

# 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	<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.	ADVERTISMENT 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 the 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 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:** 44 WARREN ROAD ICKENHAM**Development:** Erection of conservatory**LBH Ref Nos:** 17392/APP/2024/121**Drawing Nos:** 44WR-RE/10022022/REV-G-1/2  
44WR-RE/10022022/REV-G-2/2**Date Plans received:** 17-01-24 **Date(s) of Amendments(s):****Date Application valid** 17-01-24**1. CONSIDERATIONS****1.1 Site and Locality**

The application property comprises a two storey detached house located on the southern side of Warren Road in Ickenham. The property sits in a substantial plot set back considerably from the front boundary. The property is characterised by a pitch tiled roof, brick external finish around the lower ground floor level and white render finish to the upper floor level. The property also benefits from a plethora of existing extensions which include a rear dormer and rear extensions.

**1.2 Proposed Scheme**

The application seeks planning permission for the erection of a conservatory onto a newly built single storey rear extension approved under REF: 17392/APP/2022/3870.

**1.3 Relevant Planning History**

17392/APP/2023/3444

44 WARREN ROAD ICKENHAM

Erection of a part single storey part two storey extension to the rear, following demolition of existing conservatory.

**Decision:** 15-02-2024

Approved

17392/APP/2023/2097

44 WARREN ROAD ICKENHAM

Erection of single storey extension to rear and first floor extension to rear.

**Decision:** 07-09-2023

Refused

17392/APP/2022/3870

44 WARREN ROAD ICKENHAM

Erection of a single storey rear extension and the replacement of garage door with a window

**Decision:** 14-02-2023

Approved

17392/APP/2022/618	44 WARREN ROAD ICKENHAM
Erection of rear outbuilding	
<b>Decision:</b> 17-06-2022	Approved
17392/APP/2018/3696	44 WARREN ROAD ICKENHAM
Alterations to existing rear dormer	
<b>Decision:</b> 15-05-2019	Approved
17392/PRC/2018/172	44 WARREN ROAD ICKENHAM
Alterations to existing rear dormer	
<b>Decision:</b> 24-10-2018	Withdrawn
17392/APP/2017/847	44 WARREN ROAD ICKENHAM
Rear dormer (Application for a Lawful Development Certificate for an Existing Development)	
<b>Decision:</b> 26-03-2018	Refused
17392/APP/2016/2894	44 WARREN ROAD ICKENHAM
Conversion of roofspace to habitable use to include a rear dormer and 2 front rooflights (Retrospective)	
<b>Decision:</b> 21-09-2016	Refused
17392/C/89/1329	44 WARREN ROAD ICKENHAM
Erection of a rear conservatory.	
<b>Decision:</b> 11-10-1989	Approved
17392/A/78/0836	44 WARREN ROAD ICKENHAM
Living room extension.	
<b>Decision:</b> 26-06-1978	Approved

### **Comment on Planning History**

The relevant planning 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**

10 neighbours and Ickenham Residents Association were consulted by letter dated 26-01-24. No comments 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
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
NPPF12	NPPF 2021 - Achieving well-designed places

## 5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the existing dwelling and surrounding area, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application dwelling and provision of sufficient off-street parking.

Character and appearance:

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) 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 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 requires that there is no unacceptable loss of outlook to neighbouring occupiers.

With regards to rear extensions, Policy DMHD 1 states that:

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; 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.

The proposed conservatory extension would measure 4m in depth and a width of 7m, which would centrally extend across the recently built rear extension built under REF: 17392/APP/2022/3870. It would be set in from both sides of the existing extension and would be characterised by its sloping glazed roof measuring a maximum height of 3.1m and 2.1m height to the eaves. A low wall is proposed with glass panels above.

In terms of the cumulative depth of rear extensions at this property, the 4m depth of the conservatory, added to the existing recently built 4m depth of the existing extension would exceed the prescribed measurements set out in policy DMHD1 of the Hillingdon Local Plan Part 2 (2020). Creating a disproportionate and over dominant addition to the dwelling, and therefore is considered harmful to the character and appearance of the original property.

8m deep rear extensions are not common within the immediate surrounding area. Extensions in the area are mainly 3-4m in depth. The proposed extension extension is therefore considered to be out of character with the immediate surrounding area and the depth of other extensions.

In addition to the above, the 8m deep extension proposed under this application could not be constructed under permitted development as in 2014 The London Borough of Hillingdon introduced an Article 4 Direction restricting larger home (Permitted Development) extensions to 4m in depth. The Article 4 was put in place to protect the overdevelopment of gardens, properties and plots. As such the fall back position of constructing the extension under permitted development does not exist.

It is concluded that the proposal would not comply with with Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Neighbouring residential amenity:

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. The supporting text for this policy states that the Council will expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook.

The proposed conservatory extension would be set away from the shared boundaries with No.42 and 46 an although the structure is made from mainly glazing and would be partially obscured by the presence of a boundary fence the conservatory would result in a visual impact upon the views from within the garden of the neighbouring properties when viewed in combination with the depth of the existing rear additions. As such it would result in a reduction in the visual amenities of the neighbouring properties. It should also be noted that whilst the materials proposed would reduce the potential impact, the principle of extending to this depth would be harmful if established.

In light of the above, it is considered that the proposal would cause undue harm to the living conditions of neighbouring occupiers. The proposal would therefore fail to accord with the objectives of Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), in this respect.

External Amenity Space Provision:

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 an adequate garden.

An adequate private rear garden would be retained in accordance with Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Car parking:

The proposed development would not affect the existing parking arrangement, nor would it result in an increase in the number of bedrooms within the application property. It is therefore considered that the proposal would not significantly exacerbate the demand for street parking or prejudice highway safety, in accordance with DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Conclusion:

Based on the above analysis, within character and appearance, the application is recommended for refusal.

## 6. RECOMMENDATION

**REFUSAL** for the following reasons:

### 1. NON2 Harm to character of original dwelling

The proposed single storey rear conservatory extension, by reason of its size, scale, bulk, depth and positioning adjoining the recently constructed 4m extension, would be excessive and disproportionate to the original dwelling and would not appear as a subordinate addition. The proposal would therefore be detrimental to the character and appearance of the original dwelling, contrary to Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMDH 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

### 2. NON2 Harm to adjoining neighbours

The proposed single storey rear extension, by virtue of its size, scale, bulk, depth and proximity, would be detrimental to the amenities of the adjoining occupiers at 42 and 46 Warren Road, by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore, the proposal would be contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

## INFORMATIVES

1. 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.

### Standard 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 Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance..

#### 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 1 Managing Transport Impacts  
DMT 2 Highways Impacts  
DMT 6 Vehicle Parking  
LPP D3 (2021) Optimising site capacity through the design-led approach  
NPPF12 NPPF 2021 - Achieving well-designed places

**Contact Officer:** Daniel Ambrose      **Telephone No:** 01895 250230