

**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, Transportation and Regeneration**

**Address**                    178 AYLSHAM DRIVE ICKENHAM MIDDLESEX

**Development:**            Conversion of garage to habitable room including extension of front porch

**LBH Ref Nos:**            **71302/APP/2021/1824**

**Drawing Nos:**            Aylsham - Location Plan  
178/AD/APRIL/003  
178/AD/APRIL/002  
178/AD/APRIL/001

**Date Plans Received:**    05/05/2021                    **Date(s) of Amendment(s):**

**Date Application Valid:** 05/05/2021

## 1.    **CONSIDERATIONS**

### 1.1   **Site and Locality**

The application site comprises a terraced two storey property situated in the middle of Aylsham Drive. The property currently has a garage and hardstanding to the front of the property to provide space for one car space.

The streetscene is residential in character and most properties on the road also have a garage.

### 1.2   **Proposed Scheme**

The application seeks planning consent for the conversion of the existing garage to a habitable room, including extension of the front porch.

### 1.3   **Relevant Planning History** **Comment on Planning History**

No relevant planning history is associated with this site.

## 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**

3 neighbours and the Ickenham Residents Association were consulted for a period of 21 days expiring on the 5th June 2021. No comments were received in this time.

## 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
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D6	(2021) Housing quality and standards

## 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.

The Hillingdon Local Plan: Part One Strategic Policy BE1 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 of the 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. It should also not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

### D) Front Extensions

- i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;
- ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and
- iii) notwithstanding the above, at least 25% of the front garden must be retained.

The proposal involves conversion of the existing garage to habitable room for use as a study. The works will be internal to the dwelling but there will be a change from the garage door to windows on the exterior. There is no objection to the works involved with conversion of the garage to habitable use. In terms of design and appearance, the conversion would not cause harm to the street scene or damage the character of the surrounding neighbourhood.

The impact on the loss of garage will be little as the size of the garage is too small to fit a modern vehicle and the garage was most likely used for storage space. The dwelling will still retain an off-street parking space to the front. Therefore parking will not be affected and the development is in accordance with Policy DMT 6 A) of the Local Plan Part 2.

There is already an existing porch, which is proposed to be extended up the the depth of the existing garage wall by 2 metres with a sloped roof at 3 metres. The porch will not

dominate the character of the street as the porch will not extend across the whole frontage of the property. Although, the porch exceeds the permitted volume of three square metres, it will still remain subordinate to the building and considering the above, the front porch will still retain over 25% of the front garden space. There will be no impact harming the outlook or daylight of the neighbours either side of the application site. Also, as the garage will be converted and a new window inserted into the front elevation, the porch will create a positive outlook and appearance on the street scene. There are also other examples of property frontages on Aylsham Drive which have a similar look with the front door matching the depth of the converted or existing garage, these properties include no. 81, 168 and 335 Aylsham Drive, where planning permission was granted for similar works including a front porch extension.

Taking into consideration the matters above, this application is recommended for approval.

## **6. RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **1 HO1 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 Drawing Nos. 178/AD/APRIL/001, 178/AD/APRIL/002 and 178/AD/APRIL/003.

#### **REASON**

To ensure the development complies with the provisions of the Local Plan: Part Two - Development Management Policies (2020) and the London Plan (2021).

#### **3 HO4 Materials**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

#### **REASON**

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policies DMHB 11 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020).

## **INFORMATIVES**

**1** On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2021). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

**2** 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.

### Standard Informatives

- 1 The decision to GRANT 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 GRANT 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 - 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  
DMHD 1 Alterations and Extensions to Residential Dwellings  
DMT 6 Vehicle Parking  
LPP D6 (2021) Housing quality and standards

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any

deviation

from these drawings requires the written consent of the Local Planning Authority.

- 4 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 that is considered to cause harm to local amenity.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control  
3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
  - carry out work to an existing party wall;
  - build on the boundary with a neighbouring property;
  - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning Services Reception Desk, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission

does

not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

of A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours

08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

prior You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek

approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.

11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

12 You are advised that 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).

**Contact Officer:** Zara Raza

**Telephone No:** 01895 250230