



**Sections 191 and 192
(as amended by section 10 of the Planning and Compensation Act 1991)**

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995
ARTICLE 24**

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Michael Oakes
10 Parkfield Avenue
Hillingdon
Middlesex
United Kingdom
ub10 0df

Ref: 59090/APP/2013/492

The Council of the London Borough of Hillingdon as the Local Planning Authority, hereby certifies that the proposed development referred to below would be lawful within the meaning of Section 192 of the above Act.

Description of development: Extension of habitable roofspace to include a rear dormer, a side dormer, 2 x side rooflights and conversion of roof from hip to gable ends (Application for a Certificate of Lawful Development for a Proposed Development)

Location of development: 42 ST MARTINS APPROACH, RUISLIP,

Date of Application: 1 March 2013

Plan Numbers: See attached Schedule of Plans

The grounds for the Council's decision are listed on the attached schedule:-

Head of Planning & Enforcement

Date: 15 April 2013

Notes:

Your attention is drawn to the attached sheet which sets out the rights of applicants who are aggrieved by the decision of the Local Planning Authority.

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995
ARTICLE 24

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Application Ref: 59090/APP/2013/492

SCHEDULE

The grounds for the Council's decision are as follows:-

- 1 · The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class B and Class C of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No2) (England) Order 2008.

This determination is based on your submitted plans. All measurements are taken from existing ground level.

INFORMATIVES

END OF SCHEDULE

Address:

Planning, Environment and Community Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995
ARTICLE 24

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Application Ref: 59090/APP/2013/492

Schedule of Plans

- 101 - received 28 Feb 2013
- 2 - received 28 Feb 2013
- 103 - received 28 Feb 2013
- 104 - received 28 Feb 2013
- 105 - received 28 Feb 2013
- 106 - received 28 Feb 2013
- 107 - received 28 Feb 2013
- 108 - received 28 Feb 2013
- 109 - received 28 Feb 2013

**RIGHTS OF APPLICANTS AGGRIEVED BY DECISION
OF LOCAL PLANNING AUTHORITY**

TOWN AND COUNTRY PLANNING ACT 1990

Application for Certificate of Lawfulness

Notes

If you are aggrieved by the decision of the Local Planning Authority to refuse an application for a certificate under Sections 191 or 192 of the Town and Country Planning Act 1990 (as amended) or to refuse it in part, you may appeal to the Department of Communities and Local Government (DCLG), under Section 195 of the Act (as amended).

Notice of appeal must be given in writing to the Planning Inspectorate, 3/02 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel; - 0117 372 8428).

Appeal forms can be downloaded from the Planning Inspectorate's website at

<http://www.planning-inspectorate.gov.uk>. Copies of all relevant documents, including the application, the notice of decision and all plans, drawings and correspondence, must be supplied to the Inspectorate.

You are advised to consult the brief official guide and appeals, published by the Department of Communities and Local Government (DCLG), this and appeal forms can be obtained from the Planning Inspectorate on request.

Address:

Planning & Community Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250400 / 250401
www.hillingdon.gov.uk

0 1 2 3 4 5 10 metres.

MICHAEL OAKES, B.A.Hons
Dipl. Architecture

flush skylight in flat roof (hidden).

980 x 780 velux..

tile clad to match existing..

250mm.

new interlocking concrete tiles
Harley Wessex, 75mm lap, colour to
match existing (eg, smooth grey, or brown).

honeycomb yellow render
finish to match the rest of the house

position of velux window
(see plan for size & position).

internal lead gutter.

new drainage gutter.

roof falls cleared & run
to existing garage outlet.

minimum 15°

minimum 15°

15° pitch.

2750 floor to eaves

2450 floor to eaves

3400 floor to ridge

plinth below dpc to be water
proof resistant brick/block,
rendered & painted black.

step down to ground
≈ 250mm.

this elevation obscured by neighbour's outbuildings.

side elevation. (facing No 40).

980 x 780 velux

tile clad to
match
existing..

250

position of velux window
(see plan for size & position).

internal lead gutter.

15° pitch.

hab entrance
R.W.P.

honeycomb yellow render
finish to match the rest of
the house..

dpc & floor level.

2800 floor to ridge.

side elevation. (facing No 44)

all as proposed..

drawing 107

for Mr + Mrs Carney.
October 2012

scale 1:100.
@ A3 size.

proposed extensions + re organisations at 42,
St. Martin's Approach, Ruislip, HA4 7QA.

M. Oakes, Registered Architect. 10 Parkfield Avenue, Hillingdon, Middlesex, UB10 0DF, Great Britain

← ridge to match the existing

vertical tile hanging, as existing
roof

front elevation.

rear elevation.

neighbour's, 4772mm
distant..

250

velux behind edge

1340 x 1400
velux skylight.

250

neighbour's bathroom window,
3.3metres distant.

No 40

No 44

R.W.P.
to soakaway

fully fold-back safety-glazed doors by sunfold systems
or other approved manufacturer/installer.

R.W.P.
to soakaway

DELEGATED 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

Report of the Head of Planning, Sport and Green Spaces

Address 42 ST MARTINS APPROACH RUISLIP

Development: Extension of habitable roofspace to include a rear dormer, a side dormer, 2 x side rooflights and conversion of roof from hip to gable ends (Application for a Certificate of Lawful Development for a Proposed Development)

LBH Ref Nos: 59090/APP/2013/492

Drawing Nos: 101
2
103
104
105
106
107
108
109

Date Plans Received: 28/02/2013 **Date(s) of Amendment(s):**
Date Application Valid: 01/03/2013

1. RECOMMENDATIONS

1.1 Recommendations

That a certificate of lawful use or development be **GRANTED** for the proposed development described above in respect of the land edged red on the attached plans for the following reasons:

The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class B and Class C of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No2) (England) Order 2008.

This determination is based on your submitted plans. All measurements are taken from existing ground level.

INFORMATIVES

2.0 Planning Considerations

The application relates to a two storey, detached dwelling, with habitable roofspace located on the eastern side of St Martins Approach. The part brick, part render and tile dwelling is set back from the road by an area of hardstanding.

The application site lies within the Developed Area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposal is to install a rear dormer in place of the existing hip to gable end at the rear,

a dormer to the side and a conversion of hip to gable end at both sides of the house to create additional habitable roofspace.

The application property benefits from a single storey rear extension approved under planning permission reference 59090/APP/2013/2931 dated 03/02/2004 and it has undergone a conversion of roof from hip to gable end at the rear approved under permitted development reference 59090/APP/2003/2934 dated 28/01/2004.

There is a current householder application for a single storey side extension currently under consideration at the site (Reference 59090/APP/2013/495).

Officer Comments: The existing rear extension and the proposed side extension would not impact this application as they do not add to the overall additional roofspace of the dwelling. The conversion from hip to gable end to the rear added 13.45 cubic metres to the original roofspace which would need to be taken into consideration in the roofspace calculations. However, the plans show that this gable end roof would be replaced by a rear dormer and as such the volume calculation for the dormer would include this amount.

3.0 Relevant Planning History

59090/APP/2003/2931 42 St Martins Approach Ruislip

ERECTION OF A SINGLE STOREY REAR EXTENSION

Decision Date: 03-02-2004 Approved

59090/APP/2003/2934 42 St Martins Approach Ruislip

CONVERSION OF ROOF FROM HIP TO GABLE END AT REAR INCORPORATING
INSTALLATION OF WINDOW IN REAR ELEVATION (APPLICATION FOR A CERTIFICATE
OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT)

Decision Date: 28-01-2004 GPD

59090/APP/2013/495 42 St Martins Approach Ruislip

Single storey side extension and installation of roof lantern to side

Decision Date: 15-04-2013 Approved

4.0 ALL CLASSES

Is the dwelling a flat or a maisonette?

NO

Is there a planning condition removing permitted development rights?

NO

Is the building listed?

NO

CLASS B - Proposed Roof Alterations

Does the volume of the proposed, and any existing roof extensions, exceed the permitted development allowance?

NO

Does any part of the dormer project forward of the plane of a roof which forms a principle elevation and fronts a highway?

NO

Does any part of the extension encroach on the neighbouring property - including eaves and foundations?

NO

Would the dormer be higher than the highest part of the roof?

NO

Is the building Listed?

NO

Does the roof alteration include a Veranda, balcony or raised platform?

NO

Conditions to Class B: (If the answer to any of these questions is NO then planning permission is required):

Are the materials proposed similar in appearance to the property?

YES

Is the enlargement/dormer set in 20cm (200mm) from the roof margins?

YES

Are any side facing windows obscurely glazed?

YES

CLASS C - Any Other Alt. to the Roof of a Dwellinghouse

Would the alteration protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof

NO

Would it result in the highest part of the alteration being higher than the highest part of the original roof?

NO

Would it consist or include the installation, alteration or replacement of a chimney, flue or soil and vent pipe?

NO

Would it involve the installation, alteration or replacement of solar photovoltaics or solar thermal equipment?

NO

NOTE: Installation of solar photovoltaics may fall within permitted development under Part 40 of Class A

5.0 Other including Measurements

The volume calculations are as follows:

Rear Dormer: $((w) 6.2 \times (h) 2.5 \times (d) 2.6)/2 = 20.15m^3$

Left Hand Side Hip to Gable End: $((w) 3.6 \times (h) 1.9 \times (l) 1.6)/6 = 1.82m^3$

Right Hand Side Hip to Gable End: $((w) 4.6 \times (h) 2.5 \times (l) 2.6)/6 = 4.98m^3$

Right Hand Side Dormer:

(Dormer using maximum width (at top) (half RHS Hip to Gable End)

Dormer using maximum width (at top) = ((w) 5 x (h) 2.5 x (l) 2.6)/2 = 16.25

Half of RHS Hip to Gable End = 2.49

Therefore Side dormer = 16.25-2.49 = 13.76m³

Total = 20.15 + 1.82 + 4.98 + 13.76 = 40.71 (less than 50 cubic metres therefore PD)

Contact Officer: Charlotte Spencer

Telephone No: 01895 250230