

**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.

| <b>APPROVAL RECOMMENDED: GENERAL</b>   | Select 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"/> |
| <b>REFUSAL RECOMMENDED: GENERAL</b>  |                          |
| 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"/> |
| <b>RESIDENTIAL DEVELOPMENT</b>   |                          |
| 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"/> |
| <b>COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT</b>   |                          |
| 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"/> |
| <b>CERTIFICATE OF LAWFULNESS</b>   |                          |
| 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"/> |
| <b>CERTIFICATE OF LAWFULNESS</b>   |                          |
| 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 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 checked. 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 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 Interim Director of Planning, Regeneration & Public Realm**

**Address**            26 BOUNDARY ROAD EASTCOTE

**Development:**    Erection of a front extension to create front entrance and rear fenestration changes

**LBH Ref Nos:**     **35120/APP/2022/3039**

**Drawing Nos:**    Existing Elevations  
Proposed Loft Plan and Roof Plan  
Proposed Elevations  
Proposed Ground and First Floor Plans  
Existing Ground and First Floor Plans  
Existing Loft Floor and Roof Plan  
Location Plan and Proposed Block Plan

**Date Plans Received:**    05/10/2022                      **Date(s) of Amendment(s):**

**Date Application Valid:**    05/10/2022

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The application site is located on the eastern side of Boundary Road and comprises a two-storey semi-detached property. The property benefits from a part single storey and part two storey side and rear extension. The front of the site features hardstanding providing provision for 2 parking spaces.

The surrounding area is predominantly residential comprising mainly two-storey semi-detached dwellings.

The site is located within a Critical Drainage Area.

### 1.2 Proposed Scheme

Planning permission is sought for the erection of an front infill extension to create a front entrance and rear fenestration changes.

### 1.3 Relevant Planning History

35120/84/2013                      26 Boundary Road Eastcote

Householder development - residential extension(P)

**Decision Date:**    16-01-1985                      Approved

35120/APP/2008/355                26 Boundary Road Eastcote

ERECTION OF A TWO STOREY SIDE AND PART SINGLE, PART TWO STOREY REAR EXTENSION (INVOLVING THE DEMOLITION OF EXISTING SIDE GARAGE, REAR CONSERVATORY AND DETACHED REAR GARAGE)

**Decision Date:**    28-03-2008                      Approved

### 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**

Three neighbouring properties, Eastcote Residents' Association and Harrow Council were consulted on 20.10.2022.

The only response was received from Harrow Council - No objection.

## **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 D6 (2021) Housing quality and standards

## **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, suitability of the accommodation proposed and car parking provision.

Character and Appearance:

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) 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.

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extension of dwellings should not have an adverse cumulative impact on the character and appearance of the street scene and should appear subordinate to the main dwelling.

In terms of front extension, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused.
- ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and
- iii) notwithstanding the above, at least 25% of the front garden must be retained.

The proposed front extension essentially infills the existing gap along the front building line. The extension will measure a depth of 0.9m and a length of 2.8m. The existing main front entrance and white rendered wall will be brought forward to be flush with the rest the front elevation. The proposed front extension is of modest scale, and it is not considered that it would result in an adverse impact on the character of the host dwelling. Moreover, it is noted that similar nearby dwellings have had similar front extensions and it is not considered that it would result in a negative impact on the character of the area.

The proposed change to the rear fenestration includes replacing the rear ground floor double door with a double pane window and replacing the existing triple pane window with a single door. The changes to the rear elevation would facilitate the provision of a large open plan kitchen / living / dining room and separate small utility room (served by the new door) instead of a separate kitchen and dining / living room and are acceptable with adequate sunlight / outlook being provided to habitable rooms.

#### 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.

Given the scale and nature of the proposed development, it is not considered that it would result in an adverse impact upon neighbouring properties.

Having regard to the above, it is considered that the proposal would not cause undue harm to the living conditions of neighbouring occupiers in accordance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

#### External Amenity Space Provision:

No impact on external amenity space.

#### Parking and Highway Safety:

No impact on parking.

#### Conclusion:

The main body of the report demonstrates that the proposal complies with the overarching objectives of the relevant policies set out in the Hillingdon Local Plan: Part One Strategic

Policies (2012) and Part Two - Development Management Policies (2020). It is therefore concluded, taking all matters into account, that planning permission should be granted subject to conditions.

## 6. RECOMMENDATION

### APPROVAL subject to the following:

#### 1 HO1 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

#### REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

#### 2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans titled:

- Location Plan and Proposed Block Plan
- Proposed Ground and First Floor Plans
- Proposed Elevations
- Proposed Loft Plan and Roof Plan

#### REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2021).

#### 3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

#### REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

## INFORMATIVES

### Standard Informatives

- 1 The decision to GRANT 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 GRANT 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 - The spatial development strategy for London consolidated with alterations since 2011 (2016) and national guidance.

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 D6 (2021) Housing quality and standards

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control that is considered to cause harm to local amenity.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control 3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the

adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
  - build on the boundary with a neighbouring property;
  - in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning Services Reception Desk, Civic Centre, Uxbridge, UB8 1UW.

- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does

not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

- 9 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 should only be carried out between the hours of 08.00 hours 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 and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that 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).

**Contact Officer:** Niamh McMenamin

**Telephone No:** 01895 250230