

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	12 MEADOW CLOSE RUISLIP	
Development:	Conversion of roof space to habitable use to include 2 x rear dormers and 3 x front roof lights, porch canopy to front.	
LBH Ref Nos:	74125/APP/2019/2912	
Drawing Nos:	Location Plan 4122/03	
Date Plans Received:	02/09/2019	Date(s) of Amendment(s):
Date Application Valid:	02/09/2019	

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached bungalow located on the north side of Meadow Close within a small cul de sac. The property has a hipped roof with front and back gabled roof.

The principle elevation faces south east. The brick and tile dwelling is set back from the road by some 23 metres of soft landscaping which provides space to park numerous within the curtilage of the property. To the rear of the property lies a garden area which acts as private amenity space for the occupiers.

No.11 Meadow Close is located to the west of the site and the neighbouring property at No.13 Meadow Close is located approximately 18 m to the front of the property adjacent to the end of the driveway.

The area is residential in character and appearance and the site lies within the Developed Area as identified within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

The current application seeks planning permission for a loft conversion and alterations to the existing roof with two rear dormers in connection with the conversion of the roof space to habitable accommodation with three roof lights in the front roof slope. The roof of the existing bay window will also be altered to match the pitch of the new roof.

1.3 Relevant Planning History Comment on Planning History

74125/APP/2018/3262 - Single storey side extension, single storey rear extension and single storey outbuilding to rear for use as a store (Application for a Certificate of Lawful Development for a Proposed Development) - Granted 19/9/2018

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 and the residents association were consulted by letter dated 12/9/2019 and a site notice displayed which expired on 14/10/2019

No local response

Flood & Water Management commented as follows: -

No objection as the proposals relate to modifications that do not alter the built footprint at ground level and do not increase the number of dwellings.

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.

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.

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**

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. Furthermore Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

Raising of the roof ridge and alterations to the roof profile in connection with the use of the roof space for habitable accommodation:

The proposal comprises an increase in the height of the main roof ridge line by 200 mm and the construction of two 'side dormer' extensions giving the effect of a 'dutch barn' type roof profile. The majority of properties in the street remain as originally built with the exception of 27 Meadow Close that has been substantially extended. It is noted that other loft conversions in the vicinity of the subject site have been approved under permitted development. This said, the proposed roof profile at 12 Meadow Close is considered to have a negative impact on the street scene and adjacent properties and is considered to

be out of character with the surrounding area.

Paragraph 7.8 of the HDAS states that in order to prevent harm to the character and appearance of the existing property and surrounding area, dormers proposed on detached dwellings should be set down below the ridge of the original roof by at least 0.3 m, set above the eaves by 0.5 m and set in from each side of the roof face by 1.0 m. A flat roofed dormer will usually be acceptable and the materials and fenestration should be similar to those used on the main house.

The proposed 'dormers' would not comply with the above recommendations. In particular, both 'side dormers' would extend almost the full depth of the extended property which would add significant bulk and massing to the roof of the existing bungalow appearing incongruous in comparison to the existing property and its wider setting.

As a result it is considered that the loft conversion and roof extensions would have a negative impact upon the visual amenity of the site and the surrounding area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DMHD 1 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

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.

The proposed loft conversion with side and rear dormers would not cause any significant loss of privacy to occupants of 11 Meadow Close. No 13 Meadow Close is set much further forward than the application site therefore it is considered there would be no significant loss of privacy to the occupants of that property. The new window proposed in the resulting gable end could be conditioned to be obscure glazed and non opening below 1.8 m in any grant of planning permission to prevent any overlooking of the private amenity space of this neighbouring property at 13 Meadow Close.

As such, in respect of the issue of impact on residential amenity, the proposal would be in compliance with Policies BE19, BE20 and BE21 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and to the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed extensions, by virtue of their size, scale, design, massing and bulk would result in incongruous additions to the existing dwellinghouse which would be detrimental to the architectural composition of the existing building, the street scene and would harm the character and appearance of the wider area. The proposal would therefore be contrary to Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy DMHD 1 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and the Council's 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.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

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:

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.
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BE23	Requires the provision of adequate amenity space.
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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

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