

DELEGATED 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.	ADVERTISEMENT 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

Report of the Head of Development Management and Building Control

Address: 14 BELGRAVE MEWS COWLEY UXBRIDGE

Development: Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.00 metres, for which the maximum height would be 3.00 metres, and for which the height of the eaves would be 3.00 metres

LBH Ref Nos: 32636/APP/2023/1888

Drawing Nos: 3702 - 04/MT
3702 - 01/MT
3702 - 02/MT
3702 - 03/MT

Date Plans received: 28-06-23

Date(s) of Amendments(s):

Date Application valid 28-06-23

1. RECOMMENDATION

1.1 Recommendations

That a certificate of lawful use or development be **GRANTED** for the proposed development described above in respect of the land edged red on the attached plans for the following reasons:

This determination is based on your submitted plans. All measurements are taken from existing ground level.

CONDITIONS

INFORMATIVES

1. 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 which are audible at the site boundary shall only be carried out between the hours of 08.00 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 or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) 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.

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).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

2.0 Planning Considerations

The application seeks prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.00 metres, for which the maximum height would be 3.00 metres, and for which the height of the eaves would be 3.00 metres.

The site is not in a Conservation Area, World Heritage Site or AONB, and benefits from permitted development rights. Permitted development rights for these proposals are not removed by planning condition. There is an Article 4 Direction restricting single storey rear extensions under the prior approval process to no more than 4 metres in depth.

During the process of the application a representation was received triggering the requirement to assess the impact of the proposed development on the amenity of any adjoining premises. Taking into consideration that the proposal is considered to have an acceptable impact on the amenities of adjoining premises and that it complies with relevant permitted development legislation, it is concluded that prior approval is required, and is granted.

3.0 Relevant Planning History

Erection of a single-storey rear extension (Application for determination under Section 53 of the Act)

Decision Date:

26-06-1989

General Perm.Devt.

4.0 Any Neighbour Objections

Two neighbouring properties that share a boundary with the application site were consulted on the application by letter dated 04-07-23. The consultation period expired 25-07-23. One neighbouring objection has been received and is summarised as following:

- Access to rear waste drainage could be blocked if not replaced / maintained
- Inaccuracies with drawings showing an extension at neighbouring property which is actually a conservatory
- Reduced access to guttering
- Boundary fence would be repositioned
- Disruption to garden and foundations of conservatory
- Access issues during construction

Officer comments:

- Boundary issues are a civil matter, not a material planning consideration and will therefore not be discussed in the below report.
- An assessment of the impact of the proposed extension on neighbouring properties has been carried out below.

5.0 Assessment of Impact on Neighbours

As a neighbour representation was submitted in objection to the proposed development, the local planning authority is required to assess the potential impact of the proposed development on the amenity of any adjoining premises. In this particular case, this requires an assessment on the potential impact on the residential amenity of Numbers 13 and 15 Belgrave Mews.

Residential Amenity:

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.

With regard to single storey rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states, amongst other criteria, that:

- 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;
- Single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- 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;
- In Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- Balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will

not be permitted;

The proposed single storey rear extension would extend beyond the original rear building line by 4.00 metres for which the maximum height would be 3.00 metres, and for which the height of the eaves would be 3.00 metres.

Number 15 Belgrave Mews is located to the north of the application site and forms part of the adjoining terrace. This property benefits from a single storey glazed conservatory to the rear with an approximate depth of 3.00m. The proposed extension would extend approximately 1.00m from the rear building line of this neighbour. As the conservatory is glazed, there would be some loss of light created, however, as the proposal benefits from a flat roof with a modest height of 3.00m, it is not considered that there would be a harmful impact on light, nor would the extension be overbearing. There are no side elevation windows therefore there would be no harmful loss of privacy or overlooking created.

Number 13 Belgrave Mews is located to the south of the application site and forms part of the adjoining terrace. This property benefits from a rear extension. The proposed extension would therefore protrude approximately 2.60m from the rear building line of this neighbour. Due to this modest protrusion, as well as the proposal benefiting from a flat roof with a height of 3.00m, it is not considered that there would be any harmful loss of daylight / sunlight, outlook, nor would it be overbearing. There are no side elevation windows therefore there would be no harmful loss of privacy or overlooking created.

Conclusion:

It is considered that the proposal would not cause any unacceptable harm to the residential amenity of neighbouring residents. Accordingly, the application is recommended for approval.

6.0 PRIOR APPROVAL - HOUSEHOLDER

Does exceed 4m?

NO

Is the dwelling a flat or a maisonette?

NO

Is there a planning condition removing permitted development rights?

NO

Is the building listed/ in a Conservation Area?

NO

Contact Officer:

Becky Smith

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