

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** 5 DRYSDALE CLOSE NORTHWOOD**Development:** Single storey front extension**LBH Ref Nos:** 30482/APP/2015/458**Drawing Nos:** 14025/61/P0
14025/00/P1
140205-60-P3**Date Plans Received:** 06/02/2015 **Date(s) of Amendment(s):** 06/02/2015**Date Application Valid:** 24/04/2015 11/02/2015**1. CONSIDERATIONS****1.1 Site and Locality**

The application relates to a two storey detached dwelling located on Drysdale Close. The area to the front of the house is covered in hard standing and provides space to park two vehicles within the curtilage of the site.

The site is located in a developed area as identified in the Hillingdon Local Plan (November 2012).

1.2 Proposed Scheme

The application seeks planning permission for the erection of a single storey front extension.

1.3 Relevant Planning History

30482/APP/2014/1916 5 Drysdale Close Northwood

Part two storey, part first floor side extension (Resubmission)

Decision Date: 18-08-2014 Approved

30482/APP/2014/1917 5 Drysdale Close Northwood

Two storey side extension and conversion of 2 integral garages to habitable use and conversion of habitable space to integral garage involving alterations to front

Decision Date: 05-08-2014 Approved

30482/APP/2014/761 5 Drysdale Close Northwood

Part two storey, part first floor side extension, first floor front extension and porch to front

Decision Date: 01-05-2014 Refused

30482/APP/2014/763 5 Drysdale Close Northwood

Two storey side extension, two storey front extension, conversion of integral double garage to habitable to space and conversion of habitable space to garage involving alterations to front

Decision Date: 01-05-2014 Refused**Comment on Planning History**

30482/APP/2014/1916 - Part two storey, part first floor side extension (Resubmission)
Decision: Approved
Decision Date: 18/08/2014

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

A total of 6 neighbouring occupiers, along with Northwood Residents Association (2) and Thames Water Dev. Control were re-consulted on the application on 20th April 2015. By the close of the consultation period on 15th May 2015, one objection was received.

Comments from no.4 Drysdale Close:

"The proposed single storey front extension is out of complete character with the design of the remaining 9 houses in the road. No other house has 2 front protruding single storey extensions and would ruin the consistency and charm of the small cul-de-sac. Any building materials e.g. bricks/tiles are very unlikely to match the age of the house and will further ruin the appearance. The current amendments and extensions to the house currently being undertaken since March 2014 are still not fully shown on the proposed plan (e.g. rear RH extension is missing) and in aggregate are too much. The property in question has been boarded up for over 13 months and is an eye-sore. This is unfair on other residents and unacceptable; especially given that builders periodically lodge in the property. It is disappointing to receive yet another application which looks set to delay completion of works even longer".

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:

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.

AM14 New development and car parking standards.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement,

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 the residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property and the availability of parking.

Section 8 paragraph 8.1 of the HDAS Residential Extensions guidance, states: "The Council is very explicit with regard to its position on front extensions. Front extensions that extend across the entire frontage will normally be refused. Front extensions are eye catching and change the face of the building. They do not only affect the character and appearance of the building itself, but also the street scene".

The proposed front extension would extend forward from the main dwelling house by 2 metres, bringing it in-line with the existing front extension of the property. The height of the proposed extension is 3.4 metres, which is 0.50m lower than the height of the existing front extensions. Plans show that there is a 1.3m distance from the proposed extension and the existing front extension, however this separation does not eliminate the fact that the proposal creates a perception of the property having one large front extension. This is something that the Council does not approve of, as it will have a negative impact upon the character and style of the street scene. The other properties on the same side as the application property, all have part front extensions same as the application property currently has. As a result, the front extension is considered to form an disproportionate addition that would have a significant impact on the character of the original property and the visual amenity of the surrounding area. Therefore, the proposed development is not in accordance with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The size, scale and design of the extension is considered not to cause any undue loss of residential amenity to the occupiers of the neighbouring dwelling in terms of loss of light, loss of outlook or overshadowing. Therefore, the proposed development is in accordance with Policies BE20, BE21 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 proposals would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan.

The proposed single storey front extension will not have any impact on the private amenity space to the rear of the garden.

The proposed extension would not have a negative impact on the parking provision for the occupiers of the property, instead it will provide them with an extra parking space as the extension will be for a garage.

Having, taking everything into consideration, it is recommended that this application be refused.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed front extension, by virtue of its position, size, scale and design, would result in an incongruous and overly dominant addition which would be detrimental to the architectural composition of the existing building and the visual amenity of the street scene and to the character and appearance of the wider area. The proposal would therefore be 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 Documents 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. 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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BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
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BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
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guidance.

to neighbours.

AM14 New development and car parking standards.

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

LPP 3.5 (2011) Quality and design of housing developments

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