

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, Transportation and Regeneration**

Address 42 HERLWYN AVENUE RUISLIP

Development: Single storey side extension, conversion of garage to habitable use involving alterations to front elevation and conversion of roof space to habitable use to include a side dormer, 4 side roof lights and conversion of roof from hip to gable end with a new gable end window

LBH Ref Nos: **15887/APP/2018/756**

Drawing Nos: 1018/01
Design and Access Statement
1018/07
1018/06
1018/03
1018/02

Date Plans Received: 28/02/2018 **Date(s) of Amendment(s):**

Date Application Valid: 09/03/2018

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a single storey detached dwelling on the North West side of Herlwyn Avenue with the principal elevation facing South East. There is an attached single storey garage to the side in front of which is a driveway providing an element of off-street parking along with a landscaped area laid to lawn. To the rear is a small patio section with the majority laid to lawn.

The street is residential in character and appearance with the majority of the surrounding dwellings all single storey detached dwellings with hipped roofs of similar design and scale. The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

The application seeks planning permission for a single storey side extension involving the conversion of garage to habitable use including alterations to front elevation; and conversion of roof space to habitable use to include a side dormer, 4 x side roof lights and conversion of roof from hip to gable end with a new gable end window.

1.3 Relevant Planning History

15887/APP/2017/4026 42 Herlwyn Avenue Ruislip

Conversion of garage to habitable use to include alterations to elevations and conversion of roof space to habitable use to include a rear dormer, 3 front roof lights and conversion of both sides of roof from hip to gable end with a new gable end window

Decision Date: 10-01-2018 Refused

Comment on Planning History

15887/APP/2017/4026 - Conversion of garage to habitable use to include alterations to

elevations and conversion of roof space to habitable use to include a rear dormer, 3 front roof lights and conversion of both sides of roof from hip to gable end with a new gable end window. Refused on 10.01.2018 for the following reasons:

1. The roof alteration/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 and would be detrimental to the character, appearance and 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 proposed development by virtue of the proposed balcony, would be detrimental to the amenities of the adjoining occupiers at 40 and 44 Herlwyn Avenue by reason of overlooking and loss of privacy. Therefore the proposal would be contrary to policies BE19, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's 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

6 neighbouring properties along with Ruislip Residents Association were consulted on 13.03.2018 and a site notice was displayed to the front of the site on 16.03.2018.

One objection has been received from the neighbouring property, raising concerns regarding:

- appears same as previous application.
- out of character in street scene and other bungalows.
- damage to property during the build and scaffolding.
- general disturbance e.g. noise and lorries over their drive.
- soundproofing party wall.
- future price and re-sale value of the property .

Officer Comments:

The above comments and concerns are noted however only valid planning matters can be considered under this application, re-sale value is not a material planning consideration, nor are the general disturbance concerns.

Flood and Water Management Officer:

This site lies in a Critical Drainage Area but not shown in an area at risk. Therefore please apply the SuDs 1 note.

Officer Note: If the application was recommended for approval then a suitable condition could have been attached.

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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.13	(2016) Sustainable drainage

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the street scene and locality, the impact upon the amenities of adjoining occupiers and car parking provision.

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.

Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. Policy BE13 requires the layout and appearance of extensions to harmonise with the existing street scene and Policy BE19 ensures any new development complements or improves the amenity and character of the area.

The Council's Adopted SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) or HDAS, contains design guidance (below) for all types of extensions which should appear subordinate in scale to the original building.

Section 4.0 Single Storey Side Extensions states the design of a side extension should not dominate the existing character of the original property. In order to appear subordinate the width and height should be considerably less than that of the main house and be between half and two thirds of the original house.

Section 7.0 of the Hillingdon SPD relating to Loft Conversions and Roof Extensions states careful consideration should be given to the volume, height, proportion and position and overall appearance of any dormer windows. It is important to create an extension that appears secondary to the size of the roof face within which it will be set. Roof extensions as wide as the house can create the appearance of an effective flat roofed third, or in this case second, storey which will be refused permission. Rear roof slopes which are visible only from other gardens can still impact upon the character and appearance of the residential area, and it is just as important for such roof extensions to relate well to the proportions and massing of the existing house and its neighbours.

The application seeks planning permission for a single storey side extension involving the conversion of garage to habitable use including alterations to front elevation; and conversion of roof space to habitable use to include a side dormer, 4 x side roof lights and conversion of roof from hip to gable end with a new gable end window.

The proposal would involve the conversion of the existing garage into habitable use with the relevant alterations to the elevation and fenestration. The overall width would remain unchanged and the overall height would be slightly increased to 3.1 metres. Given the dimensions, the proposal would appear subordinate to the main property. The existing changes to the front elevation are considered acceptable. The proposed replacement window and materials would match existing and could be controlled by way of condition. The modest infill to the rear of the existing garage is acceptable and would result in no adverse impact to the neighbouring property, no.44, which also has its garage on this boundary. As a result it is considered that this element of the proposal would not have a negative impact upon the visual amenity of the site or the surrounding area.

It is noted that proposal has been revised following the previous refusal however the proposal would still significantly alter the roof form and on this occasion result in a side dormer and rear gable addition which would appear at odds with the original roof form. It is considered that the proposals are substantial and would significantly alter the character and appearance of the original property. Furthermore the proposal is not in keeping with the character, design or scale of other similar single storey dwellings in the streetscene. The proposal is unacceptable in regards to its bulk, scale, design and will therefore have a detrimental impact on the character and appearance of the area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE5, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposals would introduce a number of side windows to bathrooms and as secondary windows. In the event of an approvable scheme these would have needed to be required to be obscure glazed and non opening below 1.7 m above finished floor level. It is therefore concluded that the application proposal would not constitute an un-neighbourly form of development and would be in compliance with the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE20, BE21 and BE24 and section 3.0 of the HDAS: Residential Extensions.

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

The proposed development would retain off road car parking space and would continue to accord with Policy AM14 of the Hillingdon Local Plan Part Two: Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Documents HDAS

Residential Extensions (December 2008).

However these factors do not outweigh the concerns and objections raised and the application is therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The roof alteration/extensions, by reason of the hip to gable end roof design and the size, scale, bulk, and design of the side dormer window would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and 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 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. The Council's supports pre-application discussions. No discussions 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:

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AM14 New development and car parking standards.
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	scene.
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