

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 51 ICKENHAM ROAD RUISLIP

Development: First floor rear extension and extension to the roof to create additional habitable space

LBH Ref Nos: **24650/APP/2018/1479**

Drawing Nos: 51ickenhamroad/2018/08
Design & Access Statement
51ickenhamroad/2018/07 Rev. B
51ickenhamroad/2018/01
51ickenhamroad/2018/02
51ickenhamroad/2018/03
51ickenhamroad/2018/05 Rev. B
51ickenhamroad/2018/06 Rev. B
51ickenhamroad/2018/07 B

Date Plans Received: 23/04/2018 **Date(s) of Amendment(s):**

Date Application Valid: 01/05/2018

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two-storey detached property situated on the southern side of Ickenham Road, where it curves round to the south and opposite the junction with Church Avenue. This is a substantial house dating from the inter war period and is well detailed and articulated, with a steep pitched roofline, a projecting gable to the front and two characteristic gable elements to the rear at roof level. Originally the property most likely featured two cat slide roof elements at either end, however the property has been altered and extended in the past which included a side extension removing one of the cat slide roof elements. Other alterations include a dormer to the front and side and a substantial rear extension. The front elevation remains relatively unaltered and contributes to the street scene.

The wider street scene is residential in character and appearance comprising individually design detached dwellings. The application site lies within the Ruislip Village Conservation Area and the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

The application is for the erection of a first floor rear extension with habitable roofspace.

1.3 Relevant Planning History

24650/APP/2000/754 51 Ickenham Road Ruislip

ERECTION OF A FIRST FLOOR SIDE EXTENSION WITH EXTENSION TO ROOF ABOVE, CONVERSION OF ROOF SPACE TO HABITABLE ROOMS, EXTENSION TO ROOF AT REAR TO FORM TWO NEW GABLES AND ERECTION OF A FIRST FLOOR REAR BALCONY/TERRACE

Decision Date: 25-09-2000 Approved

24650/APP/2001/1586 51 Ickenham Road Ruislip
INSTALLATION OF A FRONT DORMER WINDOW

Decision Date: 22-08-2001 Approved

24650/APP/2002/2377 51 Ickenham Road Ruislip
ERECTION OF A SINGLE STOREY REAR EXTENSION

Decision Date: 14-11-2002 Approved

24650/APP/2013/1551 51 Ickenham Road Ruislip
Demolition of existing conservatory, erection of single storey rear extension, single storey side extension, single storey side/front extension, side dormer and conversion of garage to habitable use

Decision Date: 20-08-2013 Refused

24650/APP/2013/3335 51 Ickenham Road Ruislip
Single storey side extensions, single storey rear extension and conversion of existing integral garage and part first floor roofspace to habitable use to include 1 side rooflight, involving demolition of existing conservatory

Decision Date: 27-01-2014 Approved

24650/APP/2014/1498 51 Ickenham Road Ruislip
Single storey front extension, single storey side extension, single storey rear extension and installation of dormer to side at first floor level

Decision Date: 30-06-2014 Approved

24650/APP/2014/3416 51 Ickenham Road Ruislip
Single storey side extension, single storey rear extension and installation of dormer to side at first floor level, external wall insulation and single storey detached outbuilding to rear for use as a store

Decision Date: 18-11-2014 Approved

24650/APP/2015/954 51 Ickenham Road Ruislip
Two storey side extension, single storey detached outbuilding to rear for use as a store and replacement of windows

Decision Date: 14-05-2015 Refused

24650/APP/2018/117 51 Ickenham Road Ruislip
Single storey side extension, first floor rear extension and extension to the roof with two rear roof lights to create additional habitable roof space

Decision Date: 05-03-2018 Refused

24650/B/80/0785 51 Ickenham Road Ruislip
Householder development - residential extension(P)

Decision Date: 04-06-1980 Approved

24650/C/82/0007 51 Ickenham Road Ruislip
Householder dev. (small extension,garage etc) (P)

Decision Date: 05-05-1982 Approved

24650/E/92/1717 51 Ickenham Road Ruislip
Erection of a front boundary wall (retrospective application)

Decision Date: 19-02-1993 Approved

24650/PRC/2017/41 51 Ickenham Road Ruislip
Single/double front/side/rear extension

Decision Date: 06-07-2017 OBJ

Comment on Planning History

There are a number of applications for extension of the existing property, the most recent of which are listed below.

24650/APP/2018/117 - Single storey side extension, first floor rear extension and extension to the roof with two rear roof lights to create additional habitable roof space (refused)

24650/PRC/2017/41 - Single/double front/side/rear extension (objection)

24650/APP/2015/954 - Two storey side extension, single storey detached outbuilding to rear for use as a store and replacement of windows (refused)

24650/APP/2014/3416 - Single storey side extension, single storey rear extension and installation of dormer to side at first floor level, external wall insulation and single storey detached outbuilding to rear for use as a store (approved)

24650/APP/2014.1498 - Single storey front extension, single storey side extension, single storey rear extension and installation of dormer to side at first floor level (approved)

The previous application was refused on the basis that the proposed development, by reason of its size, scale, bulk and design, including the double apex and crown roof detail, represents an unduly intrusive and incongruous form of development, which would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and visual amenities of the street scene and would fail to either preserve or enhance the character or appearance of the surrounding Ruislip Village Conservation Area.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 6th June 2018

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

4 neighbours and the Ruislip Residents Association were consulted for a period of 21 days expiring on the 24 May 2018 and a site notice was erected on the road sign to the front expiring on the 4 June 2018. 1 response was received raising the following issues:

- The house already has numerous extensions and vastly dwarfs all other family homes in the immediate area.
- Completely out of keeping with the other houses in the area and will destroy the character of the immediate vicinity of the Conservation Area

Ruislip Village Conservation Panel - No response

Conservation and Urban Design Officer:

They previously responded to advise that this is a substantial detached inter-war house located in a visible position (at a road junction) within the Ruislip Village Conservation

Area - a heritage asset. The existing building is well detailed and articulated with a steep pitched roofline, dormer windows and an interesting building plan. Although it has been substantially extended to the rear, the front facade remains unaltered and contributes to the streetscene. It therefore has significance within the conservation area both individually and as part of a planned estate.

It may be possible to extend the two gables out over the ground floor extension, if they mirror what is there already. However the portion between them should be set back and roofed with a flat roof to obviate the need for a mansard and crown. Thus the extension would be at first floor only, necessitating a reduction in the accommodation in the roof.

Trees/Landscaping - The planning questionnaire (Q7) confirms that no trees or hedges will be affected by the development. No objection and no need for landscape conditions.

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

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

BE4 New development within or on the fringes of conservation areas

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.

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

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 7.8 (2016) Heritage assets and archaeology

NPPF12 NPPF - Conserving & enhancing the historic environment

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, the impact on residential amenity of the neighbouring dwellings and provision of acceptable residential amenity for the application

property.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place.

Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) specifies that new development within or on the fringes of conservation areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities; development should avoid the demolition or loss of such features. As such, there will be a presumption in favour of retaining buildings, which make a positive contribution to the character or appearance of a conservation area. This policy reflects the relevant legal duties.

Policies BE4, BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF (2011) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

HDAS advises that extensions should always be designed so as to appear 'subordinate' to the original house. First floor rear extensions will only be allowed where there is no significant over-dominance, over-shadowing, loss of outlook and daylight. In particular, the extension should not protrude out too far from the rear wall of the original house. The first floor should not extend beyond a 45-degree angle. If this can be achieved the depth of a rear extension to a detached property cannot exceed 4 m.

The proposed first floor rear extension measures 9.7 m in width and 3.05 m in depth. This is set beneath the extended gables with a crown roof extension between to provide additional accommodation within the roofspace. This has been modified in part along the lines of the Conservation Officers comments and is an improvement on the previous submission. However the creation of the crown roof detail would still result in a substantial addition to the rear of the property, which is inappropriate in its design and bulk, in the context of a building of interest, in this part of the Ruislip Village Conservation Area. Therefore in terms of appearance the proposed extension would fail to respect the character and appearance of the existing property and the wider Conservation Area and is considered unacceptable. As such the proposal fails to comply with the requirements of Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the HDAS: Residential Extensions.

Policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded. Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours. The submitted plans indicate that the proposed first floor extension measures 3 m in depth and is set away from the side boundaries by approximately 3 m to East with no. 49 and 9.5 m to the West with no. 53. The proposed extensions would not compromise a 45 degree line of sight from the neighbouring properties and given the degree of separation between the application site and adjacent dwellings the proposals would not result in an unacceptable loss of light or outlook to the occupants of those properties. The nearest property to the rear is no. 50 Kingsend situated approximately 33.5 m away. The principle windows for the proposed extensions would face front and rear and would not result in any additional overlooking or loss of privacy to that already existing. It is therefore considered that the

proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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 Policy 3.5 of the London Plan (2016).

Paragraph 5.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The property benefits from a good sized rear garden and adequate garden space would be retained.

There is no impact on the parking provision as a result of this proposal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development, by reason of its size, scale, bulk and design, including the crown roof detail, represents an unduly intrusive and incongruous form of development, which would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and visual amenities of the street scene and would fail to either preserve or enhance the character or appearance of the surrounding Ruislip Village Conservation Area. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.8 of the London Plan (2016), the adopted Supplementary Planning Document HDAS: Residential Extensions and the NPPF.

INFORMATIVES

- 1** On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
- 2** 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 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service. This is a resubmission of a previously refused scheme, where the Officer Report identified issues to be addressed, which were reflected in the reasons for refusal, allowing the opportunity to address those issues within this submission.

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
PT1.HE1	(2012) Heritage

Part 2 Policies:

AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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 7.8	(2016) Heritage assets and archaeology
NPPF12	NPPF - Conserving & enhancing the historic environment

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