

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 28 HOWLETTS LANE RUISLIP

Development: Single storey rear extension, single storey front/side extension, porch to front and conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and 1 side roof light.

LBH Ref Nos: **22663/APP/2020/52**

Drawing Nos: PL/01
 PL/02
 PL/03
 PL/07
 PL/06
 PL/04
 PL/05
 Supporting Statement

Date Plans Received: 08/01/2020 **Date(s) of Amendment(s):**

Date Application Valid: 08/01/2020

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached bungalow dwelling situated on the south western side of Howletts Lane. The property is constructed from brick with a plain clay tile gabled roof and benefits from an attached side garage with the dwelling set back from the adjacent highway to accommodate off road parking for up to two cars to the front. The front garden is complete hardstanding.

The application site lies within a 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

The application seeks permission for the single storey rear extension, single storey front/side extension, porch to front and conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and 1 side roof light.

The property benefits from a front canopy and single storey rear extension which will be demolished as a result of the proposal. The property also benefits from an attached side garage that will be demolished as a result of the proposal and the proposed scheme would be extended to the front, side and rear of existing garage and its roof height will be increased by 0.5m.

The current application is a slightly amended version of a previously refused application which was refused on 25/10/19 (22663/APP/2019/2696) . The essential differences are as follows:

- extended conservatory structure has been omitted;
- the height of the proposed front gabled roof has decreased from 5.4m to 5.1m at southern side and from 4.4m to 4.3m at northern side;

- the height of the proposed rear dormer has decreased from 2.58m to 2m;
- The depth of the proposed rear dormer has decreased from 3.5m to 3;
- the internal study room has been omitted

It is realised that some of the previous planning officer's comments have been taken into account but some important issues such as the crown roof, design and dormer size still haven't been sufficiently addressed. Accordingly the proposal is still considered unacceptable and contrary to policy.

1.3 Relevant Planning History

22663/APP/2019/2696 28 Howletts Lane Ruislip

Single storey rear extension, single storey front/side extension, porch to front and conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and 1 side roof light

Decision Date: 25-10-2019 Refused

22663/B/78/0975 28 Howletts Lane Ruislip

Study extension/entrance hall

Decision Date: 19-07-1978 Approved

Comment on Planning History

- 22663/B/78/0975 - Study extension/entrance hall
Approved on 19/7/78

- 22663/APP/2019/2696 - Single storey rear extension, single storey front/side extension, porch to front and conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and 1 side roof light
Refused on 25/10/19

Refusal reasons:

1. The roof alteration/extensions, by reason of the large crown roof, increase in ridge height and the size, scale, bulk and design of the rear dormer would fail to harmonise with the architectural composition of the original detached bungalow, would be detrimental to the character and to the 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), Policies DMHB 11 and 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. The proposal would provide a habitable room (ground floor study) with no outlook or natural/sunlight and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policies 3.5 and 5.3 of the London Plan (2016) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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

6 neighbouring properties were consulted by letter dated 16/1/20 and a site notice was displayed in the area. 2 comments were received by the close of the consultation period who raised their concerns for the following matters:

- impact on neighbour
- dormer size
- gap
- size, scale and design of the proposal specially roof
- lack of privacy
- negative impact on the character of the area

Trees/Landscape:

This site is occupied by a bungalow situated on the south side of Howletts Lane. Most of the front garden is paved, providing off-street parking for several cars, however, there are boundary hedges and an ornamental conifer in one corner which soften the appearance of the site. There are no TPO's or Conservation area designations affecting the site.

COMMENT: This submission follows the refusal of application ref. 2019/2696. Much of the proposal comprises work above / within the existing footprint, however, there is a slight increase of the footprint in the north-west corner. The overall footprint of the building appears to be dominant given the relatively mean residual space in the rear garden.

RECOMMENDATION: If you are minded to approve this proposal, additional space to the front of the property should be restored to soft landscape, secured through conditions RES9 (parts 1,2 and 5)

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP 3.5 (2016) Quality and design of housing developments

LPP 7.4 (2016) Local character

5. MAIN PLANNING ISSUES

The main issues for consideration in determination of this application would be the impact of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area and the impact on the residential amenities of the neighbouring properties along with the number of parking spaces remaining on site.

Policy DMHD 1: 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.

Policy DMHB 11: Design of New Development states that:

B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

C) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. In the case of proposals for major development sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs.

D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

Whilst the property is a bungalow, the extension would be two storeys, extending the ground floor and first floor/roof of the dwelling.

The current application is a slightly amended version of a previously refused application which was refused on 25/10/19 (22663/APP/2019/2696) . The essential differences are as follows:

- extended conservatory structure has been omitted;
- the height of the proposed front gabled roof has decreased from 5.4m to 5.1m at southern side and from 4.4m to 4.3m at northern side;
- the height of the proposed rear dormer has decreased from 2.58m to 2m;
- The depth of the proposed rear dormer has decreased from 3.5m to 3m;
- the internal study room has been omitted;

The property benefits from a front canopy which will be demolished as a result of the proposal. The proposed single storey front porch would measure 1.5m in width, 1.5m in depth with a height of 3.1m respectively. The proposed single storey front/side extension would measure 3.97m, 7.2m and 4.4m in width, depth and height respectively. Due to the sufficient set back distance of the host dwelling from the front boundary, the proposed single storey front/side extension would not appear cramped and would satisfactorily integrate with the character and appearance of the host dwelling and the visual amenities of the street scene and surrounding area.

The property benefits from a rear extension which will be demolished as a result of the proposal. The proposed rear extension would have a depth and width of 3.3m and 10.88m respectively. The proposed rear extension would have a depth of 3.3m which complies

with the maximum 4m depth for rear extensions at detached dwellings as specified in DMHD 1. The proposed rear extension would have a pitched roof to height of 6m which would be 0.5m higher than existing roof height.

With regards to the proposed rear dormer, Section E of the Development Management Policies states that roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof.

The proposed dormer would be 8 m wide, 2m high and 3 m deep. The width of the proposed rear dormer would be more than 2 thirds of the width of the original roof (11.18m). As such the size of the proposed rear dormer would not be considered sufficient to appear secondary or proportionate to the main roof slope and would have a harmful impact on the character and appearance of the existing house and street scene. Accordingly it is considered that the proposed dormer does not comply with DMHD 1 of the Development Management Policies (2020).

In addition it is considered that the proposed roof profile should match that of the existing roof. This would not be possible as the property would have a crown roof with two high front gabled roofs. Any alterations should respect such local distinctiveness. Policy DMHD 1 suggests that raising of a main roof above the existing ridgeline of a house will generally not be supported. The proposed roof would be 0.5m higher than existing roof. Also two front gable roofs will be 5.1m and 4.3m high at southern side and northern side respectively which would be higher than existing gable roofs by 0.4m and 0.8m respectively. The proposal would fail to be subordinate to the original property and wider area. This results in an unbalanced appearance between the other dwellings in wider area and 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.

It is noted that the applicant has cited the development at 30 Howletts Lane as a precedent for these proposals.

However it is considered that the development is not characteristic in the streetscene and it is considered that the proposed development would be highly visible when travelling in both directions along Howletts Lane. Furthermore, regard must be given to the most recent policy documents. Therefore, the development is considered unacceptable as it fails to comply with the requirements of Policies DMHD 1, DMHB 11 and 12 of the Local Plan: Part Two - Development Management Policies (2020).

Policy DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should also not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. The Council will aim to ensure that there is sufficient privacy for residents and it will resist proposals where there is an unreasonable level of overlooking between habitable rooms of adjacent residential properties or onto private open spaces. A minimum of 21m separation distance between windows of habitable rooms will be required to maintain privacy. The Council will also expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook.

The proposed extension by reason of its size, scale and location would not have an adverse impact on the residential amenities and light levels of the adjoining and nearby properties along the terrace block. Given the distance from the adjoining properties, the proposal by virtue of its size and scale would not have an adverse impact upon the

adjoining neighbours at Nos 26 and 30 Howletts Lane and 28 Thames Drive. Furthermore, the proposed extension would not extend beyond a 45 degree angle. As such, the proposal would not result in a loss of their residential amenities and light levels, by way of appearing overbearing, visually intrusive, overshadowing, and loss of outlook and light.

The proposed development will include windows and doors on the front, rear and side elevations of the property. The windows and doors 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 windows 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 either serve the inhabitable rooms or either will be used as a secondary windows, so will be obscured glazed, and therefore will not directly overlook into any of the neighbouring properties.

Policy DMHB 18 requires sufficient garden space to be retained as a consequence of an extension. There would be sufficient garden space retained.

The site would retain two off road parking spaces to the front of the property in accordance with Policy DMT 6 of the Local Plan: Part Two - Development Management Policies (2020).

In conclusion, the application is therefore recommended for refusal for the reasons set out earlier in this assessment.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The roof alteration and extensions, by reason of the provision of a crown roof, an increase in ridge height and the size, scale, bulk and design of the rear dormer roof extension would fail to harmonise with the architectural composition of the original detached bungalow, 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 DMHD 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

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. No pre-application advice was sought but case officer had a meeting with applications as a duty officer. As such, the applicant would have been aware of the previous 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:

DMHB 11 Design of New Development
DMHB 12 Streets and Public Realm
DMHB 14 Trees and Landscaping
DMHB 18 Private Outdoor Amenity Space
DMHD 1 Alterations and Extensions to Residential Dwellings
DMT 6 Vehicle Parking
LPP 3.5 (2016) Quality and design of housing developments
LPP 7.4 (2016) Local character

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