

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 27 FLAMBOROUGH ROAD RUISLIP

Development: Two storey side extension and single storey rear extension involving demolition of existing garage

LBH Ref Nos: **14241/APP/2019/2926**

Drawing Nos: 03/10
01/10
02/10
04/10

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 relates to a two storey, end of terrace dwelling house located to the East of Flamborough Road. The render and tile dwelling is set back from the road by 6 metres of hardstanding which provides space to park two cars within the curtilage of the dwelling. To the rear of the property lies a garden area which acts as private amenity space for the occupiers.

The application property is attached to No.25 Flamborough Road to the North and shares a side boundary with No.29 Flamborough Road to the South. To the rear runs an access road beyond which lies the rear garden of No.260 Victoria Road.

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 application is seeking planning permission for the erection of a two storey side extension and single storey rear extension involving the demolition of the existing garage and rear extension. The side extension would project to the flank of the dwelling by 3.1 metres. At ground floor it would be built flush with the existing porch and span for a depth of 10.9 metres wrapping round into a rear extension. At first floor it would be set back from the front by 1 metre and would span for a depth of 6.4 metres. The two storey extension would be characterised by a gable end roof. The rear extension would have a depth of 3.6 metres and would span the full width of the dwelling house. It would be characterised by a flat roof with a maximum height of 3 metres.

1.3 Relevant Planning History

14241/APP/2018/2296 27 Flamborough Road Ruislip

Conversion of roofspace to habitable use, to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 03-08-2018 Approved

14241/APP/2019/1602 27 Flamborough Road Ruislip

Single storey side/rear extension involving demolition of existing garage to side and rear extension

Decision Date: 04-07-2019 Approved

Comment on Planning History

14241/APP/2018/2296 approved 03/08/2018 Certificate of lawful development for the loft conversion which has since been constructed.

14241/APP/2019/1602 approved 04/07/2019 Householder application for the erection of a single storey side/rear extension. The proposed single storey elements matches the approved, however, it now also includes a first floor side extension.

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

Five neighbouring properties and the Residents Association were notified of the proposal on 13/09/2019. A site notice was also displayed which expired on 09/10/2019.

No responses were received.

Trees/Landscaping:

No trees will be affected by the proposal. The two-storey side extension will have the effect of closing the gap between garage-linked terraced houses, which will have a detrimental effect on the street scene. (If the neighbouring property were to build a similar two-storey extension over the garage the impact would be even worse). The loss of the garage parking space will be likely to put pressure on the front garden, in order to provide additional off-street parking - again, to the detriment of the character and appearance of the area. - Hillingdon's design guidance seeks to retain at least 25% of the front garden area as soft landscape. If the application is approved, condition RES9 should be imposed and permitted development rights to provide additional parking should be removed.

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:

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.
DMHB 11	Design of New Development
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 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, the impact on private amenity space and the availability of parking.

The Hillingdon Design and Accessibility Statement - Residential Extensions (HDAS) and Policy DMHD 1 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) provides guidelines for householder extensions. Sections 4 and 5 of HDAS and Policy DMHD 1 Part C refers to side extensions and state that the width of a side extension should be between half and two-thirds of the width of the main house. Two storey side extensions should be set in from the side boundary lines by at least 1 metre to avoid the appearance of terracing and where hip to gable roof extensions exist, a two storey side extension will not be supported. Section 3 of HDAS and Policy DMHD 1 Part B refers to rear extensions and state that rear extension should not exceed 3.6 metres in depth and if a flat roof is proposed it should not exceed 3 metres in height.

The rear extension would have a depth of 3.6 metres and would be characterised by a flat roof with a height of 3 metres and so would comply with HDAS recommendations and so it is considered the rear extension would be in keeping with the existing property. The side extension would have a width of 3.1 metres which would be 58% of the width of the original dwelling house however, it would be built up to the shared side boundary line with No.29 Flamborough Road and so it is considered that it would result in the closing of a visually open gap and if No.29 Flamborough Road were to do the same extension, the rows of terraces would become adjoining. In addition, the property benefits from a hip to gable extension, and although the proposed roof would be designed to match the loft extension, it would be of a different roof form to the original property and many of the properties within the area. The applicant has raised examples of where similar developments have been constructed within the area. This includes No.21 Flamborough Road at the other end of row of terraces which the application site sits, Nos.28 and 30 Flamborough Road and No.23A Thurlstone Road. However, Nos.21 and 30 Flamborough Road have no site history for these extensions, No.28 does benefit from a 1 metre set in from the side and No.23A Thurlstone Road was allowed under permitted development. As such, the examples that the applicant has provided do not set a precedent. In fact, these extensions allow for an even more built up appearance of the area and so increases the importance of any remaining visual gaps such as the one allowed at the application property. Subsequently, it is considered that the extension, by reason of the closing of the visually important gap would have a detrimental impact on the street scene and surrounding area and so it would fail to comply with Policies BE13, BE15, BE19 and BE22 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).

The rear extension would be built up to both side boundaries. No.25 Flamborough Road benefits from a rear extension and as such, the proposed would project to the rear of this neighbour by only 0.5 metres. No.29 Flamborough Road is set further forward than the application property however, this has also been extended to the rear. Although the extension would project to the rear of the closest element of No.29 by 5.6 metres, this part of the neighbour is used as a garage and the extension would project to the rear of the main rear building line by 2.4 metres. The two storey extension would be built up to the boundary with No.29 and although it would not intersect the 45 degree horizontal line it would extend to the rear of the garage by 1.3 metres and it is considered that due to the lack of a set back, a two storey wall immediately adjacent to part of the neighbouring property area it would result in an over dominant impact on No.29. Subsequently, it would fail to comply with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

No side windows would be installed as part of the proposal and as such, the proposal would not result in a loss of privacy to neighbouring properties. Therefore, the proposal would comply with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Following development approximately 100 square metres of private amenity space would be retained for the occupiers of the property. As such, it would comply with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Although the proposal involves the loss of a garage, there is sufficient space to park two cars within the curtilage of the dwelling. In addition, the garage has an internal width of 2.8 metres which is considered to be too small for modern cars. As such, it would comply with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey 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, 29 Flamborough Road, 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, 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.

2 NON2 Non Standard reason for refusal

The proposed two storey side extension, by virtue of its siting, size, scale and design, including the lack of a set back from the front at all levels, and roof design would be detrimental to the appearance of the original house, the visual amenities of the street

scene and the character and appearance of the wider area. The proposal is therefore 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 - 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 adopted Supplementary Planning Document HDAS: Residential Extensions.

3 NON2 Non Standard reason for refusal

The proposed two storey side extension, by virtue of its size, scale, bulk, height and proximity, would be detrimental to the amenities of the adjoining occupiers at 29 Flamborough Road by reason of overdominance, overshadowing, visual intrusion, loss of outlook and loss of sunlight. Therefore the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

- 1** On this decision notice policies from the Council's 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 Council's 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.

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:	
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.
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LPP 3.5	(2016) Quality and design of housing developments

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