

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 an 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 the Heads of Terms have already received Committee approval	☐
25.	WORKS TO TREES	☐
26.	OTHER (please specify)	☐

The delegation powers schedule has been changed. 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 informative's 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 DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM

Item No. **Report of the Interim Director of Planning, Regeneration & Public Realm**

Address: 57 WARLEY ROAD HAYES

Development: Erection of a first floor side extension

LBH Ref Nos: 15877/APP/2022/3623

Drawing Nos: PL-01 P1

Date Plans received: **Date(s) of Amendments(s):**

Date Application valid

1. CONSIDERATIONS

1.1 Site and Locality

The application property consists of a red brick semi detached property under a plain tiled hipped roof located in a corner prominent site on the corner of Gledwood Avenue and Warley Road. The property has a single storey side and rear extension with a flat roof. The entire frontage is laid to hard standing.

The surrounding area is residential in character. Number 59 Warley Road is located to the east of the application site and forms the adjoining semi-detached property. To the north east is 75 Gledwood Avenue.

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. The site is not within a Flood Zone.

1.2 Proposed Scheme

Planning permission is sought for the erection of a first floor side.

1.3 Relevant Planning History

15877/APP/2021/3760

57 WARLEY ROAD HAYES

Conversion of roof space to habitable use to include a rear dormer, 3 front roof lights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for an Existing Development).

Decision: 01-12-2021

Approved

15877/APP/2021/827

57 WARLEY ROAD HAYES

Conversion of roof space to habitable use to include a rear dormer, 3 front roof lights and

conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for an Existing Development)

Decision: 04-05-2021 Refused

15877/APP/2016/1771 57 WARLEY ROAD HAYES

First floor side extension and loft development (Application for a Certificate of Lawful Development for an Existing Development)

Decision: 07-10-2016 Refused

15877/APP/2011/1076 57 WARLEY ROAD HAYES

First floor side extension, involving demolition of existing chimney to side.

Decision: 18-07-2011 Approved

15877/APP/2010/108 57 WARLEY ROAD HAYES

Erection of a first floor side extension

Decision: 30-07-2010 Refused

15877/APP/2009/1041 57 WARLEY ROAD HAYES

Erection of a first floor side and part rear extension.

Decision: 04-08-2009 Refused

15877/APP/2003/1730 57 WARLEY ROAD HAYES

ERECTION OF A SINGLE STOREY SIDE EXTENSION

Decision: 09-09-2003 Approved

15877/APP/2003/744 57 WARLEY ROAD HAYES

ERECTION OF A SINGLE STOREY SIDE EXTENSION

Decision: 09-05-2003 Refused

15877/APP/2002/2364 57 WARLEY ROAD HAYES

ERECTION OF A TWO-STOREY SIDE AND PART SINGLE-STOREY REAR EXTENSION

Decision: 20-11-2002 Refused

15877/APP/2002/915 57 WARLEY ROAD HAYES

ERECTION OF A TWO STOREY SIDE EXTENSION

Decision: 13-06-2002 Refused

Comment on Planning History

Following various refusal and approvals for a first floor side extension, a first floor side extension and loft conversion was built out. A CLU application was subsequently refused (ref: 15877/APP/2016/1771) on 07-10-16 and the first floor side extension was demolished.

On 01-12-21 an application (ref: 15877/APP/2021/3760) was approved for the existing conversion of roof space to habitable use to include a rear dormer, 3 front roof lights and conversion of roof from hip to gable end.

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

Four neighbouring properties were consulted on 07-12-22. The consultation period expired on 30-12-22. One representation was received during the public consultation period, and is summarised as follows:

- Over development
- Loss of light
- Out of character with other corner sites
- Set a precedent

Planning officer comments:

All material considerations will be discussed in the report

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
LPP D6	(2021) Housing quality and standards
DMT 6	Vehicle Parking
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMHB 12	Streets and Public Realm
LPP D3	(2021) Optimising site capacity through the design-led approach
NPPF12	NPPF 2021 - Achieving well-designed places

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 and car parking provision.

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) 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.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires that alterations and extensions of dwellings to not have an adverse cumulative impact on the character and appearance of the street scene, and to appear subordinate to the main dwelling.

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

- i) side extensions should not exceed half the width of the original property;
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
- iii) garages should reflect the size guidelines set out in Appendix C Parking standards;
- iv) 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;
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and
- vii) in Conservation Areas, single storey side extensions may be required to be set back.

The site has an extensive history, as previously mentioned. As a result, there was an approval for a first floor side extension in 2011. Since then, a rear dormer, 3 front roof lights and conversion of roof from hip to gable end has been constructed. Therefore, this assessment is based on the current situation.

It is also noted that this assessment pertains to the only proposed first floor side extension and no other development on site.

The proposed first floor side extension would measure 2.83m wide, 5.65m deep with a gable end, set down from the current ridge. As stated in Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) where hip to gable roof extensions exist, a two storey side extension will not be supported.

The first floor side extension in conjunction with the existing extensions and recent loft conversion involving a hip to gable extension and large rear dormer would represent an incongruous addition and an over development of the site.

Furthermore, the proposal would be out of character as it is noted that no other property on the corners of this prominent crossroads have constructed a first floor side extension, the hip to gable worsens this impact.

The proposed first floor side extension, in conjunction with existing extensions and conversions, by reason of its size, scale and bulk, would result in an incongruous form of development that would not appear as a subordinate addition to the original dwellinghouse and would be detrimental to the character, appearance and visual amenities of the surrounding area. The proposed development

would also be an over development of the site. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHD 1, DMHB 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020) and the National Planning Policy Framework (2021).

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.

The surrounding area is residential in character. Number 59 Warley Road is located to the east of the application site and forms the adjoining semi-detached property. To the north east is 75 Gledwood Avenue.

Given the proposed first floor extension is on the Western flank wall it is considered the development would not unduly impact the residential amenity of the neighbouring property to the north of the site at no.59, in terms of daylight/sunlight, outlook and overbearing effect.

It is noted that a similar scheme was refused on the grounds that the proposal would result in an unacceptable loss of privacy from the first floor rear window serving the bedroom. Views into the rear garden of the adjacent property Number 75 Gledwood Avenue would have been possible which would have resulted in overlooking and an unacceptable loss of privacy. The revised proposal which was subsequently approved in 2011 shows this rear window to be obscure glazed to overcome the reason for refusal. The current application does not show obscured glazing to the rear window of the proposed development, however this could be secured via a condition, in the event of an approval.

It is also noted that concerns were raised due to loss of light, however given the separation distances and orientation of the existing house, it is considered the development would not unduly impact the residential amenity of the neighbouring property to the north of the site at no.75, in terms of daylight/sunlight, outlook and overbearing effect.

External Amenity Space Provision:

Whilst it is acknowledged that the first floor side extension would not result in a loss of private amenity space, the addition of another bedroom would result in the application site having increased pressure on the outdoor amenity space. Whilst relevant mainly to new dwellings, minimum standards set out in Table 5.3 (Private Outdoor Amenity Space Standards) of the Hillingdon Local Plan Part 2: Development Management Policies (2020) are helpful in this assessment. As stated in the policy DMHB 18, dwellings with 4 + bedrooms require over 100sqm of private amenity space. The proposal, therefore, would significantly undermine the provision of external amenity space with only approx 60sqm, failing to accord with Policy DMHD1 and DMHB 11 of the Hillingdon Local Plan Part 2: Development Management Policies (2020) which seek to ensure adequate garden space is retained and maximising sustainability.

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 application site benefits from hard standing to the front with sufficient capacity to accommodate at least three off-street car parking spaces. It is therefore considered that the proposal is unlikely to significantly increase 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 proposed development would have a detrimental impact on the character and appearance of the host dwelling and to the visual amenities of the street scene. The proposal would therefore fail to comply with the NPPF (2021), Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) and Policies DMHD 1, DMHB 11 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). It is therefore recommended that the application be refused.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

Cumulatively, the proposed first floor side extension, in conjunction with existing extensions and conversions, by reason of its design, size, scale and bulk, would result in an incongruous form of development that would not appear as a subordinate addition to the original dwellinghouse and would be detrimental to the character, appearance and visual amenities of the street scene and surrounding area. The proposed development would also be an over development of the site. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHD 1, DMHB 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policy D3 of the London Plan (2021) and Chapter 12 of the National Planning Policy Framework (2021).

2. NONSC Non Standard Condition

The proposed development, by reason of the increased number of bedrooms would result in inadequate private amenity space provisions. This would be detrimental to the amenity of the current and any future occupiers of 57 Warley Road, and would give rise to a substandard form of accommodation. As such, the proposal would be 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 Chapter 12 of the National Planning Policy Framework (2021).

INFORMATIVES

Part 1 Policies

PT1.BE1 (2012) Built Environment

Part 2 Polices:

DMHB 11	Design of New Development
LPP D6	(2021) Housing quality and standards
DMT 6	Vehicle Parking
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMHB 12	Streets and Public Realm
LPP D3	(2021) Optimising site capacity through the design-led approach
NPPF12	NPPF 2021 - Achieving well-designed places

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