

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 9 BARNHILL ROAD HAYES

Development: Single storey front extension involving conversion of attached garage to habitable use involving alterations to front elevation

LBH Ref Nos: **38609/APP/2015/270**

Drawing Nos: FCP/9/2014/G

Date Plans Received: 22/01/2015 **Date(s) of Amendment(s):**

Date Application Valid: 22/01/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey, semi-detached dwelling located to the south west of Barnhill Road. The brick, render and tile dwelling is set back from the road by over 10m by an area of hardstanding which provides space to park up to three cars within the curtilage of the site. To the rear of the dwelling is a garden area which acts as the private amenity space for the occupiers of the dwelling.

The application property is attached to No. 7 Barnhill Road to the south east and the existing garage is attached to No.11 Barnhill Road to the north west. Garages are located to the rear of the site.

The street scene is residential in character and appearance and the application site lies within the Developed Area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

The application is seeking planning permission for the erection of a single storey front extension and to convert the existing attached garage to habitable use. The proposal would create an enlarged front porch and a new habitable room with en-suite.

The front extension would be positioned between the bay window and the flank wall and would be located to the front of the existing porch and garage. It would project from the existing front building line 1.086 metres and would have a width of 4.553 metres. The extension would be characterised by a mono pitched roof and would have a maximum height of 3.4 metres and would be the same height as the existing porch and front extension.

1.3 Relevant Planning History

38609/A/86/0889 9 Barnhill Road Hayes
Householder development - residential extension(P)

Decision Date: 25-06-1986 Approved

38609/APP/2015/215 9 Barnhill Road Hayes
Conversion of roof space to habitable use to include a rear dormer, 3 front rooflights and

conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 05-03-2015 Approved

38609/APP/2015/234 9 Barnhill Road Hayes

Single storey detached outbuilding to rear for use as a store (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 23-02-2015 Approved

38609/APP/2015/262 9 Barnhill Road Hayes

Conversion of attached garage to habitable use involving alterations to front elevation, extension to existing porch to front

Decision Date:

38609/APP/2015/264 9 Barnhill Road Hayes

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 2.96 metres, and for which the height of the eaves would be 2.71 metres

Decision Date: 25-02-2015 WD

38609/APP/2015/716 9 Barnhill Road Hayes

Single storey rear extension

Decision Date:

Comment on Planning History

The single storey rear/side/front extension which includes the existing garage was approved on 25/06/1986 (Reference: 38609/A/86/0889) and has subsequently been built. This application means that the dwelling has already been extended to the front by 0.6 metres. Condition 4 of this Planning Permission restricts the garage to its designed purpose as the storage of private motor vehicles incidental to the use of the dwellinghouse without prior written permission of the Local Planning Authority. This application is requesting permission to convert the garage to habitable use.

38609/APP/2015/234: An application for a Lawful Development Certificate for a single storey detached outbuilding to rear for use as a store. Approved 23/02/2015.

38609/APP/2015/215: An application for a Lawful Development Certificate for the conversion of roofspace to habitable use involving the installation of a rear dormer, 3 front rooflights and conversion of roof from hip to gable end. Approved 05/03/2015.

38609/APP/2015/264: A prior approval application for a single storey rear extension. Withdrawn 25/02/2015.

There are two other applications on the site currently under determination:

38609/APP/2015/262: A planning application for a front porch and conversion of garage to habitable use.

38609/APP/2015/716: A planning application for a single storey rear extension

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**

Four neighbouring dwellings were notified of the proposal on 27/01/2015. A site notice was also displayed on 04/02/2015 which expired on 25/02/2015. No responses were received.

Tree and Landscaping Officer:

LANDSCAPE CONSIDERATIONS: Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

- No trees or other landscape features of merit will be affected by the proposal.
- The front garden does not comply with Hillingdon's design guidance which seeks to retain a reasonable proportion (25%) of soft landscape. However, this is an existing situation in an area where on street parking appears to be congested.
- The loss of the garage space will exacerbate the parking situation, putting pressure on the front garden and/or street.
- The replacement of 'soft landscape' within the front garden would further exacerbate the pressure on parking.
- If the application is recommended for approval, landscape conditions are not required in this instance.

RECOMMENDATIONS: No objection and, in this case, no need for landscape conditions.

Thames Water:

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over/near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website at www.thameswater.co.uk

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

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:

AM7	Consideration of traffic generated by proposed developments.
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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2011) Quality and design of housing developments
LPP 6.13	(2011) Parking

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 and the availability of parking.

Section 8 of the Hillingdon Design and Accessibility Statement: Residential Extensions (HDAS) states that the Council is very explicit with regard to its position on front extensions. A front extension that extends across the entire frontage will normally be refused. Front extensions are eye catching and change the face of the building impacting the character and appearance of both the building and the street scene. The proposed extension would have a height of 3.4 metres, matching the height of the existing porch and it would have a width of 4.553 metres which would be just over half of the width of the existing dwelling. The fenestration would be of a similar style to the existing. However, the proposal would create an extension would have a depth 1.686 metres from the original front building line and a depth of 1.086 metres from the existing bay window. Therefore, it is considered that the size, scale and forward projection would form an overly dominant and incongruous development that would detract from the character of the existing property and visual amenity of the surrounding area. Therefore, the proposal would not comply with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed extension would be built up to the flank wall of No.11 Barnhill Road, however it would be set back approximately 3.7 metres from the front building line of this neighbouring property. The extension would be situated 3.7 metres from the boundary line of No.7 Barnhill Road. The proposed fenestration would be located to the front and would not overlook any properties significantly more than already exists. Therefore, it is considered that the distance between the proposed development and neighbouring

properties would not cause any significant impact on the residential amenity of the neighbouring property in terms of loss of light, loss of outlook or overshadowing. As such, the proposal would comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It has been considered, that all the proposed habitable rooms and those altered by the development still maintain an adequate outlook and source of natural light. Therefore, it complies with Policy 3.5 of the London Plan (2011).

The development would create an additional habitable room which could be used as a bedroom. More than 100 square metres of private garden space would be provided for the dwelling. As such, sufficient private amenity space would be retained for the occupiers of the dwelling in compliance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the HDAS Residential Extensions.

The proposed garage conversion would involve the loss of an existing garage. However, the garage measures 2.35 metres wide by 5.4 metres deep and so does not meet the Council's required standards (Annex 1, Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)). The proposal would create a small reduction of hardstanding to the front of the property. However, following development there would be over 9 metres of hardstanding available for up to three off street parking spaces to be situated within the curtilage of the site. As such, the proposal would not result in an increase in on-street demand for parking and so would be in accordance with Policy AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the Council's Parking Standards (Annex 1, Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)) and Policy 6.13 of the London Plan (2011).

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed extension, by virtue of its size, scale, bulk and projection forward of the principal elevation would result in an incongruous and overly dominant addition which would be detrimental to the architectural composition of the existing building, the visual amenities of the street scene and would harm 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 - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

- 1** On this decision notice policies from the Council's 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 Council's 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:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
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LPP 3.5	(2011) Quality and design of housing developments
LPP 6.13	(2011) Parking

guidance.

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