

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	157 CENTRAL AVENUE HAYES	
Development:	Part two storey, part single storey side extension involving alterations to front and rear elevations and porch to front	
LBH Ref Nos:	21997/APP/2015/4603	
Drawing Nos:	2015-21-02 Rev. A 2015-21-06 Rev. A 2015-21-05 Rev. A AR-CAV-001 Rev. 1 AR-CAV-002 Rev. 1	
Date Plans Received:	17/12/2015	Date(s) of Amendment(s):
Date Application Valid:	29/12/2015	

1. CONSIDERATIONS

1.1 Site and Locality

The site is a corner plot at the junction of Central Avenue and Hemmen Lane. It is currently occupied by a two storey house which is an end property in a terrace of four. The house has a single storey side extension and a single storey rear extension. The frontage of the property is currently laid to hardstanding and there is a second vehicular crossover off Hemmen Lane. The site is in an established residential area and is within the Central Avenue Area of Special Character. The area is generally characterised by two storey houses in four house and six house terraces. Despite alterations and extensions, the terraces are generally symmetrical, although the four house and six house terraces are different in terms of design with the end houses of the four house terraces (such as No.157) standing forward of the two houses in the middle of the terraces. Being the end terrace property, No. 157 forms a gabled wing to the terrace in which No.163 matches. The group forms a pair with the adjacent terrace nos. 149-155.

The side boundary of the site is splayed, widening to the rear.

The site is located within the Developed Area as defined within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

The application seeks planning permission for the erection of a part two storey, part single storey side extension involving alterations to front and rear elevations and porch to front. The side extension would measure 3.92m in width, set back in line with the front wall of the main terrace and 2.75m back from the front wall of the property and projecting 3m to the rear at single storey level. The rear extension would be finished with a flat roof measuring 3.1m in height.

1.3 Relevant Planning History

21997/APP/2014/601 157 Central Avenue Hayes

Two storey side extension involving demolition of existing single storey side element

Decision Date: 07-05-2014 Refused

21997/APP/2015/1223 157 Central Avenue Hayes

Two storey side extension involving demolition of existing single storey side element

Decision Date: 27-05-2015 Refused

21997/B/96/1809 157 Central Avenue Hayes

Erection of a single storey side extension

Decision Date: 11-06-1997 Approved

Comment on Planning History

The following planning history is considered to be of relevance to this application:-

21997/APP/2015/1223 - Two storey side extension involving demolition of existing single storey side element was refused for the following reason:-

The proposed two storey side extension, by reason of its size, scale, siting on a prominent and important corner plot, projection beyond the return building line and roof design, would result in a form of development that would detract from the character, appearance and symmetry of the existing house and row of terraced properties, the open character and appearance of the surrounding Central Avenue, Hayes Area of Special Local Character and the visual amenities of the street scene. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

21997/APP/2014/601 - Two storey side extension involving demolition of existing single storey side element was refused for the following reason:

The proposed two storey side extension, by reason of its size, scale, siting on a prominent and important corner plot, projection beyond the return building line, roof design and fenestration arrangement, would result in a form of development that would detract from the character, appearance and symmetry of the existing house and row of terraced properties, the open character and appearance of the surrounding Central Avenue, Hayes Area of Special Local Character and the visual amenities of the street scene. The proposal is therefore contrary to Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

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

The Townfield Tenants Residents Association and 8 neighbouring properties were consulted by letter dated 30.12.15 and a site notice was displayed which expired on 1.2.16.

Hayes Conservation Area Advisory Committee:

Among the reasons given for the refusal of the previous application (21997/APP/2015/1223) was the projection beyond the return building line - 'The revised plans now submitted are no different in that respect as the footprint of the extension appears as large, and although it is set further back from the Central Avenue frontage it still does not conform to the building line in Hemmen Lane.

While accepting that the roof design is not as bad as that of the previous application, our other reasons for objecting remain as the proposal is little altered. If built, the extension would unbalance the symmetry of the block of four houses when viewed from Central Avenue. Because the site is a prominent corner plot in this Area of Special Local Character any infilling, especially at first floor level, would have a negative effect over the considerable area from which it is visible, both in Central Avenue and in Hemmen Lane. For all these reasons we hope that this application will not be approved.

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

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE5 New development within areas of special local character

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 (2011) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the proposal on the character and appearance of the original house, on the street scene and surrounding area generally, and on residential amenity. Parking matters are also to be discussed.

The single storey rear extension would comply with the guidance in the HDAS: Residential

Extensions. Section 3.3 indicates that single storey rear extensions to such a semi-detached property should be a maximum of 3.6m deep. The flat roof with a height of 3.1m would also be in compliance.

With regard to the design of the two storey side extension, Policy BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the HDAS: Residential Extensions: Section 5.1 guidance states that all residential extensions of two or more stories in height should be set away a minimum of 1m from the respective boundary for the full height of the building and should not exceed more than between a half and two thirds of the width of the original dwelling. This is to protect the character and appearance of the street scene and to protect the gaps between properties. The proposal complies with this advice in relation to the separation from the boundary, and with a width of 3.92m, would be at the upper end of the two thirds width limit, with the original house being 5.9m in width.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to harmonise with the existing street scene or other features in the area. Of particular concern with the current application would be section 5.0 of HDAS: Residential Extensions states that with side extensions on corner plots, where an existing return building line exists, the extension should ensure that the openness of the area is maintained and the return building line is not exceeded. The proposed development would fail to adhere to the established front building line of the street scene to Hemmens Lane and would be contrary to the above guidance. However, consideration is given to the space that would be retained to the side boundary of the plot with Hemmen Lane (some 2.4m at its narrowest point), with a wide roadside verge along Hemmen Lane. The scale of the two storey side extension has been significantly reduced over that which was previously refused. Being set back in line with the front wall of the middle of the terrace, the proposed extension would retain some balance to the terrace. The extension would appear subordinate in scale, being set down from the main ridge by 0.5m and would be in keeping with the architectural integrity of the host dwelling. Whilst it is accepted that the extension would breach the return building line, this is currently breached by the side extension (albeit at ground floor level only). In view of the gap that would be retained to the side boundary and wide road side, along with the reduction in bulk and improvements to the roof design over that which was previously refused, it is considered, on balance, that the proposal would not result in an incongruous form of development within the street scene and would not detract from the Central Avenue, Hayes Area of Special Local Character. The proposal is therefore in accordance with Policies BE5, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed porch at a height of 3.4m and floor area of 3.2m is considered, on balance to respect the architectural integrity of the host dwelling.

With regard to impact on neighbouring properties, the proposal would not have a detrimental impact on the amenities of neighbouring occupiers. The adjoining occupiers to the north at 159 Central Avenue would not be unduly impacted given the location of the side extension to the south of the dwelling. The non-adjoining neighbours to the south, given their location on the opposite side of Hemmen Lane at 155 Central Avenue and the distance between the two sites, would not have their residential amenities negatively affected. As the proposal would not be closer to the dwelling to the rear of the site at 38 Hemmen Lane than the existing dwelling, the proposal would not result in any increased overlooking to the amenities of this dwelling's occupiers. As such, the proposal is considered to comply with BE20, 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 development would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2011).

There are several off street parking spaces to the frontage which are considered sufficient for the resultant five bedroom dwelling and as such the proposal would accord with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted parking standards.

In terms of Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), 100sq.m of private amenity space should be retained for the five bedroom dwelling. Significantly 100sq.m amenity space would be provided.

The proposal is, on balance, considered to have addressed the former reason for refusal and the application is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers AR-CAV-001 Rev. 1, AR-CAV-002 Rev. 1 and 2015-21-06 Rev. A.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the

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.
- 2 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Standard Informatives

- 1 The decision to GRANT 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 GRANT 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.

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE5	New development within areas of special local character
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	(2011) Quality and design of housing developments

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all

vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception Desk, Civic Centre, Uxbridge, UB8 1UW.

- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any

difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Nicola Taplin

Telephone No: 01895 250230