Residents Services

APP. REF. NO: 71537/APP/2016/964

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 97 GROSVENOR CRESCENT HILLINGDON MIDDLESEX

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 3.45 metres, and for which the height of the eaves would be 2.55 metres

LBH Ref Nos: **71537/APP/2016/964**

Drawing Nos: Location Plan (1:1250)
Block Plan (1:500)
PG001
PG002

Date Plans Received: 07/03/2016 **Date(s) of Amendment(s):**

Date Application Valid: 07/03/2016

1. RECOMMENDATIONS

1.1 Recommendations

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

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

INFORMATIVES

1 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).

2.0 Planning Considerations

Site Description:

The application relates to the site of a two storey end-of-terraced dwelling located on the south-eastern side of Grosvenor Crescent and close to the junction intersection with Windsor Avenue. The application dwelling has a main altered hipped to gable end roof, rear dormer and front gable/bay projection and cantilevered front porch canopy. The rear garden comprises detached shed buildings and the front garden is mainly hardsurfaced,

and forms an area for off-street parking.

The Grosvenor Crescent streetscene and immediate locality are residential in character and comprise mainly terraced dwellings set in relatively medium to spaciously sized plots. The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

Proposal:

The application seeks confirmation that prior approval is not required for the 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 3.45 metres, and for which the height of the eaves would be 2.55 metres.

Conclusion:

4 neighbouring properties that share a boundary with the application site were consulted on the application by letter on 10/03/2016. By the close of the 21 day consultation period on 21/03/2016, one letter was received from a notified neighbour expressing no objection to the proposal.

3.0 Relevant Planning History

4.0 Any Neighbour Objections

The following neighbours were consulted by letter on 10/03/2016 for a period of 21 days expiring on 31/03/2016 as follows:
- Grosvenor Crescent: Nos. 95 and 99.
- Windsor Avenue: Nos. 118 and 120.

One letter was received from a notified neighbour expressing no objection to the proposal.

5.0 Assessment of Impact on Neighbours

Not required as there are no neighbour objections to the proposal.

6.0 ALL CLASSES

If Semi or Terrace - does it exceed 4m?
NO

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

Contact Officer: Victor Unuigbe **Telephone No:** 01895 250230