

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:	1 GROVE CLOSE ICKENHAM
Development:	Retention of a part single storey, part double story rear extension, first floor side extension and a garage conversion. Conversion of roof space to habitable use to include 3 front roof lights, a rear dormer and conversion of roof from hip to gable end. Alterations to fenestration (Retrospective Application)
LBH Ref Nos:	6206/APP/2023/345
Drawing Nos:	TPP20220214-05 TPP20220214-01 TPP20220214-04 TPP20220214-03 TPP20220214-02
Date Plans received:	Date(s) of Amendments(s):
Date Application valid	

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two storey semi-detached house located on the southern side of Grove Close. It is set beneath a hipped roof and is characterised by a two storey gabled bay feature to the front. The property currently benefits from an attached garage to the side and a small single storey rear extension. The front garden is laid to hardstanding providing 3 additional car parking spaces and there is a good sized enclosed rear garden.

Number 3 Grove Close is located to the west of the application site, and forms the adjoining semi-detached dwelling. Numbers 40, 42, 44, and 46 The Grove run along the eastern boundary of the application site with their gardens closest to the mutual boundary.

The application site is not designated within a Conservation Area, nor an Area of Special Local Character. However, it is noted that the dwelling is located next to Ickenham Village Conservation Area. The site does not contain any Listed Buildings. The site itself does not have any TPOs.

1.2 Proposed Scheme

Retention of a part single storey, part double story rear extension, first floor side extension and a garage conversion. Conversion of roof space to habitable use to include 3 front roof lights, a rear dormer and conversion of roof from hip to gable end. Alterations to fenestration

1.3 Relevant Planning History

6206/APP/2022/608

1 GROVE CLOSE ICKENHAM

Erection of a first floor side extension, single storey rear and part double storey rear extension, conversion of garage space to habitable room and internal alterations.

Decision: 26-04-2022

Approved

6206/APP/2022/610

1 GROVE CLOSE ICKENHAM

Erection of a first floor side extension, single storey rear, part double storey rear extension, conversion of garage to a habitable room and conversion of roofspace to include a rear dormer, hip to gable extension and 2 x front rooflights.

Decision: 26-04-2022

Refused

6206/APP/2021/2471

1 GROVE CLOSE ICKENHAM

Detached outbuilding to rear for use as gym/storage

Decision: 16-08-2021

Approved

6206/APP/2020/690

1 GROVE CLOSE ICKENHAM

First floor side extension, single storey rear extension and conversion of garage to habitable use with alterations to front elevation

Decision: 20-04-2020

Approved

6206/APP/2020/691

1 GROVE CLOSE ICKENHAM

First floor side extension, single storey rear extension and conversion of garage to habitable use with alterations to front elevation

Decision: 20-04-2020

Approved

Comment on Planning History

It is noted that a similar application has been recently refused (ref:6206/APP/2022/610). The differences between the applications are as follows:

- Current application has 3 front roof lights (refused had 2)
- Current application has biofolds doors to the rear
- Current application has double front doors

Notwithstanding these minor details the scale and design of the extensions remains fundamentally unchanged from the previous application that was refused planning permission recently.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date: 22nd March 2023

3. Comments on Public Consultations

8 neighbouring properties, Conservation, Ickenham Conservation Area Panel and Ickenham Residents Association were consulted on 16-02-23. The consultation period expired on 23-03-23. Four representations was received by the end of the consultation period, as summarised below:

- Similar scheme recently refused
- Imposing
- Loss of privacy
- Over development
- Eyesore
- Not in keeping
- Overlooking
- Loss of light
- Over dominant

Planning officer comments:

All material considerations will be discussed below

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

It is noted that this application site has three previous approvals for a first floor side extension, single storey rear extension and conversion of garage to habitable use with alterations to front elevation (6206/APP/2022/608, 6206/APP/2020/691 & 6206/APP/2020/690) and one refusal for a similar scheme (ref: 6206/APP/2022/610). These are material planning considerations.

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. Given the position of the extensions, the development is not considered to have a material impact on the nearby conservation area, preserving its character and appearance.

Character and Appearance:

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 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 specific regard to rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) 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;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and
- ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

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.

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

- i) 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;
- ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;
- iii) raising of a main roof above the existing ridge line of a house will generally not be supported;
- iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling;

The proposed conversion of the garage to habitable accommodation would involve replacing the garage door with a new window and brickwork, which is considered a minor alteration and acceptable in this context. The proposed window and brickwork would match the existing dwelling style. It is considered that the window is compatible with the character and appearance of the existing property and the area. As such, it is considered that these proposed alterations would respect the architectural composition of the host dwelling and it would not have a detrimental impact on the existing dwelling house and street scene.

The proposed single storey rear extension would measure approximately 8.96m in width, 5.6m in depth (5m beyond the existing single storey projection) set beneath a flat roof of 3m. Although this would exceed policy guidance in terms of depth, this would extend beyond the neighbouring extension by just 1.3m and in terms of appearance would respect the character and appearance of the original dwelling and the wider street scene given its limited visibility and set back from the shared boundary with properties on The Grove, in this respect. Furthermore, it is noted that a similar extension has been previously approved under application 6206/APP/2022/608 which remains extant.

The two storey element of the rear extension would measure approximately 3.3m in depth, 3.6m in width. It is noted that it does not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of the adjoining property. It is noted that a smaller first floor side extension has been previously approved (6206/APP/2020/691 & 6206/APP/2020/690) and this is a material planning consideration. This would measure approximately 7.1m in depth and 3m in width, set away from the mutual boundary by 1.1m, set back from the front elevation by 1m. In this respect the proposed side extension would comply with policy requirements and is acceptable. However, the gable end roof design is unacceptable and does not read as a subordinate addition. It would also be out of character and harmful to the consistent appearance of dwellings within the street scene of Grove Close.

The loft conversion involving a hip to gable extension and large rear dormer would also represent an incongruous addition. In particular, roof alterations such as a hip to gable will not normally be supported particularly where they would unbalance the appearance of a pair of semi-detached properties. In this case the subject property forms part of a pair of semi-detached properties whereby the adjoining property has retained its hipped roof form. As such, the introduction of a hip to gable roof extension in this case would be unacceptable, harming their shared group value. This extension would significantly alter the appearance of the property when viewed from the street scene adding significant bulk and massing at roof level. This combination is worsened by the existing and proposed extensions at the property and the resultant plethora of roof forms created. The combination fail to successfully relate and integrate, resulting in an awkward, top heavy and

poorly designed combination of roof extensions.

Other examples of side extensions, even those which include roof additions, along Grove Close are much more carefully designed and considered, relating closely to their neighbour to ensure a sense of balance from the front.

With regard to dormers, policy DMHD 1 is clear that they should be centrally positioned within the roof face, set down below the ridge of the roof and set above the eaves. They should also not cover more than two thirds of the width of the original roof face. The rear dormer is also considered unacceptable in this regard and directly conflicts with this adopted policy, harming the character and appearance of the building and the pair to its size, bulk and design.

Overall the roof alteration/extensions, by reason of the design of the front hip to gable end and the size, scale, bulk, and design of the rear dormer window would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area.

The proposal is therefore contrary to 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), Policy D3 of the London Plan (2021) and Chapter 12 of 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, amongst other matters, 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.

Number 3 Grove Close is located to the west of the application site, and forms the adjoining semi-detached dwelling. Numbers 40, 42, 44, and 46 The Grove run along the eastern boundary of the application site with their gardens closest to the mutual boundary.

It is noted that concerns were raised regarding overlooking from the proposed first floor side extension window facing The Grove. This window is proposed to be obscured glazed, which could be secured by a condition if the development were otherwise acceptable. Furthermore, concerns were raised regarding the loss of light resultant from the first floor rear addition. Numbers 40, 42, 44, and 46 The Grove have north-east facing gardens with a minimum distance over 25m between the application site and the neighbouring houses. Therefore, the development and proposed fenestration will not unduly impact the residential amenity of the neighbouring property to the north of the site at nos.40, 42, 44 and 46, in terms of daylight/sunlight, outlook and overbearing effect. Whilst the extension would extend the full depth of the property and beyond, it would be set away from the shared boundary, further reducing the impact. The majority of the extension (excluding the 3.3m deep first floor extension) has already been granted and is set behind the existing boundary fence or against the existing backdrop of built form on the main property. The additional 3.3m at first floor level, set off the boundary, is considered acceptable and would not give rise to an unacceptable level of harm with regard to light, outlook or overshadowing to these neighbours.

Number 3 Grove Close is located west of the property. The proposed single storey rear extension will extend 1.3m past the rear extension of no.3. This is acceptable. The proposed part two storey rear element does not enter their 45-degree line of sight and this will ensure an acceptable relationship without any material loss of light or outlook. Therefore, the development will not unduly impact the residential amenity of the neighbouring property to the north of the site at no.3, in terms of daylight/sunlight, outlook and overbearing effect.

The proposed conversion of the garage to habitable accommodation does not seek to erect any extensions. As such, it is considered that the proposal would not unduly impact the living conditions of neighbouring occupiers, in terms of daylight/sunlight, outlook and overbearing effect. The proposed ground floor window to the garage would face towards Number 2 Grove Close. However, given the separation distance, it is considered that the proposal would not give rise to an unreasonable loss of privacy or overlooking for the occupiers at no.2.

Overall, it is considered that the proposed development would not adversely effect the amenities of neighbouring occupiers, in accordance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Light and outlook:

It is considered that all the resulting habitable rooms, and those altered by the proposed extensions and alteration, maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

External Amenity Space Provision:

A sufficient amount of private amenity space would be retained to meet the minimum standards set out in Table 5.3 (Private Outdoor Amenity Space Standards) of the Hillingdon Local Plan Part 2: Development Management Policies (2020). The proposal, therefore, would not undermine the provision of external amenity space, in accordance with Policy DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Parking and Highway Safety:

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires that new development will only be permitted where it accords with the Council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

The proposal would involve the loss of a garage, however, it is also noted that it is highly unlikely that the garage is being used for the intended purpose of housing a motor vehicle. Therefore, the proposed conversion of the garage is not expected to materially alter the parking scenario and the proposal is in accordance with Local Plan: Part 2 Development Plan Policies DMT 1, DMT 2 & DMT 6.

Conclusion:

The main body of the report demonstrates that the proposal fails to comply with the relevant policies set out in the Hillingdon Local Plan: Part One Strategic Policies (2012) and Part Two - Development Management Policies (2020). It is therefore concluded, taking all matters into account, that planning permission should be refused. The hip to gable extension at both main roof level and over the side extension, alongside the dormer, would be unacceptable.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The proposed roof alterations and extensions, by reason of their siting, bulk, design and appearance would fail to successfully integrate and harmonise with the architectural composition of the existing dwelling and would unbalance the semi detached pair. The development would be detrimental to the character, appearance and visual amenities of the building, semidetached pairing, street scene and surrounding area and would therefore be contrary to 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), Policy D3 of the London Plan (2021) and Chapter 12 of the National Planning Policy Framework (2021).

INFORMATIVES

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

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