

# DELEGATED 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 Option

1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received ☐
2. Application complies with all relevant planning policies and is acceptable on planning grounds ☐
3. There is no Committee resolution for the enforcement action ☐
4. There is no effect on listed buildings or their settings ☐
5. The site is not in the Green Belt (but see 11 below) ☐

## REFUSAL RECOMMENDED: GENERAL

6. Application is contrary to relevant planning policies/standards ☐
7. No petition of 20 or more signatures has been received ☐
8. Application has not been supported independently by a person/s ☐
9. The site is not in Green Belt (but see 11 below) ☐

## RESIDENTIAL DEVELOPMENT

10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha ☐
11. Householder application in the Green Belt ☐

## 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 ☐
13. Refusal of change of use from retail class A1 to any other use ☐
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. ☐

## CERTIFICATE OF LAWFULNESS

15. Certificate of Lawfulness (for proposed use or Development) ☐
16. Certificate of Lawfulness (for existing use or Development) ☐
17. Certificate of Appropriate Alternative Development ☐

## CERTIFICATE OF LAWFULNESS

18. ADVERTISEMENT CONSENT (excluding Hoardings) ☐
19. PRIOR APPROVAL APPLICATION ☐
20. OUT-OF-BOROUGH OBSERVATIONS ☐
21. CIRCULAR 18/84 APPLICATION ☐
22. CORPSEWOOD COVENANT APPLICATION ☐
23. APPROVAL OF DETAILS ☐
24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval ☐
25. WORKS TO TREES ☐
26. OTHER (please specify) ☐

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives 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 DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

## Report of the Head of Planning, Sport and Green Spaces

**Address** 16 HUDSON ROAD HARLINGTON

**Development:** Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 3 metres

**LBH Ref Nos:** 67848/APP/2013/2598

**Drawing Nos:** 01A

**Date Plans Received:** 09/09/2013

**Date(s) of Amendment(s):**

**Date Application Valid:** 09/09/2013

### 1. RECOMMENDATIONS

#### 1.1 Recommendations

That a certificate of lawful use or development be \_\_\_\_\_ for the proposed development described above in respect of the land edged red on the attached plans for the following reasons:

### INFORMATIVES

#### 2.0 Planning Considerations

The application site is located on the west side of Hudson Road. It comprises a two storey semi-detached house, currently un-extended. The application property adjoins 14 Hudson Road to the north, which remains un-extended at the rear. It is to be noted that this neighbouring site has a detached outbuilding located along the boundary with the application site. This outbuilding is one half of a structure that was also within the application site. However, the half of the outbuilding that was on the application site has recently been demolished.

To the south of the site lies a vehicular access shared with the non-adjoining dwelling to the south 18 Hudson Road. No. 18 has a rear conservatory extension. The street scene is residential in character and appearance comprising two storey semi-detached and terraced houses and the application site lies within the developed area as identified in the UDP.

The application seeks confirmation that prior approval is not required for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 3 metres.

It is to be noted that Prior Notification application 67848/APP/2013/1517 for 'Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 3 metres' was refused on 18/07/2013 for the following reason:

"The proposed development does not constitute permitted development by virtue of the

provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013, as the proposed development, when conjoined with the existing outbuilding, would exceed a depth of 6m beyond the rear wall of the original house."

It is to be noted that the outbuilding concerned has been demolished.

The two properties that share a boundary with the application site, namely numbers 14 and 18 Hudson Road were consulted on the application on 13 September 2013. The owner/occupier of 18 Hudson Road commented on three occasions, listed in chronological order, oldest comment listed first:

1/ Further to the previous application that was refused on 18/07/2013. The new application states that the "existing detached rear store has already been demolished". This is inaccurate for two reasons. Firstly, as of today (Sunday, 15 September 2013) the brick shed outbuilding (rear store) has NOT been demolished, therefore the application form is incorrect. Secondly, it is not a 'detached' rear store rather a 'semi-detached' brick shed adjoining no. 14, Hudson Road. Mr. Prasad has advised of his future intention to demolish his side only of the brick shed. The total length would therefore still exceed 6m, as the other half of the brick shed would still remain. The plan does not clearly show the footprint in relation to the outbuilding and boundary. Not sure if prior notification of demolition works is required as the brick building adjoins a neighbouring property. The roof height of 4m would also extend above the second floor windows. The proposed height and length of the extension would therefore be too imposing and not in keeping with other properties in the area.

2/ I can advise that subsequent to the this notification (containing incorrect statements) received by LBH Planning on 9 September and my comment of yesterday 15 September, the applicant Mr. Prasad is today demolishing his side of the semi-detached brick outbuilding.

3/ I withdraw my previous objection as the shed outbuilding has now been demolished and Mr. Prasad has indicated that he does not intend to build the roof as high as 4m.

It can therefore be inferred from the above that there were no objections to the proposal. As such, it is concluded that prior approval for the proposed extension is not required.

### 3.0 Relevant Planning History

67848/APP/2011/1388      16 Hudson Road Harlington

Single storey rear extension with 2 rooflights

**Decision Date:** 22-08-2011      Approved

67848/APP/2013/1517      16 Hudson Road Harlington

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 3 metres

**Decision Date:** 18-07-2013      Refused

### 4.0 Any Neighbour Objections

Numbers 14 and 18 Hudson Road Harlington were consulted on the application on 13 September 2013.

Neighbour Objections received?  
NO

#### **5.0 Assessment of Impact on Neighbours**

Not relevant to the consideration of this application as no neighbour objections were received from adjoining neighbours.

#### **6.0 ALL CLASSES**

If Semi or Terrace - does it exceed 6m or 8m  
NO

Is the dwelling a flat or a maisonette?  
NO

Is there a planning condition removing permitted development rights?  
NO

Is the building listed/in a Conservation Area?  
NO

**Contact Officer:** Jazz Ghandial

**Telephone No:** 01895 250230