

Report of the Head of Planning, Sport and Green Spaces

Address 48 POLE HILL ROAD HILLINGDON
Development: Erection of a rear extension
LBH Ref Nos: 33924/APP/2017/1512
Drawing Nos: Location Plan (1:1250)
Proposed Floor Plans and Elevations
Existing Floor Plan and Elevations
Block Plan (1:500)

Date Plans Received: 26/04/2017 **Date(s) of Amendment(s):**

Date Application Valid: 13/06/2017

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposed extension, by reason of its size, scale, bulk, siting and massing when viewed in combination with the existing extensions/dormers, would unduly dominate the original building to an unacceptable degree. The proposed rear extension would appear as an incongruous and visually intrusive addition and would detract from the modest proportions and form of the host building. The scheme would thereby be detrimental to the character and appearance of the host building and the visual amenities of the street scene and the surrounding area. The proposal would thus be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3. **CONSIDERATIONS**

3.3 **Relevant Planning History**

33924/83/1484 48 Pole Hill Road Hillingdon

Single storey rear extension.

Decision: 10-11-1983 Approved

33924/APP/2013/1683 48 Pole Hill Road Hillingdon

Erection of a single storey rear extension, which would extend beyond the rear wall of the origin house by 6 metres, for which the maximum height would be 2.9 metres, and for which the height of the eaves would be 2.5 metres

Decision: 08-08-2013 Refused **Appeal:** 19-11-2013 Dismissed

33924/APP/2013/1696 48 Pole Hill Road Hillingdon

Single storey detached outbuilding to rear for use as garage

Decision: 16-10-2013 Refused **Appeal:** 20-01-2014 Dismissed

33924/APP/2013/61 48 Pole Hill Road Hillingdon

Conversion of roof space to habitable use to include 2 side dormers involving alterations to the r
of existing single storey extension(Application for a Certificate of Lawful Development for a
Proposed Development).

Decision: 07-03-2013 Approved

33924/APP/2013/755 48 Pole Hill Road Hillingdon

Single storey rear extension with habitable roofspace to include 2 side dormers involving part
demolition of existing rear element

Decision: 21-06-2013 Refused **Appeal:** 18-10-2013 Dismissed

33924/APP/2014/1187 48 Pole Hill Road Hillingdon

Single storey detached outbuilding to rear for use a storage/gym (Application for a Lawful
Development Certificate for an Existing Development)

Decision: 14-07-2014 Refused

33924/APP/2014/266 48 Pole Hill Road Hillingdon

Erection of a single storey rear extension, which would extend beyond the rear wall of the origin
house by 4 metres, for which the maximum height would be 3.5 metres, and for which the heigh
of the eaves would be 2.5 metres

Decision: 07-04-2014 Refused **Appeal:** 16-03-2015 Dismissed

33924/APP/2014/287 48 Pole Hill Road Hillingdon

Single storey rear extension with habitable roofspace to include 2 x side dormers.

Decision: 25-03-2014 Refused **Appeal:** 16-03-2015 Dismissed

33924/APP/2014/360 48 Pole Hill Road Hillingdon

Single storey detached outbuilding to rear for use as storage (Part Retrospective)

Decision: 22-04-2014 Refused

33924/APP/2015/1050 48 Pole Hill Road Hillingdon
storage/jym

Decision: 27-03-2015 NFA

33924/APP/2015/1762 48 Pole Hill Road Hillingdon
storage/gym

Decision: 16-06-2015 NFA

33924/APP/2015/1891 48 Pole Hill Road Hillingdon
Outbuilding at rear of garden (Application for a Lawful Development Certificate for an Existing development)

Decision:

33924/APP/2015/1917 48 Pole Hill Road Hillingdon
Outbuilding adjoining dwelling (Application for a Lawful Development Certificate for a Proposed development)

Decision: 20-07-2015 Refused

33924/APP/2015/2391 48 Pole Hill Road Hillingdon
rear extention with room in the roof space

Decision: 08-07-2015 NFA

33924/APP/2015/2599 48 Pole Hill Road Hillingdon
Outbuilding at rear of garden (Application for a Lawful Development Certificate for a proposed development)

Decision: 04-09-2015 Refused

33924/APP/2015/3055 48 Pole Hill Road Hillingdon
Outbuilding adjoining dwelling (Application for a Lawful Development Certificate for a Proposed development)

Decision: 19-02-2016 Approved

33924/APP/2015/3057 48 Pole Hill Road Hillingdon
rear extention with room in the roof space

Decision: 27-08-2015 NFA

33924/APP/2015/3071 48 Pole Hill Road Hillingdon
storage for household goods and garden equipment, jim, office

Decision: 27-08-2015 NFA

33924/APP/2015/3708 48 Pole Hill Road Hillingdon

Outbuilding at rear (Application for a Certificate of Lawful Development for an Existing Development)

Decision: 08-02-2016 Approved

33924/APP/2016/2241 48 Pole Hill Road Hillingdon

Alterations to the roof of the existing single storey rear extension to allow for the addition of a dormer window, and erection of a further single storey rear extension with habitable roofspace

Decision: 24-11-2016 Refused **Appeal:** 08-03-2017 Dismissed

33924/APP/2016/927 48 Pole Hill Road Hillingdon

Proposed joining of outbuilding to the main house

Decision: 13-10-2016 Refused **Appeal:** 03-01-2017 Withdrawn

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

LPP 3.5 (2016) Quality and design of housing developments

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

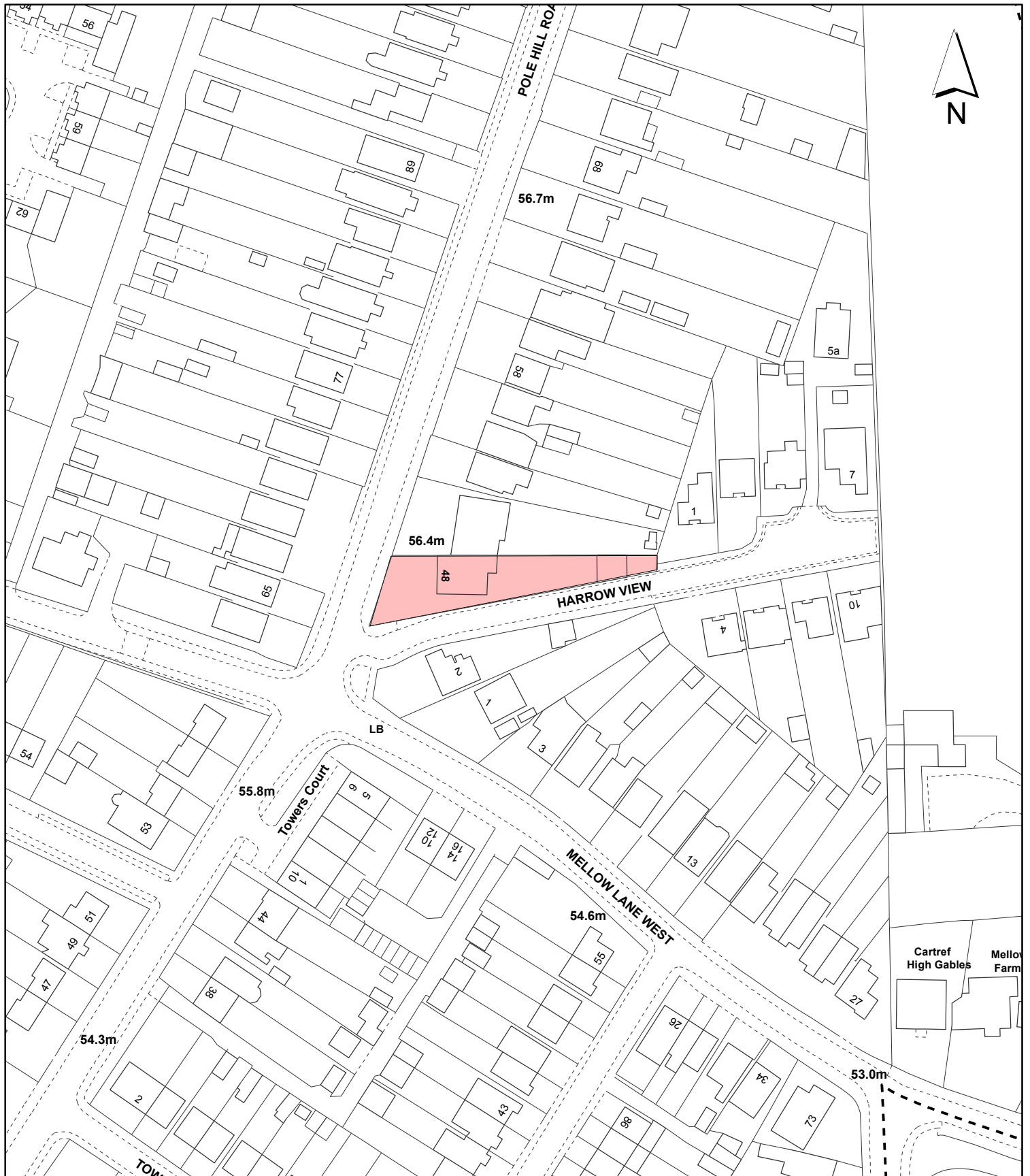
5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

7. MAIN PLANNING ISSUES

Contact Officer: Zenab Haji-Ismail

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Notes:

 Site boundary

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Site Address:

48 Pole Hill Road

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
33924/APP/2017/1512

Scale:
1:1,250

Planning Committee:
Central & South

Date:
August 2017

