

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 Interim Director of Planning, Regeneration & Public Realm		
Address:	77 YEADING LANE HAYES		
Development:	Erection of a two storey extension to the rear of the dwelling with new rear facing window at first floor level, amendments to fenestration and internal alterations.		
LBH Ref Nos:	59447/APP/2023/740		
Drawing Nos:	2023/77/YLH/303A Location Plan 2023/77/YLH/302 2023/77/YLH/301 2023/77/YLH/304		
Date Plans received:	Date(s) of Amendments(s):	12-03-23	
		12-03-23	
Date Application valid		05-05-23	
		12-03-23	
		12-03-23	
		12-03-23	

1. CONSIDERATIONS

1.1 Site and Locality

The site relates to a two storey semi-detached property with hardstanding to the front for one off street parking space and an access road to the rear.

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.

1.2 Proposed Scheme

The application seeks planning permission for the erection of part single part two storey rear extension

1.3 Relevant Planning History

59447/APP/2023/737

77 YEADING LANE HAYES

Erection of single storey extension to the rear of dwelling.

Decision:	Approved
59447/APP/2023/738	77 YEADING LANE HAYES
Erection of detached outbuilding to rear garden	
Decision:	Approved
59447/APP/2023/736	77 YEADING LANE HAYES
Conversion of roof space to habitable use to include a rear dormer, 3 front roof lights and new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)	
Decision:	Approved
59447/APP/2004/992	77 YEADING LANE HAYES
ERECTION OF PART TWO-STOREY, PART SINGLE-STOREY REAR EXTENSION AND SINGLE-STOREY DETACHED WORKROOM (OUTBUILDING) AT THE BOTTOM OF THE REAR GARDEN	
Decision: 07-06-2004	Refused

Comment on Planning History

Planning history attached.

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 by letter dated 21-03-23

No comments or objections were received.

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 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP D4	(2021) Delivering good design
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 and car parking provision.

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 regard to rear extensions Policy DMHD 1 requires:

- i) 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;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) 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;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted.

The proposal would see the erection of a single storey rear extension at ground floor, with the same measurements as the existing form. Whilst it would exceed the measurements set out in Policy DMHD1, the form currently exists and a larger ground floor extension has been recently approved under 59447/APP/2023/737.

The first floor level complies with the requirements of Policy DMHD 1 as it has been set down from the main roof ridge substantially, is limited in terms of its width and it respects the 45 degree line of sight of both neighbouring properties.

Whilst not technically compliant with Policy DMHD1, it meets the overarching aims of Policies DMHD1 and DMHB11 of the Hillingdon local Plan Part Two (2020), in that it would appear

subordinate with the host dwelling and in keeping with the wider character and appearance of the area.

Neighbouring Amenity:

The two properties on either side, 75 and 79 Yeading Lane both benefit from rear extensions, to which this proposal would not project further than 3.6m than the existing rear elevations of both neighbouring sites, which is outlined in Policy DMHD1 as an appropriate guideline when seeking to protect neighbouring amenity. Given the modest height of the proposals it is unlikely that there would be undue impact caused to the amenities of the occupiers at No 75 or 79 Yeading Lane through loss of light, outlook or sense of enclosure.

The first floor element would be limited in depth and has been shown not to impede the 45 degree sight lines of both neighbours. The resultant form would not result in a level of loss of light, outlook or appear overdominant and overbearing that would be harmful to the neighbouring occupier amenities.

There would be no additional doors on the flank elevations of the proposal facing neighbouring spaces.

It is considered that the proposal would comply with policies DMHB11 and DMHD1 of the Hillingdon Local Plan Part Two (202), protecting the amenities of both immediate neighbouring occupiers.

Private Amenity Space:

It is considered adequate private amenity space would be retained at over 300sqm, with there being no addition of extra bedrooms as a result of this proposal.

Highways:

The existing highway situation would not be impacted.

Conclusion:

Accordingly, the application meets the overarching aims of Policies DMHD1, DMHB11, DMT6 and DMHB 18 of the Hillingdon Local Plan Part Two (2020).

The application is recommended for approval, subject to conditions.

6. RECOMMENDATION

APPROVAL subject to the following:

1. HO1 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2. HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on Drawing Nos. 2023/77/YLH/303A and 2023/77/YLH/304

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2016).

3. HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

4. HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 75 or 79 Yeading Lane.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

INFORMATIVES

1. On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.
2. The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads.

The applicant may be required to make good any damage caused.

Part 1 Polices

PT1.BE1 (2012) Built Environment

Part 2 Polices:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

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