

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 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

original house by 4.00 metres, for which the maximum height would be 3.65 metres, and for which the height of the eaves would be 2.69 metres

Decision: 07-02-2023	Refused
50922/APP/2022/971	2 MIDDLETON DRIVE PINNER
Single storey outbuilding within the rear garden incidental to the main dwellinghouse.	
Decision: 17-05-2022	Approved
50922/APP/2018/3419	2 MIDDLETON DRIVE PINNER
Single storey outbuilding to rear for use as a gym	
Decision: 16-11-2018	Approved
50922/APP/2018/1956	2 MIDDLETON DRIVE PINNER
Details pursuant to condition 5 (Landscaping) of planning permission Ref: 50922/APP/2016/2046 dated 31/03/2017 (Single storey side/rear extension)	
Decision: 16-07-2018	Approved
50922/APP/2016/3303	2 MIDDLETON DRIVE PINNER
Erection of outbuilding for use as gym	
Decision: 08-09-2016	No Further Action(P)
50922/APP/2016/3336	2 MIDDLETON DRIVE PINNER
Single storey outbuilding to rear for use as a gym (Application for a Certificate of Lawful Development for a Proposed Development)	
Decision: 22-02-2017	Approved
50922/APP/2016/2046	2 MIDDLETON DRIVE PINNER
Single storey side/rear extension.	
Decision: 31-03-2017	Approved
50922/APP/2011/725	2 MIDDLETON DRIVE PINNER
Two storey side extension and single storey rear extension with 2 rooflights, involving demolition of existing conservatory.	
Decision: 18-05-2011	Approved
50922/APP/2011/6	2 MIDDLETON DRIVE PINNER
Part two storey, part single storey side extension and single storey rear extension with 2 rooflights, involving demolition of existing conservatory.	
Decision: 08-03-2011	Refused
50922/96/0711	2 MIDDLETON DRIVE PINNER
Erection of a two storey side extension incorporating integral garage	
Decision: 27-06-1996	Approved

Comment on Planning History

- 50922/APP/2022/3926 - 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 3.65 metres, and for which the height of the eaves would be 2.69 metres
(REFUSAL)

- 50922/APP/2022/971 - Single storey outbuilding within the rear garden incidental to the main dwelling house.
(APPROVAL)

- 50922/APP/2018/3419 - Single storey outbuilding to rear for use as a gym
(APPROVAL)

- 50922/APP/2018/1956 - Details pursuant to condition 5 (Landscaping) of planning permission Ref: 50922/APP/2016/2046 dated 31/03/2017 (Single storey side/rear extension)
(APPROVAL)

- 50922/APP/2016/3336 - Single storey outbuilding to rear for use as a gym (Application for a Certificate of Lawful Development for a Proposed Development)
(GRANTED)

- 50922/APP/2016/2046 - Single storey side/rear extension.
(APPROVAL)

- 50922/APP/2011/6 - Part two storey, part single storey side extension and single storey rear extension with 2 rooflights, involving demolition of existing conservatory.
(REFUSAL)

- 50922/APP/2011/725 - Two storey side extension and single storey rear extension with 2 rooflights, involving demolition of existing conservatory.
(APPROVAL)

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

Ten neighbouring properties including the Northwood Hills Residents Association were consulted on the 17.7.24. The consultation period expired on the 7.8.24. One external representation was received from a neighbouring residents.

The following comment was received:

- The plans do not show details of the building.

Officers comments:

This comment has been considered however, the plans submitted provide adequate details regarding the dimension of the scheme as well as use. As such, this comment although considered, does not influence the decision of this application.

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE22	Residential extensions/buildings of two or more storeys.
DMHD 1	Alterations and Extensions to Residential Dwellings
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMHB 11	Design of New Development
DMEI 4	Development on the Green Belt or Metropolitan Open Land
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
LPP G2	(2021) London's Green Belt
NPPF12 -23	NPPF12 23 - Achieving well-designed and beautiful places

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the street scene/surrounding area and the impact upon the amenities of adjoining occupiers.

Character and Appearance:

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires that new developments achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires all development to be designed to the highest standards and incorporate principles of good design, either complementing or improving the character and appearance of the area.

Part B of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) sets out specific requirements for rear extensions. Single storey rear extensions on semi-detached houses with a plot width of 5m or more should not exceed 3.6m in depth. Single-storey extensions with flat roofs should not exceed 3m in height.

Policy D4 of the London Plan (March 2021) seeks to ensure that developments deliver good design that complements host properties and their setting.

Development should have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establish an enhanced character for the future function of the area.

The proposed extension is projected to be 6m from the rear building line, 3.6m in height with a sloping roof, which would go down to 2.6m, having 5.6m in width. As outlined above, the proposed depth would not align with Part B of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Furthermore, the proposed extension would tower significantly over the boundary, by reason of its maximum height of 3.6m, which significantly exceeds a standard 2m means of enclosure. Given that on site there is already an outbuilding, the proposed scheme alongside the outbuilding would constitute an overdevelopment and the addition of both structures within the rear garden would fail to constitute subordinate additions.

Given the excessive width, depth and overall massing, the extension would dominate the host property and would therefore fail to harmonise with the character and appearance of the existing semi-detached properties. As such, the proposed extension would ultimately constitute as over development and over extend past the rear of the pair of semi-detached houses; which would result in an unseen feature within the immediate context of the site. Upon analysis, the proposed extension would substantially break the rear building line of the properties, and would therefore, fail to conform with the prevailing character of the surrounding area. On balance, the extension would not consider appropriate contextual design guidelines and therefore would be seen as an obtrusive form of development when viewed from neighbouring properties.

The materials proposed would be of similar appearance to the main dwelling which is positive.

Impact on Green Belt:

The application site is within a developed residential location, albeit within designated green belt land to the rear.

Paragraph 147 of the NPPF (2021) sets out that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in 'very special circumstances'.

Paragraph 148 continues, stating: "When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations."

Paragraph 149 of the NPPF (2021) states that the construction of new buildings are considered to be inappropriate in the Green Belt. Exceptions to this include :

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

The proposed single storey extension is very bulky in scale, and would result in a disproportionate addition.

Given its siting, it would also have an impact on the open character of the green belt which is more

evident in the adjacent open spaces.

This assessment approach is also supported by Policy G2 of the London Plan (2021), Policy EM2 of the Hillingdon Local Plan: Part 1 (2012), and Policy DMEI 4 of the Hillingdon Local Plan: Part 2 (2020). The impact on the designated green belt is therefore considered determinantal.

Residential Amenity:

Policies DMHB11 and DMHD1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seek to safeguard residential amenities of neighbouring properties in a number of ways, particularly with regards to sunlight/daylight, visual outlook and privacy.

The host dwelling adjoins No.4 (at the east side) which is the attached two-storey semi-detached dwelling on Middleton Drive. The properties to the west are no.155, 157, 159, 161 and 163 Joel Street which are two-storey semi-detached dwellings that have their rear boundaries backing onto the side of the host site.

Given the siting, single storey nature and separation distance (building to building), no concerns would be raised to the occupiers of the properties at Joel Street. In terms of No.4, there would be no building to building separation. Given the proposed depth, height and absence of separation distance, the concerns of limiting Daylight and Sunlight together with harm on visual outlook are detrimental to this neighbouring property.

Limit to daylight/sunlight and loss of visual outlook would occur, as the rear extension is looking to project 6m from the rear building line. The development, when added to the existing outbuilding within the site, would be considered to be significant, resulting in an over development.

It is also noted that the prior approval for 4 metres was refused by reason of harm on amenity and that this proposal would constitute an even larger extension which would by result only increase in the impact that this development would cause.

As such, the proposed development would harm residential amenity of adjacent occupiers in terms of overdominance, outlook and loss of daylight/sunlight. The proposal would not meet the requirements of Policies DMHD 1, DM HD 2 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Private amenity space:

Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires developments to provide good quality and useable private outdoor amenity space in accordance with the Council's standards (as per Table 5.2), whilst Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that proposals to extend dwellings retain adequate garden space.

Given the development on site and alongside the proposed development; an insufficient amount of rear garden space would be retained to meet the needs of a family sized house, in accordance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Conclusion:

Given the impact on residential amenity with regards to loss of daylight/sunlight or privacy; and the conclusions outlined in the report above; the rear extension fails to remain subservient to the original dwelling and is not proportionate to the scale and form of the semi-detached house. It is therefore considered that the proposed extension would not be in keeping with the character and appearance of the original dwelling and would therefore have a harmful effect on the host property, its neighbouring property and the surrounding area.

As such, the development is not considered consistent with Policies DMHB11 and DMHD1 of the Hillingdon Local Plan : Part Two - Development Management Policies (2020) and Policy D4 of the London Plan (2021) and the application should be refused.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The single storey rear extension, by reason of excessive depth, scale, and siting would result in unacceptable harm to the adjoining semi-detached house in terms of loss of daylight/sunlight and visual outlook. As such, the proposed extension would fail to respect the residential amenity of neighbouring residents and would therefore conflict with National Planning Policy Framework (2023), Policies D3 and D4 of the London Plan (2021), Policies BE1 and BE15 of the Hillingdon Local Plan: Part One Strategic Policies (2012) and Policies DMHB 1, and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

2. NON2 Non Standard reason for refusal

The proposed single storey rear extension by reason of design, scale and massing would have a harmful impact on the character and appearance of the host dwelling insofar that it would constitute an incongruous addition to the detriment of the visual amenity and character of the semi-detached formation and the surrounding residential area. In addition, the development would represent a significant loss of garden land use and would therefore fail to respect the character and appearance of the surrounding area. The proposal is therefore contrary to Policy D4 of the London Plan (2021), Policy BE1 of the Hillingdon Local Plan (Part 1) (2012), Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan (Part 2) (2020) and the National Planning Policy Framework 2023.

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 Local Plan Part 1 (2012) and Part 2 (2020) 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.

- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE22 Residential extensions/buildings of two or more storeys.
- DMHD 1 Alterations and Extensions to Residential Dwellings
- DMHB Streets and Public Realm
12
- DMHB Private Outdoor Amenity Space
18
- DMHB Design of New Development
11
- DMEI 4 Development on the Green Belt or Metropolitan Open Land
- LPP D4 (2021) Delivering good design
- LPP D6 (2021) Housing quality and standards
- LPP G2 (2021) London's Green Belt
- NPPF12 NPPF12 23 - Achieving well-designed and beautiful places
-23

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 Local Plan Part 1 (2012) and Part 2 (2020) 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 Polices

Part 2 Polices:

BE15 Alterations and extensions to existing buildings

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
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