

Appeal Decision

Site visit made on 2 October 2018

by Paul Cooper MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 October 2018

Appeal Ref: APP/R5510/D/18/3206627

51 Ickenham Road, Ruislip HA4 7BZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr R Ahmed against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref 24650/APP/2018/1479, dated 23 April 2018, was refused by notice dated 22 June 2018.
 - The development proposed is first floor rear extension and extension to the roof to create additional habitable space.
-

Decision

1. The appeal is allowed and planning permission is granted for a first floor extension and extension to the roof to create additional habitable space at 51 Ickenham Road Ruislip HA4 7BZ, in accordance with the application Ref : 24650/APP/2018/1479 dated 23 April 2018, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans:

All plans start with the prefix: 51ickenhamroad/2017/ except for 07 which uses the prefix 51ickenhamroad/2014

 - 01 Existing Ground Floor Plan
 - 02 Existing First and Loft Floor Plans
 - 03 Existing Elevations (Rev A)
 - 05 Proposed First and Loft Floor Plans (Rev B)
 - 06 Proposed Elevations (Rev B)
 - 07 Location Plan and Block Plan (Rev B)
 - 08 Existing and Proposed Roof Plans
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issues

2. The main issues are the effect of the proposal on the host dwelling and whether it would preserve or enhance the character or appearance of the Ruislip Village Conservation Area.

Reasons

3. The appeal property is a large two storey dwelling located in a predominately residential area, and has been previously extended to the rear. The appeal proposal would be constructed above an existing rear single storey projection, and would include a crown roof which would allow additional living accommodation in that roof space.
4. I find that the design of the proposal would harmonise well with the existing dwelling, and would not be visible within the street scene. It would also respect the existing strong gable features on the rear elevation. I have noted the comments of the Council's Conservation and Urban Design Officer which stated that the central section should be flat roofed, rather than the crown roof proposed. I consider that the use of a flat roof would be harmful to the overall appearance of the dwelling, were it to be constructed, and that the use of a crown roof is more appropriate from a design perspective in this instance. The removal of the existing flat roof element present in the existing single storey extension with a bespoke designed first floor extension would lead to improvements in the overall appearance of the dwelling and as a result, I do not consider that the development would have a detrimental effect on the existing dwelling.
5. The appeal site lies within the Ruislip Village Conservation Area to the south-west of the medieval village core and High Street. This residential area was developed in the Garden Suburb tradition and the appeal property reflects its character of large detached houses standing in a mature garden setting. Given the design and form of the proposal, I find that the character of the Conservation Area would remain unharmed for the reasons given above.
6. I conclude that the proposal would not conflict with policies BE1 and HE1 of the Hillingdon Local Plan : Part One – Strategic Policies (2012), policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan : Part Two – Saved UDP Policies (2012), policy 7.8 of the London Plan and the Hillingdon Design and Accessibility Statement Supplementary Planning Document : Residential Extensions, which when taken as a whole, amongst other matters, expect proposals to include high quality design, harmonise with the existing building, complement the amenity and character of the area, and conserve and enhance Hillingdon's distinct and varied environment.

Other Matters

7. I am mindful of the objection raised by a local resident with regard to the sizing and location of the appeal proposal and the effect on the Conservation Area. I have taken this into consideration when assessing the relative merits of the proposal. For the reasons outlined above I am satisfied that the proposal would not give rise to any such adverse effects.

Conditions

8. It is necessary to impose the three year time limit and a condition requiring the development to be carried out in accordance with the approved plans, in the interests of certainty. Condition 3 is imposed to ensure that the character and appearance of the area is protected

Conclusion

9. For the reasons given above, I conclude that the appeal should be allowed.

Paul Cooper

INSPECTOR



Mrs Joanne Brough
24 Pinders Farm Drive
Warrington
WA1 2GF

Application Ref: 24650/APP/2018/1479

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **REFUSES** permission for the following:-

Description of development:

First floor rear extension and extension to the roof to create additional habitable space

Location of development: 51 Ickenham Road, Ruislip

Date of application: 01 May 2018

Plan Numbers: See attached Schedule of plans

Permission is refused for the reason(s) listed on the attached schedule:-

Head of Planning, Transportation and Regeneration

Date: 22 June 2018

NOTES: (i) Please also see the informatives included in the Schedule of Reasons.

(ii) Should you wish to appeal against this decision please read the attached sheet which explains the procedure.

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

Application Ref: 24650/APP/2018/1479

SCHEDULE OF REASONS

- 1 . The proposed development, by reason of its size, scale, bulk and design, including the crown roof detail, represents an unduly intrusive and incongruous form of development, which would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and visual amenities of the street scene and would fail to either preserve or enhance the character or appearance of the surrounding Ruislip Village Conservation Area. The proposal is therefore contrary to Policies BE1 and HE1 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), Policy 7.8 of the London Plan (2016), the adopted Supplementary Planning Document HDAS: Residential Extensions and the NPPF.

INFORMATIVES:

- 1 . On this decision notice policies from the Councils 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 Councils 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. This is a resubmission of a previously refused scheme, where the Officer Report identified issues to be addressed, which were reflected in the reasons for refusal, allowing the opportunity to address those issues within this submission.

SCHEDULE OF REASONS

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

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.
BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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 7.8 (2016) Heritage assets and archaeology
NPPF12 NPPF - Conserving & enhancing the historic environment

SCHEDULE OF REASONS

guidance.

END OF SCHEDULE

Address:

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

REFUSAL OF PLANNING PERMISSION

Application Ref.No.: 24650/APP/2018/1479

SCHEDULE OF PLANS

51ickenhamroad/2018/08 - received 01 May 2018

Design & Access Statement - received 23 Apr 2018

51ickenhamroad/2018/07 Rev. B - received 23 Apr 2018

51ickenhamroad/2018/01 - received 23 Apr 2018

51ickenhamroad/2018/02 - received 23 Apr 2018

51ickenhamroad/2018/03 - received 23 Apr 2018

51ickenhamroad/2018/05 Rev. B - received 23 Apr 2018

51ickenhamroad/2018/06 Rev. B - received 23 Apr 2018

51ickenhamroad/2018/07 B - received 23 Apr 2018

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

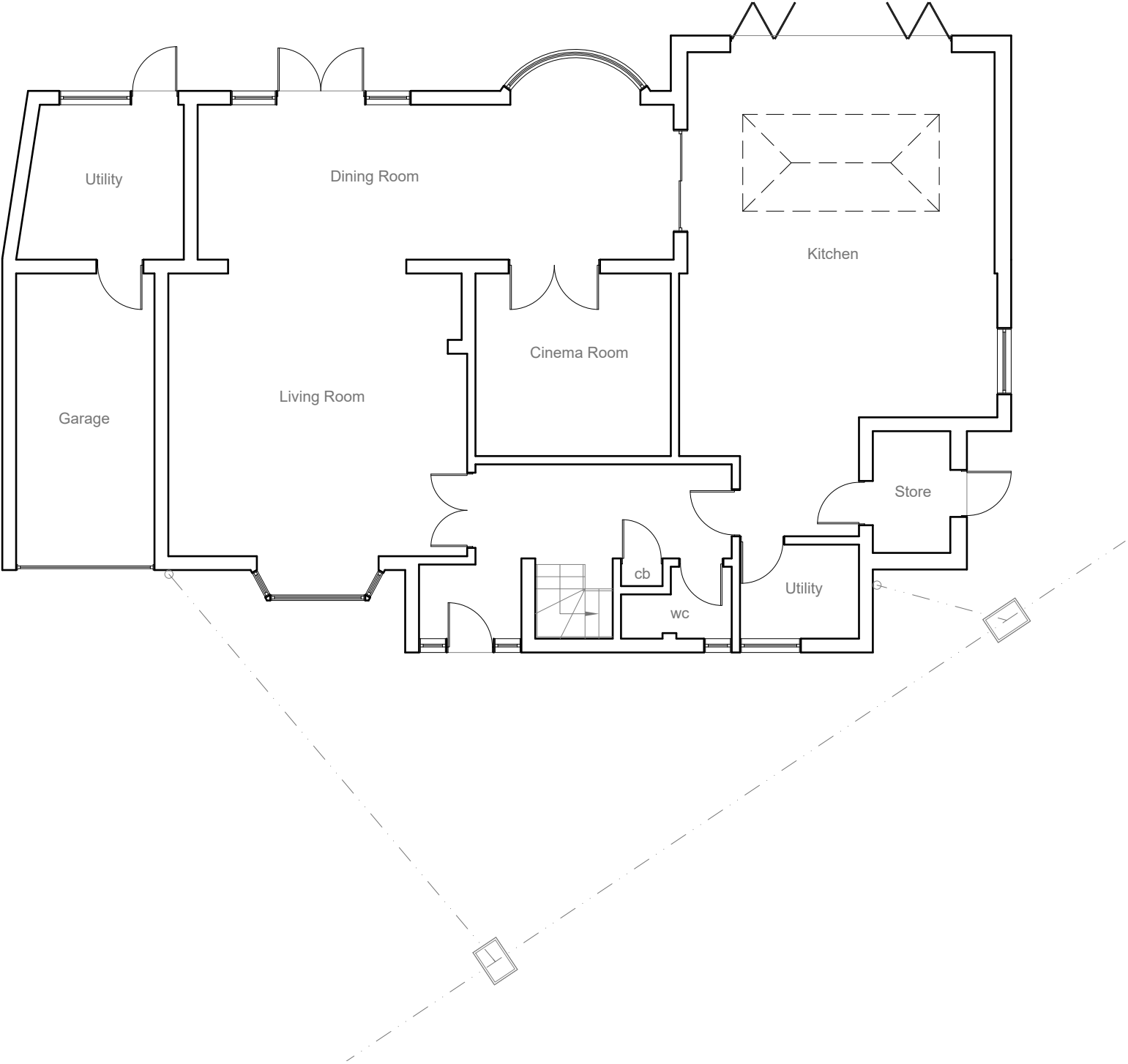
- If either the local planning authority or the office of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

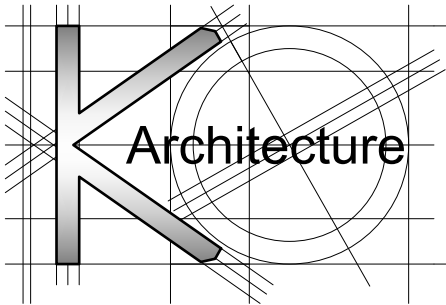
All work to comply with
current building regulations
and codes of practice

Do not scale from drawings
all dimensions to be checked
on site before the start of
any work

All Proposed External Materials to Match
Existing External Materials

Any Proposed Windows to Flank wall to be
Obscure Glazed and Non-Opening below
1.7m from FFL



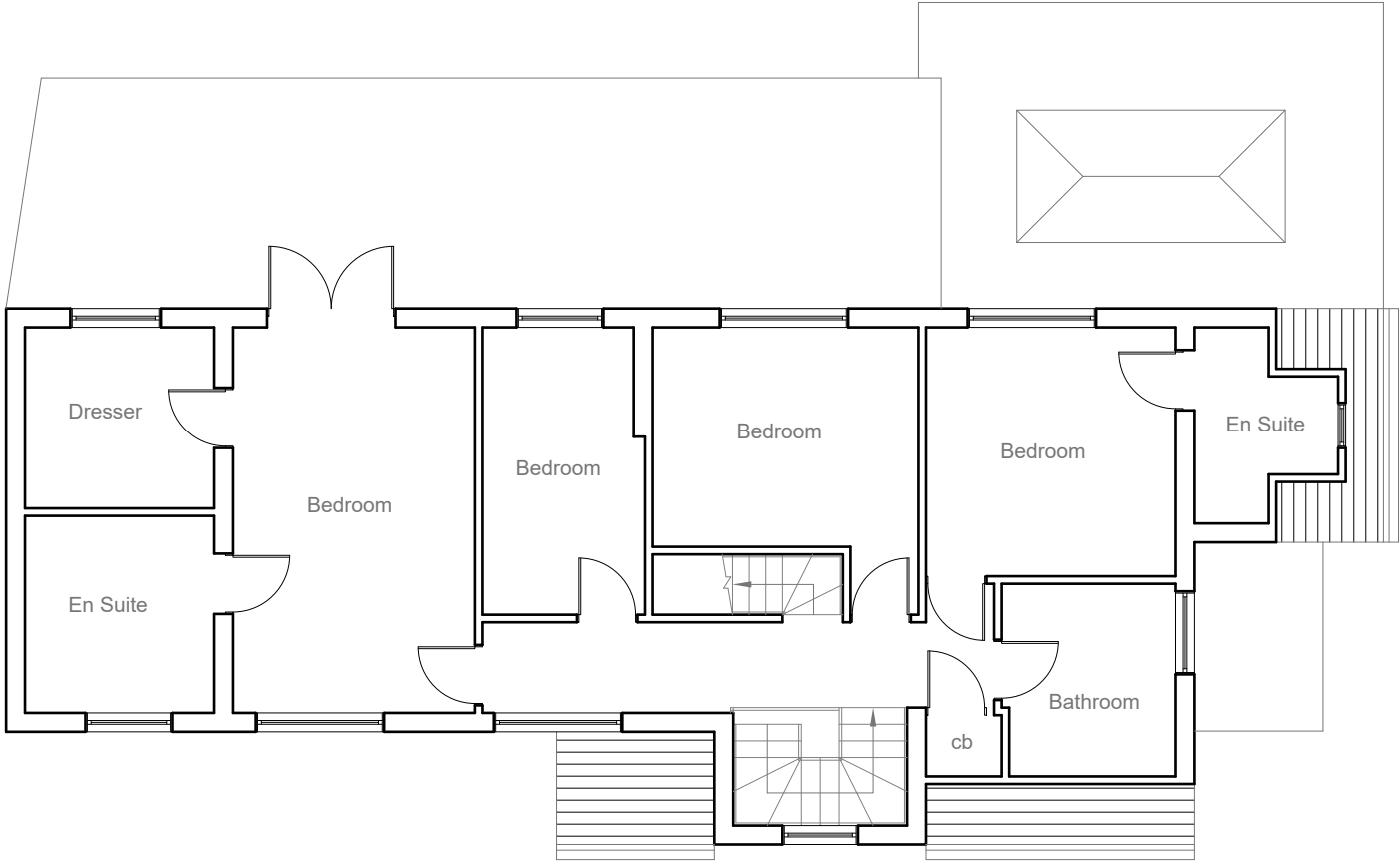
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	51 Ickenham Road	Existing Ground Floor Plan	51ickenhamroad/2017/01	15th February 2017	7		
	Ruislip						
	Middlesex						
	HA4 7BZ						
1		2	<u>Drawings Scale:</u>	<u>Drawn By:</u>	<u>Revision:</u>		
			1:100	KG			8

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current building regulations
and codes of practice

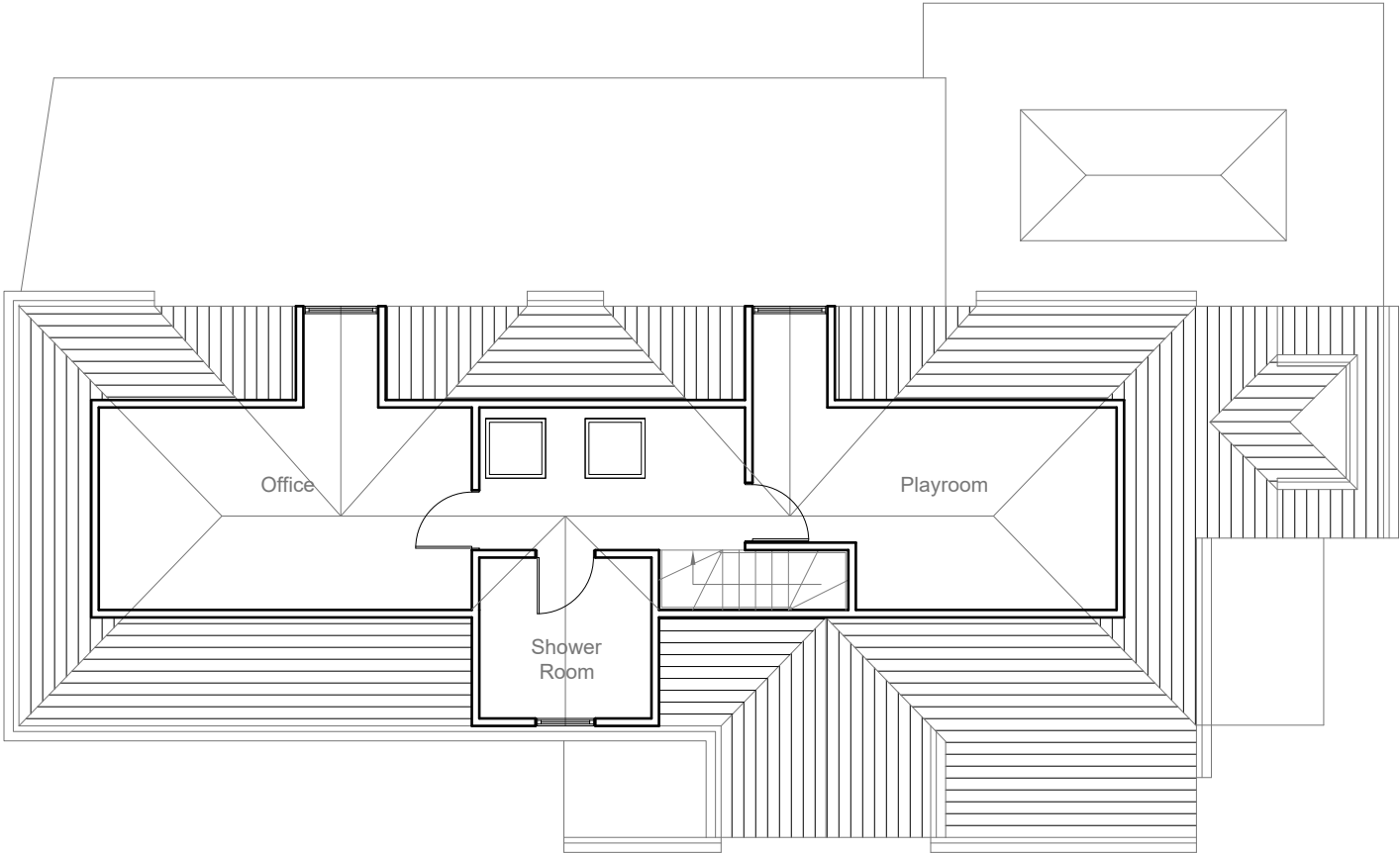
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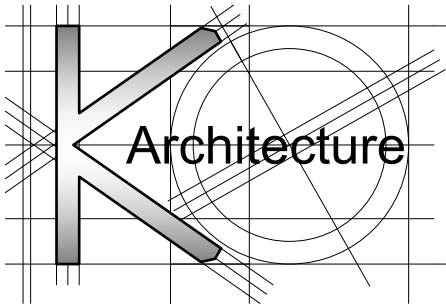
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Existing First Floor Plan
Scale 1:100



Existing Loft Floor Plan
Scale 1:100



<u>Site Address:</u> 51 Ickenham Road Ruislip Middlesex HA4 7BZ	<u>Drawing Content:</u> Existing First and Loft Floor Plans	<u>Drawings No:</u> 51ickenhamroad/2017/02		<u>Date Drawn:</u> 15th February 2017		Planning Issue	
		3		5		7	
		<u>Drawings Scale:</u> 1:100		<u>Drawn By:</u> KG		<u>Revision:</u>	
1	2	4	6	8			

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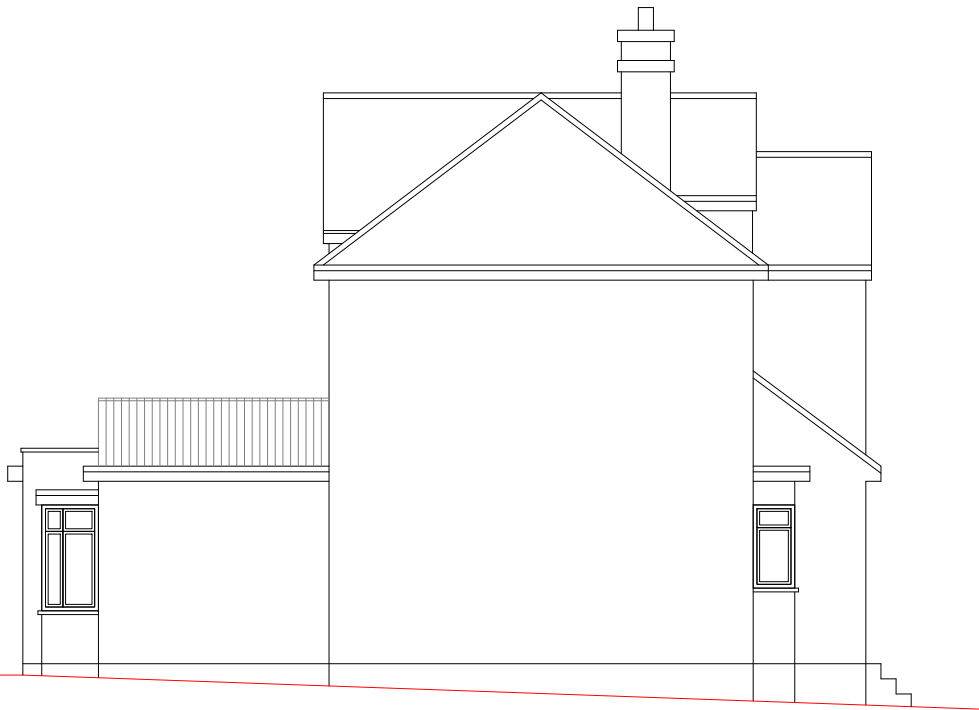
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Existing Front Elevation
Scale 1:100



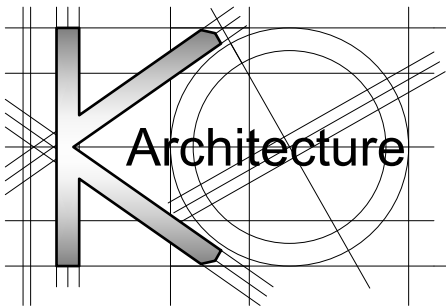
Existing Side Elevation
Scale 1:100



Existing Side Elevation
Scale 1:100



Existing Rear Elevation
Scale 1:100



Site Address:
51 Ickenham Road
Ruislip
Middlesex
HA4 7BZ

1

Drawing Content:
Existing Elevations

2

Drawings No:
51ickenhamroad/2017/03

3

Drawings Scale:
1:100

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Date Drawn:
15th Febraury 2017

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Drawn By:
KG

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Planning Issue

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Revision:

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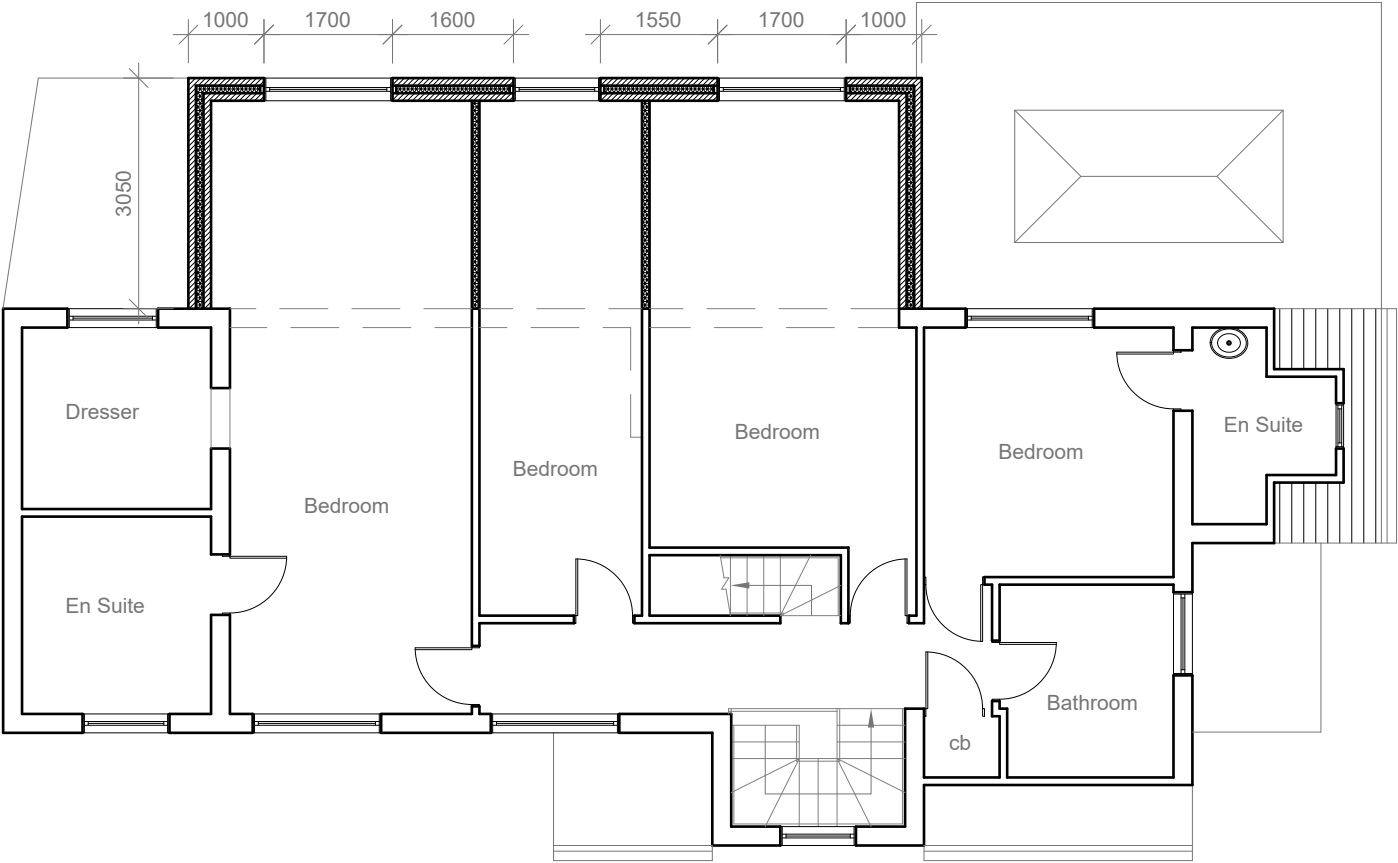
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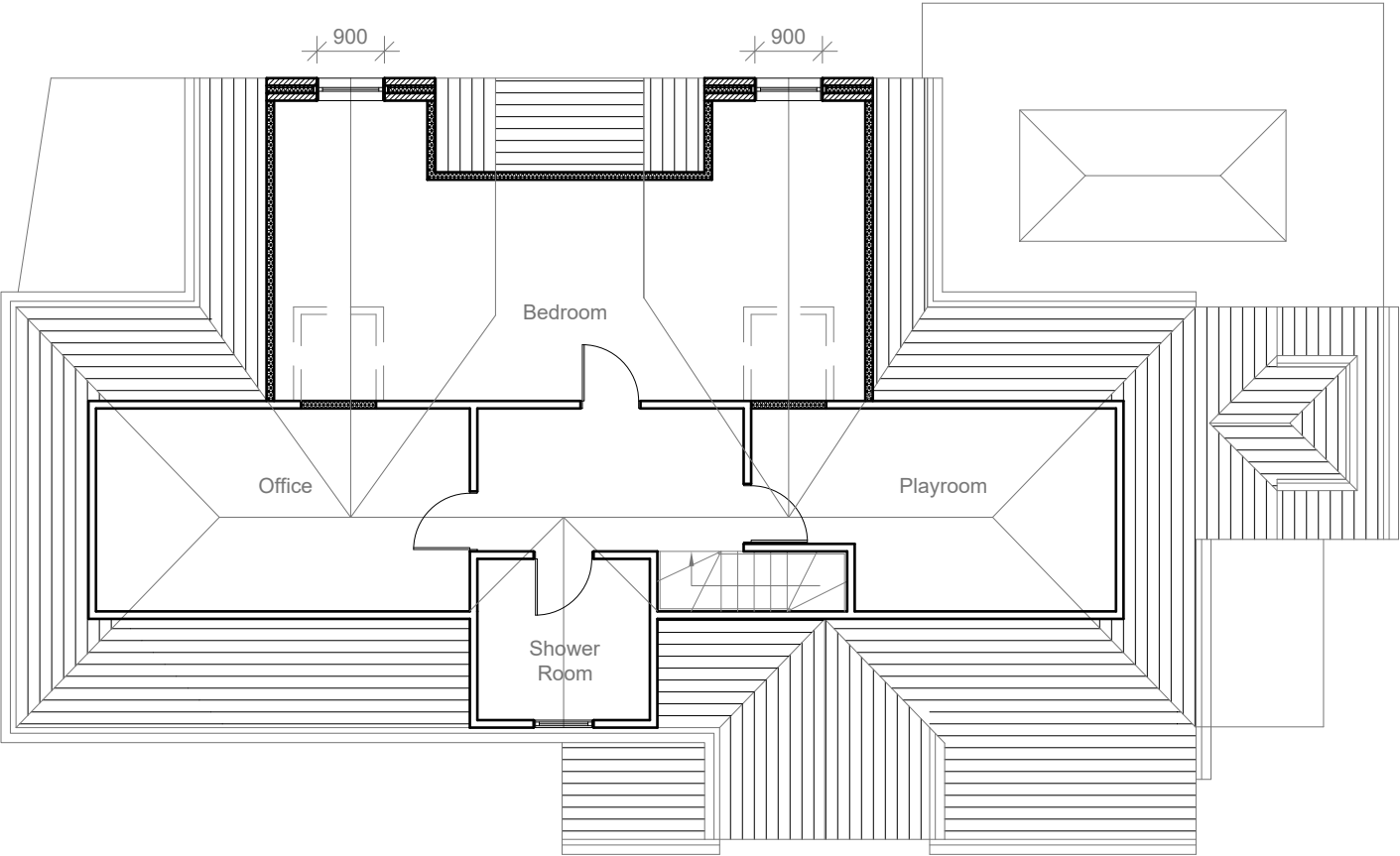
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All Proposed External Materials to Match Existing External Materials

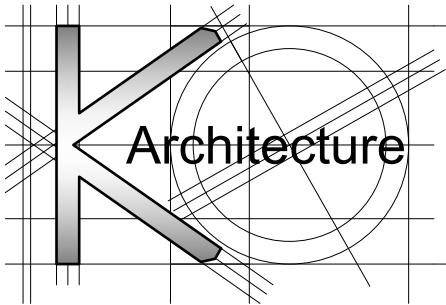
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Proposed First Floor Plan
Scale 1:100



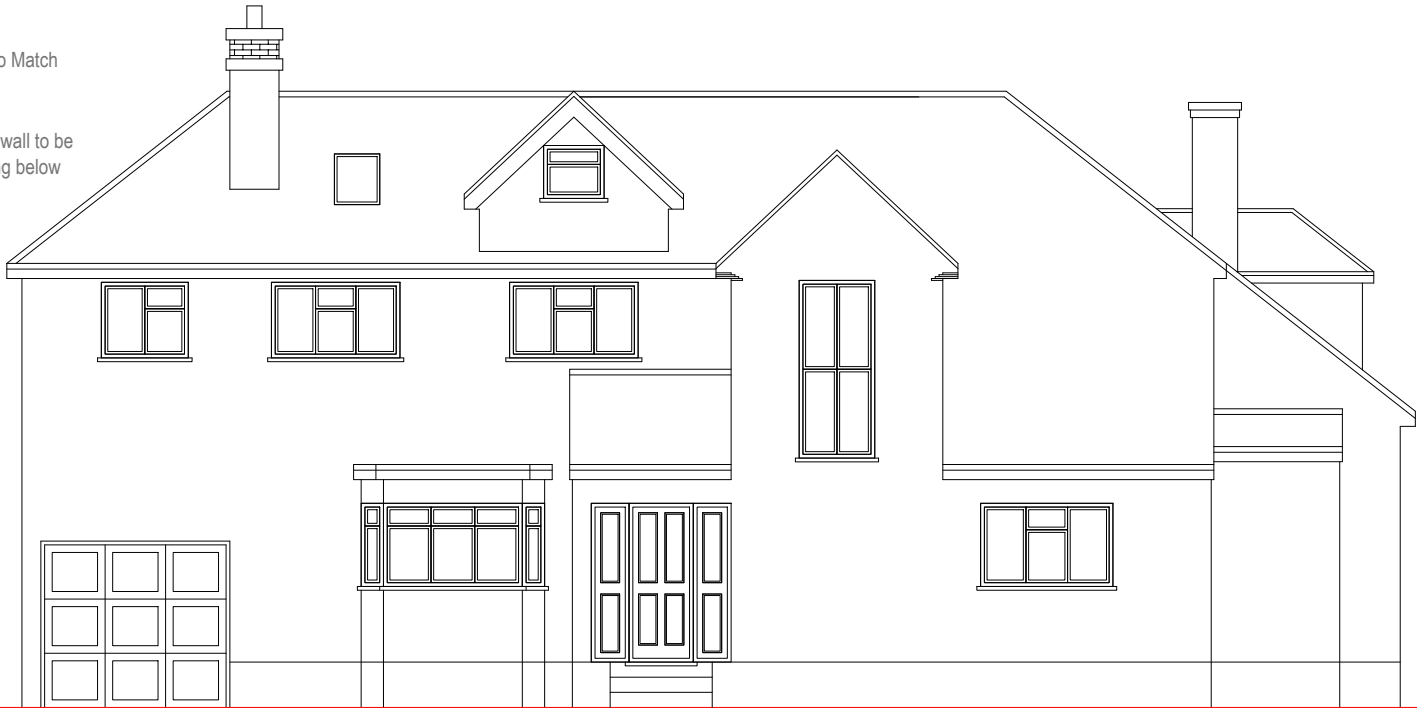
Proposed Loft Floor Plan
Scale 1:100



<u>Site Address:</u> 51 Ickenham Road Ruislip Middlesex HA4 7BZ	<u>Drawing Content:</u> Proposed First and Loft Floor Plans		<u>Drawings No:</u> 51ickenhamroad/2017/05		<u>Date Drawn:</u> 15th February 2017		Planning Issue			
	1		3		5		7			
	2		4		6		<u>Revision:</u>	A	B	
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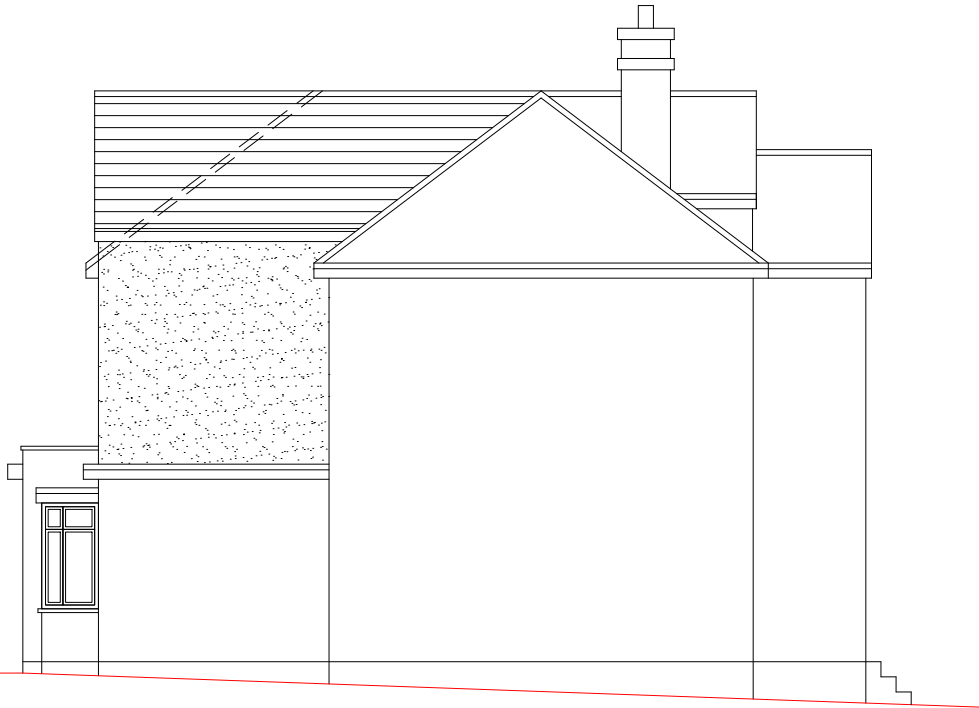
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Proposed Front Elevation
Scale 1:100



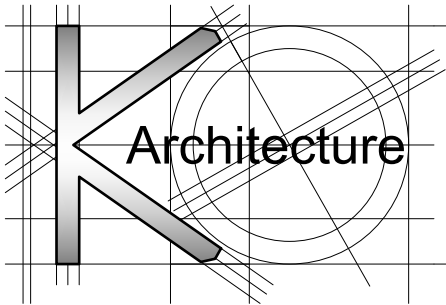
Proposed Side Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Rear Elevation
Scale 1:100



Site Address:
51 Ickenham Road
Ruislip
Middlesex
HA4 7BZ

1

Drawing Content:
Proposed Elevations

2

Drawings No:
51ickenhamroad/2017/06

3

Drawings Scale:
1:100

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Date Drawn:
15th Febraury 2017

5

Drawn By:
KG

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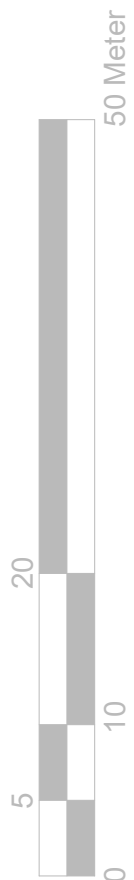
Planning Issue

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Revision:

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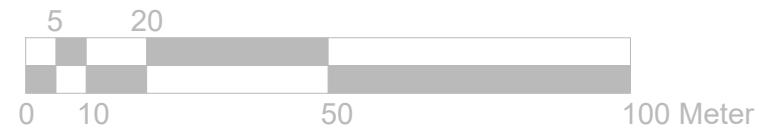
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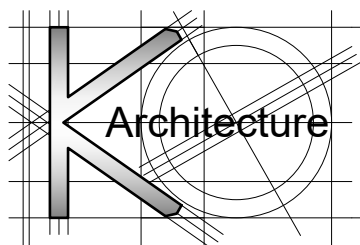


1:1250



Block Plan Scale 1:500

Location Plan Scale 1:1250



Site Address:

51 Ickenham Road
Ruislip
Middlesex
HA4 7BZ

1

Drawing Content:

Location Plan
Block Plan

2

Drawings No:

51ickenhamroad/2014/07

3

Date Drawn:

27th April 2014

5

Drawings Scale:

1:1250/500

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Drawn By:

KG

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Planning Issue

7

Revision:

A

B

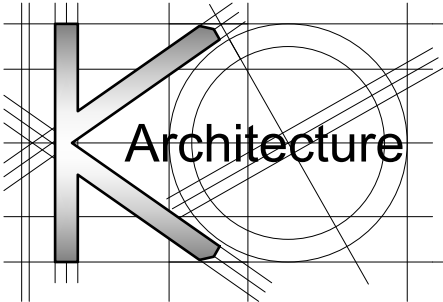
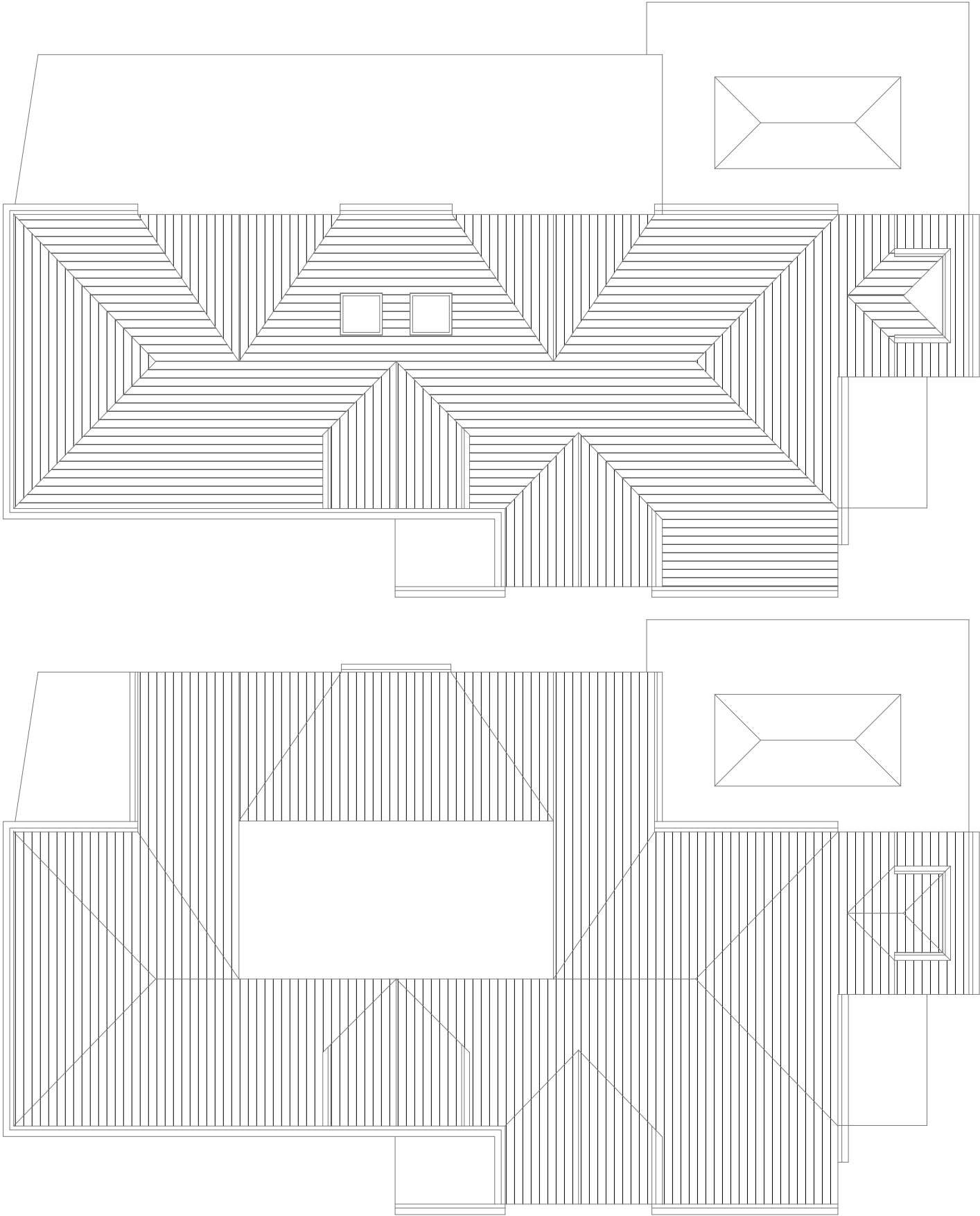
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Ruislip
Middlesex
HA4 7BZ

1

Drawing Content:

Existing/Proposed Roof Plans

2

Drawings No:

51ickenhamroad/2017/08

3

Drawings Scale:

1:100

4

Date Drawn:

15th Febraury 2017

5

Drawn By:

KG

6

Planning Issue

7

Revision:

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