

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: 301 LANSBURY DRIVE HAYES

Development: Retention of a front porch and canopy structure (Retrospective application)

LBH Ref Nos: 73850/APP/2023/333

Drawing Nos: SCUK22_0007_3 Sheet 5
 SCUK22_0007_3 Sheet 7
 SCUK22_0007_3 Sheet 2
 SCUK22_0007_3 Sheet 3
 BlockPlan

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

Date Application valid

1. CONSIDERATIONS

1.1 Site and Locality

This application relates to a site that is located on the South West side of Lansbury Drive, and which comprises a two storey semi detached dwelling.

The front garden is covered in hardsurfacing and grass and forms an area of off-street parking. The property has existing ground floor rear extensions comprising a kitchen and conservatory. The conservatory will be removed as part of this proposal.

The application site lies within the 'Developed Area' as identified within the Hillingdon Local Plan: Part 1 (2012).

1.2 Proposed Scheme

The application proposes the retention of a front porch and canopy structure.

1.3 Relevant Planning History

73850/APP/2021/2559 301 LANSBURY DRIVE HAYES

Conversion of roof space to habitable use to include a rear dormer, 2 front roof lights 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: 20-08-2021 Approved

73850/APP/2018/1976 301 LANSBURY DRIVE HAYES

Single storey rear extension

Decision: 01-08-2018

Approved

Comment on Planning History

Relevant history attached.

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

6 neighbouring properties were consulted by letter dated 09-02-23.

No objections or comments have been received during the consultation process.

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

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

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 and car parking provision.

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) 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. It should also not have an adverse impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 requires that alterations and extensions to 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.

With regard to front extensions Policy DMHD1 requires:

- 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 proposal seeks to add a porch and full width canopy to the front elevation of the house, with a depth of 1.62m, and maximum height of 3.54m. The porch and canopy would be supported through pastiche feature columns, which would be at odds with the design of the host building and wider area. The full width of the proposal would result in a projecting cumulative development that would extend across the majority of the front elevation, resulting in an overdominant and harmful addition, with the design and form of the proposed porch extension being unrelated to the height, scale and form of the host building. The proposal represents a discordant addition that fails to respect the architectural composition of the original dwelling and would be detrimental to the character and appearance of the host dwelling and wider area, by reason of its cumulative size, scale, bulk and design.

The proposed development is therefore contrary to Policy DMHD 1 and Policy DMHB 11 of the Hillingdon Local Plan Part Two Development Management Policies (2020).

Highways:

The existing parking provision would not be impacted by the proposal.

Neighbouring Amenity:

Due to the positioning of the proposal it is considered that the development would not have a detrimental impact on neighbouring amenity, in terms of loss of outlook and loss of light or be an overbearing addition impacting on habitable rooms or private amenity spaces of neighbouring occupiers.

Conclusion:

The proposed front porch extension, by reason of its cumulative size, scale, bulk, height, width and design represents an incongruous form of development which would be detrimental to the architectural composition of the existing building and would fail to harmonise with the local context on Lansbury Drive to the detriment of the visual amenities of the street scene and the character and appearance of the wider area. The proposed development is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

The application is recommended for REFUSAL.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The proposed front porch extension, by reason of its cumulative size, scale, bulk, height, width and design would represent an incongruous form of development which would be detrimental to the architectural composition of the existing building and would fail to harmonise with the local context on Lansbury Drive to the detriment of the visual amenities of the street scene and the character and appearance of the wider area. The proposed development is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020)

INFORMATIVES

1. 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 (2016). 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.
2. 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.

a) 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

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

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