

## 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 | <input type="checkbox"/> |
| 2. Application complies with all relevant planning policies and is acceptable on planning grounds                | <input type="checkbox"/> |
| 3. There is no Committee resolution for the enforcement action                                                   | <input type="checkbox"/> |
| 4. There is no effect on listed buildings or their settings                                                      | <input type="checkbox"/> |
| 5. The site is not in the Green Belt (but see 11 below)                                                          | <input type="checkbox"/> |

### REFUSAL RECOMMENDED: GENERAL

- |                                                                    |                          |
|--------------------------------------------------------------------|--------------------------|
| 6. Application is contrary to relevant planning policies/standards | <input type="checkbox"/> |
| 7. No petition of 20 or more signatures has been received          | <input type="checkbox"/> |
| 8. Application has not been supported independently by a person/s  | <input type="checkbox"/> |
| 9. The site is not in Green Belt (but see 11 below)                | <input type="checkbox"/> |

### RESIDENTIAL DEVELOPMENT

- |                                                                                      |                          |
|--------------------------------------------------------------------------------------|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | <input type="checkbox"/> |
| 11. Householder application in the Green Belt                                        | <input type="checkbox"/> |

### 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 | <input type="checkbox"/> |
| 13. Refusal of change of use from retail class A1 to any other use                                                                   | <input type="checkbox"/> |
| 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.  | <input type="checkbox"/> |

### CERTIFICATE OF LAWFULNESS

- |                                                                 |                          |
|-----------------------------------------------------------------|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | <input type="checkbox"/> |
| 16. Certificate of Lawfulness (for existing use or Development) | <input type="checkbox"/> |
| 17. Certificate of Appropriate Alternative Development          | <input type="checkbox"/> |

### CERTIFICATE OF LAWFULNESS

- |                                                                                                                 |                          |
|-----------------------------------------------------------------------------------------------------------------|--------------------------|
| 18. ADVERTISEMENT CONSENT (excluding Hoardings)                                                                 | <input type="checkbox"/> |
| 19. PRIOR APPROVAL APPLICATION                                                                                  | <input type="checkbox"/> |
| 20. OUT-OF-BOROUGH OBSERVATIONS                                                                                 | <input type="checkbox"/> |
| 21. CIRCULAR 18/84 APPLICATION                                                                                  | <input type="checkbox"/> |
| 22. CORPSEWOOD COVENANT APPLICATION                                                                             | <input type="checkbox"/> |
| 23. APPROVAL OF DETAILS                                                                                         | <input type="checkbox"/> |
| 24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval | <input type="checkbox"/> |
| 25. WORKS TO TREES                                                                                              | <input type="checkbox"/> |
| 26. OTHER (please specify)                                                                                      | <input type="checkbox"/> |

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**                      15 LINDEN AVENUE RUISLIP

**Development:**              Conversion of roofspace to habitable use to include raising of ridge height, rear dormer and 1 front rooflight

**LBH Ref Nos:**              **43635/APP/2020/3537**

**Drawing Nos:**              104-100  
                                          104-101  
                                          104-103  
                                          104-102  
                                          104-104  
                                          104-106

**Date Plans Received:**      30/10/2020                      **Date(s) of Amendment(s):**

**Date Application Valid:**   30/10/2020

## **1. CONSIDERATIONS**

### **1.1 Site and Locality**

The application site is located on the north side of Linden Avenue and is a two storey mid terraced property. The property is brick built with a front porch and set within an rectangular plot with a hardstanding to the front and a good sized rear garden. The street scene is residential in character and appearance

### **1.2 Proposed Scheme**

The current application seeks planning permission for the conversion of roofspace to habitable use to include a rear dormer and 1 x front rooflight and raising of ridge height

### **1.3 Relevant Planning History**

43635/APP/2007/1888              15 Linden Avenue Ruislip

ERECTION OF A SINGLE STOREY REAR EXTENSION TO REPLACE EXISTING EXTENSION.

**Decision Date:** 28-09-2007                      GPD

43635/APP/2008/1362              15 Linden Avenue Ruislip

ERECTION OF A REAR CONSERVATORY.

**Decision Date:** 14-07-2008                      Approved

#### **Comment on Planning History**

43635/APP/2007/1888 - ERECTION OF A SINGLE STOREY REAR EXTENSION TO REPLACE EXISTING EXTENSION.- Granted 28/9/2007

43635/APP/2008/1362 - ERECTION OF A REAR CONSERVATORY. - Approved 15/7/2008

## **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**

2 neighbouring properties and the local residents association were consulted by letter dated 5/11/2020. The consultation period expired on 26/11/2020.

No local response

### **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 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

### **5. MAIN PLANNING ISSUES**

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings and provision of acceptable residential amenity for the application property. There is no impact on parking provision as a result of this development.

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 DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all development, including extensions and alterations and new buildings will be required to be designed to the highest standards and incorporate principles of good design including harmonising with the local context by taking into account the surrounding scale of development, considering the height, mass and bulk of adjacent structures. Policy DMHB 11 continues by stating that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 (E) of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) 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. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line; ii) the Council will not support poorly designed or over-large roof extensions including

proposals to convert an existing hipped roof to a gable;

A1.20 The design of roof extensions should not create a dominant 'top heavy' appearance out of proportion with the rest of the building. It should be lower than the height of the main ridge and sit well above the eaves and away from the roof's hips and valleys. As a guide, new roof extensions should not cover more than a third of the main roof.

A1.21 A dormer window should be no larger in size than those on the first floor and comprise an individual window and roof. This is preferable to a roof extension and will be required in Conservation Areas and Areas of Special Local Character. Only rear roof extensions and rear dormer windows will be considered acceptable.

The existing roof of the application property is already lower than No. 17 Linden Avenue to which it is attached.

This appears to be an original element of the design when the terrace was constructed.

It is noted that the end of terrace property at No.19 Linden Avenue has raised the main roof ridge line which was allowed on Appeal dated 22/12/2017 following a refusal under reference 62245/APP/2017/1465 dated 21/11/2017.

The proposed dormer window covers the full width of the property, is not set down from the raised ridge and the set up from the eaves is minimal. This results in a dormer which appears as a cumbersome and prominent addition, dominating the rear roofscape. It does not appear as a subordinate feature adequately contained within the roof profile and introduces substantial additional bulk that alters the character of the property. Very little of the original roof profile remains visible and the box-like proportions are completely at odds with the design of the host dwelling.

With regards to the impact of the development on the surrounding area, the front roof light is visible from Linden Avenue, but does not appear out of place. It is acknowledged that views of the dormer from Linden Avenue are limited, but it is clearly visible from the rear gardens of both the application property and surrounding dwellings where it appears as a dominant addition to the immediate area.

Thus, the proposed rear dormer, by reason of its, size, scale, bulk and design would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

#### Neighbour amenity

Policy DMHD 1 states that alterations and extensions of dwellings will be required to ensure that a satisfactory relationship with adjacent dwellings is achieved

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The proposed loft conversion and rear dormer is not considered to harm the living condition of the neighbouring properties by reason of its design, scale and siting within the plot boundaries.

Furthermore, it is considered that all the proposed habitable rooms, and those altered by the roof extension, would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

Policy DMHD 1 section A (vi) states that sufficient garden space to be retained as a consequence of an extension. The property benefits from a good sized rear garden and would not be affected by the proposed development.

The current parking provision would not be affected by the development.

## **6. RECOMMENDATION**

### **REFUSAL for the following reasons:**

#### **1 NON2 Non Standard reason for refusal**

The proposed rear dormer, by reason of its, size, scale, bulk and design would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

## **INFORMATIVES**

- 1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

## **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 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   |

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