Residents Services

APP. REF. NO: 70030/APP/2014/3367

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 46 WHITETHORN AVENUE YIEWSLEY

Development: Two storey side extension

LBH Ref Nos: **70030/APP/2014/3367**

Drawing Nos: B3857
B3857-01
B3857-02 A

Date Plans Received: 22/09/2014 **Date(s) of Amendment(s):**

Date Application Valid: 22/09/2014

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two-storey semi-detached property situated on the south side of Whitethorn Avenue. It faces across a 45% angle to the building line of the housing facing the road. This is mirrored by numbers 44 and 42, although the properties on the opposite side of the road to the north of Whitethorn Avenue face the road and form corner plots.

The street scene is residential in character and appearance comprising a mix of two storey semi-detached and terraced houses. It is open in appearance with grass verges planted with trees lining the road.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

The application seeks planning consent for the erection of a two storey side extension to provide a new kitchen/dining area and an additional bedroom and study area at the fist floor.

1.3 Relevant Planning History

70030/APP/2014/1865 46 Whitethorn Avenue Yiewsley

Two storey side extension

Decision Date: 28-08-2014 Refused

Comment on Planning History

70030/APP/2014/1865 - Two storey side extension (refused)

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

The following neighbours were consulted for a period of 21 days expiring on the 17 October 2014 as follows: -
- 54 Acacia Avenue
- 48 Whitethorn Avenue

No responses from the neighbours.

Whitethorn Residents Association: No response has been received

Floodwater Management: No response has 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:

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 residential amenity of the neighbouring dwellings and provision of acceptable residential amenity for the application property.

Because of the corner location of the site, the front garden is wider than the rear, which tapers from approximately 15.7m at the front boundary to just 3m at the rear boundary. This consequently has an effect the ability to extend to the side of the property; where there is 6m to the boundary at the front of the house but only 2.6m level with the rear of the house. The proposed two storey side extension measures 3.6m in width and is over 2m from the side boundary at the front, the extension narrows in line with the shape of the site to 1.7m at the rear and measures 0.9m from the boundary at the narrowest point to the rear. Whilst the extension is considered to meet required level of openness between the properties, it still results in an extension which due to its awkward shape would provide a design of extension, particularly at roof level which is at odds with the simple design of

the existing and adjoining properties to the detriment of the character and appearance of these properties and the visual amenity of the street scene and the wider area. This is exacerbated by the location of the property in a visually prominent position where the design will be viewed from many angles. As such it is considered that the proposal would detract from the architectural integrity of the original house and the character of the area and as such would be contrary to Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 5.0 of the SPD HDAS: Residential Extensions.

Due to the orientation of the dwelling with the neighbour at 54 Acacia Avenue there will inevitably be a level of overlooking between both properties. However it is not considered that the proposal would detrimentally increase that, therefore considered that there would be no additional loss of amenity as a result of this proposal.

Paragraph 5.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. This proposal does not take up any rear garden space but it would increase the size of the dwelling to a 3 bedroom property. As such there would be a requirement for at least 60sq.m of garden space however the existing garden area currently provides 109sq.m; this is therefore not a cause for concern.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey side extension, by reason of its size, scale, bulk and width and design, including the roof design, would be detrimental to the appearance and character of the existing property and the visual amenities of the street scene and the wider area. As such, the proposal 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 - Saved UDP 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

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PT1.BE1	(2012) Built Environment

Part 2 Policies:

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guidance.

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