

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.	ADVERTISEMENT 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: 32 STAFFORD ROAD RUISLIP

Development: Conversion of roof space to habitable use to include rear and side hip to gable extensions with raising of rear roof ridge line, gable end window, 3 x rear roof lights, 1 x front roof light and external rendering on all external walls

LBH Ref Nos: 66809/APP/2023/2307

Drawing Nos: Location Plan
 230033-PL-D 0001 Rev 1
 230033-PL-D 0002 Rev 1
 230033-PL-D 0003 Rev 1
 230033-PL-D 0004 Rev 1
 230033-PL-D 0005 Rev 1
 230033-PL-D 0006 Rev 1
 230033-PL-D 0007 Rev 1
 230033-PL-D 0008 Rev 1
 230033-PL-D 0009 Rev 1
 230033-PL-D 0010 Rev 1
 230033-PL-D 0011 Rev 1

Date Plans received: **Date(s) of Amendments(s):**

Date Application valid

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the eastern side of Stafford Road and comprises a two storey end of terraced property. The property is finished in pebbledash and features a hipped roof to the side and rear. The front of the property is covered in hardstanding providing parking for 2 vehicles.

The surrounding area is predominantly residential comprising similar terraced properties and semi-detached properties. 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. There are no trees that are subject to a Tree Preservation Order within the site or on adjoining land. The site lies in Flood Zone 1 and is designated within a Critical Drainage Area.

1.2 Proposed Scheme

Planning permission is sought for the conversion of roof space to habitable use to include rear and side hip to gable extensions with raising of rear roof ridge line, gable end window, 3 x rear roof lights, 1 x front roof light and external rendering on all external walls.

1.3 Relevant Planning History

66809/APP/2023/2304

32 STAFFORD ROAD RUISLIP

Installation of new undergarden basement with skylights and extended patio area

Decision:

66809/APP/2023/2308

32 STAFFORD ROAD RUISLIP

Erection of a single storey rear extension and external rendering to all external walls
(Application for a Certificate of Lawful Development for a Proposed Development)

Decision:

Comment on Planning History

The 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

Six neighbouring properties, South Ruislip Residents Association and Ruislip Gardens Residents Association were consulted on 09-08-2023. No comments were received by the end of the consultation period.

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

Part 2 Policies:

DMHB 11 Design of New Development

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

NPPF12 NPPF 2021 - Achieving well-designed places

NPPF4 NPPF 2021 - Decision-Making

NPPF9 NPPF 2021 - Promoting sustainable transport

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, the reduction in size of the rear garden, trees and landscaping, flood risk impact and car parking provision.

Character and Appearance:

The Hillingdon Local Plan: Part One Strategic Policy BE1 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 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. It should also not have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

With regard to roof extensions, Policy DMHD 1 of the Local Plan Part 2 (2020) states that:

- i) Roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;
- ii) The Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;
- iii) Raising of a main roof above the existing ridgeline of a house will generally not be supported;
- iv) All roof extensions should employ appropriate external materials and architectural details to match the existing dwelling.

The application proposes a hip to gable extension on the front and rear elevation. The proposed hip to gable extensions would add substantial bulk to the roof of the property which would be visible from Stafford Road and Acorn Grove. The proposed hip to gable extensions would visually unbalance the appearance and proportions of the terraced property from the front, side and rear extensions. The proposed hip to gable to the rear, would result in an unbalanced and non-symmetrical pitched roof which would appear completely at odds with the symmetry currently experienced at the site. It is noted that there are a number of similar terraced properties in the area which have largely retained their original roof design which creates a balanced and symmetrical appearance to the street scene. Given the prominent position of the site within the street scene, the incongruous appearance of the development would be clearly visible.

It is noted that No. 34 Stafford Road, directly to the north of the property benefits from a hip to gable

conversion allowed under permitted development (application reference: 66512/APP/2009/2581). The proposed hip to gable on the front elevation, sitting alongside the neighbouring hip to gable would further and considerably diminish the open gap between the properties which is achieved by the hipped roof.

One of the features of this particular group of terraced properties is that the end properties feature a protruding two storey rear hipped roof which extends further into the rear building line than the mid properties. The hipped roof features, as a result of the protrusion, allows a softer impact on the mid properties. The proposed gabled roof would appear bulky and incongruous from the neighbouring rear gardens and would constitute an un-neighbourly form of development.

The application proposes to externally render the property with an off white render finish. There are no objections to this aspect alone, given that the presence of the white render on the neighbouring properties.

Accordingly, the proposal would have a harmful effect on the character and appearance of the host dwellings, the adjoining semi-detached property at No. 30 and surrounding area. The proposal is contrary to Policy BE1 of the Local Plan Part 1 (2021), Policies DMHB 11, DMHB 12 and DMHD 1 of the Local Plan Part 2 (2020), Policies D3 and D4 of the London Plan (2021) and the NPPF (2021).

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.

Due to the position and form, the proposed hip to gable conversions would not cause undue harm to the living conditions of neighbouring occupiers at Nos. 30 and No. 34 Stafford Road, in terms of loss of light or outlook. The proposed rooflights would be high level and provide views to the sky. As such, it is considered that the proposal would not give rise to unreasonable loss of privacy for neighbouring properties.

Accordingly, the proposal would cause undue harm on the residential amenities of neighbouring occupiers. However, this would not outweigh the harm identified above in respect to the impact on the character and appearance of the area.

External Amenity Space Provision:

The proposed development would retain sufficient rear garden space. This would be in accordance with the minimum private amenity space standards set out in Table 5.3 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). As such, it is considered that the proposal would not undermine the provision of external amenity space for the existing occupiers at the site, in accordance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Parking and Highway Safety:

The site benefits from hardstanding outside the front of the property with enough space for two cars. It is therefore compliant with the recommended parking standards set out in Table 1 of Appendix C, it is considered that the proposal is unlikely to significantly exacerbate the pressure for street parking or prejudice highway safety. The proposal therefore accords with the overarching objectives of policy DMT 6 of the Hillingdon Local Plan Part 2 Development Management Policies (2020).

Conclusion:

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Harm to the character and appearance of the area

The proposed hip to gable conversion for both the front and rear elevation, by virtue of the design, scale, size, bulk and massing, would fail would appear as disproportionate and incongruous addition that would fail to respect the original roof form, architectural composition of the original dwelling, and would visually unbalance the appearance and the proportions of the group of terraced properties. Consequently, the proposal would cause significant harm to the character, appearance and visual amenities of the host property and the surrounding area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One- Strategic Policies (2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policies D3 and D4 of the London Plan (2021) and Chapter 12 of the National Planning Policy Framework (2021).

INFORMATIVES

1. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

a) We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

2. 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.

Part 1 Policies

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11	Design of New Development
DMHD 1	Alterations and Extensions to Residential Dwellings
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
NPPF12	NPPF 2021 - Achieving well-designed places
NPPF4	NPPF 2021 - Decision-Making
NPPF9	NPPF 2021 - Promoting sustainable transport

Contact Officer:	Niamh McMenamin	Telephone No:	01895 250230
-------------------------	-----------------	----------------------	--------------