Planning, Environment and Community Services | **APP. REF. NO: 68564/APP/2012/1230**

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

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 & Enforcement Services**

Address 39 PIKESTONE CLOSE HAYES

Development: Conversion of roof space to habitable use to include a rear dormer and 3 front rooflights

LBH Ref Nos: **68564/APP/2012/1230**

Drawing Nos: Proposed Rear Elevation
Location Plan to Scale 1:1250
Proposed Section
Proposed Side Elevation
Proposed Side Elevation
Existing Ground Floor Plan
Proposed Second Floor Plan
Proposed Front Elevation
Proposed First Floor Plan

Date Plans Received: 22/05/2012 **Date(s) of Amendment(s):**

Date Application Valid: 07/06/2012

1. CONSIDERATIONS

1.1 Site and Locality

The application property consists of a modest mid terraced property located on the western side of Pikestone Close which is a cul-de-sac of high density estate houses which have had their permitted development rights removed. The property benefits from an off street parking space to the front of the site. The rear garden is flat and enclosed by 1.8m high fencing. The application site lies within the Developed Area as identified within the Hillingdon UDP.

1.2 Proposed Scheme

The application seeks plannig permission for the conversion of the roofspace to habitable accommodation (bedroom and WC) which would include the insertion of 3 x rooflights within the front roof slope and the erection of a large box dormer extension to the rear.

The dimensions of the rooflights to be inserted in the front roofslope are 2 no. 1.2m x 0.6m and 1no. 1m x 1.2m. The rear box dormer is proposed to be marginally higher than the main ridge measuring 4.2m(W) x 3.7m(H) x 4.7m(D), set in 0.5m from eaves.

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

2 neighbouring properties were consulted by letter dated 8.6.12. A site notice was also displayed to the front of the site (exp. 6.7.12). No responses have been received.

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.
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
LPP 5.3	(2011) Sustainable design and construction

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property and the availability of parking.

The proposed rooflights would be highly visible from the public domain. The number and size of the proposed rooflights would represent an incongruous addition to this modest property, at odds with the arhitectural composition of the property. Furthermore, the size and design of the proposed rear box dormer would completely dominate the rear modest roofslope resulting in an incongruous form of development. The dimensions of the proposed rear box dormer significantly exceed those set out in paragraph 7.7 of the Council's HDAS Residential Extensions which requires dormers to be 0.3m below the ridge height. As such, the proposed development, by reason of the size, bulk, scale and design, would represent an incongruous and visually intrusive form of development which would be detrimental to the character and appearance of the street scene and the surrounding area, contrary to Policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The size of the development would not cause significant harm to residential amenity of any neighbouring dwelling in terms of loss of light, loss of outlook or sense of dominance.

As the proposal would not create any additional side openings, the proposal would be considered to cause no significant loss of privacy to any neighbouring dwelling. Therefore, the development would comply with Policies BE20, BE21 and BE24 of the adopted UDP (Saved Policies September 2007).

It is considered that all the proposed habitable rooms and those altered by the development would still maintain an adequate outlook and source of natural light. Therefore the proposal would comply with Policy BE20 of the UDP (Saved Policies September 2007) and Policy 3.5 the London Plan (2011).

The private rear garden area would remain the same. Therefore, sufficient private amenity space would be retained for occupiers of the dwelling, in compliance with Policy BE23 of the adopted UDP (Saved Policies September 2007) and HDAS Residential Extensions.

The existing parking arrangement at the site would be unaltered by the proposed development and it is considered it would not give rise to a significant increase in demand for on-street parking. Therefore, the development would be considered to be in compliance with Policy AM14 of the adopted UDP (Saved Policies September 2007).

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development, by reason of the size, bulk, scale and design of the rear dormer and the size and number of rooflights proposed within the front roofslope, would represent an incongruous and visually intrusive form of development which would be detrimental to the character and appearance of the host dwelling, the street scene and the surrounding area generally, contrary to Policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

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) 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.

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.
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