

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 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. ADVERTISEMENT 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 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 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

Item No. **Report of the Head of Planning, Sport and Green Spaces**

Address 61 WARREN ROAD ICKENHAM

Development: Part two storey, part single storey side/rear extension, single storey front extension and porch to front involving demolition of existing side element

LBH Ref Nos: **13746/APP/2014/845**

Drawing Nos: 1213-03A
 1213-01
 1213-02A

Date Plans Received: 11/03/2014 **Date(s) of Amendment(s):**

Date Application Valid: 17/03/2014

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises of a detached, two storey dwelling located on the northern side of Warren Road, a residential area characterised by detached houses, some of which have been extended, set in substantial plots. As such, it falls within the Developed Area of Ickenham as identified in the Hillingdon Local Plan.

No. 61 Warren Road is set back from the road with parking space available for four cars on the driveway. An attached garage is located to the east of the property which has a linked porch area to the front door. The rear garden (40 metres x 12m) is enclosed by 1.8m high fencing.

1.2 Proposed Scheme

The proposal is to demolish the existing side element and erect a two storey side extension, set back 0.6m at first floor level and extending down the entire depth of the original property and 4m in depth to the rear across the full width to provide a kitchen/dining and day room area on the ground floor with two additional bedrooms, an extended front bedroom and re-positioned bathroom above. This two storey part of the proposal incorporates a matching ridge height and formation of a crown roof section (approx. 3 metres wide x 5.8m in length).

The single storey part of the rear extension would project beyond this by a further 0.95m from the two storey extension across the full width of the property and be finished with a flat roof, 2.9m in height.

Part of the existing garage would be extended forward and converted into habitable accommodation and both the garage and a new linked porch would project 1.2 metres to the front of the original house with a lean-to overhanging roof across both.

1.3 Relevant Planning History

13746/APP/2011/2879 61 Warren Road Ickenham

Part two storey, part single storey side/rear extension with 2 rooflights, single storey front extension involving demolition of existing side element and porch to front

Decision Date: 27-01-2012 Approved
13746/APP/2013/2753 61 Warren Road Ickenham
extension

Decision Date: 14-10-2013 NFA
13746/APP/2013/3373 61 Warren Road Ickenham

Part two storey, part single storey side/rear extension, single storey front extension, porch to front and conversion of hip to gable end to front involving demolition of existing side element

Decision Date: 05-02-2014 Refused

Comment on Planning History

An extant planning permission was granted for a part two storey, part single storey side/rear extension, a single storey front extension and porch to this property under ref. 13746/APP/2011/2879 in January 2012.

A subsequent proposal for a part two storey, part single storey side/rear extension, single storey front extension, porch to front and conversion of hip to gable end to front was refused (under ref. 13746/APP/2013/3373) in February 2014 for the following reason:

The proposed extensions and alterations, by reason of their size, scale, bulk and design, including the gable front and large crown roof, would be detrimental to the architectural composition of the existing building, to the visual amenity of the street scene and would fail to harmonise with the character and appearance of the wider area [contrary to Policies BE1, BE13, BE15 and BE19 of the Hillingdon Local Plan (November 2012) and the adopted SPD, HDAS- Residential Extensions].

This revised proposal differs from the recently refused scheme by deletion of the gable front end and retention of the existing hipped roof on the front elevation. When compared to the extant scheme the current proposal again seeks to increase the size of the two storey rear extension across the whole width of the existing dwelling and by the addition of a single storey rear extension beyond that. The other main difference is an enlarged crown roof section.

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 were consulted (19.3.2014) and in addition a site notice was displayed from 27.3.2013. There have been no responses received.

Ickenham Residents Association - no objection.

Trees/Landscape Officer - considers acceptable in terms of Saved Policy BE38). There are no trees (protected or otherwise), or significant landscape features (including a large variegated shrub in the front garden) which would be affected by this development.

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
AM14	New development and car parking standards.
LPP 3.5	(2011) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main planning issues are the impact of the development on the character of the house and the area in general, and also the impact on the amenities of the adjoining occupiers. The impact on parking provision and amenity space also needs to be considered.

The Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) contains policies that seek to safeguard the appearance, character and amenities of the local street scene and surrounding area. Policy BE13 states that development must harmonise with the existing street scene and Policy BE19 that it should complement the amenity and character of the residential area in which it is situated. In addition, Policy BE22 sets out that extensions of two or more storeys should be set back a minimum of one metre from the side boundary of the property for the full height of the building.

Whilst the two storey side extension would maintain a visual spacing between properties when viewed from straight on, the length of crown roof created seen from side on would be nearly two and a half times the ridge line of the existing dwelling. By comparison, this section would also be more than three times the length of crown roof in the approved scheme. Due to the gaps between properties this element would be highly visible and less satisfactory in appearance than the predominantly pitched roof ridge line carried back in the approved scheme. Despite the retention of the front hipped roof therefore, the effect would be a dwelling of much greater depth and bulk than others in the road, resulting in a building at odds with the overall character of the street scene and the wider area.

As such therefore, it would fail to harmonise with the appearance of the street or

complement the amenity and character of the area and thus be contrary to Part One Policy BE1, and Part Two Policies BE13 and BE19 of the Local Plan.

Local Plan Policy BE15 considers whether the proposal would be in scale, proportion etc. with the original building. The Council's adopted SPD, the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) or HDAS sets out the criteria by which the form, scale and proportions (including dimensions) and thus the impact of all extensions, can be assessed.

These should be designed to appear subordinate to the main dwelling and therefore for two storey rear extensions to detached properties a maximum depth of 4.0 metres is set down. Two storey side extensions should not exceed more than two-thirds the width of the original house.

Similarly, single storey side extensions should not exceed 4m in depth from the rear wall of the original house, and have a maximum height of 3.0m high (with a flat roof).

At the front, the depth of any new porch or canopy must not extend beyond the line of any bay window or in doing so create a continuous extension across the entire frontage. Where porches are combined with a garage conversion they may be integrated with a forward extension of the garage not exceeding 1.0 metre.

The proposed two storey side extension is considered to respect the character and appearance of the host dwelling. The first floor element has been set back 0.6m and is clearly subservient to the main house. The proposed single storey rear extension would however fail to meet the dimensions stated within HDAS, due to its greater than 4m depth, and would not appear subordinate to the main dwelling.

The forward extension of the porch and garage by more than one metre, whilst marginally exceeding the HDAS maximum in this regard, has nonetheless been accepted previously in the permission granted under ref.13746/APP/2011/2879. There are also several examples of other such additions in the street.

For the reason given above relating to the two storey rear addition though, the proposal is considered to conflict with Policy BE15 of the Local Plan and Section 3.0 of HDAS in this regard.

The amenities of adjoining occupiers are sought to be safeguarded by Local Plan Policies BE20 (in terms of daylight/sunlight), BE21 (outlook) and BE24 (privacy). HDAS sets out the criteria by which such impacts are assessed including the minimum horizontal and vertical angles of daylight to be maintained between the properties and general bulk due to size, height and proximity to boundary.

The depth and height of the extension would be considered to have an acceptable impact on the neighbouring dwellings, Nos. 59 and 63 Warren Road, in terms of loss of light, loss of outlook and sense of dominance. It should be noted that No. 63 has been significantly extended previously. No. 59 Warren Road has also been extended to the rear and the addition of a 4 metre deep two storey extension has been granted already. In the circumstances, an additional 0.95m single storey extension with a flat roof (kept below 3m) beyond this point would not have a significant effect since the depth of this extension would still not exceed a line taken at 45 degrees from the centre of the nearest habitable room window in No. 59.

With an appropriate condition to prevent new windows from being inserted in the side

elevations of the extension at upper floor level, the development would create no significant loss of privacy to any neighbouring property. Therefore, the development would comply with Policies BE20, BE21 and BE24 of the Local Plan in this regard.

As a result of the erection of the rear extensions more than 400 square metres of garden area would be retained for use by the occupiers of the four bedroom dwelling. Therefore, the development would comply with Policy BE23 of the Local Plan and HDAS.

In accordance with Policy BE38 of the Local, the Trees/Landscape Officer has confirmed that there are no trees or other features of landscape significance worthy of retention likely to be threatened by the proposal.

The property benefits from a substantial frontage and would retain a parking space within a garage thereby complying with the Council's parking standards in accordance with Policy AM14 of the Local Plan.

For the reasons stated above, the application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed extensions and alterations, by reason of their size, scale, bulk and design, including a large crown roof, would be detrimental to the architectural composition of the existing building, to the visual amenity of the street scene and would fail to harmonise with the character and appearance of the wider area. The proposal is thus contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies, Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

- BE22 Residential extensions/buildings of two or more storeys.
 - BE23 Requires the provision of adequate amenity space.
 - BE24 Requires new development to ensure adequate levels of privacy to neighbours.
 - BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
 - HDAS-E> Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
 - AM14 New development and car parking standards.
 - LPP 3.5 (2011) Quality and design of housing developments
- 3** On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

Standard Informatives

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- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
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- BE19 New development must improve or complement the character of the area.
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- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

guidance.

BE23	Requires the provision of adequate amenity space.
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