

# DELEGATED 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 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 Heads of Terms have already received Committee approval ☐
25. WORKS TO TREES ☐
26. OTHER (please specify) ☐

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives 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 DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

## Report of the Head of Planning, Sport and Green Spaces

**Address** 165 WOODROW AVENUE HAYES

**Development:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 3.2 metres, and for which the height of the eaves would be 2.940 metres

**LBH Ref Nos:** 10594/APP/2013/2847

**Drawing Nos:** Location Plan to Scale 1:1250  
13/020  
13/020/1  
13/020/2  
13/020/3  
13/020/4  
13/020/5

**Date Plans Received:** 30/09/2013      **Date(s) of Amendment(s):**

**Date Application Valid:** 30/09/2013

### 1. RECOMMENDATIONS

#### 1.1 Recommendations

That a certificate of lawful use or development be **REFUSED** for the proposed development described above in respect of the land edged red on the attached plans for the following reasons:

The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013, as the proposed development would unduly detract from the amenities of the adjoining occupiers at numbers 163 and 167 Woodrow Avenue, by reason of visual intrusion, overdomination, loss of daylight, loss of sunlight and loss of outlook.

This determination is based on your submitted plans. All measurements are taken from existing ground level.

### INFORMATIVES

#### 2.0 Planning Considerations

The application seeks prior approval for the erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 3.2 metres, and for which the height of the eaves would be 2.940 metres.

The two neighbouring properties which share a boundary with the application site, namely

numbers 167 and 163 Woodrow Avenue were consulted by letter dated 2.10.13. A site notice was also displayed which expired on 25.10.13.1 letter of objection has been received from the occupant of number 167 raising concerns about the loss of light to the rear of the neighbouring property.

### **3.0 Relevant Planning History**

### **4.0 Any Neighbour Objections**

The two neighbouring properties which share a boundary with the application site, namely numbers 167 and 163 Woodrow Avenue were consulted by letter dated 2.10.13. A site notice was also displayed which expired on 25.10.13. Neighbour Objections received?

YES - 1 letter of objection has been received from the occupant of number 167 raising concerns about the loss of light to the rear of the neighbouring property.

### **5.0 Assessment of Impact on Neighbours**

Having received a minimum of one neighbour objection, prior approval is required for the erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 3.2 metres, and for which the height of the eaves would be 2.940 metres.

Paragraph 3.3 of HDAS requires single storey rear extensions to properties that have a width more than 5m, to be a maximum of 3.6m deep, in order to protect the neighbouring occupiers from a loss of daylight and sunlight. The proposed extension would project 6m in depth, have a pitched roof at a maximum height of 3.2m and would therefore exceed the maximum dimensions of the HDAS guidance. The adjoining property, Number 167 Woodrow Road has been extended to the rear, by way of a single storey flat roofed extension projecting approximately 3m to the rear, approximately 2m away from the boundary. A bay window projection has also been added adjacent to the boundary. It is considered that the proposed extension at a depth of 6m and maximum height of 3.2m alongside the side boundary would represent an oppressive and overbearing form of development to the occupants of this property who would suffer an unacceptable loss of light and outlook. As such the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan Part Two Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Documents HDAS Residential Extensions.

Number 163 Woodrow Avenue is separated from the application site by a pedestrian walkway. However, at a depth of 6m, the proposed extension would still represent an oppressive and overbearing form of development to the occupants of this property who would suffer an unacceptable loss of light and outlook. As such the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan Part Two Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Documents HDAS Residential Extensions.

The application is recommended for refusal.

### **6.0 ALL CLASSES**

If Semi or Terrace - does exceed 6m or 8m?  
NO

Is the dwelling a flat or a maisonette?  
NO

Is there a planning condition removing permitted development rights?  
NO

Is the building listed/in a Conservation Area?  
NO

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