

## 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"/>

**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"/>

**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"/>

**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.	ADVERTISEMENT 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"/>

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

Case Officer:

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's 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 DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM



single storey rear extension of 5m depth. No higher than 3m to eaves or 4m to the highest point.

**Decision:** 14-03-2022

No Further Action(P)

77117/APP/2022/790

18 HAZELWOOD DRIVE PINNER

Conversion of roof space to habitable use to include a rear dormer and conversion of roof from hip to gable end. Erection of single storey extension to side and rear (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision:** 12-08-2022

Approved

### **Comment on Planning History**

77117/APP/2022/2597 - Conversion of roof space to habitable use to include a rear dormer and conversion of roof from hip to gable end. Erection of single storey side to rear extension. New porch. - Approved 28-11-22

Officer Comments: The application benefits from the above planning permission for the conversion of roof to gable end and a rear dormer. The overall height of the gable and the ridge height has increased and is the subject of this application.

## **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**

Seven neighbouring properties and Northwood Hills Residents Association were consulted on 17-04-2023.

Neighbour Objections (2):

- The plan states 3 front facing windows, however the property has 6 windows including one facing and overlooking neighbouring property and invading private space;
- Does not include the dwelling at the bottom of the garden that overlooks property;
- Query why have only just received notice when building work is almost complete;
- Appears bulky and out of place with the surrounding properties;
- Higher than surrounding roofs and the rear dormer is larger and bigger than other conversions;
- Appears that dormer is longer than measurements given.

Officer Comments: The above comments in relation to design, impact on character of the area and residential amenity will be discussed in further detail below. This application is part retrospective as the construction is almost complete, this planning process allows for applications to be submitted to regularise the works. The outbuilding to the rear is noted however this appears to have been constructed under permitted development. No plans have been submitted to regularise the outbuilding and this is a separate matter from this planning application for the roof works only. For the avoidance of doubt, the outbuilding should be used for purposes incidental to the enjoyment of the dwellinghouse.

## **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 16	Housing Standards
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 SI12	(2021) Flood risk management
LPP D6	(2021) Housing quality and standards
LPP SI13	(2021) Sustainable drainage
LPP D5	(2021) Inclusive design
LPP D8	(2021) Public realm
NPPF12	NPPF 2021 - Achieving well-designed places

## 5. MAIN PLANNING ISSUES

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

Character and Appearance:

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 Hillingdon 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 have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

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

i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of

the original roof slope above the eaves line;

ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;

iii) raising of a main roof above the existing ridgeline of a house will generally not be supported;

iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling; and

v) in Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise with the existing building. The highest point of the dormer should be kept well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first floor windows.

The application proposes part retrospective planning permission for the erection of a rear dormer extension with hip to gable extensions and 3 x front facing roof lights, a side window and changes to existing roof form. The site benefits from planning permission for the conversion of roof space to habitable use to include a rear dormer and conversion of roof from hip to gable end (Application Reference: 77117/APP/2022/2597). However, the overall scale of the hip to gable conversion has increased in terms of the height and width; and the rear dormer has increased in height and width. The overall ridge height has increased by approximately 0.3m.

Whilst the overall scale of proposed roof works has increased, the general design principles remain and it is not considered that the proposed development would appear out of character within the street scene. The proposal has increased the overall height by 0.3m, however in viewing the bungalow in this context with the surrounding properties, it does not appear out of character to a degree that has a harmful impact on the surrounding street scene. It is noted that No. 14 and No. 24 Hazelwood Drive benefit from double hip to gable conversions and rear dormers. No. 24 Hazelwood Drive benefits from a similar large rear dormer which spans the width of the rear roof slope. In this regard, it is considered that rear dormers are visible in the area, and there are large rear dormers present.

The application proposes 3 no. roof lights on the front elevation and an additional window on the side gable elevation. There are no objections to this aspect of the proposal.

It is therefore considered that the proposal would not cause harm to the character and appearance of the host dwelling and the surrounding area, in accordance with Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMHB 11, DMHB 12 and Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

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, amongst other matters, 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.

No. 16 and No. 20 Hazelwood Drive are the principal properties that need to be considered in terms of residential amenity. No. 16 is located to the north of the site and No. 20 is located to the south of the site and comprise a similar detached bungalows.

In terms of the hip to gable and rear dormer, it is not considered that it would significantly impact upon neighbouring properties in terms of overshadowing, overlooking or loss of light. It is noted that there are concerns that the gable window would result in overlooking and a loss of privacy. In the event of an approval, a condition will be secured on the window to ensure it is obscurely glazed and non-opening above 1800mm. It is not considered that the proposal would result in an unacceptable degree of overlooking or loss of privacy.

Having regard to the above, it is considered that the proposal would not cause undue harm to the living conditions of neighbouring occupiers in accordance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Furthermore, it is considered that all the proposed habitable rooms, and those altered by the proposed development, would maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

#### External Amenity Space Provision:

The proposed development would retain sufficient rear garden space. This would be in accordance with the minimum private amenity space standards set out in Table 5.3 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). As such, it is considered that the proposal would not undermine the provision of external amenity space for the existing occupiers at the site, in accordance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

#### Flood Risk:

The site is in a Critical Drainage Area. Therefore a suitable informative has been included. The site is located within 20m of the river bank. However, the works would be retained entirely within the existing roof scape so would not involve any development closer to the river bank.

#### Parking and Highway Safety:

The site benefits from hardstanding outside the front of the property, with enough space for two cars. It is therefore compliant with the recommended parking standards set out in Table 1 of Appendix C, it is considered that the proposal is unlikely to significantly exacerbate the pressure for street parking or prejudice highway safety. The proposal therefore accords with the overarching objectives of policy DMT 6 of the Hillingdon Local Plan Part 2 Development Management Policies (2020).

#### Conclusion:

The main body of the report demonstrates that the proposal complies with the overarching objectives of the relevant policies set out in the Hillingdon Local Plan: Part One Strategic Policies (2012) and Part Two - Development Management Policies (2020). It is therefore concluded, taking all matters into account, that planning permission should be granted subject to conditions.

## 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 the submitted plan numbers 2302-A-200 Rev A.

**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 1 and DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

**4. HO5 No additional windows or doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof of the development hereby approved.

**REASON**

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

**5. HO6 Obscure Glazing**

The gable end first floor side elevation window serving the bathroom shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

**REASON**

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (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 (2016). 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.

3. The site lies in a Critical Drainage Area (CDA) as identified in the Surface Water Management Plan (SWMP) for Hillingdon. A CDA is the catchment area from which surface water drains and contributes to drainage problems. All developments in this area must contribute to managing the risk of flooding from surface water by reducing surface water runoff from the site. Therefore the applicant should minimise the water from your site entering the sewers. No drainage to support the extension should be connected to any existing surface water sewer, other than as an overflow. Water run off from any roof or hard paving associated with the development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, which must be permeable or be collected and directed to a permeable area, otherwise it would need an additional permission. A water butt should be incorporated.

### Part 1 Polices

PT1.BE1 (2012) Built Environment

### Part 2 Polices:

DMHB 11 Design of New Development

DMHB 16 Housing Standards

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 SI12 (2021) Flood risk management

LPP D6	(2021) Housing quality and standards
LPP SI13	(2021) Sustainable drainage
LPP D5	(2021) Inclusive design
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NPPF12	NPPF 2021 - Achieving well-designed places

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