

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 | ☐ |
| 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

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

Address 58 BRIDLE ROAD EASTCOTE

Development: Part two storey, part single storey front/side/rear extension involving demolition of existing side/rear elements

LBH Ref Nos: **18519/APP/2015/3980**

Drawing Nos: 2-PP-1-01
 2-EX-1-01
 2-EX-1-02
 2-PP-1-02
 2-PP-4-02
 2-PP-4-01
 Design and Access Statement / Planning Statement
 2-PP-2-01
 2-PP-2-04
 2-PP-2-02
 2-PP-2-03
 2-PP-3-01
 2-PP-3-02
 2-EX-2-02
 2-EX-2-01
 2-EX-2-03
 2-EX-2-04
 2-EX-4-01
 2-EX-4-02
 2-EX-3-01
 2-EX-3-02

Date Plans Received: 26/10/2015

Date(s) of Amendment(s):

Date Application Valid: 30/10/2015

1. CONSIDERATIONS

1.1 Site and Locality

This application relates to a site located on the southern side of Bridle Road and which is occupied by a semi-detached dwelling with main hipped roof, front porch, front/rear gable and bay projections and rear dormer/alterd gable end roof to rear.

There is an attached garage to the eastern side, which abuts the boundary with the unattached dwelling to the east at No.60 Bridle Road. Behind the garage is a single storey side to rear (projecting beyond the original rear wall of the dwelling) addition that forms a store. The dwelling has a raised patio to the rear with terraced steps leading to a lower level spaciouly sized rear garden. The dwelling has a part soft-landscaped and part hardsurfaced front garden, which forms an area for off-street parking.

The application site is within a primarily residential area comprising a mixture of two storey detached and semi-detached properties set within spaciouly sized plots. The site is within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic

Policies (November 2012).

1.2 Proposed Scheme

The proposal is for a part two storey side extension and part single storey front/side/rear extension, which would wrap around the rear elevation of the existing dwelling. The existing side garage and rear store additions would be demolished as part of this proposal.

This application is a follow up to permission reference 18519/APP/2014/2078, which was granted on 24/09/2014 for a single storey side/rear extension involving demolition of existing attached garage and store to side.

1.3 Relevant Planning History

18519/APP/2014/2078 58 Bridle Road Eastcote

Single storey side/rear extension involving demolition of existing attached garage and store to side

Decision Date: 24-09-2014 Approved

Comment on Planning History

18519/APP/2014/2078 - Single storey side/rear extension involving demolition of existing attached garage and store to side.

Decision: Approved on 24/09/2014.

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

6 neighbouring occupiers and the Eastcote Residents Association were consulted by letter on 03/11/2015, and a site notice was displayed in the area on 12/11/2015. No responses have been received.

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:

AM14 New development and car parking standards.

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
LPP 3.5	(2015) Quality and design of housing developments

5. MAIN PLANNING ISSUES

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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development that would fail to harmonise with the existing streetscene, or which would fail to safeguard the design of existing and adjoining sites.

The ground floor of the proposed two storey side extension incorporates a new integral garage with forward projection of 1m to line up with the front gable bay projection. The ground floor of the side extension would be 2.85m wide and the single storey rear extension would abut the boundaries with both Nos. 56 and 60 at a depth of 3.9m. The extensions would be finished with a flat roof and parapet walls to the rear (height 2.95m, increasing to 3.2m at rear where the existing patio height drops) and finished with a dummy pitched roof (3.6m) to the front. It is instructive to note that the dimensions and form of the ground floor of the two storey side extension and single storey rear extension are the same as those approved under permission 18519/APP/2014/2078 (granted on 24/09/2014). It is also instructive to note that the approved extensions have not been built on the site.

The first floor of the proposed two storey side extension would be set back 3.5m from the projecting front wall of the dwelling, be 1.4m wide and set in 1.5m from the eastern side boundary with No.60. The first floor would be 6.45m deep and have a hipped roof set down from the main roof of the dwelling by 0.9m. Paragraph 5.1 of the Council's adopted HDAS SPD: Residential Extensions (December 2008) requires all extensions and buildings of two or more storeys to be set back a minimum of 1m from the side boundary of the property for the full height of the building. This is to ensure the protection of the character and appearance of the streetscene and the gaps between properties - preventing houses from combining visually to form a terraced appearance. Paragraphs 5.6 and 5.8 specify that for two storey side extensions at semi-detached dwellings, both the ground and first floors should be set-back from the front building line of the house to ensure a subordinate appearance, and that the roof height of the extension should be lowered by at least 0.5m at roof level. Paragraph 5.10 specifies that the width of a side extension should be between half and two thirds of the main house depending on the plot size and character of the area. The set down of the roof of the first floor of the two storey side extension from the existing main roof would comply with paragraph 5.8 of the HDAS SPD. The 1.4m and 2.9m widths of the first and ground floors of the side extension are

less than half of the width of the existing dwelling (6.5m). The 1.5m set in of the first floor of the side extension from the eastern side boundary exceeds the required minimum of 1m. However, the lack of a set-in of the ground floor of the side extension from the side boundary and the absence of a set back of the ground floor from the front wall of the dwelling are such that the overall bulk of the two storey side extension would not result in a subordinate appearance to the dwelling. The unextended dwelling to the east at No.60 has not been extended to the side, thereby maintaining a considerable visual gap (particularly at upper level) between and around the adjacent end of No.60. It is considered that the inadequate set in of the ground floor of the proposed side extension from the boundary with No.60 is such that it would close up the visual gap, and result in a terracing effect in the event of a side extension being erected at that neighbouring dwelling. The proposed two storey side extension would therefore fail to respect the spacing character of the development context in the area. The inadequate set in from the side boundary and lack of a set back from the front wall would result in the two storey side extension constituting an ungainly and disproportionate addition to the existing dwelling. It is therefore considered that the proposed two storey side extension would significantly detract from the architectural integrity of the existing dwelling and the character and appearance of the area. It would therefore conflict with the requirements of Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the guidance contained in the HDAS SPD: Residential Extensions (December 2008).

There is no material objection to the scale and depth of the single storey rear extension, given that they are the same as those dimensions approved under permission 18519/APP/2014/2078.

With regards to the consideration of the impact of the proposal on neighbouring residential amenity, it is considered that the proposal would not result in an unacceptable impact on the residential amenities of Nos. 56 and 60 by reason of over-dominance, overshadowing, visual intrusion, loss of light and outlook. The lack of a set in of the ground floor of the two storey side extension has been considered to be unacceptable in design terms as discussed above. However, if taken in isolation, it has already been considered under the previous permission that the ground floor would not have any detrimental impact on the amenities at the dwelling at No.60. As such, the proposal would accord with Policies BE20, BE21, BE22 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that all the proposed habitable rooms, and those altered by the proposed development would have adequate outlook and entry of light, therefore complying with Policy 3.5 of The London Plan (2015).

Paragraph 3.13 of the HDAS SPD specifies that sufficient garden space should be retained as a consequence of an extension. The spaciouly sized rear garden is such that the proposal would result in the retention of approximately 234 sq.m of usable amenity space in the rear garden, which would exceed the minimum requirement of 60 sq.m for the three-bedroom dwelling (following development). This would therefore ensure compliance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

There would be no net loss of off-street parking spaces within the curtilage of the dwelling, given that a new garage is proposed to replace the existing, and given the capacity of the hardsurfaced front garden to accommodate at two three cars parked safely at right angles to the highway. The provision of three parking spaces is in line with the required standards

for a three-bedroom dwelling. The proposal would therefore not conflict with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

However, the considerations above in respect of the design and bulk of the two storey side extension are such that this application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey side extension, by reason of its siting, size, scale and design, including the lack of a set back from the front at all levels, would fail to appear as a subordinate addition and would thus be detrimental to the appearance of the original dwellinghouse, the visual amenities of the streetscene and the character and appearance of the surrounding area. The proposal is therefore 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 - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions (December 2008).

2 NON2 Non Standard reason for refusal

The proposed two storey side extension, by reason of its size, scale, bulk, proximity and lack of adequate set back from the eastern side boundary with 60 Bridle Road, particularly at ground floor level, would result in a closing of the visually open gap between it and the neighbouring property, giving rise to a cramped form of development, which would be detrimental to the visual amenities of the streetscene and the surrounding area. The proposal is therefore 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 - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions (December 2008).

INFORMATIVES

- 1** 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 (2015). 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

- 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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
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.
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HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

guidance.

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