

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.	ADVERTISMENT 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: 38 ST GEORGE'S DRIVE ICKENHAM

Development: Erection of two storey rear and first floor side extensions and conversion of roof space to habitable use to include two side dormers.

LBH Ref Nos: 298/APP/2023/366

Drawing Nos: Location and Block Plan
005
PA-01

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

Date Application valid

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the eastern side of St. George's Drive. The property is characterised by its external brick work finish and hipped roof profile. It has an attached garage which is an original feature of the property and an existing flat roof rear extension. The frontage of the application site is laid with block paving and set behind a low brick wall.

The surrounding area is predominantly residential and there is a strong degree of uniformity between the properties on St. George's Drive. It is acknowledged that a number of surrounding properties have been extended.

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 subject to a Tree Protection Order within the site or adjoining land. The site falls within Flood Zone 1 and is designated within a Critical Drainage Area.

1.2 Proposed Scheme

Planning permission is sought for the erection of a two storey rear and first floor side extensions and conversion of roof space to habitable use to include two side dormers.

1.3 Relevant Planning History

298/APP/2022/3725

38 ST GEORGE'S DRIVE ICKENHAM

Conversion of roof space to habitable use to include 2 x side dormers and conversion of roof from hip to gable end with new gable end window (Application for a Certificate of Lawful

Development for a Proposed Development)

Decision: 03-02-2023 Approved

298/APP/2022/3639 38 ST GEORGE'S DRIVE ICKENHAM

Erection of a two storey rear and first floor side extension

Decision: 25-01-2023 Approved

298/D/76/1741 38 ST GEORGE'S DRIVE ICKENHAM

Re-construct and extend garage with 2 bedrooms and bathroom over.

Decision: 22-06-1977 Approved

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

Five neighbouring properties and Ickenham Residents Association were consulted on 16-02-2023. No comments were received by the end of the consultation period.

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 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

DMEI 9 Management of Flood Risk

LPP D6 (2021) Housing quality and standards

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.

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. 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 extension of 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.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extension of 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 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 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 roof extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - 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 ridgeline 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; and
- v) in Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise with the existing building. The highest point of the dormer should be kept well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first floor windows.

The application site features an existing single storey rear extension. The proposed development seeks to demolish the existing single storey rear and proposes a two-storey rear and first floor side extension. The proposed two-storey rear extension will measure a depth of 4m, a length of 8.9m covering the width of the host dwelling and garage. The two-storey rear would feature a hipped roof measuring a maximum height of 7.8m. The first floor side will measure a depth of 2.7m, a length of 5.4m and will link with the proposed two-storey rear. The proposed two-storey rear will be set under an extended hipped roof and the first floor side will feature a hipped roof, matching the ridge line of the host dwelling. The proposed two-storey rear and side would therefore not be technically compliant with all of the criteria set out in Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Notwithstanding the above, it is considered that the hipped roof profile on the two-storey side and rear extension would complement the existing roof profile on the original host dwelling. The two-storey rear would be marginally visible from the street scene, and the proposed first floor side would be sufficiently set back from the front elevation and highway to retain an element of subservience. Importantly, the existing cat slide garage roof would be retained and the host property would retain its architectural features. Taking the above into consideration, it is considered that the two storey

rear and first floor side, in isolation, would be considered acceptable. It is acknowledged that a similar scheme for a two storey rear and first floor side was recently approved under planning permission: 298/APP/2022/3639.

The application proposes to convert the roof space and includes the addition of two side dormers. It is acknowledged that the conversion of roof space to habitable use to include 2 x side dormers and conversion of roof from hip to gable end with new gable end window benefit from a Certificate of Proposed Use approved under 298/APP/2022/3725. Regardless of the permitted development fallback, this application is a householder planning application and includes the addition of a two-storey rear and side extension. As such, the proposal needs to be considered under the Local Planning Policy and particularly Policy DMHD 1 and the impact of the proposal as a whole needs to be considered.

Policy DMHD 1 states that roof extensions should be located on the rear elevation only. The two side dormers would have only minimal set backs from the ridge and eaves, would be readily visible from the street scene and would ultimately significantly detract from the character and appearance of the host dwelling. It is acknowledged that some properties within the immediate street scene benefit from two side dormers, constructed under permitted development rights, and these do appear incongruous and unsightly in the street scene. The proposed development by virtue of the cumulative impact on the first floor side, and two-storey rear would appear more incongruous and would seriously harm the character of the host dwelling and the street scene. The proposal would appear overly bulky from the front, rear and side elevations and the additions would cumulatively fail to appear as subservient additions to the host dwelling.

The cumulative impact of the two-storey rear, first floor side and two dormers by reason of the scale, design, bulk would unacceptably harm the character and appearance of the host dwelling and the visual amenities of the street scene and the surrounding area.

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.

No. 36 and No. 40 St Georges Drive are the principal properties that need to be considered in terms of residential amenity.

No. 36 is located to the south of the site and comprises a two-storey detached property. The neighbouring has been extensively extended by virtue of the two-storey side extension and roof alterations. The proposed two-storey rear would follow a similar building as the two-storey rear building line at No. 36. In this regard, it is not considered that the proposed development would result in unacceptable overshadowing or loss of light. There is one high level window proposed on the southern elevation serving the existing bathroom. The proposed window is set 1.7m above internal floor area and it is unlikely that it would result in unacceptable overlooking or loss of privacy. Had this application been recommended for approval, a condition would be secured to ensure the side windows serving the dormer were obscurely glazed and non-opening above 1800mm. Taking this into consideration, the proposed development would not result in an unacceptable impact upon

the amenity of No. 36.

No. 40 is located to the north of the site and comprises a two-storey semi-detached dwelling. The proposed first floor side and two-storey rear extension would sit adjacent to the neighbouring property and would be located approximately 1.1m from the shared boundary and approximately 5m from the two-storey flank wall of the neighbouring property. The neighbouring property features a two windows on the southern elevation serving the landing and bathroom, as these are non-habitable rooms, it is unlikely that the proposal would result in an unacceptable degree of loss of light. Given the orientation of the property as an east facing garden, it is not considered that the proposed development would result in unacceptable overshadowing or loss of light to the neighbouring property. Had this application been recommended for approval, a condition would be secured to ensure the side windows serving the dormer were obscurely glazed and non-opening above 1800mm.

The proposed windows on the rear elevation would provide views into the private rear garden of the application site and would not result in undue overlooking or loss of privacy to neighbouring properties.

Having regard to the above, it is considered that the proposal would not cause undue harm to the living conditions of neighbouring occupiers in accordance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

External Amenity Space Provision:

The proposed development would retain sufficient rear garden space. This would be in accordance with the minimum private amenity space standards set out in Table 5.3 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). As such, it is considered that the proposal would not undermine the provision of external amenity space for the existing occupiers at the site, in accordance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Parking and Highway Safety:

The site benefits from hardstanding outside the front of the property and a garage, with enough space for two cars. It is therefore compliant with the recommended parking standards set out in Table 1 of Appendix C, it is considered that the proposal is unlikely to significantly exacerbate the pressure for street parking or prejudice highway safety. The proposal therefore accords with the overarching objectives of policy DMT 6 of the Hillingdon Local Plan Part 2 Development Management Policies (2020).

Conclusion:

The application is recommended for refusal.

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6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The proposed side dormers combined with the two-storey rear and first floor side by reason of the cumulative scale, bulk, massing and design would result in a dominant, bulky, incongruous and visually intrusive form of development that would fail to harmonise with the architectural composition of the original dwelling and the established character and appearance of the street scene. Consequently, the policy would fail to comply with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policy D3 of the London Plan (2021), Policies DMHB 11, DMHB 12, and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Chapter 12 of the National Planning Policy Framework (2021).

INFORMATIVES

1. 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.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

Part 1 Policies

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
DMEI 9	Management of Flood Risk
LPP D6	(2021) Housing quality and standards
LPP D3	(2021) Optimising site capacity through the design-led approach
NPPF12	NPPF 2021 - Achieving well-designed places

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