

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 Head of Development Management and Building Control
Address:	14 WARREN ROAD ICKENHAM
Development:	Erection of a part single storey and part two storey extension to the side and rear of the dwelling. Erection of a front extension with amendments to fenestration and installation of new integral garage. Conversion of roof space to habitable use to include 2 front roof lights, 2 side roof lights, 2 rear dormers and replacement of existing roof with new hipped roof.
LBH Ref Nos:	35699/APP/2023/1115
Drawing Nos:	PA-02 A PA-02 A 001 Location Plan PA-01
Date Plans received:	Date(s) of Amendments(s):
Date Application valid	

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a large two-storey detached dwelling house located on the Southern side of Warren Road. It has a two storey gabled front projection, with a small cat slide roof to one side, closest to no 12. To the other side closest to no 16 there is a small section of a two storey flat roofed element with a further single storey projection level with the gabled projection. This has a rooflight within it. There is a good sized front garden which is gravelled and can provide parking for a number of cars. It also has a large rear garden. The property has been extended to the rear by way of a flat roofed single storey rear extension.

The street scene is residential in character and appearance comprising predominantly detached properties set back from the road with larger front gardens.

1.2 Proposed Scheme

The application seeks planning permission for the erection of a part single storey and part two storey extension to the side and rear of the dwelling. Erection of a front extension with amendments to fenestration and installation of new integral garage. Conversion of roof space to habitable use to include 2 front roof lights, 2 side roof lights, 2 rear dormers and replacement of existing roof with new hipped roof.

1.3 Relevant Planning History

35699/APP/2022/513

14 WARREN ROAD ICKENHAM

Erection of a two storey rear extension, single storey side and front extension, a first floor front extension and conversion of roof space to habitable use.

Decision: 27-06-2022

Refused

35699/APP/2021/1657

14 WARREN ROAD ICKENHAM

Single storey front extension, first floor front extension, part two storey part single storey rear extension, single storey side extension and conversion of roofspace to habitable use to include 6 rooflights

Decision: 18-06-2021

Refused

35699/APP/2016/3345

14 WARREN ROAD ICKENHAM

First floor front extension.

Decision: 10-11-2016

Refused

Comment on Planning History

35699/APP/2022/513 - Erection of a two storey rear extension, single storey side and front extension, a first floor front extension and conversion of roof space to habitable use was refused for the following reason:

1. The proposed part two storey, part single storey rear extension by reason of its excessive size, scale and bulk and incongruous and unsympathetic roof design would represent an unduly intrusive and incongruous form of development which 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. Therefore, the proposed development would be contrary to Policy BE1 of the Hillingdon Local Plan (November 2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan - Part Two (2020) and Policies D3 and D6 of the London Plan (2021).

An appeal was subsequently allowed (12-01-2023) with the Inspector concluding:

There is nothing to indicate that the decision should be made otherwise than in accordance with the development plan and I therefore conclude that the appeal should be allowed.

35699/APP/2021/1657 - Single storey front extension, first floor front extension, part two storey part single storey rear extension, single storey side extension and conversion of roofspace to habitable use to include 6 rooflights was refused for the following reasons:

1. The proposed part two storey, part single storey rear extension by reason of its excessive size, scale and bulk and incongruous and unsympathetic roof design would represent an unduly intrusive and incongruous form of development which 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. Therefore, the proposed development would be contrary to Policy BE1 of the Hillingdon Local Plan (November 2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan - Part Two (2020) and Policies D3 and D6 of the London Plan (2021).

2. The proposed single storey front extension by reason of its size, scale and bulk and forward projection beyond the established building line would represent an unduly intrusive and incongruous form of development which 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. Therefore, the proposed development would be contrary to Policy BE1 of the Hillingdon Local Plan (November 2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan - Part Two (2020) and Policies D3 and D6 of the London Plan (2021).

35699/APP/2016/3345 - First floor front extension was refused for the following reason:

The proposed front extension by reason of its size, scale and bulk and design represents an unduly intrusive and incongruous form of development which 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. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

An appeal was subsequently allowed with the Inspector concluding:

"I therefore conclude that the proposed development would not be harmful to the character and appearance of the host dwelling or the area, and would accord with Policies BE1, BE13, BE15 and BE19, of the London Borough of Hillingdon Local Plan 2012, which set down requirements for new development to respect local character and to harmonise with existing buildings and the streetscene".

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

5 neighbouring properties and Ickenham Residents Association were consulted on 24-04-23. The consultation period expired on 17-05-23. No representations were 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

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP D4	(2021) Delivering good design
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D6	(2021) Housing quality and standards
LPP D8	(2021) Public realm
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.

Policy context:

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 adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

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. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

With regard to rear extensions Policy DMHD1 requires:

- 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 regard to side extensions Policy DMHD1 requires:

- 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 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.

With regard to roof extensions:

- 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.

Character and appearance:

The application site has extensive planning history of recent refusals and subsequent appeal decisions to grant two previous schemes ref: 35699/APP/2016/3345 and ref: 35699/APP/2022/513.

It is acknowledged that an appeal was allowed for the first floor front extension in 2017. The appeal Inspector in appeal reference APP/R5510/3168701 advised:

"The proposed development would alter the appearance of the house since it would lead to a double gable front elevation compared to a single gable at the front at present. This would be a significant change. However, the proposed extension would still remain subordinate to the existing dwelling since it would sit below the roof line; would only extend across part of the front of the house; would not project forward of the building line and would sit on top of an existing single storey part of the house which has a sloping roof. I therefore consider that the proposed extension would not be harmful to the character or appearance of the host dwelling."

In addition, it is acknowledged that an appeal was allowed for the erection of a two storey rear extension, single storey side and front extension, a first floor front extension and conversion of roof space to habitable use in 2023. The appeal Inspector in appeal reference APP/R5510/D/22/3304320 advised:

"The extension would therefore form an appropriately designed addition which would not be of excessive scale nor bulk. Consequently, there would be no harm to the character and appearance of the dwelling nor area"

Given the inspectors previous conclusions, it is accepted that the principle of a first floor front extension, garage to the front and a part first floor rear extension are considered acceptable. However, the current planning application is vastly different to the previously allowed schemes. There has been a significant change to the roof design, two storey front extension, and a full width rear extension.

The Inspector previously made some key points which are relevant to the assessment of the rear extension:

"its ridgeline would be minimally set below that on the main dwelling and it would not excessively obscure the rear elevation of dwelling. This would also serve to limit the bulk of the extension"

Contrary to this point and Policy DMHD1, the current scheme extends the full width of the rear, at ground floor, first floor and features a double gable feature to rear of the new roof. As a result, the proposal does significantly increase the overall bulk of the roof to the rear, obscuring the entirety of the rear elevation and would present as a three storey extension which doesn't respect the architectural integrity of the host property or established pattern of development on and around Warren Road. Set over three floors, the rear and roof addition would be harmful. It is accepted that this is positioned to the rear however, this would still be visible and notable in its siting and position.

Concerns also remain in terms of the scale and bulk of the rear extensions in combination with the front extensions. Cumulatively, the proposed extensions would result in harm to the architectural integrity of the host dwelling which would result in incongruous additions. The proposal by reason of its excessive size, scale and bulk would represent an unduly intrusive and incongruous form of development which 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 surrounding area. Therefore, the proposed development would be contrary to Policy BE1 of the Hillingdon Local Plan (November 2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan - Part Two (2020) and 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 16 Warren Road is located to the east of the application site. Number 12 Warren West is located to the west of the application site.

Despite its size, the proposed extension would not breach the 45 degree line from the centre point of rear facing windows of adjacent dwellings. Furthermore in the event of an approvable scheme, a condition could be secured the use of obscure glazed fixed shut windows in side elevations which would ensure that there would be no undue loss of privacy.

In addition, the proposed side facing roof lights are set high in the roof, and these windows would likely offer views of the sky.

Taking these factors into account, it is considered that the proposal 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 extension, maintain an adequate outlook and source of natural light, therefore complying with the London Plan.

External Amenity Space Provision:

A sufficient amount of private amenity space is 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, does 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:

The parking remains as existing to the front, therefore the proposal would be in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Other matters:

The site lies within the area covered by TPO 198, an Area order which protects a number of tree species, which make an important contribution to the character and appearance of this residential area. A pre-commencement tree protection condition would be necessary if the development were otherwise acceptable.

Conclusion:

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The proposal by reason of its excessive size, scale and bulk and incongruous and unsympathetic roof design would represent an unduly intrusive and incongruous form of development which 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 surrounding area. Therefore, the proposed development would be contrary to Policy BE1 of the Hillingdon Local Plan (November 2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan - Part Two (2020) and Policies 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

DMHB 12 Streets and Public Realm

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP D4 (2021) Delivering good design

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

LPP D6 (2021) Housing quality and standards

LPP D8 (2021) Public realm

NPPF12 NPPF 2021 - Achieving well-designed places

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