

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	<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 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 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, Transportation and Regeneration

Address 80 RYEFIELD AVENUE HILLINGDON

Development: Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.00 metres, for which the maximum height would be 3.00 metres, and for which the height of the eaves would be 2.85 metres

LBH Ref Nos: 77317/APP/2022/1731

Drawing Nos: PA - 01
PA - 03
PA - 02
PA - 04

Date Plans Received: 31/05/2022

Date(s) of Amendment(s):

Date Application Valid: 31/05/2022

1. RECOMMENDATIONS

1.1 Recommendations

That a certificate of lawful use or development be **GRANTED** 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 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:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior 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.

- 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.

2.0 Planning Considerations

The application seeks prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.00 metres, for which the maximum height would be 3.00 metres, and for which the height of the eaves would be 2.85 metres.

The site is not in a Conservation Area, World Heritage Site or AONB, and benefits from permitted development rights. Permitted development rights for these proposals are not removed by planning condition. There is an Article 4 Direction restricting single storey rear extensions under the prior approval process to no more than 4 metres in depth.

During the process of the application a representation was received triggering the requirement to assess the impact of the proposed development on the amenity of any adjoining premises.

3.0 Relevant Planning History

4.0 Any Neighbour Objections

Three neighbouring properties that share a boundary with the application site were consulted on the application by letter dated 09-06-22. The consultation period expired 30-06-22. One objection has been received during the 21 day consultation period.

Summary of objection:

- Extension with depth of 4m would obstruct light to adjoining property;
- Concern that expansion of property would result in use of the property as HMO which would place strain on local services and amenities;
- Proposed ground floor extension coupled with loft expansion would significantly increase the existing building resulting in a negative impact on the area.

Comments have also been received from the local Residents Association. It is important that the GPDO only allows Officers to consider the potential impact on the residential

amenity of the adjoining properties. Any other issues outside of the requirements of Class A of the GPDO cannot be considered as part of this assessment.

Officer comments:

- This report assess the potential impact on the residential amenity of the adjoining properties. Officers cannot consider any other issues as part of this assessment.

5.0 Assessment of Impact on Neighbours

As a neighbour representation was submitted, the local planning authority is required to assess the potential impact of the proposed development on the amenity of any adjoining premises. In this particular case, this requires an assessment on the potential impact on the residential amenity of Nos.78A and 82 Ryefield Avenue and No.113 Windsor Avenue.

Residential Amenity:

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.

With regard to single storey rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states, amongst other criteria, that:

- 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;
- Single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- 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;
- In Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- Balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;

The proposed single storey rear extension would extend beyond the original rear building line by 4 metres with a maximum height of 3 metres, and for which the height of the eaves would be 2.85 metres.

No.78A Ryefield Avenue is located west of the application site. The property benefits from a single storey rear extension measuring approx. 3m in depth. The proposed extension would therefore extend a further 1m beyond the existing rear building line of No.78A. Having regard to the proposed depth beyond the existing rear building line at No.78A (1m) coupled with the modest height of the proposed extension, it is considered that the proposed development would not cause any significant harm to the residential amenities of the neighbouring property in terms of visual intrusion, overdominance, overshadowing, loss of daylight, loss of sunlight and loss of outlook.

No.82 Ryefield Avenue is located east of the application site. The property benefits from a single storey rear extension measuring approx. 3.9m. The proposed extension would extend a further 0.1m beyond the rear building line of No.82. Having regard to the proposed depth beyond the existing rear building line at No.82 (0.1m) coupled with the modest height of the proposed extension, the proposed extension would not cause any significant harm to the residential amenities of the neighbouring property in terms of visual

intrusion, overdominance, overshadowing, loss of daylight, loss of sunlight and loss of outlook.

Due to the separation distance between the host property and the rear building line of No.113 Windsor Avenue, the proposed extension would have no adverse impacts on the neighbouring amenity of this adjoining property.

Conclusion:

It is considered that the proposal would not cause unacceptable harm to the residential amenity of neighbouring residents at Nos 78A and 82 Ryefield Avenue and 113 Windsor Avenue. Accordingly, the submission is recommended for approval.

6.0 ALL CLASSES

Does not 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: Rhian Thomas

Telephone No: