

DELEGATED REPORT

(1) DELEGATED CASE INFORMATION

Address of Agent / Applicant:	Mark Willmer 8 Bullsbridge Road Southall Middlesex UB2 5LU
Description of Development: <i>(First Schedule - for Certificates of Lawfulness)</i>	ERECTION OF A SINGLE STOREY REAR EXTENSION.
Location of Development: <i>(Second Schedule - for Certificates of Lawfulness)</i>	3 Byron Way, Hayes
Date Application Received:	10 May 2005
Drawing / Plan Nos. & Dates Received:	: Site Plan (1:1250 Scale) : Dwg. No. B/16965/01 Rev. 0 : Dwg. No. B/16965/03 Rev. 0 : Dwg. No. B/16965/04 Rev. 0 : Received 10 May 2005.

(2) SITE/PROPERTY DESIGNATION

	Select Option	Specify as appropriate
Listed Building	<input type="checkbox"/>	
Conservation Area	<input type="checkbox"/>	
Area of Special Character	<input type="checkbox"/>	
Green Belt	<input type="checkbox"/>	
Metropolitan Open Land	<input type="checkbox"/>	
Site of Special Scientific Interest	<input type="checkbox"/>	
Tree Preservation Order(s)	<input checked="" type="checkbox"/>	TPO 24
Shopping Centre	<input type="checkbox"/>	
Industrial Business Area	<input type="checkbox"/>	
Other UDP Designation(s)	<input checked="" type="checkbox"/>	Developed Area

(3) RELEVANT PLANNING HISTORY

- No relevant planning history.

(4) PLANNING POLICIES AND STANDARDS

Relevant UDP Policies (ref. nos. only)	BE15, BE19, BE20, BE21, BE23, BE24 and AM14.
Relevant Supplementary Planning Guidance (including section ref. nos.)	Design Guide "Residential Extensions": A3, A4, A5 and B3.

Other Key Documents	Council's interim Car Parking Standards (Dec 2001)
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(5) CONSULTATIONS	
INTERNAL	
Highways Engineer	N/A
Conservation / Urban Design Officer	N/A
Trees / Landscape Officer There are no protected trees within the site as such no objection is seen to the proposed development.	Noted
Policy Team	N/A
Environmental Protection Unit	N/A
Other(s)	N/A

EXTERNAL	
Neighbours: 5 Consulted and no responses received.	Officer Comments: N/A
Residents' Association(s) / Amenity Group(s):	Officer Comments: N/A
Conservation Area Advisory Panel:	Officer Comments: N/A
Councillor(s) / MP:	Officer Comments: N/A
Other(s):	Officer Comments: N/A

(6) KEY PLANNING CONSIDERATIONS

- The site is located within the "developed area" as designated in the UDP. It comprises a semi-detached property with No.1 Byron Way. This property has a small single storey rear extension. To the east of the site is No.5 Byron Way, which is separated from the site by a shared access drive. This property has a single storey rear extension. In the rear garden of the application property is a carport.
- The proposed single storey rear extension would have a flat roof with parapet walls up to 3.9m high to its flank elevations. It would be 6.4m deep along the party boundary with No.1 and extend some 3.9m deep beyond the depth of the existing single storey rear extension at this property. The extension would extend 7.4m deep along the shared access drive with No.5, some 2.1m beyond the depth of the existing single storey rear extension at No.5. It would be 4.5m to 7.6m wide and comprise a game room, W/C and lobby area.

- The proposed rear extension is of a scale, proportions and design subordinate to the existing dwelling and would not be visible from the street scene. The proposal would therefore not have an adverse impact on the appearance or visual amenities of the street scene. It is therefore in compliance with design principle A5 and policies BE13, BE15 and BE19 of the UDP.
- The depth of the single storey rear extension is in compliance with design principle B3.1 extending past the alignment of the adjoining property by 2.7m. The single storey rear extension would maintain adequate separation distance from No.5 and as such is not considered to adversely impact upon the residential amenities of this property through dominance or loss of sunlight.
- As the proposed extension would extend in a northwesterly orientation, it is not considered to result in overshadowing of or loss of sunlight to No.1. No side elevation windows are proposed facing either adjoining neighbour. The development proposed is therefore in compliance with design principle A3 and policies BE20, BE21 and BE24.
- Sufficient external amenity space would remain and the development proposed would not impact upon the existing parking arrangement compliant with Policies BE23 and AM14 of the UDP.
- The application is in compliance with the relevant UDP policies and is recommended for approval.

(7) RECOMMENDATION (*Delete as appropriate)

- Approval

Conditions:

1. T1 – Time Limit – full planning application.
2. OM1 – Development in accordance with approved plans (REASON: "...policy BE15).
3. M2 - External surfaces to match existing (REASON: as per reason M2).
4. RPD1- No Additional Windows or Doors (1 & 5 ~~Nine Elms Close~~) (REASON:RPD1 standard)

Byron Way, Hayes

- Informatives:

1. (2) Encroachment
2. (3) Building Regulations * Demolition and Building Works
3. (4) Neighbourly Consideration
4. (5) Party Walls
5. (6) Property Rights/ Rights to Light
6. You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Acts
7. (15) Control of Environmental nuisance from Construction Work.
The decision to grant planning permission has been taken having regard to the policies and proposals in the Unitary Development Plan set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
- 8.

BE13, BE 15, BE19, BE20, BE21, BE23, BE24, and AM14.

Design Guide: "Residential Extensions"

A3, A4, A5 and B3.

This report is written having undertaken a formal site inspection and having had regard to all material representations and considerations. ☒

