

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: 49 WOODSTOCK DRIVE ICKENHAM

Development: Erection of a single storey rear extension and external storage area to the side/rear of the dwelling, double storey side extensions to both sides of the dwelling and conversion of roof space to habitable use to include 3 front roof lights and 3 rear dormers. Erection of porch extension to the front and conversion of integral garage to habitable room with amendments to fenestration and A/C units (revised description)

LBH Ref Nos: 20009/APP/2023/1189

Drawing Nos: 200-201
 001A
 002A
 100-101

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 road, Woodstock Drive, within a predominantly residential setting and comprises a two-storey detached property.

Number 51 Woodstock Drive is located to the east of the site and Number 47 Woodstock Drive is located to the west of the site.

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 that are subject to a Tree Preservation Order within the site or on adjoining land.

1.2 Proposed Scheme

Erection of a single storey rear extension and external storage area to the side/rear of the dwelling, double storey side extensions to both sides of the dwelling and conversion of roof space to habitable use to include 3 front roof lights and 3 rear dormers. Erection of porch extension to the front and conversion of integral garage to habitable room with amendments to fenestration

1.3 Relevant Planning History

Comment on Planning History

Relevant 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

5 neighbours, Highways and Ickenham Residents Association were consulted on 26-04-23. The consultation period expired on 02-06-23 and there was two representations received by the end of the consultation period.

Noise Officer:

Should there be an external a/c unit I propose: 'For the lifetime of the development hereby permitted the Rating level of noise caused by its operation shall not exceed: 35 dB LAeq 15 min for any fifteen-minute period between 2300 and 0700, and 45 dB LAeq 1 hour for any one-hour period between 0700 and 2300, determined one metre free field external to any window of any permanent residential, or equivalently noise sensitive premises, in accordance with 'Methods for rating and assessing industrial and commercial sound' British Standards Institution BS4142 2014.' This should ensure the recommended internal noise levels set out in 'Guidance on Sound Insulation and Noise Reduction for Buildings' BS8233 2014 are achieved with windows open for the purposes of ventilation and cooling. The night-time limit provides additional protection for vulnerable persons in line with the WHO 2009 Guidelines on night-time noise.

Highways:

The property benefits from a driveway. In accordance with London Plan 2021 Policy T6.1 Residential Parking if this was a new development there would still be 0.75 car parking space be allocated. As this is an existing dwelling and on the basis that when the development is built out there would still be off street parking available, there are no objections from the Highways Authority for this proposal.

Planning Officer comments:

In the event of an approval a noise condition for the A/C unit would be added.

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
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, 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) states that new 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 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 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.

The application proposes a single storey rear extension and external storage area to the side/rear of the dwelling, and a double storey side extension to both sides of the dwelling.

The single storey rear extension would measure 2m in depth and extend the full width of the ground floor, with a modest flat roof to the height of 3m. This element of the proposal would be in accordance to Policy DMHD 1 and acceptable.

It is important to note when considering this proposal that several other dwelling of the same style of been altered by means of a two storey side extension. As a result, the properties of this style all have a similar appearance, character and design, including width. No properties in this area, and of this style, benefit from a double storey side extension on both sides. 4 Witney Close, to the rear of the application, benefits from a double storey side extension and a single storey side extension.

In addition, the majority of two storey side extension in this area are not set back from the front elevation. Subsequently, the right hand side extension is acceptable in principle. Concerns are raised when considering the additional left hand double storey side extension which is not set back from front elevation and reduces the large important gaps between the dwellings.

Whilst noting this marginal harm, the cumulative impact of the side extensions on both sides of the dwelling result in a wide and bulky appearance, which appears insubordinate and out of character, especially when comparing them to the neighbouring dwellings which form the streetscene.

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.

The application also proposes the conversion of roof space to habitable use to include 3 front roof lights and 3 rear dormers. It is noted that whilst there are no dormer present on neighbouring roof slopes, the principle of a rear dormer is acceptable and in line with policy.

The proposed rear dormer are not subservient to the scale of the existing roof and exceed more than two thirds the average width of the original roof. In addition, the rear dormers are not matching in materials which exacerbates the harm.

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

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 porch extension to the front and conversion of integral garage to habitable room with amendments to fenestration are considered acceptable in principle. While the scale of the front porch is large, it is of similar scales to those nearby. However, the use of timber cladding is out of character and unacceptable.

Therefore, the significant increase in the overall size, scale, bulk and massing of the host dwelling would result in a development that would not appear subordinate. It is considered that the proposed development, when viewed as a whole, would be completely disproportionate and unsympathetic to the original architectural composition of the host dwelling, resulting in the proposed development having a harmful impact to original dwelling, street scene, and the surrounding area.

The proposed development overall would result in unacceptable harm to the original property and the character, appearance and visual amenities of the area. The proposal would therefore conflict with Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) and Policies DMHB 11, DMHB 12 and 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.

Number 51 Woodstock Drive is located to the east of the site and Number 47 Woodstock Drive is located to the west of the site.

It is noted there is a access road between Number 47 and the application site. Given the modest depth of the rear extension and gap the development would be acceptable in terms of light, outlook, sense of enclosure or overbearing impact.

Similarly, given the modest depth of the rear extension and no additional side window the development would be acceptable in terms of light, outlook, sense of enclosure or overbearing impact. It is also considered the rear dormer window would have similar views to the first floor.

Light and outlook:

All the proposed 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:

It is acknowledged that the resulting private amenity space that would be retained would be in accordance with Policy DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020), it is considered, on balance, acceptable.

Parking and Highway Safety:

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity.

The parking remains as existing, in accordance with Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Conclusion:

It is recommended that the application be refused for the reasons set out in this report.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Harm to the character of the area

By virtue of its width, bulk, scale, design and materials, the proposal would cumulatively result in an insubordinate and visually incongruous development that would be detrimental to the architectural composition of the original property and detrimental to the character, appearance and visual amenities of the street scene and surrounding area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2021), Policies DMHB 11, DMHB

12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management (2020), Policy D3 of the London Plan (2021) and Chapter 12 of the National Planning Policy Framework (2021).

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.

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
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards

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