

DELEGATED HOUSEHOLDER 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	☐
2.	Application complies with all relevant planning policies and is acceptable on planning grounds	☐
3.	There is no Committee resolution for the enforcement action	☐
4.	There is no effect on listed buildings or their settings	☐
5.	The site is not in the Green Belt (but see 11 below)	☐

REFUSAL RECOMMENDED: GENERAL

6.	Application is contrary to relevant planning policies/standards	☐
7.	No petition of 20 or more signatures has been received	☐
8.	Application has not been supported independently by a person/s	☐
9.	The site is not in Green Belt (but see 11 below)	☐

RESIDENTIAL DEVELOPMENT

10.	Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha	☐
11.	Householder application in the Green Belt	☐

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	☐
13.	Refusal of change of use from retail class A1 to any other use	☐
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.	☐

CERTIFICATE OF LAWFULNESS

15.	Certificate of Lawfulness (for proposed use or Development)	☐
16.	Certificate of Lawfulness (for existing use or Development)	☐
17.	Certificate of Appropriate Alternative Development	☐

CERTIFICATE OF LAWFULNESS

18.	ADVERTISMENT CONSENT (excluding Hoardings)	☐
19.	PRIOR APPROVAL APPLICATION	☐
20.	OUT-OF-BOROUGH OBSERVATIONS	☐
21.	CIRCULAR 18/84 APPLICATION	☐
22.	CORPSEWOOD COVENANT APPLICATION	☐
23.	APPROVAL OF DETAILS	☐
24.	ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where the Heads of Terms have already received Committee approval	☐
25.	WORKS TO TREES	☐
26.	OTHER (please specify)	☐

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

Item No. **Report of the Head of Development Management and Building Control**

Address: 12 SOUTH DRIVE RUISLIP

Development: Erection of boundary wall (Retrospective application)

LBH Ref Nos: 13950/APP/2023/1819

Drawing Nos: P/MAC/2023/003
Location plan

Date Plans received:

Date(s) of Amendments(s):

Date Application valid

1. CONSIDERATIONS

1.1 Site and Locality

The application site is a 1930s detached dwelling located on the corner junction of South Drive and Croft Gardens. The building is set back from the highway of South Drive and the main entrance is on the longer south facing elevation at Croft Gardens. The property benefits from off road parking to the front driveway.

The surrounding area is residential in nature. Numbers 14 and 10 South Drive are located to the north and south of the site, respectively, and 30 Croft Gardens is located to the east of the site. Number 10 is a two storey detached dwelling of a similar architectural style to the application property. Number 44 is a semi-detached two storey dwelling. Most of the properties which comprise the street scene feature front gardens characterised boundary treatments consisting of low brick walls with vegetation behind and either soft landscaping or space for off-street parking.

The application site is not designated within a Conservation Area, but is located within Midcroft, Ruislip Area of Special Local Character. The site does not contain any Listed Buildings. The site itself does not have any TPOs. The site is located within a Critical Drainage Area.

1.2 Proposed Scheme

Planning permission is sought for the retention of a boundary wall

1.3 Relevant Planning History

13950/APP/2022/2305

12 SOUTH DRIVE RUISLIP

Erection of a front porch, roof extension with conversion of roofspace to habitable use to include a rear dormer and rooflights. Amendments to fenestration including installation of porthole window

Decision: 31-10-2022

Approved

13950/APP/2022/681

12 SOUTH DRIVE RUISLIP

Conversion of roof space to habitable use to include rear dormer with juliette balcony and 6 x roof lights, and erection of porch to front

Decision: 26-04-2022

Refused

13950/APP/2021/4433

12 SOUTH DRIVE RUISLIP

Erection of a single storey side extension

Decision: 31-01-2022

Refused

Comment on Planning History

Relevant planning history is listed above.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date: Not applicable

2.2 Site Notice Expiry Date: Not applicable

3. Comments on Public Consultations

6 neighbouring properties, Highways, Conservation Officer and Ruislip Residents Association were consulted on 03-07-23. The consultation period expired on 24-07-23. Three representations were received, as summarised below:

- Concerns there are no pre-existing plans
- Out of character
- Not in keeping
- Detrimental to the street scene
- Block views of ground floor

Conservation Officer:

Fundamentally removed the character and harms the ASLC. Not in keeping and out of character for the area.

Highways:

There are no envisaged negative implications with this retrospective application.

Planning Officer Comments:

All materials comments will be discussed in the main report.

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 5	Areas of Special Local Character
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
LPP D8	(2021) Public realm

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the streetscene and locality, the impact upon the amenities of adjoining occupiers and ASLC, the reduction in size of the rear garden and car parking provision.

Assessment of the Proposal:

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy HE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks to conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape, which includes: Locally recognised historic features, such as Areas of Special Local Character and Locally Listed Buildings.

Policy DMHB 5 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new development within Areas of Special Local Character should:

- A) Reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area;
- B) Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings; and
- C) The replacement of buildings which positively contribute to the character and local importance of Areas of Special Local Character will normally be resisted.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and

established street patterns; building lines and streetscape rhythm and landscaping.

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extension of dwellings should not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

With regard to front gardens and parking, Policy DMHD1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- i) new or replacement driveways should use permeable (porous) surfacing. Surfaces of more than five square metres will need planning permission for laying traditional, impermeable driveways; and
- ii) the design, materials and height of any front boundary must be in keeping with the character of the area to ensure harmonisation with the existing street scene

It is important to understand the pre-existing site context of the application site. The site benefited from a low brick wall which curved upwards meeting a high brick wall, and then a stretch of garden fencing. The low brick wall was special in design and an important feature as it is a common feature within the street scene and wider Midcroft Area of Special Local Character.

The constructed 1.9m high front boundary wall stretches approx. 30m along the application site boundary which faces onto the Croft Gardens road.

It is acknowledged that the pre-existing boundary treatment was of a similar height, however it did only extend approx. 17m of the boundary side / front boundary. It is important to highlight the differences between the materials of the pre-existing fencing and the constructed wall. The pre-existing fence has a softer appearance and is in keeping by virtue of design, appearance and materials. In addition, the fencing matched the adjacent dwelling. Whereas the constructed wall is striking in appearance and design, with a white rendered finish. The increased length of the wall further exacerbates the incongruous nature of the boundary treatment and its impact upon the street scene.

There are no other examples of high boundary treatments in the immediate site context, with the vast majority of dwellings having open frontages, low brickwalls or hedges/trees. As such, this form of enclosure is detrimental to the character and appearance of this attractive residential street and ASLC, which is characterised by a mix of open plan front gardens and low brick walls. The introduction of the high wall enclosure destroys the homogeneous setting for the area.

The assessment from the Council's Conservation Officer has identified the works would result in harm. This is relevant given that alongside Local Planning Policy, an assessment must be made on the guidance issued in the NPPF (2021).

Paragraph 203 states:

203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Overall the boundary wall fails to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene, Midcroft Area of Special Local Character and the surrounding area.

The proposal would be contrary to Policies HE1 and BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 5, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Residential Amenity:

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure, amongst other matters, that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.

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.

Numbers 14 and 10 South Drive are located to the north and south of the site, respectively, and 30 Croft Gardens is located to the east of the site. They are the principal neighbouring properties that must be considered in this case, given that they are the nearest dwellings to the application site.

Due to the distance and position of the dwelling, it is considered that the development would not unduly impact the residential amenity of the neighbouring properties, in terms of daylight/sunlight, outlook and overbearing effect.

Overall, it is considered that the proposed development would not adversely effect the amenities of neighbouring occupiers, and accords with DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Light and outlook:

It is considered that all the proposed habitable rooms, and those altered by the proposed development, would maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

External Amenity Space Provision:

There would be no reduction in garden space, therefore, the wall does not undermine the provision of external amenity space, in accordance with Policy DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Parking and Highway Safety:

The site contains an area of hardstanding to the front of the site that is of a sufficient size to accommodate up to four vehicles. It is therefore considered in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Conclusion:

The constructed boundary wall does have a detrimental impact on the character and appearance of

the host dwelling, and to the visual amenities of the street scene and the wider 'Midcroft, Ruislip Area of Special Local Character'. The proposal would therefore fail to comply with the NPPF (2021), Policy HC1 of The London Plan, Policies BE1 and HE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) and Policies DMHD 1, DMHB 1, DMHB 5 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). It is therefore recommended that the application be refused.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The constructed boundary treatment, by reason of its siting, scale, bulk, width, material, design and appearance would form an uncharacteristic and incongruous addition to the area, which would fail to integrate with South Drive and Croft Gardens street scene and the wider Midcroft Area of Special Local Character. The proposal would therefore be detrimental to the visual amenity and character of the surrounding area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies, contrary to Policies HE1 and BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies, DMHB 5, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

INFORMATIVES

Part 1 Polices

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

Part 2 Polices:

DMHB 11	Design of New Development
DMHB 5	Areas of Special Local Character
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
LPP D8	(2021) Public realm

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