

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.	ADVERTISMENT 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

include a rear dormer with a Juliette balcony and conversion of roof from hip to gable end.

Decision: 22-06-2022

Refused

Comment on Planning History

77235/APP/2022/1373 - Erection of a single storey rear extension and conversion of roofspace to habitable use to include a rear dormer with a Juliette balcony and conversion of roof from hip to gable end. - Refused 22-06-22

Reasons for Refusal:

1. 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 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 DMHB11, DMHB12 and DMHD1 of the Hillingdon Local plan - Part Two (2020) and Policy D3 of the London plan (2021).

2. The proposed single storey rear extension, by reason of its staggered siting with 30D Northolt Avenue, size, design and proximity, would result in an overly dominant feature that overshadows the adjoining property at No. 30 D Northolt Avenue and as such would result in a visually intrusive and an un-neighbourly form of development, resulting in a loss of light and material loss of residential amenity. Therefore the proposal would be contrary to policies DMHB11 and DMHD1 of the Hillingdon Local Plan - Part Two (2020).

Officer Notes: The above planning application objected to the single storey rear extension which measured 3.5m deep, extended the full width of the host dwelling and featured a dual-pitched roof measuring a maximum height of 3.6m.

77235/APP/2022/2138 - Erection of a single storey rear extension - Approved 28-10-22

Officer Notes: The above planning application approved a 3.3m deep rear extension which extended the full width of the host dwelling and featured a 3.15m high dual-pitched roof with an eaves height of 2.25m.

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

Five neighbouring properties and South Ruislip Residents Association were consulted on 31-07-2023.

One comment of objection was received and can be summarised below:

1. Extension would extend 4.2m away from the rear of neighbouring property;
2. New rules of 2023 state that you are only permitted to extend half the length of the garden area - should not be allowed to extend further than neighbouring property;

3. Difficult to see the difference between the original agreed plans and new retrospective drawings, property appears longer and higher than permitted;
4. Roof windows can be seen from inside living room bay window;
5. Other properties would only be allowed to extend 3.6m and this means if the retrospective plans are agreed then it will be longer in length than any future extension and would appear odd in the area;
6. Neighbouring property will not be allowed to install any roof windows in proposed extension as this would overlook the property;
7. Result in a loss of light into building due to additional length and height.

Officer Comment:

1. The impact upon the residential amenity of neighbouring properties is addressed in further detail below;
2. The proposal has been assessed against the relevant planning policies in the main body of this report;
3. An assessment of the difference between the previous approved plans and this retrospective application has been detailed in the main body of the report;
4. This is noted, however this would not preclude the erection of the as-built extension.
5. Planning applications are considered on a case-by-case basis. Any planning application for other properties would be assessed against local plan policies and each application is fully considered on its own merits.
6. Planning applications are considered on a case-by-case basis. Any planning application for other properties would be assessed against local plan policies and each application is fully considered on its own merits.
7. The impact upon the residential amenity of neighbouring properties is assessed within the main body of this report.

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
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D6	(2021) Housing quality and standards
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.

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.

With regards to rear extensions, Policy DMHD 1 states that:

- 1) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- 2) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- 3) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- 4) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- 5) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- 6) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- 7) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- 8) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and
- 9) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

An assessment of the plans and a site inspection has revealed that the main alterations between the as-built single storey rear extension (subject of this retrospective application) and the previously approved single storey rear extension (application reference: 77235/APP/2022/2138) can be

summarised as follows:

- Depth of the rear extension has increased from 3.3m to 3.35m;
- Eaves height has been increased from 2.25m to 2.4m;
- Maximum height of the pitched roof has increased from 3.15m to 3.54m and;
- Glazed panel below above bi-fold doors, replacing the approved brick work.

In terms of Policy DMHD 1, the proposed depth of the extension is policy compliant. The maximum height of the rear extension at 3.54m is marginally above the 3.4m threshold recommended in Policy DMHD 1, however it is noted that this is a marginal difference and the eaves height of the extension remains relatively low. The proposed glazed panel above the bi-fold doors is considered acceptable.

It is noted that concerns have been raised in terms of the depth of the extension and projection beyond the rear building line along Northolt Avenue. However, it is considered that the single storey rear extension as constructed does not appear out of character in terms of the wider street scene and the extension does not harm the character and appearance of the host dwelling.

It is considered that the rear extension as constructed would not cause harm to the character and appearance of the application property and surrounding area. The proposal therefore substantively complies with the overarching objectives of Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Residential Amenity

The proposed extension would extend 3.35m beyond the rear building line of the attached neighbouring property, 34B Northolt Avenue. The rooflights on the sides of the pitched roof are obscurely-glazed and would be 2.6m above the finished floor level. Given the modest depth of the proposed extension, the modest height of the proposed dual-pitched roof ridge and eaves and the obscure-glazed side rooflight, it is considered that the proposed development would not adversely harm the neighbouring amenity of 34B Northolt Avenue in terms of loss of light, outlook or privacy.

The existing rear building line of the application property is situated 1.34m beyond the rear building line of the neighbouring property 30D Northolt Avenue due to the staggered building lines. The proposed 3.35m deep extension, combined with the existing 1.34m projection beyond the neighbouring property, would result in the application property extending 4.69m beyond the neighbouring property. However, there is a separation distance of approximately 1.85m between the flank walls of Nos.30D & 34A Northolt Avenue. It is considered that this separation distance serves to mitigate any undue impacts from the development on the residential amenity of 30D Northolt Avenue. The proposed rooflight on the side of the pitched roof would be obscure-glazed and would be 2.6m above the finished floor level. Given the modest depth of the proposed extension, the modest height of the proposed dual-pitched roof ridge and eaves, the separation distance between the two properties, and the obscure-glazed side rooflight, it is considered that the proposed development would not adversely harm the residential amenity of 30D Northolt Avenue in terms of loss of light, outlook or privacy.

Therefore, it is considered that the proposed development would not cause harm to the residential amenity of neighbouring properties, thereby complying with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Other Matters

It is considered that all the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (March 2021).

Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires developments to provide good quality and useable private outdoor amenity space in accordance with the Council's standards (as per Table 5.2), whilst Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that proposals to extend dwellings retain adequate garden space.

The application property has a rear garden of 93.5sq.m. The proposed rear extension would not result in a significant loss of rear garden and so would comply with the requirements of Policies DMHB 18 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments provide acceptable levels of car parking in line with the Council's Parking Standards (Appendix C Table 1).

The application property has a driveway and a parking area for one vehicle at the front of the property. The proposed rear extension would not impact on the existing parking provision and so the proposal would comply with Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

The application is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1. HO2 Accordance with approved

The development hereby permitted shall be retained and completed in accordance with the details shown on Drawing Nos. PE-02 Rev. C, PE-03 Rev. C & PE-04 Rev. C.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), and the London Plan (March 2021).

2. 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 of the development hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 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.

Part 1 Polices

PT1.BE1 (2012) Built Environment

Part 2 Polices:

DMHB 11	Design of New Development
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 D6	(2021) Housing quality and standards
NPPF12	NPPF 2021 - Achieving well-designed places

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