

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 20 BUCKINGHAM GROVE HILLINGDON

Development: Conversion of roof space to habitable use to include a rear dormer and 2 front roof lights

LBH Ref Nos: **70445/APP/2014/4130**

Drawing Nos: MB/3028/2
MB/3028/1
Location Plan (1:1250)

Date Plans Received: 20/11/2014 **Date(s) of Amendment(s):**

Date Application Valid: 20/11/2014

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises of a two storey end terraced property located on the western side of Buckingham Grove which lies within the Developed Area and Hillingdon Village Conservation Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). The house is a 1970's two storey dwelling with open land to the front and vehicular access to the rear.

1.2 Proposed Scheme

The application seeks planning permission for the conversion of roof space to habitable use to include a rear dormer and 2 front roof lights. The two front rooflights are proposed to be conservation type rooflights. The rear dormer would measure 6.1m in width by 2.18m in height and 2.62m in depth and would be inset 60cm from the side sof the roof and set down 0.45m from the ridge.

1.3 Relevant Planning History Comment on Planning History

There is no planning history of relevance to this application.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 24th December 2014

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

2 Neighbouring properties were consulted by letter dated 25.11.14 and a site notice was displayed which expired on 24.12.14.

Tree Officer - No objection and no need for landscape conditions.

Conservation Officer:

BACKGROUND: The end of terraced 1970s property lies within the Hillingdon Village

Conservation Area. The surrounding terraces and roofscape are in principle unaltered, ideally this should be maintained.

COMMENTS: Taking into account the style of the terraced properties, the proposed dormer would not be in keeping with the character of the surrounding area, and would be highly visible from the public access way and other visible aspects due to the orientation of the property. The proposed dormer would be considered an over large incongruous addition, creating an unnecessary precedent.

The front roof lights would need to be of the conservation flush-type.

CONCLUSION: Unacceptable

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

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE1 Development within archaeological priority areas

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.

BE4 New development within or on the fringes of conservation areas

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 and private amenity space 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. Furthermore Policy BE4 of the Local Plan requires development to conserve or enhance the character and appearance of Conservation Areas.

Whilst the proposed dormer window would comply with the advice set out in section 7 in terms of its size and set down of the HDAS Guidance, it would still result in a very large dormer dormer which would dominate the roof slope within which it would be set. Concerns are also raised in terms of its impact upon this property and the wider Hillingdon Village Conservation Area. Whilst the dormer is set in the rear roof slope, the rear of the site is an open area with a number of footways crossing it. The rear elevation is extremely prominent. The Council's Conservation Officer has advised that "Taking into account the style of the terraced properties the proposed dormer would not be in keeping with the character of the surrounding area, and would be highly visible from the public access way and other visible aspects due to the orientation of the property. The proposed dormer would be considered an over large incongruous addition, creating an unnecessary precedent." As such it is considered that the dormer window, by virtue of its excessive size, scale, and bulk and siting in the prominent rear roof slope, would detract from the architectural integrity of the host dwelling and result in an incongruous form of development within the street scene which lies within the Hillingdon Village Conservation Area. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, 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.

The size of the development would not cause significant harm to residential amenity of any neighbouring dwelling in terms of loss of light or loss of outlook. As the proposal does not propose any additional side openings, the proposal would not cause any significant loss of privacy to any neighbouring dwelling. Therefore, the development complies with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

It is considered that all the proposed habitable rooms and those altered by the development would maintain an adequate outlook and source of natural light. Therefore the proposal complies with Policy BE20 of the Hillingdon Local Plan - Saved UDP Policies (November 2012)

The private rear garden area has remained the same. However the proposal includes a fourth bedroom which increases the requirement to 100m². The private garden area measures 50m² which would result in a considerable shortfall of the HDAS Requirement and as such is considered unacceptable and in conflict with Policy BE23 of the Local plan.

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed dormer window, by virtue of its size, scale, bulk, design and siting in a prominent position, would detract from the architectural integrity of the host dwelling and result in an incongruous form of development, to the detriment of the visual amenity of the street scene and the wider Hillingdon Village Conservation Area. Therefore the

proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, 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.

2 NON2 Non Standard reason for refusal

The proposed conversion of the roof space to habitable use would, by virtue of its failure to maintain an adequate amount of private usable external amenity space for the occupiers of the extended property, result in 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 adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

- 1 The applicant is advised, for the avoidance of doubt, that the annotation provided on submitted plans references: MB/3028/1 and MB/3028/2 is incorrect in terms of the front and rear elevation. However the application has been assessed on the basis of the intention of the plans.
- 2 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
PT1.HE1	(2012) Heritage

Part 2 Policies:

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE1	Development within archaeological priority areas

guidance.

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.
BE4	New development within or on the fringes of conservation areas
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2011) Quality and design of housing developments

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