

## Report of the Head of Development Management and Building Control Committee Report

Case Officer: **Mike Kemp**

Date Application Valid:	<b>20.12.2024</b>	Statutory / Agreed Determination Deadline:	<b>21.07.2025</b>
Application Type:	<b>Householder</b>	Ward:	<b>Charville</b>

Applicant: **Mr Suty Bharrich**

Site Address: **18-20 Wilmar Close, Hayes, UB4 8ET**

Proposal: **Change of use of 2no. outbuildings to granny annexes**

Summary of Recommendation: **REFUSE planning permission**

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



## **Summary of Recommendation:**

REFUSE planning permission for the reasons specified in Appendix 1.

### **1 Executive Summary**

- 1.1 The application proposes to change the use of the space inside two linked outbuildings constructed within the rear garden of Nos.18 and 20 Wilmar Close to use the space as ancillary annex accommodation to the main houses.
  - 1.2 The living accommodation within both outbuildings is proposed to be used by the parents of the applicant who are understood to have specific healthcare needs. The specific need for the accommodation has been set out within a supporting statement provided by the applicant, and within submitted statutory declarations. The accommodation is not specifically proposed to be used as independent living accommodation, separate to the main properties at Nos.18 and 20 Wilmar Close rather it would be used as annex accommodation ancillary to the use of the main dwellings at Nos.18 and 20 Wilmar Close.
  - 1.3 The application was presented to committee members on 9<sup>th</sup> April 2025, whereby a resolution was reached to defer determination of the planning application to allow for committee members to carry out a site visit. Following the committee resolution, the applicant has submitted revised drawings at the request of officers as it was identified that the position of the rear facing windows serving the annexe building were incorrectly plotted on the proposed plans. Further detail has been included on the proposed drawings which now show the provision of a kitchenette. The plans had previously indicated the floor layout would contain a lounge and separate bedroom.
  - 1.4 Officers have reviewed the amended plans submitted and consider that the proposed development, by reason of the provision of facilities within the outbuilding and independent access to the outbuilding, would be tantamount to the creation of separate self-contained residential units in a position where such dwellings would be unacceptable. Consequently, the proposed development would harm the area's character and appearance and the amenity of neighbouring residents. The proposal is, therefore, contrary to the National Planning Policy Framework (2024), Policies D1, D3, D4, and D6 of the London Plan (2021), and Policies DMH 6, DMHD 2, and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).
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### **2 The Site and Locality**

- 2.1 Nos.18 and 20 are a semi-detached pair of two storey houses located at the end of Wilmar Close, a residential cul-de-sac in Hayes. The properties benefit from off-street parking to the front and relatively large rear gardens. There is currently no boundary treatment between the two houses. An attached pair of single storey outbuildings has been constructed to the rear of the properties. The

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outbuildings are constructed from red brick materials and feature a flat roof. The outbuildings are currently unused.

- 2.2 The site adjoins Nos.16 and 19 Wilmar Close to the south west and north respectively; as well as No.6 Pillions Lane to the south; and Nos.53 to 61 Hayes End Road to the east.
- 2.3 The application site is not within a conservation area or area of special local character. The site is located within Flood Zone 1 and is at a low risk of flooding.

***Figure 1: Location Plan (application site edged red)***



***Figure 2: Street View Image of the front of Nos. 18 to 20 Wilmar Close***



***Figure 3: Photograph of Constructed Outbuildings to Rear of 18-20 Wilmar Close***

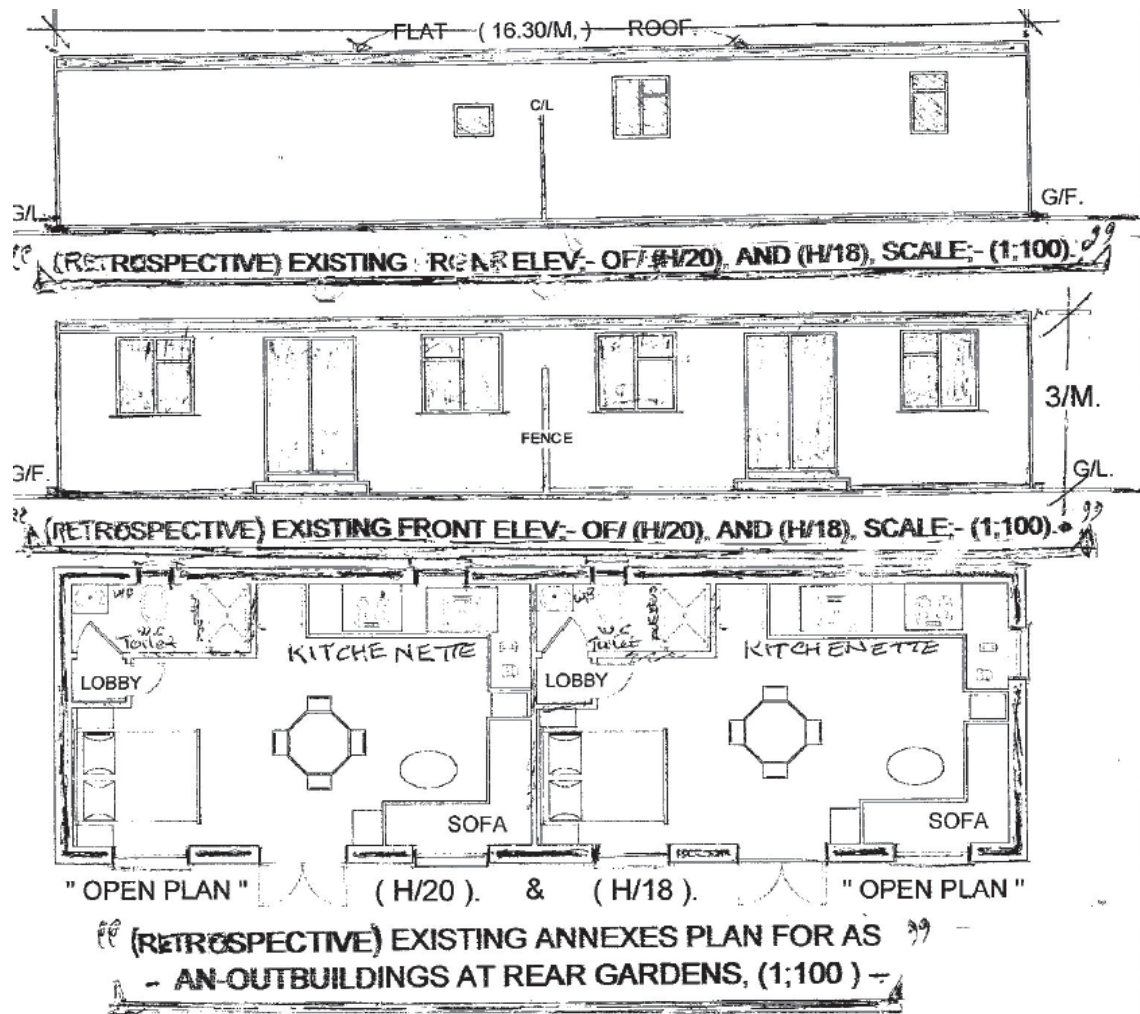




### 3 Proposal

- 3.1 Planning permission is sought to change the use of the two outbuildings constructed to the rear of Nos.18 and 20 Wilmar Close to use the buildings as annexes to the main houses. The amended plans submitted show the provision of an open plan living area containing a kitchenette, lounge/living space and a bed. A separate W.C is proposed. No external changes are proposed.

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



#### 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 A lawful development certificate was granted in July 2023 for the conversion of the roof space to a habitable use to include hip to gable extensions, rear dormers, gable end windows, front rooflights and removal of chimneys and erection of outbuildings for both 18 and 20 Wilmar Close (67410/APP/2023/1632). The plans accompanying this application included two detached outbuildings located to the rear of Nos.18 and 20 Wilmar Close. The space inside both outbuildings is described as a 'games room', a use that would be classed as ancillary to the main dwelling.
- 4.3 An application for the erection of a two-storey rear extension with the insertion of 2no. side facing windows and the demolition of existing garages and erection of two garages was refused in March 2024 for the following two reasons:

1. *The proposed development, by reason of its cumulative width, size, scale, bulk and design, would fail to harmonise with the architectural composition*

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*of the original properties and would be detrimental to the character, appearance and visual amenities of the surrounding area. Therefore the proposal would be contrary to 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).*

2. *The proposed layout, in particular, Bedroom 2 for Nos. 18 and 20 Wilmar Close at first floor, would fail to provide an adequate outlook and natural light resulting in poor quality and substandard accommodation for future occupiers of the dwellings. The proposal is therefore contrary to Policy DMHB 11 and 16 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) as well as Policy D6 of the London Plan (2021).*

4.4 A subsequent planning appeal against the refusal of this planning application was dismissed in October 2024 with the appeal inspector agreeing with the Council's two reasons for refusing planning permission.

4.5 Planning permission was refused on 20<sup>th</sup> May 2025 for the erection of a part single part two storey rear extension to No. 18 Wilmar Close, and a first floor rear extension to 20 Wilmar Close for the following reason:

1. *By virtue of their first floor flat roofed design the proposed rear extensions would result in a dominant, incongruous and visually obtrusive form of development which would cause significant harm to the character, appearance and visual amenities of the pair of semi-detached dwellings and the surrounding area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One- Strategic Policies (2012), Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two- Development Management Policies (2020), Policies D1, D3 and D4 of the London Plan and the National Planning Policy Framework (2024).*

## **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 A total of 10 adjoining properties were directly notified regarding the proposed development.

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***

<b>Representations</b>	<b>Summary of Issues Raised</b>	<b>Planning Officer Response</b>
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A petition with 45 signatures has been received in objection to the planning application.	1. Unclear and inaccurate plans.	Officers consider that the plans provide an acceptable level of detail, are accurate in scale and adequately represent the development constructed on site.
	2. The properties are currently rented out as HMO's.	Officers have found no evidence to substantiate this comment. The applicant has confirmed that the properties are currently rented. A statutory declaration has been submitted stating that the properties will be occupied by the applicant and another family member. This matter is further addressed in the section of the report that relates to the principle of development (Section 7).
	3. If approved the buildings would be converted in independent dwellings.	This matter is addressed in Section 7 of this report (Principle of Development).
	4. Increased pressure on local waste services and amenities.	Based on the proposed ancillary use of the outbuildings, the impact on local waste services is considered to not be material.
	5. Time allowed for requesting a change of use has recently been changed to 10 years from 4 years.	This comment appears to refer to updated legislation relating to timescales where an existing use may be deemed to be lawful if continuous use can be demonstrated for a period of 10 years. This legislation has no material relevance as the application is to obtain planning permission rather than to certify that the use of the building as an annex is lawful.



	6. The outbuildings have never been used for their intended use as a gym/games room.	The buildings are currently unused and as such this would not constitute a breach of the permitted use.
	7. The outbuildings would be used as an extension to the existing unlicensed HMO.	The applicants supporting statutory declarations state that the outbuilding would be occupied by a family member ancillary to the use of the main dwelling.
	8. The applicant or their extended family have not lived in the property since purchase.	The applicant has indicated within their supporting statement that he and his brother would be occupying the two properties whilst the annex buildings would be used as accommodation for their parents.
	9. Issues of traffic/parking if additional rooms are created as residential accommodation.	This matter is addressed in paragraph 7.17 of the report below, which deals with highways matters.
	10. The application would be contrary to the Hillingdon Borough Local Plan Part 2 Development Management Policies which states that an annexe should not have a separate private entrance and must be connected internally to the existing property. Annexes which are capable of being used as (or easily adapted to) a fully self-contained unit will not be permitted.	This matter is addressed in Section 7 of the report below (Principle of Development).
A total of 13 individual letters of objection have	11. The properties are currently rented out as HMO's.	See above response in relation to petition comments.

been received in relation to the planning application.	II. Increased activity would result in a loss of privacy to adjoining neighbours.	This matter is addressed in Paragraph 7.16 below, relating to neighbouring amenity.
	III. The owner/applicant has never lived at the property.	The applicant has indicated within their supporting statement that he and his brother would be occupying the two properties whilst the annex buildings would be used as accommodation for their parents.
	IV. The proposal would have a negative impact on traffic/parking.	This matter is addressed in paragraph 7.17 of the report below, which deals with highways matters.
	V. The application would be contrary to the Hillingdon Borough Local Plan Part 2 Development Management Policies which states that an annexe should not have a separate private entrance and must be connected internally to the existing property. Annexes which are capable of being used as (or easily adapted to) a fully self-contained unit will not be permitted.	This matter is addressed in Section 7 of the report below (Principle of Development).
	VI. If approved the buildings would be converted into use as independent dwellings.	This matter is addressed in Section 7 of this report (Principle of Development).
	VII. The outbuildings have not been used for their intended purpose.	The buildings are currently unused and as such this would not constitute a breach of the permitted use.

## 7 Planning Assessment

### Principle of Development and Amenity Impact

- 7.1 Policy DMHD 2 of the Local Plan states that The Council will require residential outbuildings to meet the following criteria:

*i) the building must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers;*  
*ii) the developed footprint of the proposed building must be proportionate to the footprint of the dwelling house and to the residential curtilage in which it stands and have regard to existing trees;*  
*iii) the use shall be for a purpose incidental to the enjoyment of the dwelling house and not capable for use as independent residential accommodation; and*  
*iv) primary living accommodation such as a bedroom, bathroom, or kitchen will not be permitted*

- 7.2 Paragraph A1.17 with Appendix A of the Local Plan Part 2 - Development Management Policies (Development Management Policies) sets out specific guidance relevant to the provision of residential annexes. It is stated that:

*“Annexes designed specifically for the use of disabled or dependent elderly family members should be located at ground floor level and be fully accessible. An Access Statement should be submitted with the planning application. An annexe should not have a separate private entrance and must be connected internally to the existing property. Annexes which are capable of being used as (or easily adapted to) a fully self-contained unit will not be permitted.”*

- 7.3 The subtext to Policy DMHD 2 sets out that

*An outbuilding which is considered to be ‘incidental’ does not require the provision of facilities such as a bathroom, bedroom or kitchen. These facilities are considered to be primary living accommodation located within the main house.*

*The Council will aim to safeguard the character and appearance of an area and the amenity of local residents from inappropriate development, such as ‘beds in sheds’. The Council will strongly resist proposals for detached outbuildings which are considered to:*

- i) be capable of independent occupation from the main dwelling and which effectively constitute a separate dwelling in a position where such a dwelling would not be accepted; or*  
*ii) result in an over dominant and visually obtrusive form of development and as a result have an adverse effect on the character and appearance of the dwelling and the wider locality.*

*As a general guide, an outbuilding should be no greater than 30 square metres and should not significantly reduce private amenity space or the landscape and*

*ecological value of the garden. Outbuildings should respect neighbouring properties and should not result in the excessive loss of residential amenity, privacy, outlook and overshadowing/sunlight.*

- 7.4 As noted above the outbuildings have already been constructed on site and use of the outbuildings for purposes that are incidental to the main dwellings (games room) has been certified as lawful under an application to obtain a lawful development certificate application (67410/APP/2024/2641). Given that the buildings have already been constructed, and the structures are lawful, this application only considers whether the intended use is acceptable given that no external alterations are proposed.
- 7.5 The proposed outbuildings each measure 20sqm in terms of internal floor area and would function as two separate annexes to the main houses (18 and 20 Wilmar Close). The internal living space is small, compared with the guideline minimum space standards for a studio flat (37sqm) allowed for within the Governments Nationally Described Space Standards. Notwithstanding this, the outbuildings contain facilities that could lend their use to independent living, particularly given their detachment from the main houses. Following some uncertainty at the previous committee meeting expressed regarding which facilities would be provided within the outbuilding, the applicant has amended the plans to include the provision of kitchenette facilities, which further emphasises the extent to which both spaces could be used as independent dwellings. Both annexes can be accessed to the side of the respective host dwellings without the need to pass through the main property, allowing for potential subdivision to create separate units of accommodation independent of the main dwelling.
- 7.6 A supporting statement regarding the need for the annex accommodation has been provided which outlines that the applicant purchased both properties with the intention that one of the dwellings would be occupied by himself and the other by his brother. It is stated that the annexes would be occupied by parents of both family members. Further information has been provided stating that the applicants' parents have specific health needs which necessitate care, and this has been put forward as a reason to justify provision of separate self-contained accommodation on the site. Two separate GP letters have been provided which state that the provision of ground floor cooking, toilet and washing facilities is essential for the wellbeing of both applicants' parents. It is noted that neither the applicant nor any other family members are currently residing at Nos.18 to 20 Wilmar Close.
- 7.7 Whilst the submitted petition refers to the properties being in use as HMO's, no specific evidence has been provided to show that this is the case. In any event, providing that the properties are not being occupied by more than 6 occupants then use of the property as an HMO would not require planning permission given that the site does not fall within an area of the borough subject of an Article 4 direction restricting change of use of a Class C3 dwelling to use as an HMO. The applicant provided a copy of a Section 21 notice sent to the existing occupiers noting an intention to terminate the existing tenancies, noting the applicant and their family's intention to occupy both dwellings in June 2025. Officers having visited the site on 3<sup>rd</sup> July 2025 noted that the properties were still being occupied by the previous tenants which runs contrary to previous information provided.

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- 7.8 Four signed and dated statutory declarations have been submitted by the applicant, his brother and both parents. The statutory declarations submitted by the applicant, and his brother confirm their intention to occupy the main dwellings at Nos.18 and 20 Wilmar Close, whilst the two statutory declarations submitted by the applicants' parents confirm their intention to occupy the two annex buildings once the previous tenants had vacated the property, however as noted above this has not happened in line with the timescales previously suggested by the applicants.
- 7.9 Officers note that there is a policy conflict regarding the intended use of the outbuildings and their internal layout, where assessed against Policy DMHD 2 and Paragraph A1.17 of the Local Plan Part 2. This is because the outbuilding is detached from the main house and contains primary living accommodation, namely a living room and bed space and may theoretically be capable of independent occupation.
- 7.10 The primary aim of parts iii and iv of Policy DMHD 2 is to prevent the use of outbuildings as independent living accommodation in unsuitable locations, where such uses may impact negatively on the character of the area, residential amenity or present other negative implications such as increasing parking pressure or affecting access. Given the siting of the outbuildings to the rear of the main houses, use of the outbuildings as separate dwellings would not be acceptable as the size of the internal living spaces would be inadequate for use as an independent unit separate to the main dwelling and would not be provided with separate external amenity spaces.
- 7.11 Furthermore, the siting of two separate dwellings to the rear of Nos.18 and 20 would have an unacceptable impact on the amenity of adjoining properties by reason of increased activity, noise and disturbance given the siting of the outbuilding which adjoins the private gardens of several properties. Access to the outbuildings immediately adjoins the side elevation of Nos.16 and 19 Wilmar Close and any use of the outbuildings as separate living accommodation would have a particularly negative impact on the amenity of the occupiers of these properties. There would also be a notably negative impact on the amenity of the occupiers of No.6 Pillions Close which adjoins the outbuilding and includes habitable windows, serving living spaces which face the site.
- 7.12 Paragraph 56 of the NPPF 2024 makes clear that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Given that the application is not submitted on the basis that outbuildings would be occupied as separate living accommodation and would instead be linked to the use of the main dwellings at Nos.18 and 20, due regard must be given as to whether an appropriately worded planning condition could be applied to ensure that use of the outbuildings remains ancillary to the residential use of Nos.18-20 Wilmar Close.
- 7.13 In assessing whether a condition could reasonably control the use of the outbuilding, officers have reviewed four comparable examples of applications for detached annex buildings in the borough considered at appeal since the adoption

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of the Local Plan Part 2 in January 2020 where a refusal reason was given relating to the suitability of the outbuildings for use as independent living accommodation separate to the host properties. The appeal references are listed below:

- 7.14
- APP/R5510/W/22/3303091 - 76 Long Lane, Hillingdon – decision issued 6<sup>th</sup> January 2023
  - APP/R5510/D/22/3296373 – 50 St Martins Approach, Ruislip – decision issued 9<sup>th</sup> August 2022
  - APP/R5510/D/22/3292279 – 24 Wood Lane, Ruislip – decision issued 3<sup>rd</sup> May 2022
  - APP/R5510/D/20/3263868 - 8 Thornhill Road, Ickenham – decision issued 8<sup>th</sup> March 2021

- 7.15 The first three appeals listed above were each allowed, and whilst the fourth appeal at 8 Thornhill Road was dismissed, the appeal inspector considered that refusing permission on the basis that the outbuilding would be capable of use as independent living accommodation was not justified. In each of the above cases it is considered that an appropriately worded condition requiring that the use of the outbuildings remained ancillary to the use of the primary dwelling would ensure that control is retained over the use of the outbuildings to ensure that they are not occupied as separate dwellings. It should however be noted that the proposals contained in the current application differ from the above appeal cases as two attached annexe spaces are proposed, both of which are capable of occupation as self-contained living accommodation. The inclusion of kitchen accommodation which has been added to the amended plans would make it very difficult to enforce that the accommodation is used for purposes ancillary to the host dwellings.

- 7.16 On this specific matter officers would draw attention to appeal decision reference APP/R5510/D/23/3319518 which relates to the refusal of an application to convert an outbuilding at 41 Grange Road, Hillingdon to annex accommodation in addition to a later appeal on this site APP/R5510/D/24/3336869. The former of these decisions provides an assessment of whether it would be appropriate and workable to apply a planning condition to prevent use of the outbuilding as self-contained living accommodation. The inspector in this case commented that:

*“a condition would be very difficult to enforce. Detecting a self-contained use would be problematic for the Local Planning Authority the building would have its own kitchen living area and a WC and shower room and independent front door. A condition would not therefore overcome concerns or meet policy tests for conditions”*

- 7.17 Given the nature of the facilities provided within both living spaces proposed at 18-20 Wilmar Close, alongside the independent nature of the access to the annexes controlling that occupation is limited to a use ancillary to the respective properties would fail the test of enforceability applied to planning conditions as set out in Paragraph 57 of the NPPF. Whilst use of the outbuildings for ancillary purposes would not have a substantially negative impact on the amenity of adjoining properties, their use as separate independent living accommodation would have a clearly negative impact. In the absence of the ability to impose a

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suitably robust planning condition limiting occupation to a use ancillary to 18-20 Wilmar Close, the amenity of adjoining properties cannot be adequately safeguarded. As such the proposals would be contrary to Policies D1, D3, D4, and D6 of the London Plan (2021), and Policies DMH 6, DMHD 2, and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

#### Highways and Parking Provision

- 7.18 Hardstanding exists to the front of Nos. 18 and 20 Wilmar Close providing off-street parking. Parking is not clearly laid out and access appears to overlap with the boundary of the adjoining properties, however there would be at least one parking space per existing dwelling. The provision of additional ancillary annex space would be treated as an extension to the existing living accommodation and as such would not require additional parking. No alterations are proposed to the parking or access to the front of the dwellings.
- 7.19 As set out within this report, the scheme would allow for completely independent living accommodation without the requirement to use the amenities within the main dwelling. This would be contrary to DMHD 2 and warrants a wider assessment in terms of the impact upon neighbour amenity and local highway network as each unit should be provided with off street parking. In the absence of parking provision on site or information to demonstrate that there is capacity on street, the development is contrary to DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

### **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.

#### Local Finance Considerations and CIL

- 8.3 The development would not be liable for a CIL contribution.

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## **9 Conclusion / Planning Balance**

- 9.1 For the reasons set out in this Committee Report, it is recommended that planning permission be refused.

## **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@hillington.gov.uk](mailto:planning@hillington.gov.uk).



# **APPENDICES**

## **Planning Application**

**67410/APP/2024/2641**

## Appendix 1: Recommended Reason(s) for Refusal and Informatives

### Reasons for Refusal

#### 1. NON2 Non Standard reason for refusal

The proposed development, by reason of the provision of facilities within the outbuilding and independent access to the outbuilding, would be tantamount to the creation of separate self-contained residential units in a position where such dwellings would be unacceptable. Consequently, the proposed development would harm the area's character and appearance and the amenity of neighbouring residents. The proposal is, therefore, contrary to the National Planning Policy Framework (2024), Policies D1, D3, D4, and D6 of the London Plan (2021), and Policies DMH 6, DMHD 2, and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

### Informatives

#### 1. I52 Compulsory Informative (1)

The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

#### I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

DMH 1	Safeguarding Existing Housing
DMH 4	Residential Conversions and Redevelopment
DMHB 11	Design of New Development
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking

LPP D14	(2021) Noise
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes

## Appendix 2: Relevant Planning History

1777/APP/2018/1151      18 Wilmar Close Hayes

Single storey rear extension and conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision:** 31-05-2018      Approved

1777/APP/2019/168      18 Wilmar Close Hayes

Hip to gable roof extension, rear dormer window and single storey rear extension and proposed use as a six person House in Multiple Occupation (HMO) (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision:** 14-03-2019      Approved

67410/APP/2023/1632      18 And 20 Wilmar Close Hayes

Conversion of roof space to habitable use to include hip to gable extensions, rear dormers, gable end windows, front rooflights and removal of chimneys and erection of outbuildings for both no.s 18 and 20 Wilmar Close (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision:** 27-07-2023      Approved

67410/APP/2024/208      18 And 20 Wilmar Close Hayes

Erection of a two storey rear extension with the insertion of 2no. side facing windows. Demolition of existing garages and erection of an outbuilding.

**Decision:** 21-03-2024      Refused      **Appeal:** 29-10-2024      Dismissed

67410/APP/2025/878      18 & 20 Wilmar Close Hayes

Erection of part single part two storey rear extension to No. 18 Wilmar Close, and a first floor rear extension to 20 Wilmar Close.

**Decision:** 20-05-2025      Refused

78150/APP/2023/2276      18 And 20 Wilmar Close Hayes

Erection of a two storey rear extension and 1 rear roof light at each property. Erection of outbuildings following demolition of garages (AMENDED DESCRIPTION).

**Decision:** 01-12-2023      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
PT1.H1	(2012) Housing Growth

#### Part 2 Policies:

DMH 1	Safeguarding Existing Housing
DMH 4	Residential Conversions and Redevelopment
DMHB 11	Design of New Development
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
LPP D14	(2021) Noise
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes

NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places