

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

Planning permission is sought for the erection a first floor extension to the side.

1.3 Relevant Planning History

28612/APP/2023/972	6 LODORE GREEN ICKENHAM
Erection of a first floor extension to the rear of the dwelling.	
Decision:	Refused
28612/APP/2023/970	6 LODORE GREEN ICKENHAM
Erection of a single storey extension to the front	
Decision:	Refused
28612/APP/2020/444	6 LODORE GREEN ICKENHAM
First floor side extension, single storey side/rear extension, conversion of garage to habitable use, porch to front and alterations to elevations	
Decision: 15-04-2020	Approved
28612/APP/2020/78	6 LODORE GREEN ICKENHAM
Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 2.95 metres	
Decision: 10-02-2020	Prior Approval N/Req
28612/APP/2019/3785	6 LODORE GREEN ICKENHAM
First floor side extension, single storey rear extension, single storey front extension, enlargement of porch and conversion of garage to habitable use	
Decision: 17-01-2020	Refused

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

Four neighbouring properties and Ickenham Residents Association were consulted on 11-04-2023.

Ickenham Residents Association - No comments received.

Neighbour Objection (1):

- This application was refused by you ref.28612/app/2019/3785 because the proposed first floor side extension, by reason of its size ,scale ,bulk and proximity to the side boundary ,would result in a closing of the visual open gap between it and the neighbouring property, 7 lodore green, giving rise to a cramped form of development and possible terracing effect, which would be detrimental to the visual amenities of the street scene and the surrounding area generally. The proposal is

therefore contrary to Policy BE1 etc;

- Side extensions should not exceed half the width of the original property;
- Set in a 1 metre from the side boundary;
- Extension in 2020 has cut light into lounge by 50%

Officer Comments: The above comments are noted and comments in relation to design and residential amenity will be discussed further below.

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 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

LPP D5 (2021) Inclusive design

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the streetscene and locality the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden, trees and landscaping, flood risk impact and car parking provision.

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) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

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

With regard to side extensions, Policy DMHD 1 requires:

- 1) side extensions should not exceed half the width of the original property;
- 2) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
- 3) garages should reflect the size guidelines set out in Appendix C Parking standards;
- 4) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
- 5) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- 6) where hip to gable roof extensions exist, a two storey side extension will not be supported; and
- vii) in Conservation Areas, single storey side extensions may be required to be set back.

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

- 1) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- 2) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- 3) 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;
- 4) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- 5) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- 6) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- 7) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- 8) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and
- 9) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

The application site benefits from an existing first floor side extension approved under application reference: 28612/APP/2020/444 (Approved 16-04-2020). The approved first floor side is set in 1.5m from the side boundary, is set back 1m from the original first floor building line and does not extend beyond the rear building line.

The proposed first floor extension to the side and rear will measure a depth of 1.5m, a length of 10.7m and will feature a shallow hipped roof along the side elevation. Towards the rear, the extension will protrude 3m beyond the first floor rear building line, and whilst it would have a modest depth to the rear, it would result in an awkward narrow pitched roof along the rear elevation. In culmination with the existing first floor side extension, the total depth of the side extension is

approximately 5.7m. The proposed development fails to comply with Policy DMHD 1 as it exceeds half the width of the original property (in combination with the existing), would be built up right to the boundary and not set in 1m from the side boundary at first floor level. Whilst it would be set in 1m from the front building line, this would not mitigate the harm caused to the character and appearance of the host dwelling nor the surrounding area.

It is acknowledged that a number of properties along Lodore Green benefit from recent planning permissions. No.5 Lodore Green benefits from a recent planning permission for the development of the property include a double storey side and rear extension. However, it is noted that the first floor side element has been set back 1m from the side boundary (Application Reference: 25901/APP/2022/3688). Similarly, No. 10 Lodore Green benefits from a recent planning permission which included a first floor side extension however this is proposed as being in-set 1.3m from the side boundary (Application Reference: 28106/APP/2021/241). Again, No. 9 Lodore Green benefits from permission for a two-storey side extension which is set in 0.7m from the side boundary (Application Reference:52977/APP/2017/3267). Taking the above recent decisions and design features into consideration, it is clear that a 1m gap to the side boundary should be retained in order to harmonise with the developments at the surrounding properties and to ensure the protection of the character and appearance of the surrounding properties and consistency with decisions and design.

By virtue of the additional first floor side and rear extension, the proposal would result in a closing of visually open gap at first floor level between the application site and the neighbouring property at No. 7 Lodore Green, giving rise to a cramped form of development and possible terracing effect, which would be detrimental to the visual amenities of the street scene and the surrounding area generally. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020). The first floor rear, whilst modest in size would appear at odds with the host dwelling and result in an incongruous roof form.

As such it is considered that the proposed extensions would not respect the architectural character of the original building and would be detrimental to the visual amenities of the street scene and the surrounding area generally. Therefore the proposal fails to comply with the requirements of Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

Residential Amenity:

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, amongst other matters, that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.

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.

No. 5 and No. 7 Lodore Green are the principal properties that need to be considered in terms of residential amenity.

No. 5 Lodore Green is located to the west of the site and comprises a two-storey detached property. The proposed first floor rear and side extension is located along the eastern boundary and it is considered that sufficient separation distance would exist to protect the neighbouring property

from the extension.

To the north east the neighbouring property at 7 Lodore Crescent is set back by approximately 5 m from the subject site's front building line. The first floor side extension on the shared boundary with 7 Lodore Crescent would extend to the front of this neighbouring property by approximately 2 m however this would not breach the 45 degree rule. In addition there are no habitable room windows in either the first floor side elevation of No 7 Lodore Crescent or the proposed extension at the subject site. The rear element of the extension would not extend beyond the rear building line at No. 7. Taking the above into consideration, it is not considered that the proposal would have an unacceptable impact on the residential amenity of No. 7.

It is therefore considered that the proposal would not significantly harm the residential amenities of the occupiers of the adjoining properties.

External Amenity Space Provision:

No impact on existing external amenity provision.

Parking and Highway Safety:

No impact on existing parking arrangements.

Conclusion:

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The proposed first floor side and rear extension, by reason of its size, scale, bulk and proximity to the side boundary, would result in an incongruous roof form, the closing of the visually open gap between it and the neighbouring property, 7 Lodore Green, giving rise to a cramped form of development and possible terracing effect, which would be detrimental to the visual amenities of the street scene and the surrounding area generally. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)

INFORMATIVES

1. On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant policies in the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)., then London Plan Policies (2016).
2. 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 Hillingdon

Local Plan: Part Two - Development Management Policies (January 2020). Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service. We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

Part 1 Polices

PT1.BE1 (2012) Built Environment

Part 2 Polices:

DMHB 11 Design of New Development

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

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