

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** 10 MILNE WAY HAREFIELD**Development:** Single storey side/rear extension**LBH Ref Nos:** **28426/APP/2015/4364****Drawing Nos:** 1799/12
1799/9
1799/10 Rev. A**Date Plans Received:** 27/11/2015**Date(s) of Amendment(s):****Date Application Valid:** 27/11/2015**1. CONSIDERATIONS****1.1 Site and Locality**

The application site comprises a two-storey semi-detached property situated to the west of Milne Way. The property faces a parking and turning area to the front with Milne Way traversing around the side of the property to give access to other properties in the courtyard to the rear. Opposite to the east are open fields. The property has a reasonable front garden with parking for 2 cars and a reasonable sized rear garden.

The streetscene is residential in character and appearance comprising a mix of two storey terraced and semi detached houses. There are off road parking bays and blocks of garages located off separate roads to the rear and in between the blocks of houses. The corner properties are all set back from the site boundaries. The green belt lies immediately to the east of the property

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

The application seeks planning consent for the erection of a single storey side/rear extension.

1.3 Relevant Planning History

28426/80/0567 10 Milne Way Harefield

Single storey rear extension. Also relaxation.

Decision Date: 06-05-1980 Approved

28426/A/86/1429 10 Milne Way Harefield

Section 53 certificate (P)

Decision Date: 03-09-1986 Refused

28426/APP/2003/2857 10 Milne Way Harefield

ERECTION OF A SINGLE STOREY REAR EXTENSION AND A FRONT PORCH

Decision Date: 29-01-2004 Approved

28426/APP/2014/3883 10 Milne Way Harefield

Conversion of roofspace to habitable use to include rear dormer with Juliet balcony, 2 front rooflights and new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 21-11-2014 Approved

28426/APP/2015/345 10 Milne Way Harefield

Two storey side extension

Decision Date: 10-04-2015 Refused

28426/B/88/0959 10 Milne Way Harefield

Erection of a double-garage & provision of crossover

Decision Date: 19-07-1988 Approved

28426/PRC/2015/1 10 Milne Way Harefield

Two storey side extension

Decision Date: 03-02-2015 OBJ

Comment on Planning History

28426/APP/2015/345 - Two storey side extension (refused, dismissed at appeal)

28426/PRC/2015/1 PRC - Two storey side extension (objection)

28426/APP/2014/3883 CLD - Conversion of roofspace (approved)

28426/APP/2003/2857 - Erection of single storey rear extension and front porch (lapsed)

The previous application was refused on the basis of the size and scale of the proposal and the lack of set back from the front elevation, also the loss of an important gap characteristic of the area. At appeal the Inspector felt that in the context of the surrounding area setting the extension back in itself would be out of keeping with the built form, however the extended dwelling so close to the boundary would appear cramped, with the open and spaciousness of the locality being unduly diminished.

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 following neighbours were consulted for a period of 21 days expiring on the 24 December 2015:

- 9 Milne Way
- 9 Roman Close

No response was received from neighbouring properties.

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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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 original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings and provision of acceptable residential amenity for the application property.

The proposed single storey side extension measures 8.55m in depth (the full depth of the existing property and extending 1m to the rear) and between 2.15m in width at the front widening to 3.65m to the rear, with a hipped roof detail of 3.4m in height (2.55m at the eaves). The extension follows the boundary line set in by 0.15m. The depth and height of the proposed single storey side/rear extension would be therefore be consistent with the requirements as set out in HDAS.

HDAS also advises that building lines within schemes should relate to the street pattern. The position of the proposed extension is in a prominent corner/end location on an estate where a degree of separation of properties to the boundaries on corner plots has been maintained. The feature of similar corner plots, are properties with a set back from the footway on the return road. The infilling of this characteristic open area right up to the boundary is therefore not considered acceptable in principle. Therefore, it is considered that the single storey side extension would detract from the visual amenities of the surrounding area and would not be in compliance with policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved Policies (November 2012) and section 4.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

It is considered that the proposals would not significantly harm the residential amenities of the occupiers of the adjoining properties from increased overshadowing, loss of sunlight, visual intrusion and over-dominance. As such, the proposal is in compliance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Paragraph 5.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. There would be sufficient garden space retained.

There is no impact on the existing parking provision as a result of this proposal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed single storey side/rear extension by reason of its size, scale, height, length of projection and siting in this open prominent position, would result in the loss of the open and spacious appearance of this prominent corner site, and would result in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the character and visual amenities of the area and to this existing open area of the street scene. Therefore the proposal is 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 HDAS: Residential Extensions.

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:

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guidance.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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