

## 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 | <input type="checkbox"/> |
| 2. | Application complies with all relevant planning policies and is acceptable on planning grounds                | <input type="checkbox"/> |
| 3. | There is no Committee resolution for the enforcement action                                                   | <input type="checkbox"/> |
| 4. | There is no effect on listed buildings or their settings                                                      | <input type="checkbox"/> |
| 5. | The site is not in the Green Belt (but see 11 below)                                                          | <input type="checkbox"/> |

### REFUSAL RECOMMENDED: GENERAL

|    |                                                                 |                          |
|----|-----------------------------------------------------------------|--------------------------|
| 6. | Application is contrary to relevant planning policies/standards | <input type="checkbox"/> |
| 7. | No petition of 20 or more signatures has been received          | <input type="checkbox"/> |
| 8. | Application has not been supported independently by a person/s  | <input type="checkbox"/> |
| 9. | The site is not in Green Belt (but see 11 below)                | <input type="checkbox"/> |

### RESIDENTIAL DEVELOPMENT

|     |                                                                                  |                          |
|-----|----------------------------------------------------------------------------------|--------------------------|
| 10. | Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | <input type="checkbox"/> |
| 11. | Householder application in the Green Belt                                        | <input type="checkbox"/> |

### 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 | <input type="checkbox"/> |
| 13. | Refusal of change of use from retail class A1 to any other use                                                                    | <input type="checkbox"/> |
| 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.   | <input type="checkbox"/> |

### CERTIFICATE OF LAWFULNESS

|     |                                                             |                          |
|-----|-------------------------------------------------------------|--------------------------|
| 15. | Certificate of Lawfulness (for proposed use or Development) | <input type="checkbox"/> |
| 16. | Certificate of Lawfulness (for existing use or Development) | <input type="checkbox"/> |
| 17. | Certificate of Appropriate Alternative Development          | <input type="checkbox"/> |

### CERTIFICATE OF LAWFULNESS

|     |                                                                                                                 |                          |
|-----|-----------------------------------------------------------------------------------------------------------------|--------------------------|
| 18. | ADVERTISMENT CONSENT (excluding Hoardings)                                                                      | <input type="checkbox"/> |
| 19. | PRIOR APPROVAL APPLICATION                                                                                      | <input type="checkbox"/> |
| 20. | OUT-OF-BOROUGH OBSERVATIONS                                                                                     | <input type="checkbox"/> |
| 21. | CIRCULAR 18/84 APPLICATION                                                                                      | <input type="checkbox"/> |
| 22. | CORPSEWOOD COVENANT APPLICATION                                                                                 | <input type="checkbox"/> |
| 23. | APPROVAL OF DETAILS                                                                                             | <input type="checkbox"/> |
| 24. | ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where the Heads of Terms have already received Committee approval | <input type="checkbox"/> |
| 25. | WORKS TO TREES                                                                                                  | <input type="checkbox"/> |
| 26. | OTHER (please specify)                                                                                          | <input type="checkbox"/> |

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:**                      108 FAIRWAY AVENUE WEST DRAYTON

**Development:**                Erection of a front porch extension

**LBH Ref Nos:**                17799/APP/2023/475

**Drawing Nos:**                ART/2023/FP108FW/ELPL A  
                                          ART/2023/FP108FW/EE A  
                                          ART/2023/FP108FW/SPLP Rev B  
                                          ART/2023/FP108FW/ELPL A  
                                          ART/2023/FP108FW/PE A

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

**Date Application valid**

## **1. CONSIDERATIONS**

### **1.1 Site and Locality**

The application relates to a two storey detached dwellinghouse. It is located on the North West of Fairway Avenue. To the front is an attached garage which has been converted into habitable space and a garden area laid in hardstanding which is utilised for parking. To the rear private amenity space can be found.

The street scene is residential in character and appearance comprising a mixture of traditional two storey semi-detached and terrace dwellings. The application site lies within the Garden City, West Drayton Area of Special Local Character (ASLC).

### **1.2 Proposed Scheme**

Planning permission is sought for a front porch extension.

### **1.3 Relevant Planning History**

|                                          |                                 |
|------------------------------------------|---------------------------------|
| 17799/B/93/1580                          | 108 FAIRWAY AVENUE WEST DRAYTON |
| Conversion of garage to a habitable room |                                 |
| <b>Decision:</b> 02-11-1993              | Approved                        |

#### **Comment on Planning History**

No relevant planning history

## 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

7 neighbouring properties; Conservation Officers; the West Drayton Conservation Area Advisory Panel and Network Rail were consulted by letter. The consultation period expired on 07-03-23. 3 comments and no objections were received.

Neighbour Comment: No objections as long as it doesn't block out my light.

Officers Response: This will be assessed within the Residential Amenity section of this report.

West Drayton Conservation Panel: No objection.

Network Rail: No objection but asset protection comments should be followed if approved.

Conservation Officer for LBH: No response.

## 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 5 Areas of Special Local Character

DMHB 11 Design of New Development

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP D6 (2021) Housing quality and standards

LPP HC1 (2021) Heritage conservation and growth

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 streetscene and locality, the impact upon the amenities of adjoining occupiers, the

impact on the Area of Special Local Character and car parking provision.

#### Character and Appearance:

##### Policy DMHB 5: Areas of Special Local Character

A) Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area.

B) Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings.

C) The replacement of buildings which positively contribute to the character and local importance of Areas of Special Local Character will normally be resisted.

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) states that new development will be required to be designed to the highest standards and incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding scale of development, considering the height, mass and bulk of adjacent structures.

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 specific regard to "Front Extensions" the policy states:

- 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.

The front extension is considered minor in scale with the following measurements: width of 3.1M, length of 1.9M and maximum height of 2.5M. The porch would incorporate a flat roof with eaves of 0.2M. Given the architectural composition of the host dwelling, the proposed width of 3.1M would mean that the porch would stretch across the frontage of the dwelling. Other examples of porches do exist along Fairway Avenue but are smaller in scale and mass. The proposed width in conjunction with the existing garage conversion would be inappropriate and alter the character and appearance of the host dwelling as well as disrupting the uniformity of design within the cul-de-sac. Part of the established character of the area is a similarity in porches, even if the style/design varies. It is acknowledged that the host dwelling is set back slightly from the street, nonetheless, the criteria for front extensions within Policy DMHD 1 states that front extensions extending across the entire frontage will be refused. If approved, the porch would appear as a bulky and incongruous feature within the street scene and be harmful to the character and appearance of the host dwelling and surrounding area.

The proposal would be a visually prominent extension which would fail to read as subordinate. It would appear as an incongruous addition to the house, which fails to take account of the special character of the area. The proposal would therefore not be in accordance with the Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMHB 5, DMHB 11, DMHB 12 and Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

#### 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.

Given the siting of the proposed porch and angling of the site within Fairway Avenue, there are no concerns regarding the quality of amenity for any neighbouring dwellings.

All habitable rooms, and those altered by the proposed development would maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

#### External Amenity Space provision:

The proposed porch would be located at the front of the site which is currently utilised for in-curtilage carparking. Sufficient private amenity space would remain to the rear of the site.

#### Parking and Highway Safety:

To the front of the property is an area of hard standing which is able to accommodate one off-street car parking spaces within the curtilage of the site. Site photos show the end of the cul-de-sac is currently being used for further on-street parking. It is therefore considered that the proposal is unlikely to significantly exacerbate the pressure for parking on the surrounding streets or prejudice highway safety over and beyond the existing circumstances, in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

#### Conclusion:

This application is recommended for refusal.

## 6. RECOMMENDATION

### **REFUSAL for the following reasons:**

#### 1. NON2 Non Standard reason for refusal

The proposed development by reason of its bulk, width, size and design would fail to read as a subservient addition to the property, harming the established character of the area and appearance of the streetscene, contrary to Policies DMHD1, DMH5 and DMHB11 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 Polices

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

### Part 2 Polices:

DMHB 1 Heritage Assets

DMHB 5 Areas of Special Local Character

DMHB 11 Design of New Development

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP D6 (2021) Housing quality and standards

LPP HC1 (2021) Heritage conservation and growth

NPPF16 NPPF 2021 - Conserving & enhancing the historic environment

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