

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 2 CHICHESTER AVENUE RUISLIP

Development: Part two storey part single storey side extension and conversion garage to habitable use, single storey rear extension and single storey front extension

LBH Ref Nos: **4813/APP/2019/3502**

Drawing Nos: Location Plan
 001
 002
 003
 004
 005
 006
 007
 008
 009
 010
 011
 012
 013
 014
 015
 016

Date Plans Received: 24/10/2019

Date(s) of Amendment(s):

Date Application Valid: 01/11/2019

1. CONSIDERATIONS

1.1 Site and Locality

The application property is located on the west side of Chichester Avenue at its junction with Wood Lane and comprises a substantial two storey detached house which has a main gabled roof with mostly brick external facing and benefits from a detached garage to south side of property. The rear garden is flat, enclosed by panel fencing. The frontage is laid to lawn with a driveway that provides space to park approximately 2 vehicles. The site lies within the area covered by TPO 23, however, there are no protected trees at, or close to, this property.

The application site lies within a 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). It is noted that on the opposite side of the highway known as Wood Lane is the boundary of the Ruislip Village Conservation Area.

1.2 Proposed Scheme

The current application seeks planning permission for a part two storey part single storey side extension and conversion garage to habitable use, single storey rear extension and single storey front extension.

1.3 Relevant Planning History

Comment on Planning History

No planning history

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

12 neighbouring properties and the residents association were consulted by letter dated 5/11/2019 and a site notice displayed which expired on 5/12/2019

No local response

Conservation & Urban Design commented as follows: -

Summary of comments: Amendments recommended There are no objections to the principle however it is strongly recommended the proposed projecting gable to the front is omitted from the proposal and the hung tile detail is retained/ renewed rather than replaced with render.

Historic Environment Designation (s)
Adjacent to Ruislip Village Conservation Area

Assessment - background/significance

The site is located on the fringes of the Ruislip Village Conservation Area. The original building is an attractive detached dwelling dating from the 1970s. It forms part of a planned development with surrounding properties designed and built in a similar manner. The existing dwelling is characterised by its quaint two storey scale, with a projecting gable to the front. The gable is finished with green hung tiles, which is a notable feature on other surrounding properties, defining the area's character and local distinctiveness. The existing house is little altered from its original form. It is set on a spacious plot with a green, verdant frontage. The site and house is visible from the conservation area therefore it is important any additions are sensitively designed.

Assessment - impact

There are no objections to the principle of the proposal however the proposed projecting gable to the side addition would be considered an incongruous addition. It would result in a competing gable feature which would appear disproportionate to the original gable feature. Ideally the proposed projecting gable would need to be omitted from the proposal. The proposed rendered finish to the gable ends would dramatically alter the appearance of the original dwelling. It would result in the property appearing starkly different to other similar properties; render is not an established finish within the area. It is strongly recommended that the hung tiles are retained/ renewed.

Conclusion:

Amendments recommended. It is important the property appropriately respects the established local distinctiveness within the surrounding area.

4. UDP / LDF Designation and London Plan

Standard Informatives

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.

DMHB 1 Heritage Assets

DMHB 11 Design of New Development

DMHB 4 Conservation Areas

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

LPP 7.5 (2016) Public realm

LPP 7.6 (2016) Architecture

LPP 7.8 (2016) Heritage assets and archaeology

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 adequate off-street parking.

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 BE4 states 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. 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.

Emerging Policy DMHB 4: Conservation Areas states that New development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will: A) Require proposals for new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area. B) Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification. C) Proposals will be required to support the implementation of improvement actions set out in relevant Conservation Area Appraisals and Management Plans

Emerging Policy DMHB 11 of the Emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) states that All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding: · scale of development, considering the height, mass and bulk of adjacent structures; · building plot sizes and widths, plot coverage and established street patterns; · building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment. ii) ensuring the use of high quality building materials and finishes; iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities; iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure. B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space

Emerging Policy DMHD 1 of the Emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) states that Planning applications relating to alterations and extensions of dwellings will be required to ensure that: i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area; ii) a satisfactory relationship with adjacent dwellings is achieved; iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height; iv) new extensions respect the design of the original house and be of matching materials; v) there is no unacceptable loss of outlook to neighbouring occupiers; vi) adequate garden space is retained; vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C; viii) trees, hedges and other landscaping features are retained; and ix) all extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials.

B) Rear Extensions

i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more; ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth; iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level; vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres; viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design.

C) Side Extensions

i) side extensions should not exceed half the width of the original property; ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded; iii) garages should reflect the size guidelines set out in Appendix C Parking standards; iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses

D) Front Extensions

i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. iii) notwithstanding the above, at least 25% of the front garden must be retained.

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.

Section 3.0 Rear Extensions states that for detached houses an extension up to 4 m is acceptable A pitched should not exceed a maximum height of 3.4 m.

The single storey rear extension would have a depth of 4m set under a pitched roof with a maximum height of 3.4m.

Section 5.0 Side and First Floor Side Extensions: Two Storey states that if there is an existing single storey side extension within 1 metre of the boundary, the first floor extension should be set in by a minimum of 1.5m. There is no specific requirement for a set back from the front of the house for detached properties. Equally, for detached houses the roof height of the extension should be equal to that of the main roof ridge.

Section 8.0 Front Extensions, Porches and Bay Windows states front extensions are eye catching and change the face of the building. They do not only affect the character and appearance of the building itself but also the street scene. Changes and extensions to the front of the house must be minor and not alter the overall appearance of the house or dominate the character of the street. It should also appear subordinate in scale and form, must not extend past the line of any bay window and in the case of being combined with a garage conversion they may be integrated with a forward extension of the garage not exceeding 1.0 m.

The property benefits from a detached garage to south side of property which will be converted to habitable accommodation by integration with the main dwelling and extended forward by 1.5 m to be flush with the opposite gable end on the northern side of the

property. The first floor side extension will be the same width at 5 m, will not extend beyond the rear elevation of the dwelling and will be set under a dual pitched gable end roof. The proposed projecting gable to the side addition would be considered an incongruous addition and would result in a competing gable feature which would appear disproportionate to the original gable feature.

Consequently, the proposed would not appear subordinate to the main dwelling by virtue of its size, scale, bulk, height and design and would not harmonise with the existing character and appearance of the original dwelling, street scene and the adjacent Ruilsio Village Conservation Area. The proposed extension would comply with the objectives set out in Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded. It is considered that the extension is of a size and scale which would not significantly impact on the residential amenities of the occupiers of the adjoining properties from increased overshadowing, loss of sunlight, visual intrusion and over-dominance.

Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours. The proposed windows would face the front, side and rear of the property and would not result in a loss of privacy to the adjacent dwellings.

The doors and windows on the rear elevation of the property will face the rear garden of the application site, and will not overlook into any of the neighbouring properties. The window on the front elevation will have an outlook of the general street scene and therefore will not directly overlook into any of the neighbouring properties. The windows on the side elevation will serve the bathroom, so would be obscure glazed, and therefore will not directly overlook into any of the neighbouring properties. However should the application be approved a planning condition can be added to ensure that the window is obscurely glazed.

Therefore the proposal complies with the requirements of Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and 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 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. 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).

The application doesn't propose any changes to the front landscaping. As such it is considered that the pre- commencement condition which was requested by tree officer is not necessary

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 part two, part single storey extension, by reason of its siting in this visually prominent position, its projection forward of the building line along Chichester Avenue, lack of a set in at first floor from the side boundary would be an incongruous addition to the host dwelling and would fail to appear subordinate. In addition the loss of the hung tiles and proposed rendered finish to the gable ends would dramatically alter the appearance of the original dwelling and would result in the property appearing starkly different to other similar properties in the streetscene. Consequently the proposals would be detrimental to the visual amenities of the street scene and would be harmful to the character and appearance of the surrounding area and the adjacent Ruislip Village Conservation Area. The proposed development is therefore contrary to Policies BE1 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), Policies DMHD 1, DMHB 4 and DMHB 11 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) 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.

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.

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.
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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 1	Heritage Assets
DMHB 11	Design of New Development
DMHB 4	Conservation Areas
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
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture
LPP 7.8	(2016) Heritage assets and archaeology

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