

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 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

Item No.	Report of the Head of Planning, Sport and Green Spaces	
Address	43 HARLYN DRIVE PINNER	
Development:	Single storey rear extension and conversion of roof space to habitable use to include a rear dormer with Juliette balcony, 3 front rooflights and conversion of roof from hip to gable end	
LBH Ref Nos:	69719/APP/2014/257	
Drawing Nos:	Location Plan EXISTING ELEVATIONS EXISTING FLOORPLAN EXISTING SECTIONS PROPOSED FLOOR PLAN Location Plan PROPOSED LOFT PLAN AN REAR ELEVATION PROPOSED SECTION PROPOSED ELEVATION	
Date Plans Received:	27/01/2014	Date(s) of Amendment(s):
Date Application Valid:	28/01/2014	

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises a semi detached bungalow on the east side of Harlyn Drive. The property is constructed of brick and render beneath a tiled roof and is sited on a reasonably sized plot. There is a modest front garden with vehicular access of Harlyn Drive for one vehicle.

The wider area comprises similar style properties although a number have been extended and altered including at roof level and other properties comprises a more chalet style of bungalow with rooms in the higher roofspace. Some of the nearby properties are set forward of the application property and its neighbouring properties to the south.

To the east of the application property are the grounds of the primary school.

The site lies within the developed area as identified in the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

1.2 Proposed Scheme

The proposed scheme comprises a single storey rear extension and conversion of roof space to habitable use to include a rear dormer with Juliette balcony, 3 front rooflights and conversion of roof from hip to gable end.

The proposed rear extension measures 4m deep, 7.8m wide and 3.3m high.

The change from hip to gable will measure 3.4m high, 8.2m wide and 3.9m deep and provide an additional cubic metres floorspace $[(3.4 \times 8.2 \times 3.9) / 6]$ 18.12 cubic metres

The rear dormer measures 6.6m wide, 2.4m high and 2.8m deep, this adds a volume of

$[(6.6 \times 2.8 \times 2.4) / 2]$ 22.18 cubic metres It will be sited 0.5m above eaves, 0.5m below ridge and 0.5 and 0.7m from the side margins.

The proposed extension will provide kitchen/dining room, additional bedroom and ensuite.

Materials to match existing property.

1.3 Relevant Planning History Comment on Planning History

No relevant planning history for this application.

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

8 letters were sent to local residents and The Residents Association on 31 January 2014 and the site notice was posted on 9 February 2014. 4 representations have been received in response to the public consultation commenting and objecting to the proposed development. The objections raised are as follows:

- Noise from development
- Construction noise and disturbance over a long period
- Overlooking of garden
- Loss of Chimney
- Congestion on street
- Unable to park near property
- Party Wall Act issues
- Property set back further than application n property increasing loss of outlook
- Not aesthetically pleasing
- Loss of house value
- Loss of privacy
- Need to retain and not lose small bungalows
- Juliette balcony would overlook school possible issues with regard to children safety
- School parking in Harlyn Drive is an issue
- Too much development changing Harlyn Drive

The comments are primarily dealt with in the planning assessment below. However, matters such as future occupiers, house values, construction matters, school parking, unable to park near property, Party Wall Act issues and keeping the bungalows small are not considered material planning considerations for the determination of the application.

It has also been requested by the local Councillor that the applicaion be referred to the Planning Committee for determination if the application is to be approved.

Thames Water advised of requirements if permission is granted.

4. UDP / LDF Designation and London Plan

Standard Informatives

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
BE18	Design considerations - pedestrian security and safety
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.
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 house, visual amenities of the surrounding area, residential amenity of the occupiers of adjoining properties as well as the future occupiers, provision of adequate parking and providing adequate private amenity space.

The depth and height of the proposed single storey rear extension would not be consistent with those as set out in paragraphs 3.3 and 3.7 of the HDAS: Residential Extensions. This guidance advises that extensions to semi detached properties should be a maximum of 3.6m deep and 3m high with a flat roof. The proposed extension is 4m deep and 3.3m high. The single storey rear extension, by reason of its scale, form and design would therefore not appear subordinate to the original house and would not harmonise satisfactorily with its character and appearance. It is noted that the adjacent properties are set forward of the building line of the proposed application property, however, this is not seen on its own as an issue of concern. Therefore, the single storey rear extension would detract from the visual amenities of the surrounding area and would not be in compliance with policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved Policies (November 2012) and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

The proposed extension is sited 1.1m from boundary with No 39 and 0.2m from the boundary to No. 43. Both these properties benefit from rear conservatory extensions. Also No. 39 is set back from the rear building line of the application property. However, it is not considered that the proposed extension would lead to an unacceptable loss of sunlight/daylight or outlook from the adjacent properties. The proposed dormer extension would have a window overlooking the rear garden and this is not considered any more harmful to the amenity of adjoining occupiers including the school than the established first floor windows on the adjoining properties. The Juliette balcony would not extend any view from the the window/doors it serves. As such, the proposed scheme would not harm the

residential amenities of the occupiers of the above properties from increased overshadowing, visual intrusion and/or over-dominance.

The proposed dormer extension would be viewed from neighbouring rear gardens and also from the school. The overall size, scale, bulk and design of the rear dormer is considered to comply with guidance in HDAS chapter 7. Whilst paragraph 7.11 advises that hip to gable extension would normally be refused the current proposal would constitute permitted development as it is less than 50 cubic metres additional space and meets the the other criteria for such roof extensions. In light of this it is not considered reasonable to refuse planning permission on this ground.

As such, the application proposal would not represent an unneighbourly form of development and in this regard, would be in compliance with policies BE20, BE21 and BE24 of the adopted Hillingdon Local Plan: Part 2 - Saved Policies (November 2012) and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions as well as the London Plan (2011).

The rear windows and door proposed to the extension would provide an adequate outlook and natural light to the room they would serve. The proposal also provides for the internal conversion of a bathroom and cloakroom to a small bedroom. This requires the provision of a larger window which could not be obscured glazed. The bedroom would be 1.1m off the boundary of the property with No. 39 and whilst it is not considered that this will lead to unsatisfactory overlooking it will have limited outlook and daylight / sunlight making it an unsatisfactory living environment. Therefore, the proposal is contrary to policy BE20 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012) and guidance in HDAS Residential Extensions.

The proposed scheme provides an additional 2 bedrooms which would normally require 2 of street parking spaces. Currently there is space to the front of the property to just fit two cars but this space would not comply with parking space standards of 4.8m x 2.4 each and therefore it is considered that it has not been proven that this is satisfactory for the enlarged property. As such the proposal is contrary to policy AM14 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

Over 100 sq.m of private amenity space would be retained (approximately 135 sq.m) and which is considered to be adequate for the enlarged property and would be in compliance with paragraph 3.13 of the HDAS: Residential Extensions and policy BE23 of the Hillingdon Local Plan: Part 2 - Saved Policies (November 2012).

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal by reason of the size, scale, bulk, width, height and design of the single storey rear extension represents an unduly intrusive and incongruous form of development, detrimental to the character and appearance of the existing dwelling and the visual amenities of the street scene and the wider area. As such it would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed ground floor bedroom would be served by a single window which is sited 1m off the boundary fence with No. 39 Harlyn Drive and as such would provide an unsatisfactory outlook and level of daylight to the bedroom, leading to the provision of an unsatisfactory residential living environment. The proposal would be contrary to policy BE20 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3 NON2 Non Standard reason for refusal

The proposed development does not demonstrate the provision for two off street car parking spaces to serve the enlarged 4 bedroom property. As such the proposed development would lead to demand for on street parking which would not be in the interest of highway safety. Therefore, the proposal would not comply with policy AM14 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

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 September 2007), 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.

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.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.

guidance.

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

Contact Officer: Mark Jones

Telephone No: 01895 250230