

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 an Option

1.	No valid planning application objection in the form of a petition of 20 or more signatures, has been received	<input type="checkbox"/>
2.	Application complies with all relevant planning policies and is acceptable on planning grounds	<input type="checkbox"/>
3.	There is no Committee resolution for the enforcement action	<input type="checkbox"/>
4.	There is no effect on listed buildings or their settings	<input type="checkbox"/>
5.	The site is not in the Green Belt (but see 11 below)	<input type="checkbox"/>

The delegation powers schedule has been changed. Interim Director of Planning, Regeneration & Public Realm can determine this application

Case Officer:

Signature:

Date:

REFUSAL RECOMMENDED: GENERAL

6.	Application is contrary to relevant planning policies/standards	<input type="checkbox"/>
7.	No petition of 20 or more signatures has been received	<input type="checkbox"/>
8.	Application has not been supported independently by a person/s	<input type="checkbox"/>
9.	The site is not in Green Belt (but see 11 below)	<input type="checkbox"/>

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's are satisfactory.

Team Manager:

Signature:

Date:

RESIDENTIAL DEVELOPMENT

10.	Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha	<input type="checkbox"/>
11.	Householder application in the Green Belt	<input type="checkbox"/>

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	<input type="checkbox"/>
13.	Refusal of change of use from retail class A1 to any other use	<input type="checkbox"/>
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.	<input type="checkbox"/>

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

CERTIFICATE OF LAWFULNESS

15.	Certificate of Lawfulness (for proposed use or Development)	<input type="checkbox"/>
16.	Certificate of Lawfulness (for existing use or Development)	<input type="checkbox"/>
17.	Certificate of Appropriate Alternative Development	<input type="checkbox"/>

CERTIFICATE OF LAWFULNESS

18.	ADVERTISMENT CONSENT (excluding Hoardings)	<input type="checkbox"/>
19.	PRIOR APPROVAL APPLICATION	<input type="checkbox"/>
20.	OUT-OF-BOROUGH OBSERVATIONS	<input type="checkbox"/>
21.	CIRCULAR 18/84 APPLICATION	<input type="checkbox"/>
22.	CORPSEWOOD COVENANT APPLICATION	<input type="checkbox"/>
23.	APPROVAL OF DETAILS	<input type="checkbox"/>
24.	ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where the Heads of Terms have already received Committee approval	<input type="checkbox"/>
25.	WORKS TO TREES	<input type="checkbox"/>
26.	OTHER (please specify)	<input type="checkbox"/>

NONE OF THE ABOVE DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM

Item No.	Report of the Head of Development Management and Building Control	
Address:	124 ROSEVILLE ROAD HAYES	
Development:	Erection of a part single part two storey extension to rear. Erection of a front porch.	
LBH Ref Nos:	7123/APP/2023/3466	
Drawing Nos:	Location Plan 124 01 - Existing Plans 124 02 - Proposed Plans	
Date Plans received:	30-11-23	Date(s) of Amendments(s):
Date Application valid	30-11-23	

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two storey semi detached dwelling, located on the northern side of Roseville Road. The application site benefits from an area of hardstanding to the front for off street parking and a rear garden.

The surrounding area is predominantly residential in character. Number 126 Roseville Road is located to the west of the application site and forms the adjoining semi-detached dwelling. Number 122 Roseville Road is located to the east of the application site.

The application site is not designated within a Conservation Area, nor an Area of Special Local Character. The site does not contain any Listed Buildings. There are no trees that are subject to a Tree Preservation Order within the site or on adjoining land. The site does not lie within a Critical Drainage Area or a Surface Water Flood Zone.

1.2 Proposed Scheme

The application seeks planning permission for the erection of a part single, part double storey extension to the rear of the dwelling and erection of a front porch. The application site benefits from a rear extension with a depth of 2.40m and a width of 4.00m. This will be demolished and replaced with a single storey extension which would have a depth of 6.00m, a width of 6.07m which would be characterised with a flat roof with a height of 2.90m. The proposal also includes a first floor rear extension with a depth of 3.60m, a width of 3.50m which would be characterised with a hipped roof, set down from the main hipped roof. The proposed front porch extension would have a depth of 1.20m, a width of 3.00m and would be characterised with a hipped roof with a maximum height of 3.40m.

1.3 Relevant Planning History

Comment on Planning History

No comment.

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

Five neighbouring properties were consulted by letter dated 13-12-2023. The consultation period expired on 06-01-2024 and no neighbouring objections were received during the consultation period.

4. 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
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
NPPF12	NPPF 2021 - Achieving well-designed places
NPPF4	NPPF 2021 - Decision-Making

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the street scene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

Character and Appearance:

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and

materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new development will be required to be designed to the highest standards and incorporate principles of good design.

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extensions to dwellings should not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

With regard to rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;

With regard to front extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

The application seeks planning permission for the erection of a part single, part double storey extension to the rear of the dwelling and erection of a front porch. The application site benefits from a rear extension with a depth of 2.40m and a width of 4.00m. This will be demolished and replaced with a single storey extension which would have a depth of 6.00m, a width of 6.07m which would be characterised with a flat roof with a height of 2.90m. The proposal also includes a first floor rear extension with a depth of 3.60m, a width of 3.50m which would be characterised with a hipped roof, set down from the main hipped roof. The proposed front porch extension would have a depth of 1.20m, a width of 3.00m and would be characterised with a hipped roof with a maximum height of 3.40m.

With regards to the single storey part of the rear extension, with a depth of 6.00m, the extension would be well in excess of the 3.60m recommended in Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). It is considered that the extension would not be a subordinate addition to the dwelling and would result in harm to the character and appearance of the host dwelling and wider area.

With regards to the first floor part of the rear extension, it is noted that with a width of 3.50m, and a depth of 3.60m, the proposal would not interrupt the 45 degree lines of sight from the closest neighbouring first floor windows and would have a ridgeline set down from the main ridgeline of the original roof. This element of the proposal would be considered to accord with all criteria set out in Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

With regards to the front porch extension, with a modest width and depth, the proposal would be considered a minor addition to the front elevation of the dwelling and would not be considered to cause any undue harm to the character and appearance of the host dwelling or wider area, in accordance with Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Overall, the proposed extensions are significant and given the presence of the single storey rear extension with a depth of 6.00m, would result in additions that would not be subordinate to the host dwelling and would be considered harmful to the character and appearance of the host dwelling and wider area.

It is noted that no precedent has been set within the street scene of Roseville Road for extensions with a depth of 6.00m. Whilst some rear extensions are present in the surrounding area, these are much smaller in scale.

It is noted that the proposed extension, sited to the rear of the dwelling, would not be seen from any public vantage points and therefore would not have any negative impact on the character and appearance of the street scene or wider area, in accordance with Policy DMHD 1 of the Hillingdon Local Plan Part Two - Development Management Policies (2020).

Taking into account all of the above, it is considered that the proposal by reason of its excessive depth, width, and overall size, would result in a disproportionate addition that would not appear subordinate to the appearance of the original dwelling. The proposal would therefore not be in accordance with Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMHD 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), in this respect.

Residential Amenity:

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 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.

Number 126 Roseville Road is located to the west of the application site and forms the adjoining semi-detached dwelling. Number 122 Roseville Road is located to the east of the application site.

Number 126 Roseville Road benefits from a rear extension with a depth of 4.00m. The proposed extension would therefore protrude 2.00m from the rear elevation of No 126. The proposed extension would not be considered to harm the amenity of this neighbour, in terms of daylight / sunlight, outlook or overbearing effect.

Number 122 Roseville Road benefits from a rear extension with a depth of 3.00m. The proposed extension would therefore protrude 3.00m from the rear elevation of No 122. The proposed extension would not be considered to harm the amenity of this neighbour, in terms of daylight / sunlight, outlook or overbearing effect.

Overall, it is considered that the proposal would not adversely effect the amenities of neighbouring

occupiers, in accordance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Light and Outlook:

It is considered that all the resulting habitable room, and those altered by extension, maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

External Amenity Space Provision:

A sufficient amount of private amenity space will be retained to meet the minimum standards set out in Table 5.3 (Private Outdoor Amenity Space Standards) of the Hillingdon Local Plan Part 2: Development Management Policies (2020). The proposed single storey rear extension, therefore, would not undermine the provision of external amenity space, in accordance with Policy DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Parking and Highway Safety:

The parking provision would remain unaffected by the proposal, in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Conclusion:

For the reasons mentioned above in this report the application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Harm to the character and appearance of the dwelling

The proposed single storey rear extension, by reason of its excessive depth, width, and overall size, would result in a disproportionate addition that would not appear subordinate to the appearance of the original dwelling. The proposal would therefore not be in accordance with Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMDH 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), in this respect.

INFORMATIVES

1. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could

not overcome the reasons for refusal.

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 Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance..

Part 1 Policies

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
NPPF12	NPPF 2021 - Achieving well-designed places
NPPF4	NPPF 2021 - Decision-Making

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