

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 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

Report of the Head of Development Management and Building Control

Address: 42 SIPSON ROAD WEST DRAYTON

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 3.00 metres

LBH Ref Nos: 79501/APP/2025/1444

Drawing Nos: Location Plan
S/0525/HH5
S/0525/HH2
S/0525/HH1
S/0525/HH3
S/0525/HH4

Date Plans received: 22-05-25 **Date(s) of Amendments(s):**

Date Application valid 22-05-25

1. RECOMMENDATION

1.1 Recommendations

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

The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as the proposed development would unduly detract from the residential amenity of the adjoining occupiers at 40 Sipson Road, by reason of loss of light and loss of outlook. The proposal is contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Prior Approval is refused.

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

CONDITIONS

INFORMATIVES

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 3.00 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.

The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as the proposed development would unduly detract from the residential amenity of the adjoining occupiers at 40 Sipson Road, by reason of loss of light and loss of outlook. The proposal is contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Prior Approval is therefore refused.

A detailed assessment of the extensions impact on neighbouring amenities has been carried out below.

3.0 Relevant Planning History

4.0 Any Neighbour Objections

Four neighbouring properties were consulted on the application by letters dated 10/06/25. The consultation period expired 01/07/25.

Two representations were received expressing concerns regarding loss of light, the placement of a downstairs toilet and impacts of the development on the existing waste/drainage system.

Officers comments:

While comments regarding toilets and drainage are noted, this application to determine if prior approval is required for a proposed rear extension is based upon the development compliance with Schedule 2 part 1 of the GPDO (2015) (as amended) only and therefore issues relating to drainage and toilets have not been considered in the determination of this application. It should also be noted that drainage impacts would be appropriately assessed at Building Control stage, had prior approval been granted.

5.0 Assessment of Impact on Neighbours

As an objection has been received to this application, an assessment is required on the impact of the proposal upon the residential amenities of the occupants of the properties who share a boundary with the application site.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 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 have a depth of 4m with a maximum height of 3.00m and eaves height of 3.00m and would be characterised by a flat roof.

Number 40 Sipson Road adjoins the site to the north west and does not benefit from any extensions. While noted that there is an existing extension at the site, it is set away from the boundary with No.40 by approximately 1.9 metres reducing the impact it has on the occupiers of the property. The proposed development would extend the full length of the rear of site and would be 4m deep and 3m high. Due to its combined height and depth, the extension would cause a significant loss of light and outlook to the habitable ground floor rear windows of No.40, subsequently harming the amenities of the property's occupiers. Whilst the proposed flat roof would meet the Council's recommended height standard, the proposed rear extension would exceed the Council's recommended depth standard set out in Part B of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Limited privacy exists between the rear gardens of the development site and No.40 and therefore the development is not considered to cause any harmful loss of privacy to No.40.

Number 44 Sipson Road has an existing conservatory along the shared boundary which measures approximately 3metres deep, therefore the proposal would extend 1 metre beyond the adjoining extension at no.44. Given this point, the proposed extension is considered to cause minimal impact. In addition, the design considering the moderate height and depth s considered to cause no harmful loss of light, outlook or privacy to the occupiers of No.44.

Numbers 9 and 10 Dell Road adjoin the site to the rear. The proposed rear extension would have a separation distance of approximately 15.75m from the rear boundary. Given the separation distance the proposed extension is considered to cause no harmful loss of light, outlook or privacy to the occupiers of Nos.9 and 10.

On balance and for the reasons outlined above, it considered that the proposed development would have a harmful impact on neighbouring amenities of No.40 Sipson Road in terms of loss of light an outlook.

Prior approval is therefore required and refused.

6.0 PRIOR APPROVAL - HOUSEHOLDER

Does 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:

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