

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	25 NORTH HYDE ROAD HAYES	
Development:	Part two storey, part single storey side extension and single storey rear extension	
LBH Ref Nos:	31853/APP/2013/3176	
Drawing Nos:	Location Plan to Scale 1:1250 06 03 Rev. A 01 04 05 02	
Date Plans Received:	25/10/2013	Date(s) of Amendment(s):
Date Application Valid:	08/11/2013	

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to two storey semi-detached dwelling located on the south side of North Hyde Road in Hayes. The building has a traditional gable ended pitched roof design and has been constructed from red bricks. The property has a soft landscaped garden to the front and a soft landscaped rear garden which backs onto an access lane that provides parking spaces for the property. The attached neighbouring property No.27 North Hyde Road has an existing single storey lean to rear extension. To the west is the garden of No.23 North Hyde Road which contains a garage and outbuilding adjacent with the shared boundary with the application site.

The site is within a Developed Area as identified in the Policies of the Hillingdon Local Plan (November 2012).

1.2 Proposed Scheme

The application seeks permission for a single storey rear extension and a part single storey, part two storey side extension.

The proposed two storey side extension would be set in line with the existing front elevation of the dwelling at ground floor level and 1.0m back from the front elevation at first floor level and would extend the full depth of the property beyond the existing rear wall to become part of a wrap around extension at ground floor level only. The side extension would therefore have a depth of 11.5m at ground floor level and 6.9m at first floor level where it would be flush with the rear wall of the existing dwelling. The side extension would have a width of 2.3m at both ground and first floor level extending up to the boundary of the site. The proposed side extension would have a gable ended roof that had a ridge height and eaves height which matched the existing roof of the dwelling (as shown on the proposed front and rear elevation plans, there are discrepancies within the plans on this element). No windows are proposed in the side elevation facing west onto No. 23 North Hyde Road.

The proposed single storey rear extension would extend across the full width of the property and the proposed side extension. The total width of the rear extension would therefore be 8.24m with a projection from the rear elevation of 3.6m. The extension would have a pitched roof height of 3.4m with 2.4m eaves.

The development would provide a study/gym, bathroom, utility room and kitchen extension at ground floor level plus a bedroom and a bathroom at first floor level.

The proposed materials are given as brickwork and tiles to match the existing dwelling.

1.3 Relevant Planning History Comment on Planning History

None relevant.

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

10 neighbouring properties were consulted by letter dated 11.11.13 and a site notice was displayed which expired on 09.12.13. No responses were 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 (2011) Quality and design of housing developments

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 and the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity and the provision of off-street parking.

Policies BE13 and BE15 of the Local Plan seek to ensure that development must harmonise with the character of the surrounding properties and street scene, and in particular the scale, form, architectural composition and proportions of the original building. Policy BE19 further requires that development should complement and improve the amenity of the residential area.

Section 5.0 of the HDAS states that in order to prevent harm to the visual amenity of a site and its wider setting, proposed two storey side extensions must be no more than two thirds the width of the original house and should be set-in from the site boundary by at least 1.0m. In addition the ground and first floor should be set back 1.0m from the main front building line. The roof of any two storey side extension is also recommended to follow the design of the existing roof in terms of hipped or gable and that the extended section of the roof should sit 0.5m below the existing ridgeline. Policy BE22 also states that residential extensions and buildings of two or more storeys in height should be set back a minimum of 1.0m from the side boundary of the property for the full height of the building.

The proposed two storey side extension would be less than two thirds the width of the original house. However the ridge height of the extension would not be 0.5m below the height of the existing house. The plans are not accurate in terms of the set down in the ridge line of the extension and the set back from the first floor level. In the absence of clear and accurate plans it would not be possible to determine which scheme is being proposed and the overall impact to the streetscene could not be fully assessed. However, the ground floor would be set in line with the front elevation of the dwelling and not set back by 1.0m as required by HDAS. It is therefore considered that, which ever design in the plan shown is considered, the two storey side extension would be detrimental to the architectural composition of the original house and would fail to appear subordinate to the original dwelling. In addition, as the proposal will be constructed directly up to the boundary, it is deemed to detract from the visual amenities of the surrounding area and as a result would fail to be in compliance with Policy BE1 of the Councils Local Plan: Part 1 - Strategic Policies, and policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan (November 2012) plus section 5.0 of HDAS: Residential Extensions.

HDAS: Residential Extensions paragraph 3.3 states for a semi-detached or terraced house with a plot width over 5.0m, any proposed single storey rear extension should not exceed 3.6m in depth and paragraph 3.7 states they should have a maximum roof height of 3.4m. The proposed single storey rear extension would comply with this guidance and would have an acceptable impact on the residential amenity of the occupiers of No.27 North Hyde Road.

The proposed scheme involves no side windows that might overlook the adjacent property. The proposal is therefore deemed to conform with Policy BE21 and BE24 of the Hillingdon Local Plan (2012).

The proposal would add an additional bedroom to the property and guidance set out in the HDAS Residential Extensions requires properties with 3 or more bedrooms to provide a minimum of 60 sq. m. of rear garden area. As a result of the side and rear extensions only 55m² of private external amenity space would remain, to the detriment of current and

future occupiers and as such, the proposal fails to satisfy the requirements of policy BE23 of the Hillingdon Local Plan (November 2012) and the SPD HDAS: Residential Extensions.

The existing parking to the rear of the property would not be affected and therefore the scheme is in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Car Parking Standards (Annex 1).

The application is therefore recommended for Refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey side extension, by virtue of its siting in a prominent location, size, scale and design, including the lack of a set back from the frontage at all levels and the lack of a roof set-down, would fail to appear as a subordinate addition and would thus be detrimental to the appearance of the original house, the symmetry of the pair of semi-detached properties of which it forms a part and the visual amenities of the street scene and the character and appearance of the wider 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 - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposal fails to provide amenity space of sufficient size and quality commensurate to the size and layout of the extended dwelling, resulting in an over-development of the site detrimental to the residential amenity of the existing and future occupiers. As such the proposal would provide a substandard form of accommodation contrary to Policy BE23 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3 NON2 Non Standard reason for refusal

In the absence of accurate and consistent drawings of the proposed extensions, it is not possible to fully assess the planning merits of this proposal in terms of its impact upon the appearance of the dwelling and the visual amenities 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 - UDP Saved 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. 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 You are advised that the plans submitted are not consistent or accurate in that the front and rear elevations show a set down in the ridgeline of the roof and the proposed floor plans and side elevation show a set back from the principal elevation and a resultant set down in the ridgeline of the extension. Any future submission should ensure accuracy between all of the elevations and floor plans in their design.

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.
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

guidance.

Contact Officer: Ed Laughton

Telephone No: 01895 250230