

DELEGATED 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. 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. Interim Director of Planning, Regeneration & Public Realm 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 Interim Director of Planning, Regeneration & Public Realm**Address** 5A SIPSON WAY SIPSON**Development:** Erection of a single storey rear outbuilding**LBH Ref Nos:** 71069/APP/2022/3006**Drawing Nos:** 2022/108/02
Block Plan
2022/108/01
Location Plan**Date Plans received :** 02/11/2022**Date(s) of Amendment(s):****Date Application Valid:** 02/11/2022**1. SUMMARY**

The application seeks planning permission for the erection of a single storey rear outbuilding.

2. RECOMMENDATION**APPROVAL subject to the following:****1 RES3 Time Limit**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan number Location Plan, Block Plan, 2022/108/01 and 2022/108/02.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2021).

3 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls of the development hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4 RPD13 Restrictions on outbuildings

The outbuilding hereby approved shall only be used for the purpose(s) stated on the application form and approved drawings and shall not be used for purposes such as a

living room, bedroom, kitchen, study, commercial use, as a separate unit of accommodation or for any business purposes.

REASON

To avoid any future fragmentation of the curtilage or the creation of a separate residential or business use, so as to protect the amenity of adjoining residential properties in accordance with Policies DMH 4, DMHB 11, DMHB 16, DMHB 18 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

INFORMATIVES

1 I47 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

2 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a two storey semi-detached dwelling that has been split into two flats (5 and 5a Sipson Way). The properties benefit from one large enclosed rear garden.

The surrounding area is residential in character, comprising of mainly semi-detached dwellings.

The site is located within a Critical Drainage Area.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a single storey rear

outbuilding.

3.3 Relevant Planning History

71069/APP/2015/2705 5a Sipson Way Sipson
PROPOSED BRICK SHED

Decision: 16-09-2015 NFA

71069/APP/2017/3136 5a Sipson Way Sipson
PROPOSED SHED

Decision: 09-10-2017 NFA

71069/APP/2022/2330 5a Sipson Way Sipson

Erection of outbuilding to rear garden (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 22-08-2022 WD

Comment on Planning History

The planning history for this site is listed above.

The enforcement history is important and noted, the previous car sales use has ceased.

Enforcement officer comments:

- Notice attached was served on 7th September 2018. Last visit in 2020 found no car sales on site and no new complaints since.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date:- Not applicable

4.2 Site Notice Expiry Date:- Not applicable

5. Comments on Public Consult

Four neighbouring properties and Harmondsworth and Sipson Residents Association were consulted on the application by letter dated 03-11-22. The consultation period expired 24-11-22. The following representations were received:

- Impact on privacy.
- Impact car parking at site and blocking of shared access to garden.
- Level of activity will rise by a harmful degree.

Officer comment:

The impact on amenity is discussed in the main report, below. Given the existing site situation and shared garden, the use (ancillary to no.5a) would not be harmful or cause a harmful loss of privacy to the neighbour at the property. Other neighbours would also experience a similar impact given the use of the garden, boundary treatment and existing built form.

The use would be ancillary to no.5a and this is secured by condition. Any impact on parking or access during construction would be a civil matter.

Access Officer Comments:

- I have considered the detail of this planning application for an outbuilding to be used ancillary to the main house, and have no accessibility concerns at this time.

Highways Officer Comments:

- The planning permission is sought for erection of a single storey rear outbuilding. The property is a semi-detached dwelling and benefits from a driveway. In accordance with London Plan 2021 Policy T6.1 Residential Parking if this was a new development there would still be 0.75 car parking space be allocated. As this is an existing dwelling and on the basis that when the development is built out there would still be off street parking available, there are no objections from the Highways Authority for this proposal.

6. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHD 2 Outbuildings

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP D4 (2021) Delivering good design

In addition:

7. MAIN PLANNING ISSUES

7.1 Impact on the amenities of the occupiers of neighbouring residential properties

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure, amongst other matters, that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The proposed outbuilding will be positioned in the rear south easterly corner of the shared garden. Due to the distance away from the rear of no.5 Sipson Way, coupled with modest footprint and height, it is considered there would be no adverse effects on the neighbouring amenities in terms of loss of daylight/sunlight, loss of outlook, nor would it be overbearing. The proposed use of the outbuilding is for a computer room/storage/w.c.. Therefore there would be no increase in the existing activities at the site. A condition secures this use, ancillary to the main dwelling at no.5a.

Number 7 Sipson Way is located south of the application site. The property benefits from a single storey rear outbuilding and the proposed development would be situated next to this. The outbuilding would extend approx. 1.6m in front of no.7's outbuilding, however due to the modest height and footprint, it would not effect the amenities of the neighbouring occupiers in terms of loss of daylight/sunlight, loss of outlook, nor would it be overbearing. Given the distance away from the rear of the main property at no.7, there

would be no impact of overshadowing, loss of privacy or outlook as a result of the proposal.

The outbuilding would be built away from the boundary with No. 3 Sipson Way and given the distance, there will be no impact of overshadowing, loss of privacy or outlook as a result of the proposal.

7.2 Impact on Street Scene

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping.

Policy DMHD 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that the Council will require residential outbuildings to meet the following criteria:

- i) the building must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers;
- ii) the developed footprint of the proposed building must be proportionate to the footprint of the dwelling house and to the residential curtilage in which it stands and have regard to existing trees;
- iii) the use shall be for a purpose incidental to the enjoyment of the dwelling house and not capable for use as independent residential accommodation; and
- iv) primary living accommodation such as a bedroom, bathroom, or kitchen will not be permitted.

Paragraph A1.34 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that as a general guide, an outbuilding should be no greater than 30 square metres and should not significantly reduce private amenity space or the landscape and ecological value of the garden.

The proposed outbuilding would measure 33 square metres with a flat roof to the maximum height of 2.5m. This does not strictly comply with Policy DMHD 2, however there are similar sized outbuildings in the immediate surrounding area. The outbuilding would be used as a computer room/storage/w.c, this use is considered ancillary to the main dwelling.

The proposed outbuilding would not be visible from the street scene and would not harm the character and appearance of the surrounding area at the size proposed, in the siting to the rear.

It is considered that the proposed outbuilding would not be harmful to the character and appearance of the host dwelling and the surrounding area. The proposal complies with the overarching objectives of Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012), Policy DMHB 11 and DMHD 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

7.3 Traffic Impact/Pedestrian Safety

See Car parking and Layout section of report

7.4 Carparking & Layout

In accordance with London Plan 2021 Policy T6.1 Residential Parking if this was a new

development there would still be 0.75 car parking space be allocated. As this is an existing dwelling and on the basis that when the development is built out there would still be off street parking available, there are no highway concerns.

7.5 Urban Design, Access and Security Considerations

Hillingdons internal access officer does not have any access concerns over the current proposal.

Due to the proposed use of the outbuilding (computer room/storage/w.c.) it is considered there would not be an increase in the current activities at the site, therefore the access to the property and shared gardens should stay the same.

7.6 Other Issues

External Amenity Space Provision:

The rear extension will retain approx. 332 sqm of private amenity space for the occupiers of the dwelling, it is considered that the proposal would not undermine the provision of external amenity space for the existing occupiers at the site. The proposed development would therefore comply with Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

8. Reference Documents

The Local Plan: Part 1 - Strategic Policies (2012)

The Local Plan: Part 2 - Development Management Policies (2020)

The Local Plan: Part 2 - Site Allocations and Designations (2020)

The London Plan (2021)

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