgeline of a house will generally not be supported;
- All roof extensions should employ appropriate external materials and architectural details to match the existing dwelling

Planning Assessment:

The proposal, which includes the raising of the roof, front and rear dormers, a double hip to gable conversion and the erection of a two storey side/rear extension, would substantially alter the appearance of the property. The significant increase in the overall size, scale, bulk and massing of the host dwelling would result in an incongruous form of development. It is considered that the proposed development, when viewed as a whole, would be completely disproportionate and unsympathetic to the original architectural composition of the host dwelling. Thus, resulting in the proposed development having a harmful impact to original dwelling, street scene, and the surrounding area which includes the setting of Ickenham Village Conservation area.

The proposed part two storey side/rear extension would not be set-back from the original main front wall of the host dwelling, nor would it be set-down from the main ridge. As a consequence, it is considered that the proposed two-storey side/rear extension would overwhelm the host dwelling, rather than appear subordinate to the original host dwelling.

Since the refusal of application 56582/APP/2022/299, the proposed two storey side/rear extension has been set-in 1 metre from the shared boundary shared with No. 4. However, this design feature by itself does not overcome the harm identified in the preceding paragraph.

The proposed double hip to gable conversion coupled with the front dormers would appear out of character with the immediate vicinity of the site, where it is observed that no

other property has been extended in such a manner.

In this context, it is considered that the proposed roof form on the main host dwelling, when coupled with the roof profile on the proposed two-storey side/rear extension and dormers, would result in an incongruous and top-heavy building that fails to respect the character of the area, which includes the setting of the adjoining Ickenham Village Conservation. Whilst it is recognised that there is existing boundary treatment along the site frontage, views of the upper part of the proposed development would nonetheless be visible from various public vantage points, due to the prominent position of the site.

The street scene in the vicinity of the site is one of mixed character, where it is noted that several former bungalows on Halford Road have been modified. However, even within this context the resulting building would be excessively large, and would appear out of keeping with the local area. This harm would be exacerbated by the prominent corner plot position of the site where views of the development would be available from various public vantage points, including from the wider Ickenham Village Conservation Area. Whilst it is noted that there is a hedge to the front of the site, it could be removed at any point in the future. It cannot therefore be argued that the existing vegetation at the site would screen views of the proposed development.

The proposed development overall would result in unacceptable harm to the character, appearance and visual amenities of the area. Furthermore, the proposed development would fail to preserve or enhance the setting of the Ickenham Village Conservation Area. The proposal would therefore conflict with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) and Policies DMHB 1, DMHB 4, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policies HC1, D3 and D4 of the London Plan (2021) and the NPPF (2021).

NEIGHBOURING RESIDENTIAL AMENITY:

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.

No. 4 Halford Road is a detached bungalow located to the west of the application site. This neighbouring property benefits from a single storey rear extension which measures approximately 4 metres deep, and contains no windows in the side elevation facing towards the application site. It is acknowledged that the proposed two storey side/rear extension, coupled with the proposed roof extension, would bring the two-storey scale of host building closer towards No. 4. However, the rear building line of the proposed development would be set behind the extended rear building line of No. 4. This means that the 45-degree line of sight taken from the nearest rear habitable windows at No. 4 would not be breached.

Given the aforementioned factors, coupled with the angled orientation of No. 4 Halford Road, it is considered that the proposed development would not unduly impact on the living conditions of the occupiers at No. 4, in terms of light, outlook, sense of enclosure or overbearing impact.

Notwithstanding the above, the proposed rear dormer window serving a bedroom would be considered to result in an unacceptable degree of overlooking to no. 4 Halford Road and its rear garden. Whilst oblique views of neighbouring gardens would not be uncommon in an urban area, in this particular case, as a result of the orientation of the properties, the proposed dormer window would directly overlook 4 Halford Road at close proximity. Given that no first floor windows currently exist at 2 Halford Road, the proposed dormer would introduce an unacceptable degree of overlooking and loss of privacy.

No. 100 Long Lane is a two-storey dwelling located to the north of the site. This neighbouring property is set forward of the application property. As a result, the proposed two storey side/rear extension would project beyond the rear building line of No. 100 by approximately 8.5 metres, which is a substantial distance. This coupled, with the proposed bulk and height of the new two-storey gable flank wall of the host dwelling would be unacceptably imposing, resulting in a loss of outlook, sense of enclosure and overbearing impact for the occupiers of No. 100 when viewed from their habitable rear windows and private rear garden.

It is acknowledged that there would be a separation distance of approximately 4 metres (at the closest point) between the proposed two-storey flank wall of the resulting host dwelling and the mutual boundary shared with No. 100. However, this distance in itself, is not considered to be sufficient to address the harm that has been identified in the preceding paragraph. Furthermore, whilst the rear building line of the proposed development would match the existing single storey rear addition, the overall bulk, scale and height of the development would be substantially greater than the existing circumstances.

Given the respective orientation of 2 Halford Road and 100 Long Lane, the rear dormer window which would result in loss of privacy to no. 4 Halford Road would have an acceptable impact on no. 100 Long Lane.

The proposed raised patio would have a modest height of up to 0.2 metres. As such, it would not give rise to a material loss of privacy or overlooking for the neighbouring occupiers at No. 4 Halford Road and No. 100 Long Lane.

Having regard to the above, it is considered that the proposed development would cause harm to the living conditions of the neighbouring occupiers at No. 100 Long Lane and No. 4 Halford Road, contrary to Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

QUALITY OF ACCOMMODATION:

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all development, including extensions, must ensure that the internal design and layout of development maximises sustainability and is adaptable to different activities. Policy DMHB 16 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all housing development should have an adequate provision of internal space in order to provide an appropriate living environment.

Since the refusal of application 56582/APP/2022/299, the scheme has been revised so that all the proposed bedrooms would be served by windows fitted in the front or rear elevations of the host dwelling. It is therefore considered that occupiers would be afforded with an adequate level of direct outlook and natural light. However, this does not outweigh the harmful impact the proposal would have on the character and appearance of the area and upon neighbouring residential amenity.

EXTERNAL AMENITY PROVISION:

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 an adequate garden space.

Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all new residential development and conversions will be required to provide good quality and usable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3, which requires four bedrooms or more houses to have at least 100 square metres of private amenity space.

The proposed development would retain approximately 105 square metres (i.e. the rear and side garden). This would be in accordance with the minimum private amenity space standards for a four-bedroom plus dwelling, as set out in Table 5.3 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). As such, the proposal would not undermine the provision of external amenity space for the existing occupiers at the application site, in compliance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

PARKING AND HIGHWAY SAFETY:

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity.

The proposal would need to provide two on-site car parking spaces to comply with the maximum car parking standards set out in Appendix C, Table 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). There is sufficient space on the front driveway to accommodate two on-site car parking spaces, in accordance with the Council's adopted car parking standards.

Although not shown on the submitted plans, the agent sent an email confirming that no changes are being proposed to the existing dropped kerb serving the site.

On the above basis, it is considered that the proposal would not significantly exacerbate the demand for street parking or prejudice highway safety, in accordance with Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

CONCLUSION:

The application is recommended for refusal for the reasons detailed in this report.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed raising of the roof, double hip to gable conversion, front dormers and two storey side/rear extension, by reason of their cumulative size, scale, bulk, height and design (including uncharacteristic roof profiles), would result in a disproportionate,

visually obtrusive and top heavy form of development that would be detrimental to the appearance of the original host dwelling, and would cause harm to the character, appearance and visual amenities of the existing street scene and the setting of the adjoining Ickenham Village Conservation Area. The proposal is therefore contrary to Policies HE1 and BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2021), Policies DMHD 1, DMHB 1, DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management (2020), Policies D3, D4 and HC1 of the London Plan (2021) and the National Planning Policy Framework (2021).

2 NON2 Non Standard reason for refusal

The proposed development, by virtue of its proximity, depth, size, scale, bulk and height of the new proposed two-storey side gable wall, would have a harmful impact on the living conditions of the neighbouring occupiers at number 100 Long Lane and their associated private amenity space, in terms of outlook, overdominance, sense of enclosure and overbearing impact. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan Part Two - Development Management Policies (2020) and the National Planning Policy Framework (2021).

3 NON2 Non Standard reason for refusal

The proposed development, by virtue of the proposed rear dormer window, would have a harmful impact on the living conditions of the neighbouring occupiers at number 4 Halford Road and their associated private amenity space, in terms of overlooking and loss of privacy. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan Part Two - Development Management Policies (2020) and the National Planning Policy Framework (2021).

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
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMHB 1	Heritage Assets
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMHB 4	Conservation Areas
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP HC1	(2021) Heritage conservation and growth
NPPF11	NPPF 2021 - Making effective use of land
NPPF12	NPPF 2021 - Achieving well-designed places
NPPF2	NPPF 2021 - Achieving sustainable development
NPPF4	NPPF 2021 - Decision-Making
NPPF9	NPPF 2021 - Promoting sustainable transport
NPPF16	NPPF 2021 - Conserving & enhancing the historic environment

Contact Officer: Nesha Burnham

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