

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

Erection of a first floor side extension

Decision: 18-04-2023 Refused

67405/APP/2011/1278 16 THORNTON AVENUE WEST DRAYTON

Single storey side extension (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 21-07-2011 Approved

67405/APP/2010/2588 16 THORNTON AVENUE WEST DRAYTON

Single storey rear extension with 2 rooflights and new window to existing side, involving demolition of existing rear extension and detached outbuilding to rear.

Decision: 05-05-2011 Refused

Comment on Planning History

67405/APP/2023/631 - Erection of a first floor side extension - Refused 01-05-23

Reasons for Refusal:

1. The proposed first floor side extension, by reason of its design, size, scale and bulk, and particular proximity to No. 14 Thornton Avenue would result in an incongruous and cramped form of development that would not appear as a subordinate addition to the original dwellinghouse and would be detrimental to the character, appearance and visual amenities of the street scene and surrounding area. The proposed development would also be an over development of the site. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHD 1, DMHB 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policy D3 of the London Plan (2021) and Chapter 12 of the National Planning Policy Framework (2021).
2. The proposed first floor side extension, by virtue of their size, scale, bulk, depth and proximity, would result in an unneighbourly development detrimental to the amenities of the adjacent occupiers of 14 Thornton Avenue by reason of visual intrusion, enclosure, overbearing impact, and overdominance. Therefore, the proposal would be contrary to Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policy D3 of the London Plan (2021) and the National Planning Policy Framework (2021).

Officer Notes: The proposed two storey side extension is greater in footprint that the previously refused first floor side extension. The proposed scheme does not overcome the previous reasons for refusal.

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

10 neighbouring properties were consulted on 17-04-2023. Four neighbour letters were received and can be summarised below:

- Do not take into consideration the 'right to light' for their neighbours property (No. 14);

- Size of extension is not in keeping with previous adjudications on this street for two story extensions in that they must look like an extension and not a continuation of the existing structure;
- Concerns over parking during construction;
- The owners already have a drive full of vehicles and to park, legally, outside of their property would mean blocking the road for emergency services;
- Suggest an extension of the existing double yellow lines is considered before any works commence;
- Should construction vehicles for the proposed attempt to park outside No. 16 it would prevent an ambulance from parking and prevent the council collecting rubbish;
- Suggest condition that all vehicles involved in the construction would be parked on the large tarmaced area that was the front lawn of the property;
- Recommend parking in own front garden.

Officer Comments: The above comments are noted and concerns in relation to loss of light are noted and will be discussed in further detail below. The concerns in relation to parking during construction and access for emergency and refuse collection are noted, however these are not material planning considerations.

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
PT1.HE1	(2012) Heritage
PT1.EM6	(2012) Flood Risk Management

Part 2 Polices:

DMHB 16	Housing Standards
DMEI 9	Management of Flood Risk
DMEI 10	Water Management, Efficiency and Quality
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMHD 1	Alterations and Extensions to Residential Dwellings
DMHB 5	Areas of Special Local Character
DMT 3	Road Safeguarding
LPP D5	(2021) Inclusive design
DMHB 11	Design of New Development
DMT 5	Pedestrians and Cyclists
DMHB 12	Streets and Public Realm
LPP T4	(2021) Assessing and mitigating transport impacts
LPP D8	(2021) Public realm
LPP T5	(2021) Cycling
DMHB 18	Private Outdoor Amenity Space

DMT 6	Vehicle Parking
LPP T6.1	(2021) Residential parking
LPP T7	(2021) Deliveries, servicing and construction
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
LPP SI2	(2021) Minimising greenhouse gas emissions
LPP SI13	(2021) Sustainable drainage
NPPF12	NPPF 2021 - Achieving well-designed places
LLP D1	(2021) London's form character and capacity for growth
NPPF14	NPPF 2021 - Meeting the challenge of climate change flooding
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP T6	(2021) Car parking

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 regard to side extensions, Policy DMHD 1 requires:

- 1) side extensions should not exceed half the width of the original property;
- 2) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
- 3) garages should reflect the size guidelines set out in Appendix C Parking standards;
- 4) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in

the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;

5) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;

6) where hip to gable roof extensions exist, a two storey side extension will not be supported; and
vii) in Conservation Areas, single storey side extensions may be required to be set back.

The application site benefits from a single storey flat roof side extension which is set flush with the front building line. The application proposes to extend the existing single storey side extension by a depth of 2.2m and a maximum length of 4.2m extending up to the boundary with No. 14. The proposal then seeks to construct a first floor side extension over the existing and proposed ground floor side extension. The two-storey element will measure a depth of 5.3m, a length of 6.45 and a a hipped roof measuring a maximum height of 7.7m.

The proposed two-storey side extension is located flush with the existing front building line, is not set down from the ridge of the host dwelling and is built up the shared boundary with No. 14. The proposal measures a total width of 5.3m and exceeds more than half the width of the original property (6.1m). In policy terms, the proposal does not comply with Policy DMHD 1. It would fail to represent a subservient nor subordinate addition to the host dwelling. The proposal appears as an overdevelopment of the site and results in an overly large award and cramped appearance.

In terms of the street scene, the application site is already located within close proximity to the No. 14 Thornton Road located to the west of the site. The proposed two storey side would be located harmfully close to the neighbouring site, and the neighbouring property. Notwithstanding the impact upon residential amenity, it would have a harmful impact on the character and appearance of both the application site and the neighbouring property, essentially boxing the neighbouring in from their eastern elevation with an awkwardly angled extension. This would reduce the building separation from most vantage points in the street.

Overall, the proposal would result in a significant harmful appearance to the application site, the adjacent neighbouring property and the surrounding streetscene. The proposal would result in an incongruous form of development that would not appear as a subordinate addition to the original dwellinghouse and would be detrimental to the character, appearance and visual amenities of the surrounding area. The proposal would also be an overdevelopment of the site. The proposal would therefore be contrary to be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHD 1, DMHB 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020) and the National Planning Policy Framework (2021).

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 Thornton Avenue and No. 2 Napier Close are the principal properties that need to be

considered in terms of residential amenity.

No. 2 Napier Close is located to the south of the site and comprises the adjoining dwelling. The proposed extension is located on the western elevation and it is not likely that No. 2 would be adversely impacted by the proposal.

No. 14 is located to the east of the site and comprises a two storey semi-detached dwelling. The proposed two-storey side extension would be located hard up against the shared boundary with the neighbouring property. Due to the orientation of the two properties, the proposed first floor side would be located only 0.9m from the entire two-storey side flank wall of No. 14, with the only separation being accommodated by a shared access. It is noted that there is a first floor window on the No. 14 facing the application site, whilst it is acknowledged that this appears to serve a bathroom, the proposed first floor side would be located within extremely close proximity that would result in the window facing a two-storey flank wall. Given the proximity of the development to the neighbouring property, the proposal would be detrimental to the amenities of No. 14 by virtue of visual intrusion, enclosure, overbearing impact and overdominance.

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 on existing parking arrangements.

Conclusion:

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Harm to the character of the area

The proposed two storey side extension, by reason of its design, size, scale and bulk, and particular proximity to No. 14 Thornton Avenue would result in an incongruous and cramped form of development that would not appear as a subordinate addition to the original dwellinghouse and would be detrimental to the character, appearance and visual amenities of the street scene and surrounding area. The proposed development would also be an over development of the site, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHD 1, DMHB 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policy D3 of the London Plan (2021) and Chapter 12 of the National Planning Policy Framework (2021).

2. NON2 Harm to neighbour amenity

The proposed two storey side extension, by virtue of their size, scale, bulk, depth and proximity, would result in an unneighbourly development detrimental to the amenities of the adjacent occupiers of 14 Thornton Avenue by reason of visual intrusion, enclosure, overbearing impact, and overdominance. Therefore, the proposal would be contrary to Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policy D3 of the London Plan (2021) and the National Planning Policy Framework (2021).

INFORMATIVES

Part 1 Policies

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage
PT1.EM6	(2012) Flood Risk Management

Part 2 Policies:

DMHB 16	Housing Standards
DMEI 9	Management of Flood Risk
DMEI 10	Water Management, Efficiency and Quality
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMHD 1	Alterations and Extensions to Residential Dwellings
DMHB 5	Areas of Special Local Character
DMT 3	Road Safeguarding
LPP D5	(2021) Inclusive design
DMHB 11	Design of New Development
DMT 5	Pedestrians and Cyclists
DMHB 12	Streets and Public Realm
LPP T4	(2021) Assessing and mitigating transport impacts
LPP D8	(2021) Public realm
LPP T5	(2021) Cycling
DMHB 18	Private Outdoor Amenity Space
DMT 6	Vehicle Parking
LPP T6.1	(2021) Residential parking
LPP T7	(2021) Deliveries, servicing and construction
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
LPP SI2	(2021) Minimising greenhouse gas emissions
LPP SI13	(2021) Sustainable drainage
NPPF12	NPPF 2021 - Achieving well-designed places
LLP D1	(2021) London's form character and capacity for growth
NPPF14	NPPF 2021 - Meeting the challenge of climate change flooding
LPP D3	(2021) Optimising site capacity through the design-led approach

LPP T6

(2021) Car parking

Contact Officer:

Niamh McMenamin

Telephone No:

01895 250230