Residents Services

APP. REF. NO: 68103/APP/2014/57

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 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 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 44 DENECROFT CRESCENT HILLINGDON

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 3.402 metres

LBH Ref Nos: **68103/APP/2014/57**

Drawing Nos: 2383-02/MT
2383-03/MT (Proposed Elevations)
2383-03/MT (Location/Block Plan)
2383-01/MT

Date Plans Received: 09/01/2014 **Date(s) of Amendment(s):**

Date Application Valid: 09/01/2014

1. RECOMMENDATIONS

1.1 Recommendations

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

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 enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse and the height of the eaves of the enlarged part would exceed 3 metres.

This determination is based on your submitted plans. All measurements are taken from existing ground level.

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 would unduly detract from the amenities of the adjoining occupiers at numbers 42 and 46 Denecroft Crescent by reason of visual intrusion, overdomination, loss of daylight, loss of sunlight and loss of outlook.

This determination is based on your submitted plans. All measurements are taken from existing ground level.

INFORMATIVES

2.0 Planning Considerations

The application seeks prior approval 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 3.402 metres.

The two properties sharing a boundary with the application site, namley numbers 42 and 46 Denecroft Crescent, were consulted by letter dated 13.1.14. A site notice was also posted to the front of the site which expired on 3.2.14. A letter of objection has been recieved from a property sharing a boundary with the application site.

The submitted plans also show the eaves height of the proposed extension exceeding 3m in height, within 2m of the boundary of the dwellinghouse. As such the proposed extension fails to comply with the conditions set out in Class A and the proposed extension cannot therefore be considered under the prior approval process. The applciation is therefore recommended for refusal.

3.0 Relevant Planning History

68103/APP/2011/2437 44 Denecroft Crescent Hillingdon

Single storey rear extension with 2 rooflights

Decision Date: 02-12-2011 Approved

68103/APP/2014/55 44 Denecroft Crescent Hillingdon

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 (Application for Prior Approval)

Decision Date: 13-02-2014 Refused

4.0 Any Neighbour Objections

The two properties sharing a boundary with the application site, namley numbers 42 and 46 Denecroft Crescent, were consulted by letter dated 13.1.14 . A site notice was also posted to the front of the site which expired on 3.2.14.

Neighbour Objections received?
YES

A letter of objection has been received from the occupant of number 42 Denecroft Cresent raising concerns about the overpowering impact that the extension would have, resulting in overshadowing and a loss of light. The letter confirms that the 45 degree angle would be breached from the kitchen window at number 42. Concerns raised about the longitudinal roof, the height of the eaves and maintenance of the guttering.

5.0 Assessment of Impact on Neighbours

Having received a minimum of one neighbour objection, prior approval is 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 3.402 metres.

The principal issue to consider is the impact of the proposed extension on the residential amenities of occupants of properties which share a common boundary with the application site.

Paragraph 3.3 of HDAS requires single storey rear extensions to properties that have a

width more than 5m, to be a maximum of 3.6m deep, in order to protect the neighbouring occupiers from a loss of daylight and sunlight. The proposed extension would project 6m in depth, have a pitched roof at a maximum height of 3.402m and would therefore exceed the maximum dimensions of the HDAS guidance. The adjoining properties, numbers 42 and 46 Denecroft Crescent have not been extended to the rear. It is considered that the proposed extension at a depth of 6m and maximum height of 3.402m alongside the side boundaries would represent an oppressive and overbearing form of development to the occupants of these properties who would suffer an unacceptable loss of light and outlook. As such the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan Part Two Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Documents HDAS Residential Extensions.

6.0 ALL CLASSES

If Semi or Terrace - does 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: Nicola Taplin **Telephone No:** 01895 250230