Planning, Environment and Community Services | **APP. REF. NO: 68096/APP/2011/2419**

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 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 then 10 dewlling 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. ADVERTISMENT 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 Planning, Environment and Community Services can determine this application.

Case Officer

Warren Pierson

Signature:

Date: 13th December 2011

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

Team Manager:

Signature:

Date: 15th December 2011

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:



Date: 15th December 2011

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No. **Report of the Head of Planning & Enforcement Services**

Address 52 PADDINGTON CLOSE HAYES

Development: Part two storey, part single storey rear extension

LBH Ref Nos: **68096/APP/2011/2419**

Drawing Nos: 001
SSS 002
SSS 003
SSS 004
SSS 005

Date Plans Received: 05/10/2011 **Date(s) of Amendment(s):** 20/10/2011

Date Application Valid: 24/10/2011

1. CONSIDERATIONS

1.1 Site and Locality

The property is a two bedroom semi-detached house with a detached garage situated at the head of a residential cul-de-sac of similar linked detached, semi and terraced dwellings in the developed area of north Hayes.

1.2 Proposed Scheme

The proposal is for the erection of a part single storey, part two storey rear extension (measuring approx. 4.5 metres wide x 3.5m deep x 3.4m high at ground floor level/2.5m deep at first floor) to provide a kitchen/dining room and enlarged second bedroom above, across the full width of the property. At first floor level, it would include two rear facing windows, introduce a flat roof middle section and pitched roof at the rear to replicate the existing slope, and align in depth with similar first floor extensions proposed to the other half, No. 50, under a separate planning application ref. 63135/APP/2011/2413 and to No. 52a, under 63753/APP/2011/2416.

The extension would be finished in external materials - brick, roof tiles and upvc windows frames - to match those on the existing house.

1.3 Relevant Planning History
Comment on Planning History

None relevant.

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

11 neighbouring occupiers have been consulted (26.10.2011) - 1 letter of support from the adjoining occupier.

Environmental Protection Unit - no objection subject to informatives regarding potential contamination and construction works.

Thames Water Utilities - advice on connections (recommends informatives).

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the application proposal on the character and appearance of the original property, on the visual amenities of the street scene/surrounding area and on the amenities of adjoining occupiers. A further consideration is made in respect of parking provision for the enlarged dwelling proposed. The proposal should be considered together with that for similar developments proposed at Nos. 50 and 52a Paddington Close.

All development should harmonise with the existing street scene and with the scale, form, composition and proportions of the original building. The extension should thus be designed to appear subordinate to the original (Hillingdon Design And Accessibility Statement - Residential Extensions, paragraphs 3.1 and 6.4) and not protrude too far from the rear wall. For semi-detached houses on plots of more than 5 metres width, 3.6 metres is considered an acceptable depth at both ground and first floors. The height of an extension should not exceed 3.4m at ground floor or that of the existing building at first floor and roof lines should be parallel to the existing with a matching pitch but have a ridge height at least 0.5m lower than the original roof, whilst flat roofed extensions will not generally be accepted.

The proposal in its current form, by continuing the existing ridge height of the main roof back and thus also introducing a flat roof section, would therefore be contrary to the Council's adopted design guidance and would not appear subordinate to the original in terms of its overall size and bulk. The extension of the existing roof would also be visible from within and beyond the close and as such it would be detrimental to both the appearance of the street scene and to the amenity and character of the surrounding

residential area. The proposal would thus be contrary to Hillingdon Unitary Development Plan Saved Policies BE13, BE15, BE19 and to HDAS - Residential Extensions for these reasons.

With regard to the impact of the extension on the amenities of adjoining occupiers, there would be no effect on the amount of daylight, sunlight, general outlook (as measured by the depth and 45 degree angle of light) or privacy currently enjoyed by the neighbours at No. 50, should the current application for a similar first floor rear extension to that property, also be approved. The other immediately adjoining dwelling, proposed to be built at No. 52a, would also not be affected for the same reason, being the subject of an almost identical proposal on two floors. Furthermore, the habitable room rear windows within the nearest facing properties in Fellowes Close beyond the application site rear boundary are also some 22.5 metres distance away and thus no additional overlooking potential would arise. The proposal thus accords with UDP Saved Policies BE20, BE21, BE24 and HDAS.

The proposed extension would retain the existing number of bedrooms in the property at two, and therefore the existing parking provision of two off-road vehicle spaces, including the garage, meets the Council's maximum standards in this regard and there would be no implications for highway safety as a result. The proposal thus complies with UDP Saved Policy AM14.

There are no landscape features of merit that would be directly affected by or require protection during the construction of the extension, if approved, and thus the proposal conforms with UDP Saved Policy BE38.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal, by reason of its scale, bulk, form, and proportions in particular by the introduction of a flat roofed section formed by the continuation of the existing ridge at the same height, would fail to harmonise with the original building and as a result would be out of keeping with the existing street scene and detrimental to the amenity and character of the surrounding residential area. As such, it is contray to Policies BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to paragraphs 6.6 and 6.7 of the Hillingdon Design And Accessibility Statement - Residential Extensions (December 2008).

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 Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

New development and car parking standards.

AM14

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

HDAS-E› Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

Standard Informatives

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2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Policy No.

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
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HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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