

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 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

Report of the Head of Planning, Sport and Green Spaces

Address 42 HYDE WAY HAYES

Development: Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 2.8 metres involving demolition of existing rear conservatory and detached garage to rear

LBH Ref Nos: 3368/APP/2013/3448

Drawing Nos: BABU/01

Date Plans Received: 21/11/2013

Date(s) of Amendment(s):

Date Application Valid: 21/11/2013

1. RECOMMENDATIONS

1.1 Recommendations

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

INFORMATIVES

- 1 This decision is made on the basis that the existing garage/outbuilding is to be removed. Should this not occur then this will invalidate this decision and planning permission will be required, and is likely to be refused.

Part 1 Policies:

Part 2 Policies:

2.0 Planning Considerations

Site description:

The application site is located on the south side of Hyde Way. The site comprises a semi-detached two storey dwelling, currently extended by way of a single storey rear conservatory type extension. A detached garage exists behind this, along the west boundary. To the east of the site is the adjoining neighbouring dwelling 44 Hyde Way. To the west is the non-adjoining neighbouring dwelling 40 Hyde Way, which is separated from the application property by a shared vehicular driveway. Both neighbouring dwellings have rear extensions.

The site is situated within a developed area as identified in the policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Proposal:

The application seeks confirmation that prior approval is not required for the erection of a single storey rear extension, which would extend beyond the rear wall of the original

house by a maximum of 6 metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 2.8 metres. The application documents indicate the existing conservatory and garage would be demolished as part of the proposal.

Conclusion:

The four properties that share a boundary with the application site, namely number 40 and 44 Hyde Way and numbers 67 and 69 Monmouth Road were consulted on the application on 27/11/2013. No responses/objections were received within the 21 day consultation period. As such, it is concluded that prior approval for the proposed extension is not required.

3.0 Relevant Planning History

4.0 Any Neighbour Objections

Numbers 40 and 44 Hyde Way and numbers 67 and 69 Monmouth Road were consulted on the application on 27/11/2013, with an expiry date of 18/12/2013.

Neighbour Objections received?
NO

5.0 Assessment of Impact on Neighbours

Not relevant to the consideration of this application as no objections were received from adjoining neighbours.

6.0 ALL CLASSES

If Semi or Terrace - does it exceed 6m or 8m
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

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