

Report of the Head of Development Management and Building Control Committee Report Part 2 – Application Report

Case Officer: **Nicola Taplin**

9105/APP/2024/1760

Date Application Valid:	3 July 2024	Statutory / Agreed Determination Deadline:	5 December 2024
Application Type:	Householder	Ward:	Charville

Applicant: **Mr Amandeep Singh**

Site Address: **16 Hayes End Drive, Hayes**

Proposal: **Erection of a part single, part two storey side and rear extensions, a loft rear dormer extension with 2 no. roof lights to the front roof slope and front porch.**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 3 of the Planning Scheme of Delegation (Petition received)**



Summary of Recommendation:

GRANT planning permission subject to the conditions set out in Appendix 1.

1 Executive Summary

- 1.1 Planning permission is sought for the erection of a part single, part two storey side and rear extensions, a loft rear dormer extension with 2no. roof lights to the front roof slope and a front porch.
- 1.2 The proposed extensions are considered to comply with the objectives of the relevant planning policies and the proposal would not give rise to any significant harm to the character and appearance of the application property or to the character and appearance of the surrounding area.
- 1.3 The proposal would have an acceptable impact on neighbouring residential amenity and would not adversely affect highway safety, or cause harm in other respects.
- 1.4 Due regard has been given to local residents' objections, including the petition against the application, however, it is concluded that the proposal complies with the Development Plan and no material considerations indicate that a contrary decision should be taken.
- 1.5 The planning application is therefore recommended for approval, subject to the conditions set out in Appendix 1.

2 The Site and Locality

- 2.1 The application property comprises of an extended two-storey semi-detached dwelling located on a prominent corner plot at the junction of Hayes End Drive and Wilmar Close. The property has been previously extended to the side by way of a modest single-storey side extension set back from the front wall of the original dwelling.
- 2.2 The surrounding area is residential in character, comprising of two-storey, semi-detached dwellinghouses of a similar style and age to the application property.
- 2.3 The application site is not designated within a Conservation Area, nor an Area of Special Local Character. The site does not contain any Listed Buildings.

Figure 1: Location Plan (application site edged red)

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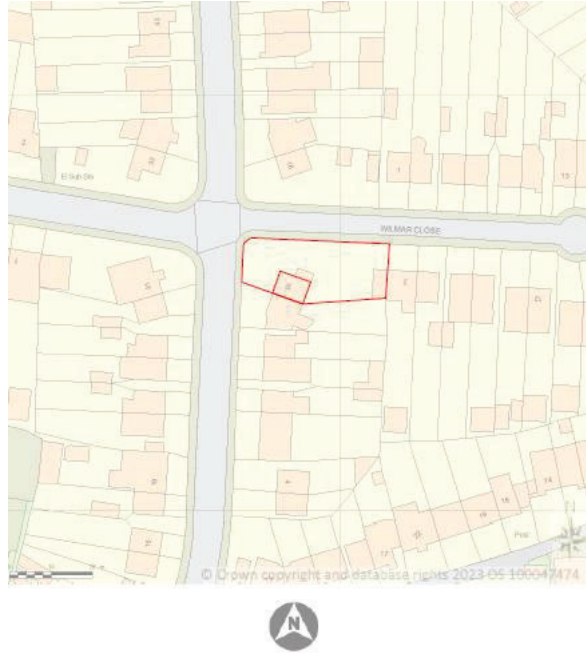


Figure 2: Front elevation of the Application Property



Figure 3: Rear Elevation Image of the Application Property



Figure 4: Side Elevation of the application property



Figure 5: Properties on opposite corner plots

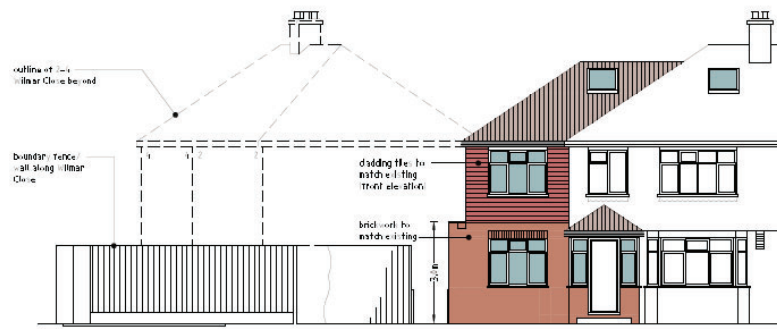


Figure 6: Looking towards application site from Blacklands Road (opposite)

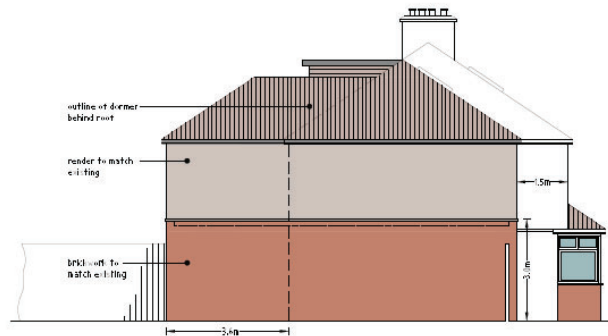


3 Proposal

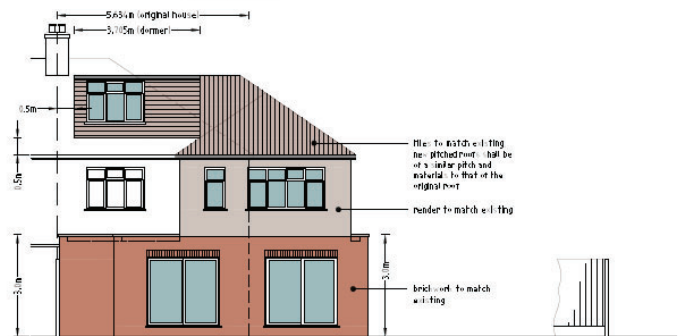
- 3.1 **Figure 3: Proposed Plan** (please note – larger version of plan can be found in the Committee Plan Pack)



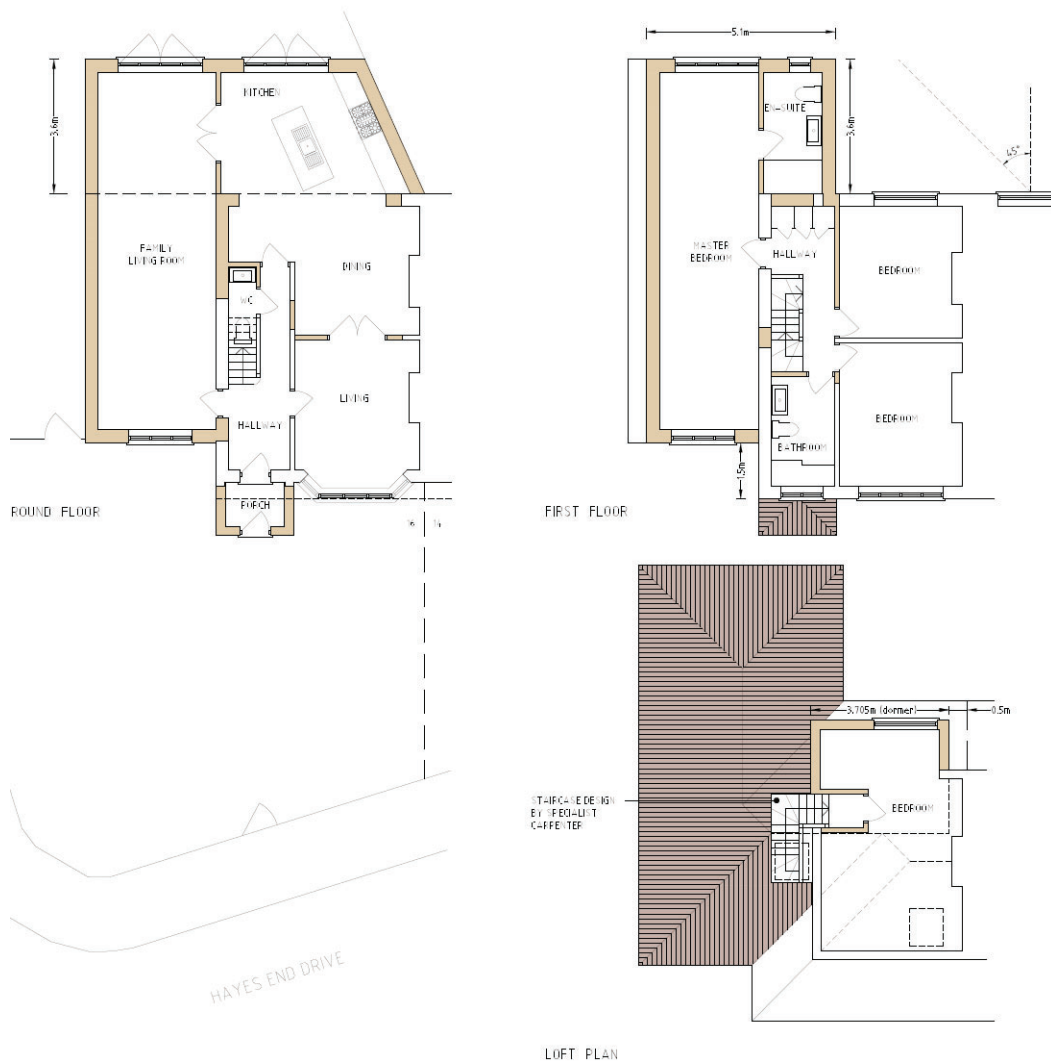
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



4 Relevant Planning History

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2.
- 4.2 Two planning applications (references 78288/APP/2024/69 and 78288/APP/2023/271) have recently been refused for the erection of a detached house on land to the rear of the property. The most recent application was refused for the following reasons:
 - 4.3 1. Due to its uncharacteristic design, height and excessive site coverage, the new dwelling would form a cramped, unduly prominent and visually incongruous addition to the street scene which would be harmful to the character and appearance of the area. For the same reasons the development would be out of keeping with the established urban grain and pattern of development in the local area, harming the areas character. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November

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2012), Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), Policies D3, D4 and D6 of the London Plan (2021) and paragraph 130 of the NPPF (2021).

- 4.4 2. The new dwelling would fail to meet the requirements for a M4(2) accessible and adaptable dwelling as set out in Approved Document M to the Building Regulations (2015 edition), contrary to Policy D7 of the London Plan (2023).
- 4.5 3. Due to its poor design, layout and inadequate provision of internal floorspace, the proposed dwelling would provide a cramped and substandard internal living accommodation for its future residents to their detriment of their amenities. The proposal is therefore contrary to Policy DMHB 16 of the Hillingdon Local Plan: Part Two - Development Management Policies and Policy D6 of the London Plan (2021).
- 4.6 4. The first-floor rear windows of the new dwelling would provide close range views into the habitable rear windows and garden of No.14 Hayes End Drive. The views would cause excessive overlooking and a harmful loss of privacy to residents of the property to the detriment of their amenities. Additionally, due to its height, depth and position, the new dwelling would cause a significant loss of outlook from the garden of No.16 Hayes End Drive, appearing as an oppressive and overbearing building harming the amenities of the property's occupiers. The dwelling would also cause undue overshadowing to the external amenity space of No.16, discouraging its use and further harming the amenities of the property's occupiers. The proposal is therefore contrary to Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies and paragraph 130(f) of the NPPF (2023).

5 Planning Policy

- 5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

6 Consultations and Representations

- 6.1 Consultation letters were sent to seven local owners/occupiers with the consultation period dating between 15 July 2024 and 5 August 2024. A further re-consultation dated 9 October 2024, expiring on 30 October 2024 was undertaken with nine local owner/occupiers. Three objections from one consultee were received along with one petition objecting to the proposal. One further letter of objection was received.
- 6.2 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

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Representations	Summary of Issues Raised	Planning Officer Response
A petition of 52 valid signatures has been received against the application.	1. Object to three windows to side elevation	Discussed at paragraph 7.20 of this report.
	2. Wilmar Close is narrower than other closes and potential impact on parking if extension is occupied as separate dwelling. 3. Stress on services 4. Loss of fruit trees	It is noted that there have been several planning applications between 2017 and 2020. Planning applications have been determined against relevant local, regional, and national planning policies at the time of the applications. The planning history of the site has been discussed in detail in Section 4 of this report. The application is submitted as a householder planning application and does not propose subdivision of the plot. The loss of trees is discussed at paragraph 7.25
Two individual letters of objection have been received.	I. Concerns that this extended property will become an over-sized House in Multiple Occupation (HMO)	The property benefits from permitted development rights to be used as a C4 dwellinghouse.
	II. Given the history for refused applications for separate dwellings to the rear, concerns raised that the applicant is intending to subdivide the plot.	It is noted that there have been several planning applications between 2017 and 2020. Planning applications have been determined against relevant local, regional, and national planning policies at the time of the applications. The planning history of the site has been discussed in detail in Section 4 of this report. The application is submitted as a householder planning application and does not propose subdivision of the plot.
	III. Windows and door to the side	Discussed at paragraph 7.20 of this report.

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	<p>elevation out of keeping and indicative of future separate occupation.</p>	
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7 Planning Assessment

Principle of Development

- 7.1 The proposal is for an extension to an existing residential dwelling. As such, the principle of development is supported by national, regional, and local planning policies, subject to the considerations set out below.

Impact on the Character and Appearance of the Area

- 7.2 Paragraph 135 of the NPPF (2023) states that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area.
- 7.3 Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) requires that new developments achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place.
- 7.4 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires all development to be designed to the highest standards and incorporate principles of good design, either complementing or improving the character and appearance of the area.
- 7.5 Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to protect and improve the public realm, including streets.
- 7.6 Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the streetscene and should appear subordinate to the main dwelling.
- 7.7 With regard to rear extensions, Policy DMHD 1 requires:
- 7.8 i) 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; ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;

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- iii) 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;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- vi) 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;
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- viii) 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
- ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

7.9 With regard to side extensions, Policy DMHD 1 requires:

- 7.10
- i) side extensions should not exceed half the width of the original property;
 - ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
 - iii) garages should reflect the size guidelines set out in Appendix C Parking standards;
 - iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
 - v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
 - vi) where hip to gable roof extensions exist, a two-storey side extension will not be supported; and
 - vii) in Conservation Areas, single storey side extensions may be required to be set back.

7.11 The application property sits in a prominent corner plot, with all four corner houses benefiting from spacious sites. The property is orientated towards the south-east.

7.12 The applicant has submitted several amendments to this application proposal during the application process to reduce the scale of the extensions proposed. The proposed side/rear extension has been reduced in width to ensure that it does not exceed half the width of the original property from the front and would appear similar in scale to the property opposite at 31 Hayes End Drive, which shares similar site characteristics. The rear dormer has also been reduced in scale to ensure that it does not exceed two thirds the width of the roof and is set down from the ridge and up from the eaves to appear subordinate in the rear elevation. The originally proposed side facing windows and door have also been removed in the

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revised plans following concerns raised by both neighbouring residents and officers.

- 7.13 The proposed extensions would comply with 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 (2020). It would not extend the full width of the property at two-storey level and would be constructed in materials that match the existing dwelling. Whilst the cumulative scale of the extensions is notable, they would comply with the requirements of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), would appear as a subordinate additions to the application property, and would be in keeping with the scale of extensions within the immediate vicinity, particularly neighbouring corner plot houses.
- 7.14 The proposed front entrance porch is considered subordinate in scale and would respect the architectural integrity of the host dwelling.
- 7.15 The proposal would not harm the character and appearance of the application property or surrounding area. The proposal complies with the NPPF (2023), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), and Policies DMHB 11, DMHB 12, and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Residential Amenity

- 7.16 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new developments should not result in loss of privacy, overlooking and loss of sunlight and daylight.
- 7.17 Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires that alterations and extension of dwellings do not result in an unacceptable loss of outlook to neighbouring occupiers.
- 7.18 The rearwards projection of the part single, part two-storey extension complies with the requirements of Policy DMHD 1 and the submitted plans demonstrate that the 45-degree line would not be breached from the centre point of the first-floor window of adjoining 14 Hayes End Drive. It is considered that the proposed extensions would not result in an undue loss of light, outlook, or privacy to the occupants of adjoining 14 Hayes End Drive.
- 7.19 Several objections raise concerns about the side-facing windows to the side/rear extension and the side facing door resulting in an undue loss of privacy. The Applicant has submitted revised plans to remove the windows from the side elevation to address this concern.
- 7.20 Objectors have raised concerns about the possible subdivision of the plot following the property's extension. The submitted plans seek permission for an extension to the semi-detached property for ancillary accommodation. The submitted floorplans indicate internal links at both ground and first-floor level. A condition is

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imposed to ensure that the additional accommodation is used as part of the single dwellinghouse.

- 7.21 Objectors also raised concerns about the possible future use of the property as a House in Multiple Occupation (HMO). Officers note that the property benefits from permitted development rights for the use of the property as Use Class C4 (Small HMO).
- 7.22 The proposed development would not harm residential amenity of neighbouring properties, thereby complying with Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Impact on Trees/Landscaping

- 7.23 Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires the following:
- 7.24 A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.
B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.
C) Where space for ground level planting is limited, such as high-rise buildings, the inclusion of living walls and roofs will be expected where feasible.
D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.
- 7.25 The existing site contains several shrubs and small trees within the side garden which contribute the verdant setting of the application property. The application form states that no trees are proposed to be removed to facilitate the extensions. Officers consider that it would be reasonable to impose a condition requiring tree protection measures to be approved prior to commencement. Furthermore, given the prominent corner siting and existing verdant appearance of the plot, a condition is imposed requiring the submission of a landscaping scheme for approval to mitigate the impact of the development on the character and appearance of the streetscene.
- 7.26 Subject to the recommended conditions, the proposal complies with Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020)

External Amenity Space

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- 7.27 Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (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 (2020) seeks to ensure that proposals to extend dwellings retain adequate garden space.
- 7.28 The property would retain 240sq. m. of private amenity space following the redevelopment.
- 7.29 The proposed development would comply with Policies DMHD 1, DMHB 18, and Table 5.3 of Hillingdon Council's Local Plan Part 2 Development Management Policies (2020).

Outlook/Light to Proposed Habitable Rooms

- 7.30 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 (2021).

Highways and Parking

- 7.31 Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that developments provide acceptable levels of car parking in line with the Council's Parking Standards (Appendix C Table 1).
- 7.32 The proposal would not impact on car parking provision for the site. As such, it would comply with Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2012).

8 Other Matters

Human Rights

- 8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality

- 8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

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Local Finance Considerations and CIL

8.3 Not applicable. The proposed development is not CIL liable.

9 Conclusion / Planning Balance

9.1 The proposal is considered to comply with the Development Plan and no material considerations indicate that a contrary decision should be taken. Consequently, the application is recommended for approval subject to the conditions set out in Appendix 1.

10 Background Papers

10.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillingdon.gov.uk.

APPENDICES

Planning Application

9105/APP/2024/1760

Appendix 1: Recommended Conditions and Informatives

Conditions

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 plans, numbers;

16HED-300-01D

16HED-302-01C

16HED-301-02H

16HED-302-02G

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (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 Policy 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 slopes 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. HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

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

6. MRD4 Single Dwellings Occupation

The development hereby approved shall not be sub-divided to form additional dwelling units without a further express planning permission from the Local Planning Authority.

REASON

To ensure that the premises remains as a single dwellinghouse until such time as the Local Planning Authority may be satisfied that conversion would be in accordance with Policy DMH 4 of the Hillingdon Local Plan Part 2 (2020).

7. HO9 Tree Protection

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges, and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed;
4. No materials or waste shall be burnt; and
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and Policies G5, G6 and G7 of the London Plan (2021).

8. RES9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

- 1.a Planting plans (at not less than a scale of 1:100),
- 1.b Written specification of planting and cultivation works to be undertaken,
- 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Landscape Maintenance

- 2.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 2.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

3. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with Policy G5 of the London Plan (2021) and Policies DMHB 11, DMHB 12, and DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

Informatives

1. I59 Councils Local Plan : Part 1 - Strategic Policies

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. I15 Control of Environmental Nuisance from Construction Work

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.

3. 13 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).

Appendix 2: Relevant Planning History

78288/APP/2023/2741 Land Adj To 16 Hayes End Drive Hayes

Erection of a 3 bedroom dwellinghouse to the rear of the existing dwellinghouse (16 Hayes End Road)

Decision: 13-11-2023 Refused

78288/APP/2024/69 Land Adj To 16 Hayes End Drive Hayes

Erection of a 3-bedroom dwellinghouse to the rear of the existing dwellinghouse (16 Hayes End Road)

Decision: 07-03-2024 Refused

Appendix 3: List of Relevant Planning Policies

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 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D6 (2021) Housing quality and standards

LPP D8 (2021) Public realm

DMHB 14 Trees and Landscaping

LPP G5 (2021) Urban greening

DMH 4 Residential Conversions and Redevelopment