Residents Services

APP. REF. NO: 68462/APP/2013/348

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 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

Item No. **Report of the Head of Planning, Sport and Green Spaces**

Address 49 PADDINGTON CLOSE HAYES

Development: Part two storey, part first floor side extension, single storey rear extension and conversion of garage to habitable space involving alterations to front elevation

LBH Ref Nos: **68462/APP/2013/348**

Drawing Nos: DWG 49PC/E/15
DWG 49PC/E/16
DWG 49PC/E/12
DWG 49PC/E/13
Location Plan to Scale 1:1250
DWG 49PC/E/14

Date Plans Received: 12/02/2013 **Date(s) of Amendment(s):**

Date Application Valid: 25/02/2013

1. CONSIDERATIONS

1.1 Site and Locality

The application property consists of a link detached house located in the north western side of Paddington Close, a cul-de-sac within the developed area of Hayes as identified within the Hillingdon Local Plan. The property is constructed of brick with a concrete pantile roof. An attached garage, continuing into a front porch is located to the east which links the property to adjacent number 51. The rear garden is flat and enclosed, backing onto Wayfarer Road.

1.2 Proposed Scheme

The application seeks planning permission for a part two storey, part first floor side extension, single storey rear extension and conversion of garage to habitable space involving alterations to front elevation.

The proposal includes the conversion of the existing garage to habitable use and an extension to the rear which would wrap around the rear elevation of the host dwelling, projecting 3m to the rear of the original property and 1.44m to the rear of adjacent property Number 51 Paddington Close. At ground floor level the extension would have a lean-to roof, hipped away from the boundary with Number 51, with two rooflights inserted in the rear rooflsope. The ridge height of the rear extension is shown as 3.6m.

The proposal also includes a first floor extension above the existing garage and a two storey rear extension to the rear of the garage. The first floor is shown to be set back 1m at first floor level, extending to the rear wall of the host dwelling. The ridge height of the extension would be 0.3m below that on the main dwelling. The proposal would create an en-suite bedroom at first floor level and a playroom and lounge extension at ground floor level.

1.3 Relevant Planning History

68462/APP/2012/1952 49 Paddington Close Hayes

Conversion of roof space to habitable use to include a rear dormer and 2 x front rooflights.

Decision Date: 10-10-2012 Approved

68462/APP/2012/791 49 Paddington Close Hayes

Single storey rear/part side extension to include 2 side rooflights and 2 rear rooflights involving conversion of existing garage to a habitable space.

Decision Date: 25-06-2012 Approved

Comment on Planning History

Planning permission reference 68462/APP/2012/791 was granted for a single storey rear/side extension. This has not been implemented to date.

Planning permission reference 68462/APP/2012/1952 the conversion of the roof space to a bedroom with the insertion of a box dormer within the rear roofspace and 2 x small rooflights in the front roofslope was approved in August 2012. This permission has not been implemented to date.

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

5 neighbours were consulted by letter dated 27.2.13. A site notice was also displayed which expired on 29.3.13. No representations have been received.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

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.
BE22	Residential extensions/buildings of two or more storeys.
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

LPP 3.5 (2011) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

Paragraph 5.1 of the Counil's guidance Residential Extensions requires all extensions to dwellings of two or more storeys in height to be set back a minimum of 1m from the side boundary for the full height of the building. This is to protect the character and appearance of the streetscene and protects gaps between properties - preventing the houses from combining visually to form a terraced appearance. The current proposal is not set in at all from the side boundary and would almost entirely fill the gap between the application property and adjoining Number 51 Paddington Close. The proposal would result in a terracing effect and would be at odds with the character and appearance of development within the locality. As such the proposal would result in an intrusive form of development within the streetscene which would be in conflict with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012); Policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the advice contained within the HDAS Residential Extensions.

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, which the proposed development complies with. The guidance further requires extension to not exceed 3.4m in height. The proposed extension to the rear would have a ridge height of 3.6m. However, the rear extension at the same height of 3.6m is the subject of extant consent and is therefore considered acceptable. The two storey elements of the proposal would not projet beyond either the front or rear walls of either of the adjacent properties and would not therefore result in any amenity issues. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with Policy 5.3 of the London Plan (2011).

The proposal would result in the retention of a private rear garden area of 60m2. The proposed extensions would however result in the provision of four first floor habitable rooms capable of being occupied as bedrooms. The guidance required within HDAS Residential Extensions requires a 4 bedroom house to provide a minimum area of private amenity space of 100m2. As such the proposal would, by virtue of its failure to maintain an adequate amount of private usable external amenity space for the occupiers of the existing property, result in over-development of the site detrimental to the residential amenity of the existing occupiers. The proposal is therefore contrary to policies BE19 and

BE23 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012)and the guidance contained within the Hillingdon Design and Accessibility Statement Supplementary Planning Document: Residential Extensions (December 2008).

The front garden is currently laid to gravelled hardstanding and two parking spaces are achieveable. The loss of the space within the garage is therefore considered acceptable. Therefore, the development would be considered to be in compliance with Policy AM14 of the Hillingdon Local Plan Part 2.

The application is therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal, by reason of its overall size and proximity to the side boundary, would result in a closing of the visually open gap between it and the neighbouring property, 51 Paddington Close, giving rise to a cramped form of development, which would be detrimental to the visual amenities of the street scene and the surrounding area generally. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012); Policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document: HDAS Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposal, by virtue of its failure to maintain an adequate amount of private usable external amenity space for the occupiers of the extended property, would result in an over-development of the site detrimental to the residential amenity of existing and future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document: HDAS Residential Extensions.

INFORMATIVES

1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

Standard 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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national

Part 1 Policies:

PT1.BE1	(2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
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HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2011) Quality and design of housing developments

guidance.

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