

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 29 ST MARTINS APPROACH RUISLIP

Development: Two storey side extension, single storey rear extension and conversion of existing flat roof to pitched roof

LBH Ref Nos: **19656/APP/2019/2454**

Drawing Nos: 4282/01
4282/02
Location Plan
Flood Risk Assessment

Date Plans Received: 22/07/2019 **Date(s) of Amendment(s):**

Date Application Valid: 22/07/2019

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two storey detached property on St Martins Approach. The surrounding area is residential in character comprising of properties of a similar size and design and to the South is a large green open space. To the front of the property is a large area comprising of a mixture of soft and hard landscaping with a paved area providing access to the garage at the side of the property as well as adequate parking provision.

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

This application proposes the two storey side extension, single storey rear extension and conversion of existing flat roof to pitched roof.

It is important to note that permission was granted on 23/7/2018 for single storey side and rear extension (application 19656/APP/2018/1027).

1.3 Relevant Planning History

19656/APP/2018/1027 29 St Martins Approach Ruislip
Single storey side and rear extension

Decision Date: 23-07-2018 Approved

Comment on Planning History

19656/APP/2018/1027 - single storey side and rear extension
Decision: Approval on 23/7/18.

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

3 neighbouring properties, along with the Ruislip Residents Association, were consulted by letter dated 31/7/19 and a site notice was displayed in the area. By the close of the consultation period no response received.

Flood and Water Management Officer:

The site lies in Flood Zone 2 and a flood risk assessment has not been submitted. It is noted that a Flood Risk Assessment was submitted for a previous application at this site. This should be resubmitted unless the plans have changed considerably.

OFFICER COMMENTS: It is noted that current application is not quite different from previous one in terms of flood risk assessment and therefore previous flood assessment was resubmitted and therefore previous flood officer's comments is still applicable which is as follows:

"The site lies partly within Flood Zone 2 and has now provided a FRA written by STM to assess the risk and provide suitable mitigation. A minor extension is considered acceptable within this zone as long as it complies with the government standing advice. The site could experience flooding of up to 230mm of flooding in the 1 in 100 year plus 35% CC, the proposed access route from the property could also experience similar levels of flooding, however it is noted that this is on the edge of the floodplain and would extend for a very short length of 16m. An appropriate flood evacuation plan which may involve taking refuge in upper floors may be more appropriate following an assessment of flows as well as depths. Finished floor levels within the house are to be set at 41.53mAOD. However there is no indication of what current levels are and whether this can be achieved with ceiling heights proposed. However as multiple methods of water exclusion are to be employed, including flood proof doors, there are no objections "

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:

AM14 New development and car parking standards.

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.

DMHD 1 Alterations and Extensions to Residential Dwellings

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 planning issues are the effect of the development on the character and appearance of the original building, the street scene and the level of impact on the residential amenity and light levels of the adjoining neighbours, and provision of off-street parking provision.

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 3.0 Single Storey Rear Extensions states detached houses an extension up to 4m deep is acceptable. A range of pitched roof and flat roof types may also be acceptable and must not exceed 3m and 3.4m at its highest point.

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 5.0 Side and First Floor Side Extensions should retain a minimum of 1m distance from the side boundary at both levels, and if to a semi-detached dwelling should be set back 1m from the front building line at both levels, as well as set down from the original ridge line by 0.5m. If there is an existing single storey side extension within 1m of the boundary, the first floor extension should be set in a minimum of 1.5m. The width should be considerably less than that of the original house and be between half and two thirds depending on size and character of the area. Design of the roof should follow that of the existing roof. Flat roofed extensions will not generally be accepted.

The proposed single storey side/rear extension would be constructed flush with the front elevation, and would measure 2.6m in width and 14.23m in length and would wrap across the rear wall of the existing house to a maximum depth of 4m. The HDAS states extensions to detached dwellings up to a maximum of 4m deep would be acceptable. The proposed single storey side/rear extension would have a width of 2.6m, which is less than half and two-thirds of the original house width (6.5mm) so it complies with paragraph 4.5 of the HDAS SPD.

The proposed two storey side extension would be constructed flush with the front elevation at both levels, would measure 2.6m in width at both levels and would be attached to existing first floor side extension of the dwelling across the flank elevation by approximately 5.15m and would be characterised by a crown roof measuring a maximum height of 7.9m from which would be equal to that of the main house. The proposed side extension would retain a separation distance of 0.76m to the front from the nearest point of the shared boundary at southern side which is an open space.

Policy BE22 states residential extensions of two or more storeys in height should be set

back for the full height a minimum of 1m from the shared boundary to preserve the visually open gaps between properties and preventing dwellings from coalescing to form a terraced appearance. Also section 5 of HDAS SPD states If there is an existing single storey side extension within 1m of the boundary, the first floor extension should be set in a minimum of 1.5m.

The proposed side extension would almost retain a sufficient distance from the front and side of the property and it complies with Policy BE22.

The proposed roof profile should match that of the existing roof. This would not be possible as the property would have a large crown roof element which would be highly visible, given the exposed location of the property. Although there is a flat roofed extension to this property, this is quite discreet and set back some distance from the front. The proposal would result in a very large crown which would be at odds with the roof design to the other side of the property. Any alterations should respect such local distinctiveness. The proposal would fail to be subordinate to the original property and wider area. This would impact unduly on the character and appearance of the existing and adjoining properties and the visual amenities of the street scene and the area in general. Thus, the proposed extension, by reason of its siting in this open prominent position, and its size, scale, bulk, and design, including a large crown roof, would fail to appear as a subordinate addition and 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 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), Policy DMHD 1 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires new extensions by virtue of their siting, bulk and proximity would not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 should protect the privacy of the occupiers and their neighbours. Policy BE22 applies to extensions of two or more storeys which seeks to retain a 1m set in from the boundary.

With regards to impact on neighbouring properties, the rear extension would be constructed 1.2 metres from the boundary line shared with No. 31 and the side extension would be sited on the opposite side of the application site. Both the proposed rear and side extensions comply with the council's adopted supplementary planning guidance (HDAS) thus it is considered that the extension is of a size and scale which would not impact on the residential amenities of the occupiers of the adjoining properties from increased overshadowing, loss of sunlight, visual intrusion and over-dominance and would be in accordance with BE20, BE21 and BE24 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 proposal would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing SPG (December 2012) and the Mayor of London's Housing Standards Policy Transition Statement (October 2015).

Paragraph 5.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. There would be

sufficient garden space retained.

There would be ample parking to the front of the property. As such, the proposal would not therefore conflict with policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Given the above considerations, the application is therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed extension, by reason of its siting in this open prominent position, and its size, scale, bulk, and design, including a large crown roof, would fail to appear as a subordinate addition and 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 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), Policy DMHD 1 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) 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. 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.

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.

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
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.
DMHD 1	Alterations and Extensions to Residential Dwellings
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

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