

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: 130 THE FAIRWAY RUISLIP

Development: Erection of a single storey extension to the rear.

LBH Ref Nos: 67889/APP/2024/2455

Drawing Nos: Site Location Plan
 00 Existing & Proposed Block Plans
 01 Existing Site Plan
 02 Proposed Site Plan
 03 Existing & Proposed Ground Floor Plans
 04 Existing Elevations
 06 Proposed Elevations
 Design and Access Statement

Date Plans received: 12-09-24 **Date(s) of Amendments(s):**

Date Application valid 12-09-24

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached dwelling located on the northern side of The Fairway. 128 The Fairway is located along the western site boundary. 132 The Fairway is located along the eastern site boundary. To the north, the rear of the site backs onto a service road, beyond which are located 46 and 48 East Mead. 115, 117 and 119 The Fairway are located to the south, on the opposite side of the road. The application site is located within a Critical Drainage Area, as identified in the Surface Water Management Plan (SWMP) for Hillingdon.

1.2 Proposed Scheme

Planning permission is sought for the erection of a single storey extension to the rear. The proposed rear extension would be 4.72m deep and would be set in 0.78m on either side before extending a further 0.78m, resulting in an overall depth of 5.5m. The proposed rear extension would be set in 1.254m from the shared site boundary with 128 The Fairway and would be set in 1.176m from the shared site boundary with 132 The Fairway. The proposed rear extension would have a 3m high flat roof where the extension joins the existing property before sloping to a flat roof height of 2.943 at the rear elevation. The proposed materials would match the existing materials. The proposed rear extension would provide a kitchen/dining area.

1.3 Relevant Planning History

67889/APP/2024/2422

130 THE FAIRWAY RUISLIP

Erection of a single storey rear extension, and conversion of roof space to habitable use to include a 2x side dormers and conversion of roof from hip to gable end with new gable end windows (Application for a Certificate of Lawful Development for a Proposed Development)

Decision:

67889/APP/2024/2423

130 THE FAIRWAY RUISLIP

Erection of a two storey rear extension.

Decision:

Approved

67889/APP/2024/2124

130 THE FAIRWAY RUISLIP

SINGLE STOREY REAR EXTENSION

Decision: 08-08-2024

No Further Action(P)

67889/APP/2024/882

130 THE FAIRWAY RUISLIP

Erection of a single storey extension to the rear

Decision: 30-05-2024

Refused

Comment on Planning History

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

Consultation letters were sent to 8 local owners/occupiers. No responses were received.

South Ruislip Residents Association:

No response was received.

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

DMHB 12 Streets and Public Realm

DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
DMEI 9	Management of Flood Risk
LPP D6	(2021) Housing quality and standards
NPPF12	NPPF 2021 - Achieving well-designed places

5. MAIN PLANNING ISSUES

The main planning issues are the design and impact on the character of the existing property, the impact upon the street scene and surrounding area, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden, car parking provision and flood risk.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 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.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 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. Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to protect and improve the public realm, including streets.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) 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 requires that there is no unacceptable loss of outlook to neighbouring occupiers.

Part B of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) sets out specific requirements for rear extensions. Single-storey rear extensions on detached houses with a plot width of 5m or more should not exceed 4m in depth. Single-storey extensions with flat roofs should not exceed 3m in height.

Character and Appearance

The proposed single storey rear extension would be 4.72m deep and would be set in 0.78m on either side before extending a further 0.78m, resulting in an overall depth of 5.5m. The proposed rear extension would be set in 1.254m from the shared site boundary with 128 The Fairway and would be set in 1.176m from the shared site boundary with 132 The Fairway. The proposed rear extension would have a 3m high flat roof where the extension joins the existing property before sloping to a flat roof height of 2.943 at the rear elevation. The proposed materials would match the existing materials.

The proposed rear extension would not exceed the Council's recommended height standard set out in Part B of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020). Whilst the proposed single storey rear extension would not extend beyond

the existing side elevations of the application property, the overall 5.5m depth of the proposed rear extension would exceed 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 (January 2020). Whilst part of the rear extension would be set in from the side elevations by 0.78m, the majority of the proposed rear extension would extend the full width of the property for more than 4m. The excessive depth of the extension would not be in line with the local plan criteria which allows a depth of up to 4m for a detached property. It is also noted that the depth would be significantly larger than other extensions within the immediate area. It is worth noting that the Council have a borough wide article 4 restriction in place which limits larger extension under Prior Approval to 4m. Therefore the extension proposed would be contrary to the criteria set out in the local plan and also the Prior approval process. The overall scale of the development would not be proportionate to the existing dwelling and would add a footprint almost similar in scale to the existing footprint. The overall design is also of poor quality and construed reading poorly with the prevailing character. As such, it is considered that given the scale, depth and poor overall design, the proposed rear extension would not appear as a subordinate addition to the application property, and would cause harm to the character and appearance of the application property and the surrounding area.

The proposal thereby fails to comply with 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).

Residential Amenity

128 The Fairway is located along the western site boundary, and benefits from a 4m deep rear extension with a window on the side elevation facing the application property. Whilst the overall proposed depth would exceed the Council's recommended depth standard, a 1.254m set in from the shared site boundary would be provided and the proposed rear extension would not breach the 45 degree line from the existing neighbouring side window. Taking this into account, and combined with the policy compliant flat roof height and that no side windows are proposed, it is considered that the proposed single storey rear extension would not have an adverse impact on the residential amenity of 128 The Fairway through the loss of light, privacy or overlooking. This neighbour would continue to be served by outlook to the rear garden.

132 The Fairway is located along the eastern site boundary. Whilst the overall proposed depth would exceed the Council's recommended depth standard, a 1.176m set in from the shared site boundary would be provided and the proposed rear extension would not breach the 45 degree line from the existing neighbouring rear window. Taking this into account, and combined with the policy compliant flat roof height and that no side windows are proposed, it is considered that the proposed single storey rear extension would not have an adverse impact on the residential amenity of 132 The Fairway through the loss of light, privacy or overlooking.

No responses were received from neighbouring properties during the public consultation.

It is therefore considered that the proposed development would not cause harm to the residential amenity of neighbouring properties, thereby complying with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Other Matters

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 (March 2021).

Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 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 (January 2020) seeks to ensure that proposals to extend dwellings retain adequate garden space.

The application property has a rear garden of 170sq.m. The proposed single storey rear extension would not result in a significant loss of rear garden and so would comply with Policies DMHB 18 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments provide acceptable levels of car parking in line with the Council's Parking Standards (Appendix C Table 1).

The application site has a shared driveway and alleyway with 128 The Fairway and a parking area for one vehicle at the front of the site. The proposed single storey rear extension would not impact on car parking provision for the site and so would comply with Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (November 2012).

Policy DMEI 9 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments provide appropriate management of flood risk.

The application site is located within a Critical Drainage Area, as identified in the Surface Water Management Plan (SWMP) for Hillingdon. An informative advising the applicant that water run off should be directed to a soakaway, tank or permeable surface shall be added to any consent granted.

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The proposed single storey rear extension, by virtue of its excessive depth, scale and poor overall design would result in an incongruous addition which would be detrimental to the architectural composition of the existing building as well as the character and appearance of the wider area contrary to the requirements of Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and Policies DMHB11; DMHB12 and DMHD1 of the Hillingdon Local Plan - Part Two - Development Management Policies (2020).

INFORMATIVES

Standard Informatives

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).
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..

Part 1 Policies

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
DMEI 9	Management of Flood Risk
LPP D6	(2021) Housing quality and standards
NPPF12	NPPF 2021 - Achieving well-designed places

Contact Officer:	Katherine Mills	Telephone No:	01895 250230
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