

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.	ADVERTISMENT 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

Item No. **Report of the Head of Development Management and Building Control**

Address: 21 THORNHILL ROAD ICKENHAM

Development: Erection of first floor to existing bungalow, erection of front porch and amendments to fenestration.

LBH Ref Nos: 5192/APP/2024/445

Drawing Nos: Location Plan
 001 REV B
 003 REV B
 004 REV B
 Design and Access Statement

Date Plans received: 20-02-24 **Date(s) of Amendments(s):**

Date Application valid 21-02-24

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a single storey detached bungalow located on the east side of Thornhill Road. The property is set back from the highway by 15 m and the front garden comprises a driveway which can accommodate up to three car parking spaces. The front garden area is also partially soft landscaped. The street scene and surrounding area is residential in character comprising mainly detached properties.

The application site benefits from a single storey rear extension approved under a Certificate of Proposed Use (Application Ref:5192/APP/2020/1473).

The application site is not designated within a Conservation Area, nor an Area of Special Local Character. The site does not contain any Listed Buildings. The site is covered by TPO 241, however there are no trees that are subject to a Tree Preservation Order within the site or on adjoining land. The site lies in Flood Zone 1.

1.2 Proposed Scheme

Planning permission is sought for the erection of a first floor to existing bungalow, erection of a front porch and amendments to fenestration.

1.3 Relevant Planning History

5192/APP/2022/2178

21 THORNHILL ROAD ICKENHAM

Demolition of existing unauthorised first floor roof alterations and erection of a first floor extension to create a two storey dwelling house.

Decision: 29-07-2022 No Further Action(P)

5192/APP/2022/274 21 THORNHILL ROAD ICKENHAM

Raising of existing roof and conversion to habitable use. Replacing of existing 4no. side dormers (previously refused) with side gable roof forms.

Decision: 04-03-2022 No Further Action(P)

5192/APP/2020/1973 21 THORNHILL ROAD ICKENHAM

Single storey front extension and conversion of roof space to habitable use to include, raising of ridge height of existing, installation of gable end roof over existing single storey rear extension, conversion of front of roof from hip to gable end and 4 side dormers

Decision: 24-08-2020 Refused

5192/APP/2020/1473 21 THORNHILL ROAD ICKENHAM

Single storey rear extension (Application for a Certificate of Lawful Development for an Existing Development)

Decision: 01-07-2020 Approved

5192/C/81/1503 21 THORNHILL ROAD ICKENHAM

Tree application (P)

Decision: 30-10-1981 Approved

Comment on Planning History

5192/APP/2020/1973 Single storey front extension and conversion of roof space to habitable use to include, raising of ridge height of existing, installation of gable end roof over existing single storey rear extension, conversion of front of roof from hip to gable end and 4 side dormers - Refused 24-08-20.

Reasons for Refusal:

1. The proposed raising of the main roof ridge and four side dormers by reason of their overall size, scale, bulk and design would be an incongruous addition which would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).
2. The proposed front extension by reason of its size, scale, bulk and design would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. The proposal is therefore contrary to Policies BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020) and Policies 3.5 and 7.4 of the London Plan (2016).

Appeal APP/R5510/D/20/3258934 Dismissed 29-12-21

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

Nine neighbouring properties and Ickenham Residents Association were consulted on 28-02-2024.

Two letters of objection were received and can be summarised below:

1. Loss of light and impact on proposed solar panels;
2. Loss of privacy;
3. Owners previously added second floor without planning permission;
4. Windows at back will result in overlooking;
5. Better if property had a tiled roof as it currently has no suitable roofing

Officer Comments:

The above comments in relation to residential amenity and design will be discussed in further detail below.

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 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
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 streetscene and locality the impact upon the amenities of adjoining occupiers, the

reduction in size of the rear garden, trees and landscaping, flood risk impact and car parking provision.

Character and Appearance:

The Hillingdon Local Plan: Part One Strategic Policy BE1 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. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

With regards to Front Extensions, Policy DMHD 1 states that:

- 1) 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;
- 2) 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
- 3) Notwithstanding the above, at least 25% of the front garden must be retained

With regard to Roof Extensions

- 1) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;
- 2) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;
- 3) raising of a main roof above the existing ridgeline of a house will generally not be supported;
- 4) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling; and
- 5) in Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise with the existing building. The highest point of the dormer should be kept well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first floor windows.

The existing bungalow has an established ridge height of 5.6m. Following the proposed removal of the existing roof structure, the walls would be built up to two storeys in height and the maximum building height of the proposed dwellinghouse would be increased by 2.4m to 8m with an extended

hipped roof design adopted. The width of the property would remain unchanged at 8.86m. The dwelling would be located between 1.3m - 1.6m from its respective boundaries.

The overall depth of the dwellinghouse would be 14.9m which includes extending over the existing 4m deep single storey rear extension. The proposed first floor extension would cover the entire ground floor footprint of the bungalow. It is considered that the proposed development would considerably alter the character and appearance of the existing dwellinghouse. The design approach would result in an excessive bulky two-storey flank wall which would be readily visible from the street scene and would be noticeably deeper than any nearby two-storey dwelling.

Overall, it is considered that the proposed development would result in a substantive increase in bulk and mass and the proposed development would not be considered to constitute a subordinate addition to the existing dwellinghouse. The proposal would also constitute an incongruous and visually intrusive form of development when viewed from Thornhill Road, with particular reference to the overall depth of the property. It is considered that the proposed development would not relate to the prevalent character of the built environment along Thornhill Road.

During the course of the application, the depth and scale of the proposed development were raised to the Agent. The Agent referenced planning application: 48712/APP/2022/517 which approved the erection of a two-storey rear extension, conversion of roof space to habitable use including raising the roof ridge, 4 no. side dormers, and the installation of side/rear fence and gate involving demolition of existing garage, and alterations to front elevation at 20 The Chase, Ickenham. The above planning application has been reviewed; however, it is considered materially different in design from the proposal. The application approved extensions which are not considered comparable to the proposed development at 21 Thornhill Road. Despite, an attempt to overcome concerns, the concerns in relation to the overall bulk of the development have not been overcome.

The Planning Appeal decision highlighted the scale of the previous extensions as appearing egregious when seen in the immediate context of No 17 and failing to integrate into this part of the street. Officers do not accept that by raising the overall height of the bungalow to create a two storey dwelling would satisfactory overcome the dismissed appeal decision (APP/R5510/D/20/3258934). Rather than reducing the scale, it would increase in overall scale to the detriment of the existing property and the wider street scene.

The proposed development by reason of its size, scale, bulk, massing and design would result in an incongruous and visually intrusive form of development that could not be considered to constitute subordinate additions to the existing dwellinghouse and the works would fail to respect the architectural composition of the existing dwellinghouse. The proposed development would also fail to harmonise with the established built environment on Thornhill Road resulting in a detrimental impact on the character and appearance of Thornhill Road. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two- Development Management Policies (2020) and Chapter 12 of the National Planning Policy Framework (2023).

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.

No. 17, No. 21A and No. 23 Thornhill Road are the principal properties that need to be considered in terms of residential amenity.

No. 17 is located to the north of the site and comprises a detached bungalow which has been extended to the side and rear. The existing bungalow is situated approximately 5m behind the front building line at the application site. It is acknowledged that the window serving the side extension accommodates a bedroom. Whilst the existing bungalow would breach the 45-degree line from the neighbouring property, the introduction of a two-storey flank wall raises significant concerns in terms of loss of light, loss of outlook and overshadowing. In the absence of an independent sunlight and daylight assessment, the proposed first floor extension would result in unacceptable impact on the amenity of No. 17.

There is a first-floor window proposed on the northern elevation serving the first floor landing area, had this application been recommended for approval a condition would be conditioned to ensure the window is obscurely glazed and non-opening below 1800mm to avoid overlooking and a loss of privacy.

No. 21A is located to the rear of the application site and comprises a detached bungalow with accommodation in the roofspace. The two-storey rear building line would be located approximately 22.7m from the first-floor front elevation windows at No. 21A. Paragraph A1.23 of the Hillingdon Local Plan: Part 2 Development Management Policies (2020) states that as a guide, the distance should not be less than 21m between facing habitable rooms and windows and 24m from window to patio to window. It is acknowledged that the existing rear building line would be retained, and in cases where the distance between existing houses already breaches this distance, it is unlikely that the proposal would result in unacceptable overlooking or a loss of privacy. It is considered that sufficient separation distance exists to protect the neighbouring property from unacceptable overshadowing or a loss of light.

No. 23 is located to the south of the site and comprises a two-storey detached property. The proposed development would be located approximately 3.3m from the boundary of No. 23 which is separated by the access road to No. 21A. The proposed two-storey property would extend some 12m beyond the first-floor rear building line. The proposed development would not breach the 45-degree line taken from the first-floor rear habitable window at No. 23. Given the separation distance, coupled with the orientation of the property, it is unlikely that the proposal would result in unacceptable overshadowing or a loss of light. There are no windows on the first-floor side elevation of No. 23 which would be adversely impacted by the proposal. Had this application been approved, a condition would have been secured to ensure the southern first floor side elevations windows would be obscurely glazed and non-opening below 1800mm.

External Amenity Space Provision:

The proposed development would retain sufficient rear garden space. This would be in accordance with the minimum private amenity space standards set out in Table 5.3 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). As such, it is considered that the proposal would not undermine the provision of external amenity space for the existing occupiers at the site, in accordance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Parking and Highway Safety:

The site benefits from hardstanding outside the front of the property with enough space for three cars. It is therefore compliant with the recommended parking standards set out in Table 1 of Appendix C, it is considered that the proposal is unlikely to significantly exacerbate the pressure for street parking or prejudice highway safety. The proposal therefore accords with the overarching objectives of policy DMT 6 of the Hillingdon Local Plan Part 2 Development Management Policies (2020).

Conclusion:

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The proposed development by reason of its size, scale, bulk, massing and design would result in an incongruous and visually intrusive form of development that would fail to appear subordinate to the existing dwellinghouse and the works would fail to respect the architectural composition of the existing dwellinghouse. The proposed development would also fail to harmonise with the established built environment on Thornhill Road resulting in a detrimental impact on the character and appearance of Blaydon Close. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two- Development Management Policies (2020) and Chapter 12 of the National Planning Policy Framework (2023).

2. NON2 Non Standard reason for refusal

The proposed development, by reason of its bulk, mass and height, in particular the two-storey front projection and proximity would result in an overly dominant feature that overshadows the adjoining property at No. 17 Thornhill Road resulting in loss of light, overdominance, overshadowing, visual intrusion and loss of outlook. and as such would result in a visually intrusive and an un-neighbourly form of development, resulting in a loss of light and material loss of residential amenity. Therefore, the proposal would be contrary to Policies DMHB11 and DMHD1 of the Hillingdon Local Plan - Part Two (2020).

INFORMATIVES

1. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service. We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

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 Policies

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

NPPF12 -23 NPPF12 23 - Achieving well-designed and beautiful places

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