

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:	10 THE MALLOWS ICKENHAM		
Development:	Erection of a double storey side extension, single storey front extension, alterations to existing rear extension.		
LBH Ref Nos:	62851/APP/2022/3823		
Drawing Nos:	21/3444/01A 21/3444/02A 21/3444/05A 21/3444/06A BS5837 TREE SURVEY, ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT., Elizabeth Greenwood CMLI, Ref 1156 21/3444/04 21/3444/03		
Date Plans received:	Date(s) of Amendments(s):	02-03-23	
		02-03-23	
Date Application valid		02-03-23	
		02-03-23	

1. CONSIDERATIONS

1.1 Site and Locality

This application site relates to a modern two storey detached house located at the end of a cul-de-sac. The property has an integral garage with a large driveway fronting the property. The property benefits from a garage to the front, a single storey rear extension and good sized private garden area.

The street scene is residential in character and appearance comprising similar two-storey detached properties. The site is subject to a group Tree Preservation Area Order (TPO 4).

1.2 Proposed Scheme

The application proposes the erection of a double storey side extension, single storey front extension, alterations to existing rear extension.

1.3 Relevant Planning History

62851/APP/2007/2154

10 THE MALLOWS ICKENHAM

ERECTION OF A SINGLE STOREY FRONT AND SIDE EXTENSION.

Decision: 06-09-2007

Refused

62851/APP/2007/709

10 THE MALLOWS ICKENHAM

ERECTION OF A PART TWO STOREY, PART SINGLE STOREY FRONT AND SIDE EXTENSION, (WORKS INVOLVE THE CONVERSION OF INTEGRAL GARAGE INTO HABITABLE ROOM).

Decision: 02-05-2007

Refused

Comment on Planning History

The relevant planning history is listed above.

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

Neighbours were consulted by letter dated 21-12-22. 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

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D6 (2021) Housing quality and standards

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the existing dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings, the impact on

trees, living conditions and amenity space for the occupiers and provision of sufficient parking.

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) 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 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.

With regard to side extensions, Policy DMHD 1 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.

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

- i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;
- ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and
- iii) notwithstanding the above, at least 25% of the front garden must be retained.

Policy D3 of the London Plan (2021) requires that development proposals should: Form and enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.

The replacement of the pitched/crown roof over the single storey rear extension with a flat roof with roof lantern is considered to be acceptable. This roof alteration would lower the profile of the rear extension and as such this element would not harm the character of the dwelling.

The proposed two storey side extension would be set back 1metre behind the principal elevation and, as revised, would maintain a 2.8metre side gap to the shared boundary with No.9 Parkfield

Road. In addition the roof of the side extension would be set down below the main ridge. Revised plans have been received reducing the width of the side extension to 4metres. Despite the revision, it would however exceed half the width of the host dwelling, contrary to Policy DMHD 1 which states that side extensions should be no more than half the width of the main dwelling. It is however noted that the width of the proposed side extension is comparable to the side extension found on the neighbour No.7 The Mallows. Whilst the neighbours side extension pre-dates the current local plan, given the similar width of the side extension, which is otherwise subordinate to the main dwelling, this element, on balance, is not considered to be harmful on the character and appearance of the host dwelling or the wider area.

No.10 The Mallows forms part of a row of five detached dwellinghouses that exhibit a similar design and architectural features and materials palette, all of which contribute to a distinct street scene. Whilst it is noted that the neighbour opposite No.7 has a rendered first floor and forward gable, this is considered to be an anomaly within the street scene. The revised plans have omitted reference to the proposed rendering of the extended property. The removal of the characteristic hanging tile as originally proposed has also been omitted. This exterior alteration was considered to result in the dwelling appearing at odds with the prevailing character on this side of The Mallows and the removal of these elements resolves initial concerns. The first floor of the side extension would be finished with matching hanging tile, which is also considered to be positive.

The proposed front extension would infill the area immediately in front of the host dwelling to the side of the porch and garage and extend across in front of the proposed side extension. The front extension would be constructed in brick and set under a flat roof. The reference made in the revised plans to the neighbours front extension at No.7 is noted. It is worth highlighting that the front extension of the neighbour N.7 only extends in front of the main dwelling and not across in front of their side extension. It is also noted that some neighbouring properties (Nos. 2, 4 and 6) have been extended by way of a single storey front extension. These examples however retain a recessed porch and do not extend across the full width of the frontage. Unlike those neighbouring examples, the scale and bulk of the proposed front extension would dominate the frontage and detract harm from the character of the host dwelling, failing to harmonise with the architectural composition of the dwelling. The harm is further exacerbated by the door and window positioning in the front extension which further detracts from the character of the host dwelling.

For the reasons set out above, the proposed front extension would detract from the character and appearance of the host dwelling and harm the visual amenities of the area. The proposed development therefore conflicts with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Policy D3 of the London Plan (2021).

Neighbouring residential amenity:

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 supporting text for this policy states that the Council will expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) 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 requires that there is no unacceptable loss of outlook to neighbouring occupiers.

There are no windows in the side elevation of the two storey side extension that would face towards the rear garden of No.9 Parkfield Road. The development would be sited 2.8metres away from the shared boundary with No.9 Parkfield Road, which is their rear boundary, and it is noted the neighbouring dwelling is located 37metres away from the boundary. As a result of the significant separation distance, the neighbour would not experience any undue loss of outlook.

The two storey side extension would be sited away from the adjacent neighbour No.8. As such there would not any amenity impacts on this neighbour associated with this element. The proposed front extension would be sited in proximity to the neighbours garage and as such, there would not be any impact on the amenity of the adjacent neighbour.

The proposed development is considered not to impact on neighbour amenity and therefore accords with Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Trees:

With regards to Trees and Landscaping, Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states:

- A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.
- B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.
- C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible.
- D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.

The site lies within Tree Preservation Area Order 4. The application is supported by a tree survey. The report identifies a Category C2 Magnolia tree to be removed and also sets out a Arboricultural Impact Assessment and Method Statement including tree protection measures that would safeguard the other trees within the site and neighbouring gardens. In this regard the development would retain trees of merit in accordance with Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and in the event of an approval, could be subject to replacement planting.

Living conditions:

Policy D6 of the London Plan (2021) states that housing development should be of high quality design and provide adequately sized rooms.

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.

It is considered, that all the proposed habitable rooms, and those altered by the development would still maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of

the London Plan (2021) and Policy DMHB 16 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Private amenity space:

Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires all new residential development to provide good quality and useable private amenity space.

Policy DMHD 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that: Planning applications relating to alterations and extensions of dwellings will be required to ensure that adequate garden space is retained.

In terms of the garden area the development would retain adequate garden space and would accord with Policies DMHD 1 and Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Parking:

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that all development is in accordance with the car parking standards set out in Appendix C, Table 1 unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

Sufficient on-site parking provision would be retained in accordance with Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Conclusion:

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Harm to the character of the area

The proposed single storey front extension, by reason of its siting, design, width, bulk and massing, would result in an overly dominant and incongruous form of development that would fail to harmonise with the architectural composition of the original dwelling, thereby harming the character and appearance of original dwelling and the visual amenities of the area. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One -Strategic Policies (November 2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policy D3 of the London Plan (2021).

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. 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 (2021). 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.
3. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

In order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition further guidance was offered to the applicant by the case officer during the processing of the application to identify the amendments to address those elements of the scheme considered unacceptable which the applicant chose not to implement.

Part 1 Policies

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D6	(2021) Housing quality and standards

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