

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	58 ROYAL LANE YIEWSLEY	
Development:	Part first floor rear extension and alteration of existing single storey side roof from flat to pitched	
LBH Ref Nos:	45648/APP/2014/857	
Drawing Nos:	p-pp-pe5 58-p-eg 58-p-ef 58-p-pg4 58-p-pf4 Block Plan (1:500) Location Plan (1:1250) ee-3	
Date Plans Received:	12/03/2014	Date(s) of Amendment(s):
Date Application Valid:	28/03/2014	

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the east side of Royal Lane. It comprises a two storey semi-detached house with a gable end pitched roof, single storey side and rear extensions plus a large rear dormer. The application property adjoins 60 Royal Lane to the north. To the south of the application property is 56 Royal Lane, which has a parking for one vehicle along the shared side boundary and a single storey rear extension. There is hardstanding and parking for one vehicle within the front curtilage of the application property and a large soft landscaped rear garden. The street scene is residential in character and appearance comprising two storey semi-detached houses, some with flat roofed side garages.

The application site lies within a developed area as identified in policies of the Hillingdon Local Plan (November 2012).

1.2 Proposed Scheme

The application seeks planning consent for the erection a first floor rear extension and alterations to the roof above the existing single storey side extension.

The proposed first floor rear extension would be located above the existing ground floor extension. The first floor extension would project 3.6m and have a width of 3.3m. The proposal would have a monopitched roof design with the highest part of the roof connecting with the existing dormer window just below cill level. The eaves height would match the existing eaves height of the dwelling. The proposed extension would create a study at first floor level.

The proposed alterations to the roof of the existing side extension would introduce a pitched roof instead of the current flat roof. The angle of the roof slope would match the existing roof of the property.

Proposed materials will match the existing property.

1.3 Relevant Planning History

45648/91/0314 58 Royal Lane Hillingdon

Erection of a car port (Application for determination under Section 64 of the Act)

Decision Date: 29-04-1991 GPD

45648/APP/2006/3340 58 Royal Lane Yiewsley

CONVERSION OF ROOF FROM HIP TO GABLE END INCORPORATING REAR DORMER PROVIDING HABITABLE ACCOMMODATION (APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT).

Decision Date: 30-07-2007 GPD

45648/APP/2010/414 58 Royal Lane Hillingdon

Single storey side and rear extension with 1 side and 1 rear rooflight.

Decision Date: 28-04-2010 Approved

45648/APP/2014/41 58 Royal Lane Yiewsley

Part second storey rear extension to include 1 x rooflight, alterations to front to include a canopy and side extension and conversion of roofspace to side to habitable use.

Decision Date: 05-03-2014 Refused

Comment on Planning History

An application was made earlier in 2014 (ref. 45648/APP/2014/41) for 'Part second storey rear extension to include 1 x rooflight, alterations to front to include a canopy and side extension and conversion of roofspace to side to habitable use.' This application was refused on the 06/03/14 as all three elements of the proposal were deemed incongruous additions to the property. The current scheme has been amended to remove the front canopy and amend the design of the roof of the proposed first floor rear extension and roof over the existing single storey side extension. The removal of the front canopy has overcome one of the previous reasons for refusal. However the design of the roof above the proposed first floor rear extension and the proposed roof above the side extension remain unacceptable.

Consent for the conversion of the roof from hip to gable plus the rear dormer was made under permitted development in 2006 (reference 45648/APP/2006/3340). An application for the single storey side and rear extensions was approved in 2010 (reference 45648/APP/2010/414).

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

6 Neighbouring properties were consulted regarding the proposal on the 31/03/14 and a site notice was erected that expired on the 12/05/14.

By the end of the consultation process one letter of objection to the proposal had been received which can be summarised as:

1. The property is overdeveloped and will have a impact on the outlook of the surrounding properties.
2. Loss of privacy
3. Loss of light.
4. I don't believe that the plans correctly identify and show the properties extensions that already exist.
5. We believe that 50% of the garden as been developed already.
6. The property has no direct access to the garden because of a side extension
7. The rear extension extends greater then the permitted development allows.
8. The pitched roof within the plans at the rear second floor extension would be impractical, unsightly and would alter the character of the roof design.
9. Access would be severely restricted in the event of a fire should they build a high pitched roof to the front elevation on the existing extension with no direct access to the garden.

Officer's Comments: The impact of the proposal on the amenity of neighbouring occupiers and the character of the application dwelling are considered within the main body of this report. Concerns raised regarding the quality of the plans are noted however they are not a material planning consideration. The impact of existing extensions to the property are not considered as they are not part of the existing application, however the cumulative impact of existing and proposed extensions are taken into consideration.

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 residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property and the availability of parking and landscaping.

The scheme must be considered against relevant policy and HDAS: Residential Extensions guidance. In terms of the first floor rear extension HDAS: Residential Extensions paragraph 6.4 states that any two storey rear extension should project no more than 3.6m for a semi-detached property, provided that it does not extend beyond a 45 degree line of site taken from the nearest of the first floor windows of any room of the neighbouring property. The proposed two storey rear extension would comply with this guidance as it is 3.6m in depth and sits outside the 45 degree line of site from the closest dwelling's first floor windows. HDAS states that such an extension to a house with a pitched roof should also be pitched (and set down 0.5m from the ridge line). The proposed development has been amended to incorporate a pitched roof, however the design of the roof is considered unacceptable. This is in particular regard to the way it connects with the existing dormer and would therefore be an alien and incongruous architectural element. As such the proposed first floor rear extension is contrary to Policies BE13, BE15 and BE19 of the Hillingdon Local Plan (November 2012).

In terms of the alterations to the roof of the single storey side extension, HDAS: Residential Extensions paragraph 4.2 states that a range of pitched/hipped roof types may be acceptable but the roof should not exceed 3.4m at its highest point. the proposed roof as submitted has a maximum height of 6.0m, significantly greater than the maximum recommended by HDAS. The amended roof design is therefore deemed contrary to Policies BE13, BE15 and BE19 of the Hillingdon Local Plan (November 2012) and HDAS: Residential Extensions guidance.

Policy BE24 states that proposals should protect the privacy of the occupiers and their neighbours. The proposed scheme involves no first floor side windows and as such, the proposal would not harm the residential amenities of the occupiers of the adjoining properties in terms of loss of privacy, thereby complying with Policy BE24 of the Hillingdon Local Plan (November 2012). As discussed previously, the first floor rear extension would not breach the 45 degree guideline when taken from the neighbouring occupiers and the amendments to the roof of the side extension would not extend past the rear elevation of the neighbouring dwelling. Therefore, the proposed development would comply with Policies BE20 & BE21 of the Hillingdon Local Plan (November 2012).

After the erection of the rear extension over 95 square metres of garden space would be retained for the occupiers of the three bedroom property. Therefore, sufficient private outdoor amenity space would be provided in accordance with Policy BE23 of the Hillingdon Local Plan: (November 2012) and HDAS Residential Extensions.

The proposed development would retain the existing parking arrangements in front of the principal elevation. Therefore, the scheme is deemed in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Taking the above into consideration, the application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed first floor rear extension, by virtue of its roof design, would result in an

incongruous addition which would be detrimental to the architectural composition of the existing building 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 - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed roof above the existing ground floor side extension, by virtue of its size, scale, bulk and design, would result in an incongruous addition which would be detrimental to the architectural composition of the existing building, the visual amenity 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 - Saved UDP 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.

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

guidance.

	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.
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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

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