

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	39 FALLING LANE YIEWSLEY
Development:	Single storey rear extension and conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end
LBH Ref Nos:	71343/APP/2015/4062
Drawing Nos:	45G Rev. B 45H Rev. B Location Plan (1:1250) 39K Rev. A 39A Rev. A 39B Rev. A 39C Rev. A 39D Rev. A 39E Rev. A 39F Rev. A 39J Rev. A

Date Plans Received: 02/11/2015

Date(s) of Amendment(s):

Date Application Valid: 01/12/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises of a two storey semi-detached dwelling set back from the adjacent highway and is characterised by a hipped roof with two storey bay window and is finished in a pebbledash render with a partial brick finish to the front elevation. The property benefits from ample garden room to the front and rear with a small detached garage located along the adjoining boundary to the rear. The property also benefits from tandem off road parking for up to 2 cars to the northern flank elevation.

The property falls within an existing residential area of Yiewsley, Uxbridge and is characterised mainly by two storey semi-detached dwellings that form a steady ribbon of development along Falling Lane. The properties are all set back from the main highway and benefit from ample amenity space.

1.2 Proposed Scheme

Householder consent is sought for the construction of a single storey rear extension, and conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end.

The proposed single storey rear extension would chamfer outwards towards the bottom end of the extension to protrude beyond the northern building line, and would measure 6m in depth, 6.5m in width and would be characterised by a flat roof with a maximum height of 3m and would incorporate two lantern rooflights.

The proposed dormer would be sited to the rear of the property following the hip to gable conversion and would measure 2.2m in height, 6m in width and would project 3.4m deep.

1.3 Relevant Planning History

Comment on Planning History

The application site benefits from no previous planning history.

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

A total of 3 neighbouring properties adjoining the site were consulted via letter dated 02.12.15 as well as a site notice displayed on 01.12.15

No comments or objections received.

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

Part 2 Policies:

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.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

AM14 New development and car parking standards.

LPP 3.5 (2015) Quality and design of housing developments

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The primary issues for consideration in the determination of the application relate to the impact of the proposal upon the residential and visual amenity of the application property, the residential amenity of the occupiers of the neighbouring properties and the impact upon the character of the surrounding area.

Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) are design policies which relate to new development. Development must harmonise with the existing street scene as well as the scale, form, architectural composition and proportions of the host dwelling. The Council's HDAS: Residential Extensions gives additional advice on the acceptability of extensions and alterations to residential dwellings.

Section 3.0 of the Supplementary Planning Document HDAS: Residential Extensions

states a single storey rear extension is the most common type of extension however this has to be assessed against any possible detrimental effect to neighbouring residents and their gardens. The extensions should always appear subordinate to the original house, and should not protrude out too far from the rear wall of the original house, as it may block daylight and sunlight received by neighbouring properties. Extensions up to 3.6m deep will be acceptable to semi-detached houses on a plot more than 5m wide.

Section 7.0 Loft Conversions and Roof Alterations of the Supplementary Planning Document HDAS: Residential Extensions states a dormer window must be constructed in the centre of the roof face. Each roof face will vary from one house to the next, but as a guide any roof extension should be set at least 0.3m below the ridge level, 0.5m above the eaves level and at least 0.5m from the sides. on larger detached and semi-detached houses, these set ins should be increased to at least 1m. It is important extensions appear secondary to the size of the roof face within which it will be set, as roof extensions as wide as the house can create a third storey appearance.

Section 7.11 hip to gable will normally be refused, as this would unbalance the overall appearance of the house, pair of semi-detached houses or terrace.

The application site forms part of a semi-detached dwelling and benefits from ample amenity space to the front and rear. The proposed single storey extension would measure 6m in depth, and would be sited to the rear of the dwelling. It is considered as the proposed extension would be sited to the rear, it would not result in a harmful impact on the character and appearance of the original dwelling and the surrounding area.

The proposed dormer would be set below the ridge and above the eaves by 300mm, and set in from the sides by 250mm. The proposed dormer would extend approximately the full width and height of the original and extended dwelling including the gable end following the conversion. As the property would also be described as a larger semi-detached dwelling the set ins of the dormer would not be considered sufficient to appear secondary or proportionate to the main roof slope and would give the appearance of an effective flat roofed third storey which would have a harmful impact on the character and appearance of the existing house and street scene.

The property is characterised by a hipped roof, which is consistent with the adjoining semi-detached properties along Falling Lane, and the adjacent Gordon Road. It is considered the proposed hip to gable conversion would unbalance the overall appearance between the application site and the adjoining semi, which retains its hipped roof appearance, and would result in an harmful impact on the character and appearance of the street scene.

The proposed dormer and hip to gable conversion would have a harmful impact on the character and appearance of the surrounding area and would be contrary to Policies BE13, BE15, BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies(November 2012) and the HDAS Supplementary Planning Document.

Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires new extensions by virtue of their siting, bulk and proximity would not result in a significant loss of residential amenity to neighbouring properties.

The adjoining neighbours to either side at Nos. 37 & 41 Falling Lane, do not benefit from any form of extension. The proposed single storey rear extension would therefore project 6m beyond both adjoining properties rear walls. No. 37 Falling Lane is the adjoining semi,

and therefore a 6m deep extension protruding beyond their rear wall along the shared boundary would appear overdominant and overbearing and would result in a significant loss of their residential amenities and levels of light.

The adjoining neighbour to the north side at No. 41 is separated by a driveway and also an existing garage along the shared boundary measuring approximately 3m high. The proposed extension which although could be considered overbearing and overdominant by virtue of its depth, it is considered not to have a greater impact upon their residential amenities and light levels than the existing garage.

The proposed extension is therefore considered to have an adverse impact upon the residential amenities and light levels of the adjoining semi-detached dwelling at No. 37 Falling Lane by reason of its size, scale and depth and would therefore be contrary to Policies BE20 & BE21 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the HDAS Supplementary Planning Document.

The property would retain approximately 100sq.m of rear usable amenity area and would therefore be considered to comply with Policy BE23 of the Hillingdon Local Plan: Part Two Saved UDP Policy (November 2012).

The two off road parking spaces would remain unaffected and would comply with Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed single storey rear extension, by virtue of its size, scale, bulk, depth and proximity, would be detrimental to the amenities of the adjoining occupier at 37 Falling Lane by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The roof alteration/extensions, by reason of the hip to gable end roof design and the size, scale, bulk, and design of the rear dormer window would fail to harmonise with the architectural composition of the original semi-detached dwelling, would be detrimental to the character, appearance and symmetry of the pair of semi-detached houses of which it forms a part and to the visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

- 1** On this decision notice policies from the Council's 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 (2015). 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

Part 2 Policies:

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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
LPP 3.5	(2015) Quality and design of housing developments
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

guidance.

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