Residents Services

APP. REF. NO: 71272/APP/2015/3958

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. 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

Report of the Head of Planning, Sport and Green Spaces

Address 110 RYEFIELD AVENUE HILLINGDON

Development: Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 2.4 metres

LBH Ref Nos: **71272/APP/2015/3958**

Drawing Nos: Location Plan (1:1250)
Existing Floor Plan
Proposed Floor Plan
Proposed Site Plan

Date Plans Received: 23/10/2015 **Date(s) of Amendment(s):**

Date Application Valid: 23/10/2015

1. RECOMMENDATIONS

1.1 Recommendations

That a certificate of lawful use or development be **REFUSED** for the proposed development described above in respect of the land edged red on the attached plans for the following reasons:

The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class A4 (10) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as the development has commenced prior to:

i) the receipt by the developer from the local planning authority of a written notice that their prior approval is not required;
ii) the receipt by the developer from the local planning authority of a written notice giving their prior approval; or
iii) the expiry of 42 days following the date on which the information was received by the local planning authority without the local planning authority notifying the developer as to whether prior approval is given or refused.

This determination is based on your submitted plans. All measurements are taken from existing ground level.

2.0 Planning Considerations

The property is a two-storey terraced house within the developed area of Hillingdon. There is no previous planning history.

An Article 4(1) Direction came into force on 22nd September 2014 which withdrew permitted development rights within the Borough for extensions over 4m depth.

Whilst it meets the relevant criteria it is currently under construction and therefore does not meet the prior approval procedures as the development has commenced prior to:

i) the receipt by the developer from the local planning authority of a written notice that their prior approval is not required;
ii) the receipt by the developer from the local planning authority of a written notice giving their prior approval; or
iii) the expiry of 42 days following the date on which the information was received by the local planning authority without the local planning authority notifying the developer as to whether prior approval is given or refused.

3.0 Relevant Planning History

4.0 Any Neighbour Objections

Nos. 108 and 112 Ryefield Avenue were consulted by letter dated 27/10/2015 and a site notice posted on 29/10/2015.
Neighbour Objections received?
NO

5.0 Assessment of Impact on Neighbours

No objections received

6.0 ALL CLASSES

Does depth exceed Article 4(1) limit?
No - does not exceed 4m

Is the dwelling a flat or a maisonette?
NO

Is there a planning condition removing permitted development rights?
NO

Is the building listed/in a Conservation Area?
NO

7.0 Other including Measurements

Height - 3 metres (total)
Depth - 4 metres
Width - 6 metres
Does not include a veranda, balcony or raised platform
Significantly less than 50% of site covered by buildings

Contact Officer: Cris Lancaster **Telephone No:** 01895 250230