

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 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 Heads of Terms have already received Committee approval | ☐ |
| 25. WORKS TO TREES | ☐ |
| 26. OTHER (please specify) | ☐ |

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives 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 DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No. Report of the Head of Planning and Enforcement**Address** 19 LINDEN AVENUE RUISLIP**Development:** Raising of ridge height**LBH Ref Nos:** **62245/APP/2017/1465****Drawing Nos:** Location Plan (1:1250)
Block Plan (1:500)
19LindenAve/2017/01
19LindenAve/2017/02**Date Plans Received:** 24/04/2017**Date(s) of Amendment(s):****Date Application Valid:** 24/04/2017**1. CONSIDERATIONS****1.1 Site and Locality**

The application site is a two-story end of terrace dwelling in a residential area of Hillingdon. It is located on the North West side of Linden Avenue. It has an existing single-storey rear extension and single-storey side extension which continues across the main entrance door. The extensions are mainly flat roofed, although there is a pitched roof to the front. The site is attached to No.17 Linden Avenue, which also has a single-storey flat-roofed rear extension, albeit slightly lower than that associated with the application property. It adjoins No. 21 Linden Avenue which is also an end of terrace, two-storey dwelling. This property has a single-storey rear extension with both rear facing and side facing windows.

The site is located within a developed area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

The proposal involves raising of the ridge height by 0.3 metres.

1.3 Relevant Planning History

62245/APP/2006/2557 19 Linden Avenue Ruislip

ERECTION OF A SINGLE-STOREY SIDE AND REAR EXTENSION

Decision Date: 27-10-2006 Approved

62245/APP/2017/355 19 Linden Avenue Ruislip

First floor side/rear extension and conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and conversion of roof from hip to gable end with a new gable end window

Decision Date: 24-03-2017 Refused

Comment on Planning History

62245/APP/2006/2557 - single-storey side and rear extensions.

Approved and implemented

62245/APP/2017/355 - First floor side/rear extension and conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and conversion of roof from hip to gable end with a new gable end window. Refused for the following reasons:

1. The first floor side and roof alterations/extensions, by reason of the hip to gable end roof design and the size, scale, bulk, and design of the rear dormer window would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and symmetry of the small terrace of houses of which it forms a part and to the visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The first floor side extension, by reason of its size, scale, bulk and proximity to the side boundary, would result in a closing of the visually open gap between it and the neighbouring property, 21 Linden Avenue, giving rise to a cramped form of development and possible terracing effect, which would be detrimental to the visual amenities of the street scene and the surrounding area generally. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3. The first floor rear extension, by reason of the flat roof design would fail to harmonise with the architectural composition of the original dwelling 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), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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

Neighbours were notified on 28/04/2017 and a site notice was displayed on 02/05/2017. At the end of the consultation period no objections or comments were received.

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area and neighbouring dwellings, provision of acceptable residential amenity for the application property, and the availability of parking.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design.

Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) contains policies that seek to safeguard the appearance, character and amenities of the local street scene and surrounding area. Policy BE13 states that development must harmonise with the existing street scene and Policy BE19 that it should complement the amenity and character of the residential area in which it is situated.

Local Plan Policy BE15 considers whether the proposal would be in scale, proportion etc. with the original building. The Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) contains guidance on the design, form and scale of proposed extensions including dimensions.

The amenities of adjoining occupiers are sought to be safeguarded by Local Plan Policies BE20 (in terms of daylight/sunlight), BE21 (outlook) and BE24 (privacy). HDAS sets out the criteria by which such impacts are assessed including the minimum horizontal and vertical angles of daylight to be maintained between the properties and general bulk due to size, height and proximity to boundary. The raising of the ridge is not considered to have any adverse impact on neighbours amenities. No additional windows are proposed and no material loss of sunlight and daylight, overshadowing or overbearing impacts will arise.

Loft conversions are considered in Section 7.0 of the HDAS. Paragraph 7.5 emphasises that it is important to create an extension that will appear secondary to the size of the roof face within which it will be set. Roof extensions that would be as wide as the house and create the appearance of an effective flat roofed third storey will be refused. Paragraph 7.7 states, for terraced houses, any roof extension should be set in by at least 0.3 metres below ridge level, at least 0.5 metres above eaves level and at least 0.5 metres from the

sides of the roof.

The existing roof of the application property is already higher than No. 17 Linden Avenue to which it is attached. This appears to be an original element of the design when the terrace was constructed. Further raising of the ridge height is considered to result in a material unbalancing of the terrace, which is considered harmful to the character of the terrace and the street scene generally. .

The development would not increase the number of bedrooms in the dwelling. At least two off-street parking places are provided and the development would comply with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the London Plan Alterations March 2016. Amenity space in excess of 100 sq.m is retained in compliance with Policy BE23 of the Local Plan.

No change to habitable rooms is proposed and the development would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2016).

It is concluded that the proposed raising of the ridge height would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and symmetry of the small terrace of houses of which it forms a part and to the visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions. As such, it is recommended that planning permission be refused.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed raising of the ridge height would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and symmetry of the small terrace of houses of which it forms a part and to the visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

- 1** In determining this application the Local Planning Authority considers that it has complied with the requirements of paragraphs 186 and 187 of the NPPF. The Local Planning Authority encourages pre-application dialogue. No dialogue took place in this case.

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 Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) 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:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
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HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments

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