Residents Services

APP. REF. NO: 69948/APP/2014/1475

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 13 ATTLEE ROAD HAYES

Development: Part two storey, part single storey side/rear extension involving demolition of conservatory to rear

LBH Ref Nos: **69948/APP/2014/1475**

Drawing Nos: Location Plan (1:1250)
Block Plan (1:500)
13/AR/02
13/AR/01
13/AR/03/B

Date Plans Received: 28/04/2014 **Date(s) of Amendment(s):**

Date Application Valid: 10/06/2014

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two-storey semi-detached property located on the southern side of Attlee Road on a prominent corner plot of land. The area to the front of the dwelling is covered in hardstanding and provides space to park a minimum of two cars within the curtilage of the site while the land the rear provides private amenity space for the occupiers of the dwelling. Beyond the rear garden of the property are a number of private garages which are accessed via a private driveway located to the east of the site. The property has no existing extensions.

The site is located within a developed area and the Barnhill Estate Area of Special Local Character as identified in the Hillingdon Local Plan (November 2012).

1.2 Proposed Scheme

The application seeks permission for the erection of a part single storey, part two storey side and rear extension, involving the demolition of the existing conservatory.

The proposed two storey side extension would have a maximum width of 5.07m and would extend the full depth of the property to connect with the rear extension creating a wrap around extension.

The proposed single storey rear extension would have a depth of 3.3m and a height of 3.5m.

1.3 Relevant Planning History
Comment on Planning History

None relevant to this application.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

Site Notice Expiry Date:- Not applicable

2.2

3. Comments on Public Consultations

A total of 12 neighbouring occupiers were consulted on the application on 11th June 2014. By the close of the consultation on 2nd July 2014, one objection had been received from the Hayes Conservation Area Advisory Panel. They raised the following concerns:

- Visually intrusive and harmful to the existing street scene
- Insufficient external amenity space

The above issues will be discussed in the main body of the report.

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.
BE5	New development within areas of special local character
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.
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 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 the residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property and the availability of parking.

Paragraphs 5.6 and 5.8 of the HDAS Residential Extensions guidance, state: Two storey side extensions to semi-detached properties should be set back back 1m from the main front building line at all levels. In order to appear subordinate, the width and height of the side extension should be considerably less than that of the main house and be between

half and two thirds the width of the original house.

The submitted plans indicate that the proposed two storey side extension would only be set back from the front elevation of the existing property by 1m at first floor level with the ground floor being built flush with the front wall of the existing dwelling, which is contrary to the above guidance. At 5.07m the width of the proposed extension would be more than two thirds the width of the original house at it's widest point which would further conflict with the HDAS guidance. Furthermore, the tapered shape of the land the property is located on has a significant influence on the size and design of any development that could be built there. As a result the proposed front elevation of the side extension would have a width of 5.1m while the rear elevation would taper to a width of 1.7m, creating a discordant and incongruous development in terms of its design and appearance. Therefore, the proposed side/rear extension is considered to form an overly dominant development that would fail to appear as a subordinate addition to the existing dwelling and would have an unacceptable impact to the character of the original property and the visual amenity of the surrounding Barnhill Estate Area of Special Local Character. Therefore, the proposed development is contrary to Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Paragraphs 3.3 and 3.6 of the HDAS Residential Extensions guidance, states: For semi-detached and terraced dwellings on a plot more than 5m wide a single storey rear extension up to 3.6m deep is acceptable. A pitched roof extension should not exceed 3.4m in height.

The proposed single storey rear extension would have a depth of 3.3m and a roof height of 3.5m, which is contrary to the above guidance. However, the difference of 0.1m is considered marginal and would not have a significant impact to the residential amenity of the neighbouring property at No. 11 Attlee Road. As a result, the size, scale and bulk of the development is considered to have an acceptable impact to the occupiers of the neighbouring dwelling in terms of loss of light, loss of outlook and overshadowing. Therefore, the proposed development is in accordance with Policies BE20, BE21 and BE24 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 proposals would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan.

Paragraph 4.9 of the HDAS guidance, states: Sufficient garden space should be retained as a consequence of an extension. Two bedroom houses should retain at least 40 square metres of private usable rear garden space, 3 bed houses at least 60 square metres and 4 bed houses at least 100 square metres. Plans indicate that following the construction of the rear extension approximately 73 square metres of rear garden space would be retained for the occupiers of this 5 bedroom dwelling. The proposed developments if therefore contrary to above guidance and Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed extension would not impact the parking provision to the front of the property and the development is considered to not materially increase the parking demand for the occupiers of the site.

Given the above, the proposed development would represent an incongruous addition that would fail to appear as a proportionate addition the existing dwelling and fail to retain a sufficient amount of rear garden space for it occupants. The application is therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey side extension, by reason of its siting, size, scale and design including the lack of a set back from the front elevation at all levels would fail to appear as a subordinate addition and would thus be detrimental to the appearance of the original house, the visual amenities of the street scene and the character and appearance of the wider Barnhill Estate Area of Special Local Character. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, 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 proposal fails to provide amenity space of sufficient size and quality commensurate to the size and layout of the proposed development. As such the proposal would provide a substandard form of accommodation for current and future residents which is contrary to Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The proposal by reason of its siting, design, layout, size, and site coverage, would result in a cramped development of the site on this prominent corner plot of land, creating a visually incongruous and overdominant addition, therefore failing to harmonise with the established character of the surrounding area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, 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.

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.

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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guidance.

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