

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"/>

The delegation powers schedule has been changed. Interim Director of Planning, Regeneration & Public Realm can determine this application

Case Officer:

Signature:

Date:

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"/>

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's are satisfactory.

Team Manager:

Signature:

Date:

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"/>

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

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"/>

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:	15 BRIDGE WAY ICKENHAM		
Development:	Erection of single storey ground and first floor rear extension together with the conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and conversion of roof from hip to gable end.		
LBH Ref Nos:	5899/APP/2023/3421		
Drawing Nos:	Location Plan Existing V1 Block Plan V1 Proposed V2		
Date Plans received:	27-11-23	Date(s) of Amendments(s):	27-11-23
Date Application valid	01-12-23		27-11-23
			12-01-24

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two-storey semi-detached property located on the northeastern side of Bridge Way. The application site features an existing first floor side and rear extension and a single storey rear extension. The front of the property features soft landscaping and an area of hardstanding providing parking for one vehicle. The property benefits from a generous rear garden. The surrounding area is predominantly residential, with similar two-storey semi-detached properties and bungalows to the north.

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. 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 and is designated within a Critical Drainage Area.

1.2 Proposed Scheme

Planning permission is sought for the alteration to single storey rear extension, conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and conversion of roof from hip to gable end.

1.3 Relevant Planning History

5899/APP/2002/1769

15 BRIDGE WAY ICKENHAM

ERECTION OF A FIRST FLOOR SIDE AND SINGLE STOREY INFILL EXTENSION WITH A
REPLACEMENT FLAT ROOF WITH HIPPED ENDS

Decision: 06-11-2002

Approved

5899/B/87/0738

15 BRIDGE WAY ICKENHAM

Erection of two single-storey rear extensions.

Decision: 18-06-1987

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

Four neighbouring properties and Ickenham Residents Association were consulted on 06-12-2023.
No comments were received by the end of the consultation period.

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, 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 rear extensions, Policy DMHD 1 states that:

- 1) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- 2) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- 3) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- 4) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- 5) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- 6) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- 7) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- 8) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and
- 9) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

With regard to roof extensions, Policy DMHD 1 states that:

- 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 application site benefits from an existing 4m deep rear extension, the application proposes alterations to enlarge the extension. The resultant extension measures a depth of 6.1m, a width of 8.9m and would feature a lean-to measuring a maximum height of 3.2m. The proposed single storey rear extension would fail to comply with Policy DMHD 1 which states that single storey rear extensions on semi-detached properties should not exceed 3.6m. Further, the proposed rear extension would appear disproportionate and an overdominant addition to the host dwelling. There are no instances of 6m deep rear extensions within the immediate surrounding area. Nearby properties do benefit from rear extensions, however they are mainly 3-4m in depth. The proposed extension is therefore considered to be out of character with the immediate surrounding area and the depth of other extensions.

The application also proposes to convert the roofspace to habitable use to include a rear dormer, 2 front roof lights and conversion to hip to gable end. It is acknowledged that Policy DMHD 1 states that the Council will not support overlarge roof extensions including proposals to convert an existing hipped roof to a gable, further Policy DMHD 1 states that rear dormers should be subservient to the scale of the existing roof and should not exceed two thirds the average width of the roof. The proposed rear dormer is extensive in scale, engulfing the majority of the original roof slope, and sitting in line with the ridge of the host dwelling. In this regard, the rear dormer would not appear subservient to the host dwelling and would fail to comply with Policy DMHD 1. The hip to gable alteration ties into a substantial dormer extension to the rear, creating an asymmetrical gable with the main roof and the dormer extension. The roof of the existing first floor side extension connects to the gable forming a hipped roof at the side. The proposed hip to gable alteration, and the small hipped roof appears incongruous and at odds with the architectural integrity of the host dwelling and its adjoining neighbour. The existing first floor side is flush with the front building line, which exacerbates the harm of the proposal.

It is acknowledged that No. 1 Bridge Way and No. 13 Bridge Way benefit from hip to gable, rear dormer extensions and a first floor side which features a similar hipped roof to the side. The main difference is that first floor side extension is set back 1m at No. 1 and No. 13 Bridge Way. Further, it is acknowledged that No. 1 Bridge Way does not appear to benefit from planning permission for the hip to gable and rear dormer. No. 13 benefits from a Certificate of Lawfulness for the hip to gable and a separate planning permission for the rear dormer and the first floor side. In this regard, whilst there are developments within the street scene, they are not directly comparable to the host dwelling.

The hip to gable extension and rear dormer would measure approximately 47.59 cubic metres. However, the property benefits from an existing first floor side extension would need to be included in the allowable increase in roof volume. The existing first floor side extension in combination with the hip to gable and rear dormer extension would exceed 50 cubic metres and therefore there is no permitted development fall back in the consideration of the application.

Overall, the single storey rear extension, hip to gable extension, and overly large box dormer in combination with the existing first floor side extension would add considerable bulk to the original property and result in the overdevelopment of the site. The proposed development would introduce a detracting, incongruous structure and would set an unwelcome, harmful precedent. Taking the above into consideration, the rear dormer, hip to gable extension and rear dormer would fail to

comply with Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (2020).

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. 14 and No. 16 are the principal properties that need to be considered in terms of residential amenity.

The proposed hip to gable extension, and rear dormer due to their scale and nature would not result in an unacceptable harm to the amenities of neighbouring occupiers. The rear dormer windows may provide oblique views of neighbouring rear gardens, however any views achieved would not be dissimilar to the outlook from first floor rear windows nor would be uncommon within this residential setting.

No. 14 is located to the southwest of the site and comprises a two-storey semi-detached property. The building line staggers significantly between No. 14 and the application site, with No. 14 located to the rear of No. 15. In this regard, the rear extension would not protrude beyond the rear building line at No. 14 and is unlikely to result in unacceptable overshadowing or a loss of light. There is one window proposed on the southwestern elevation facing No. 14, however this would be screened by the existing boundary treatment and would not result in overlooking or a loss of privacy.

No. 16 is located to the northeast of the site comprises the adjoining property. The neighbouring property benefits from a small single storey rear extension along the boundary with the application site. The neighbouring extension measures a depth of approximately 2.5m, and a width of 3m. The proposed rear extension would protrude 3.66m from the neighbouring rear extension. However, by virtue of the depth of the extension and the relatively small scale of the neighbours extension, it is considered that the proposal would result in an unacceptable oppressive and overbearing form of development which would result in an unacceptable loss of light to and outlook from, and a sense of enclosure to the occupants of this property, including both the garden/amenity space and habitable rooms, in conflict with Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan - Part Two (2020).

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:

No impact upon existing parking provision.

Conclusion:

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Unsympathetic additions

The rear dormer roof extension and hip to gable end roof enlargement, in combination with the existing first floor rear extension by reason of its design, scale, bulk and siting would appear obtrusive within the street scene which will have a detrimental impact on the character and appearance of the surrounding area. Consequently, the roof alterations are considered to introduce unsympathetic additions to the host dwelling that would have an adverse cumulative impact on the character and appearance of the wider area and this form of development is not characteristic in the local area. Therefore the proposal would be 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), Policy D4 of the London Plan (2021) and the NPPF 2023.

2. NON2 Single storey rear impact on amenity and design

The proposed single storey rear extension, by reason of its cumulative size, design and proximity to the shared boundary, would result in an overly dominant feature that is incongruous with the prevailing pattern of development, resulting in harm to the character of the area, and would harm the residential amenities of the adjoining property at No.16 Bridge Way, through loss of light to and outlook from this property, and through creating an overbearing sense of enclosure. 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.
 - a) 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.
2. 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 overcome

the reasons for refusal given it is already built.

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

PT1.BE1 (2012) Built Environment

Part 2 Polices:

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

Contact Officer: Niamh McMenamin **Telephone No:** 01895 250230