
Appeal Decision

Site visit made on 8 February 2021

by Tim Wood BA(Hons) BTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 22 February 2021

Appeal Ref: APP/R5510/D/20/3262668
33A 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 and Mrs Rattan against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref 16501/APP/2020/2497, dated 27 August 2020, was refused by notice dated 12 October 2020.
 - The development proposed is the erection of a rear part single, part double storey extensions with hipped roof extended over with crown roof.
-

Decision

1. The appeal is allowed and planning permission is granted for the erection of a rear part single, part double storey extensions with hipped roof extended over with crown roof at 33A Ickenham Road, Ruislip HA4 7BZ in accordance with the terms of the application, Ref 16501/APP/2020/2497, dated 27 August 2020, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan (1:1250); 2020-Ickenham-P2-01; 2020-Ickenham-P2-02; 2020-Ickenham-P2-03; 2020-Ickenham-P2-04; 2020-Ickenham-P2-05;.
 - 3) No development shall commence until details / samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details / samples.

Main Issue

2. The main issue in this appeal is the effect of the proposal on the character and appearance of the Ruislip Village Conservation Area (RVCA).

Reasons

3. The appeal relates to this detached 2 storey house, said to date from the middle of the last century. The appeal site sits within the RVCA which contains detached residential properties, influenced by the Arts and Crafts Movement,

- within a garden suburb style. The houses in the immediate vicinity are detached and sit within mature gardens.
4. The Council indicate that they do not object to the single storey extension but it is the size and roof design of the rear first floor extension that generates the refusal. Although the first-floor extension would be quite wide, it would be set in from either side of the existing house. It would have a hipped roof which would culminate in a crown, with an area of flat roof.
 5. When seen against the existing house, I consider that the proposal would represent an appropriately sized addition which would neither dominate nor detract from the existing house. The proposal would be barely seen from the road, and from the neighbouring gardens, it would appear appropriately scaled in comparison with other properties that have obviously been extended also. The crown roof would not be prominent and taking account of its limited size, I do not consider that it could be described as large. I have taken account of other crown roofs within the RVCA, some very close to the appeal site and some more obvious in public views than the appeal scheme would be. In this respect, I consider that the proposal would not be harmful.
 6. Overall, I consider that the proposal would harmonise with the existing building and would preserve the character and appearance of the RVCA. Therefore, the proposal is consistent with the requirements of Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020).
 7. In relation to conditions, I shall impose the standard time-limit for the commencement of development, as well as one requiring that the development be undertaken in accordance with the approved drawings, for the sake of certainty. So that the proposed extension has an acceptable appearance, I shall impose a condition relating to the external materials.

Conclusions

8. For the reasons set out above, the appeal is allowed.

S T Wood

INSPECTOR



Sohail Chohan
179 Pinner Rd
Bushey
Watford WD19 4EP

Application Ref: 16501/APP/2020/2497

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:

Part two storey, part single storey rear extension with alterations to side elevation

Location of development: 33a Ickenham Road, Ruislip

Date of application: 26 August 2020

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: 12 October 2020

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: 16501/APP/2020/2497

SCHEDULE OF REASONS

- 1 . The proposed extensions by reason of their size, scale, bulk and design and roof form would be an overly-dominant and incongruous development which would fail to harmonise with the architectural composition of the original building, 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 DMHB 1, DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policy 7.8 of the London Plan (2016) and the NPPF.

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 Local Plan Part 1 (2012) and Part 2 (2020) 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.
- 3 . On this decision notice policies from the Council's 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.
- 4 . 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 Local Plan Part 1, Local Plan Part 2, 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.

- 5 . The applicant should note that the submitted information fails to include a heritage statement and/or design and access statement. Therefore it would not meet the requirements of paragraph 189 of the National Planning Policy Framework (2019) and in the event of a re-submission, such information should be submitted.

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 Local Plan Part 1(2012) and Part 2 (2020) 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:

- DMHB 1 Heritage Assets
- DMHB 4 Conservation Areas
- 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
- LPP 7.4 (2016) Local character
- LPP 7.8 (2016) Heritage assets and archaeology
- NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment

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.: 16501/APP/2020/2497

SCHEDULE OF PLANS

Location Plan (1:1250) - received 11 Aug 2020
2020-Ickenham-P2-01 - received 11 Aug 2020
2020-Ickenham-P2-02 - received 11 Aug 2020
2020-Ickenham-P2-04 - received 11 Aug 2020
2020-Ickenham-P2-05 - received 11 Aug 2020
2020-Ickenham-P2-03 - received 11 Aug 2020

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.
- If you intend to submit an appeal that you would like examined by inquiry team then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are available at www.gov.uk/government/collections/casework-dealt-with-by-inquiries
- 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.

33a, Ickenham Road, Ruislip, HA4 7BZ



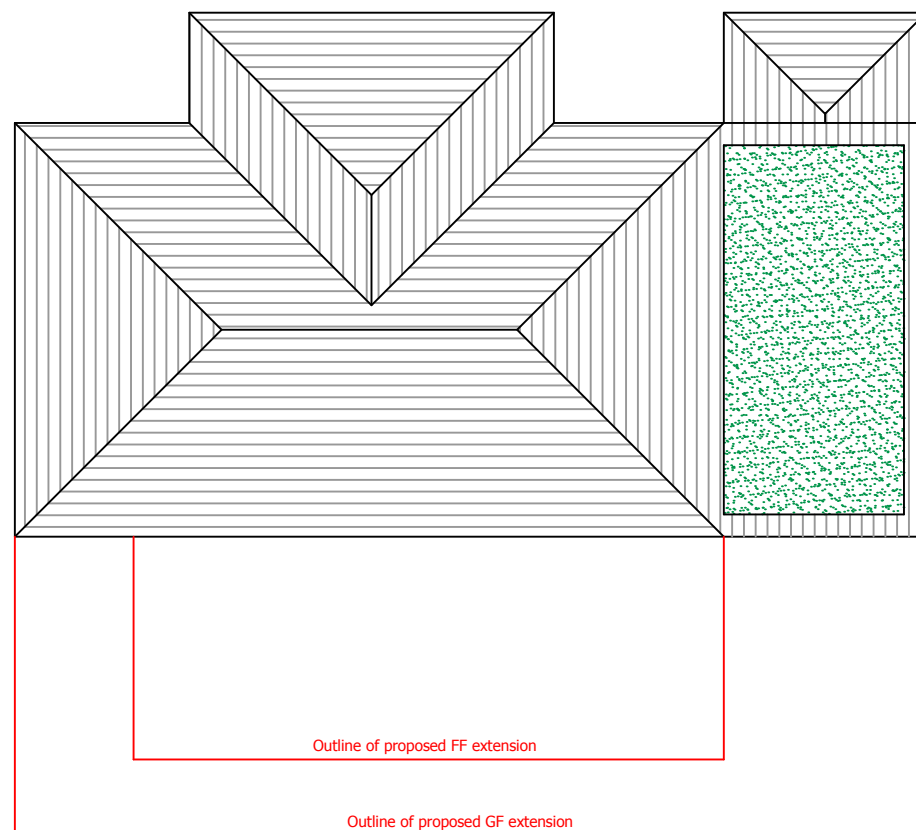
Map area bounded by: 508938,187088 509080,187230. Produced on 17 April 2020 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2020. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2buk/448914/608676



EXISTING REAR



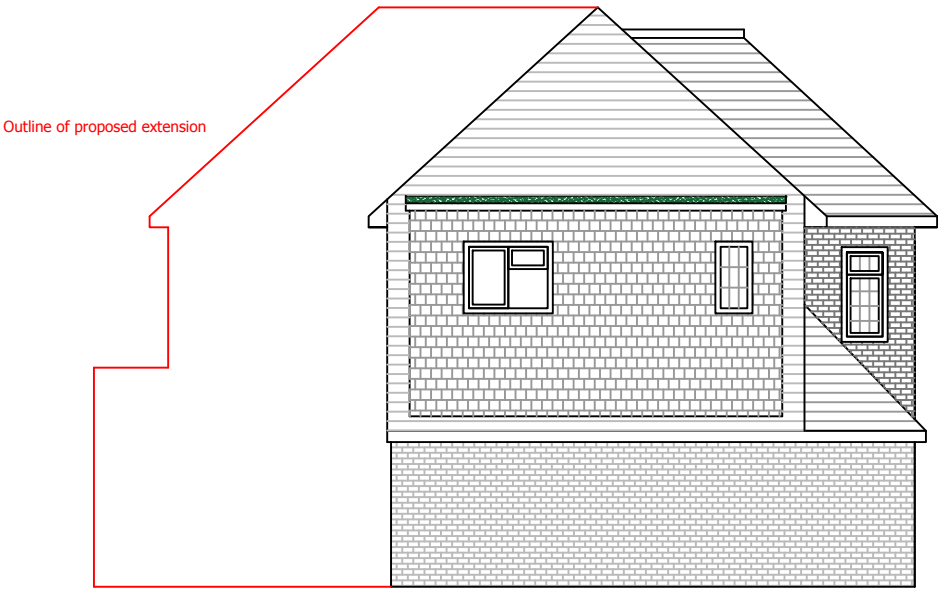
EXISTING FRONT



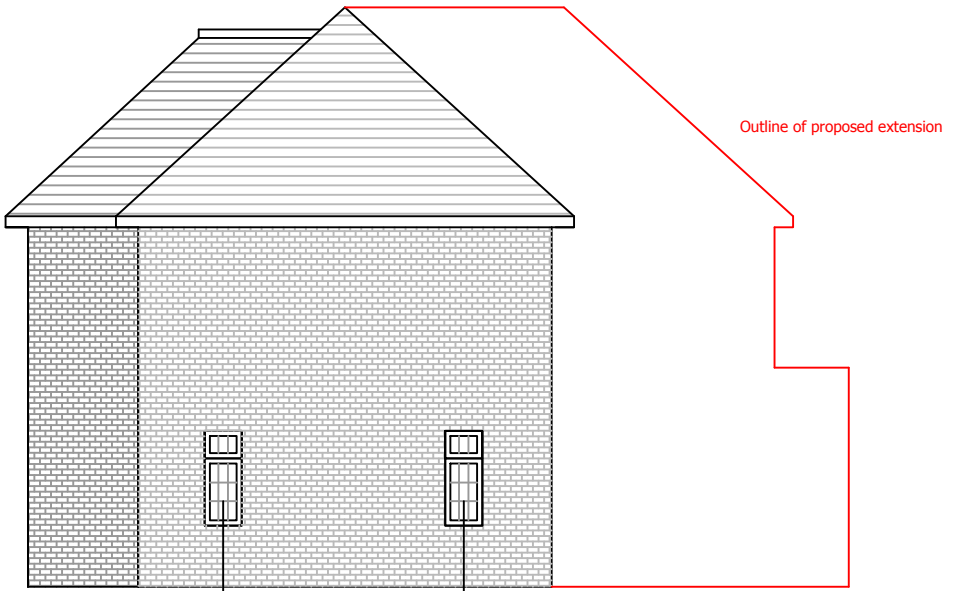
EXISTING ROOF PLAN



NOTES: NB; Construction must only commence once planning, building control and any other relevant approvals have been obtained. It is the responsibility of the owner to commence prior to receiving these approvals. These drawings must be read together with the specifications, details, structural designs and calcs issued or referred to. All works to be carried out to Local Authority Planning and Building Regulation Approval, the Codes of Practice and British Standards as necessary. All dimensions, levels, sizes, positions and locations of particulars as noted on the drawings are to be verified by the appointed Contractor on site prior to commencement of works. Any discrepancies must be reported to the Architect, Surveyor, Engineer or person responsible immediately. The contractor is responsible for ensuring compliance with the CDM Regulations and the mandatory H&S on site precautions. The Client/Building Owner must obtain the necessary Party Wall Agreements prior to commencing works on site.	Sterling Partners ARCHITECTURAL & STRUCTURAL DESIGN PROJECT MANAGEMENT 179 Pinner Road Bushey WD19 4EP office: 01923 447738 mobile: 07919 213127 email: sc@sterlingpartners.uk.com www.sterlingpartners.uk.com	PROJECT:	DOUBLE STOREY REAR EXTENSION WITH SET-INS		DETAIL:		EXISTING ROOF & ELEVATIONS		
		CLIENT:	Mr & Mrs Rattan		DRAWING No:		2020-Ickenham-P2-01		
		SITE:	33A Ickenham Road Ruislip Middx HA4 7BZ		DATE:	8th AUG 2020		REV:	
		SCALE:		1:100		A3		DRAWN BY:	

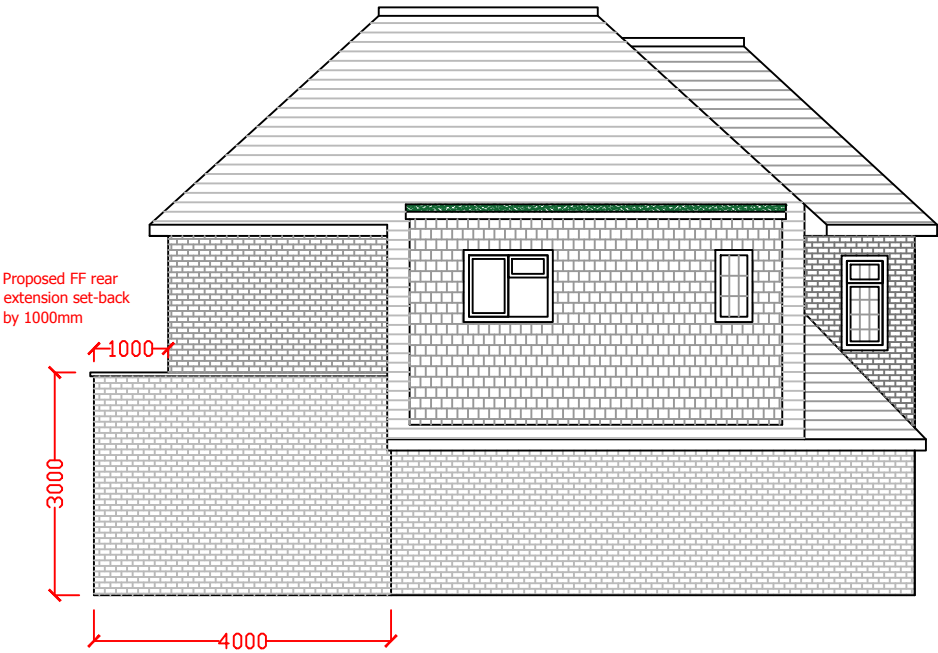


EXISTING LEFT

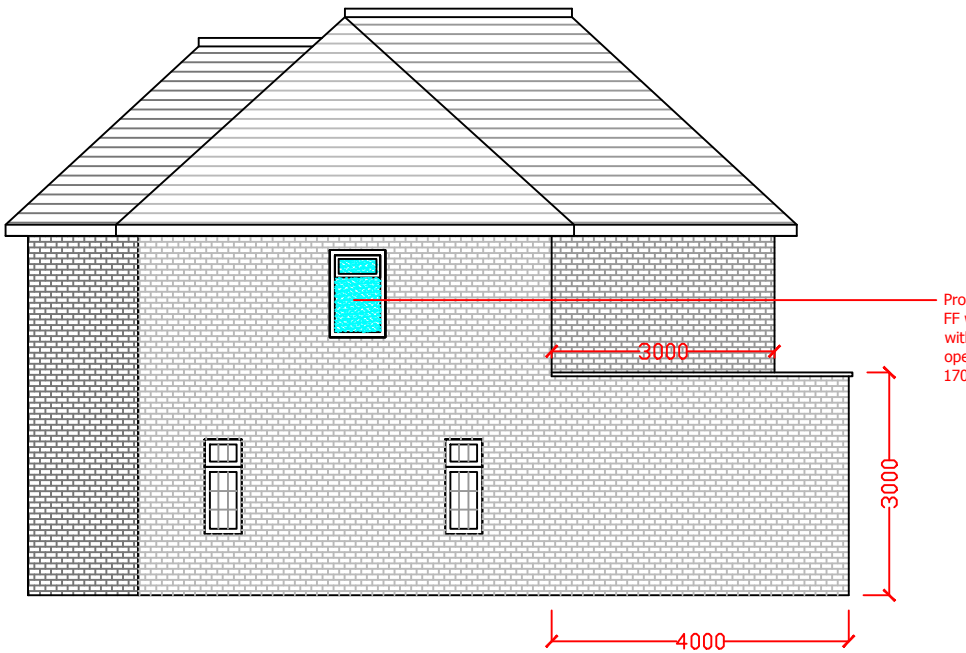


EXISTING RIGHT

Existing GF side elevation
windows to be retained



PROPOSED LEFT



PROPOSED RIGHT

Proposed side elevation
FF windows to be opaque
with top opener only with
opening a minimum of
1700mm above IFFL



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5. The contractor is responsible for ensuring compliance with the CDM Regulations and the mandatory H&S on site precautions.

6. The Client/Building Owner must obtain the necessary Party Wall Agreements prior to commencing works on site.

Sterling Partners

ARCHITECTURAL & STRUCTURAL DESIGN

PROJECT MANAGEMENT

179 Pinner Road Bushey WD19 4EP

office: 01923 447738 mobile: 07919 213127

email: sc@sterlingpartners.uk.com

www.sterlingpartners.uk.com

PROJECT: DOUBLE STOREY REAR
EXTENSION WITH SET-INS

CLIENT: Mr & Mrs Rattan

SITE: 33A Ickenham Road
Ruislip
Middx
HA4 7BZ

DETAIL: EXISTING & PROPOSED
SIDE ELEVATIONS

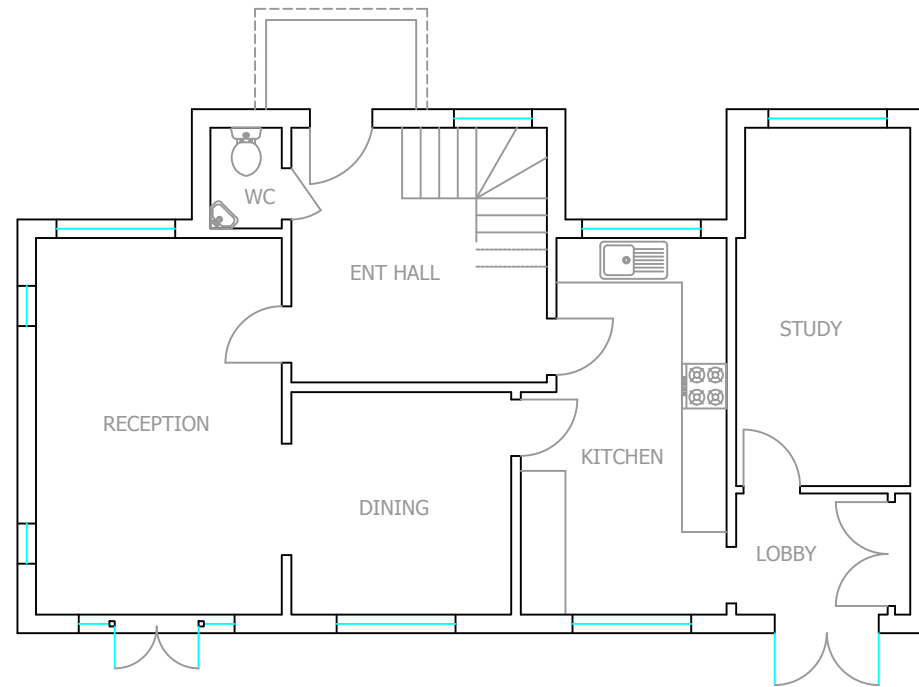
DRAWING No: 2020-Ickenham-P2-03

DATE: 8th AUG 2020

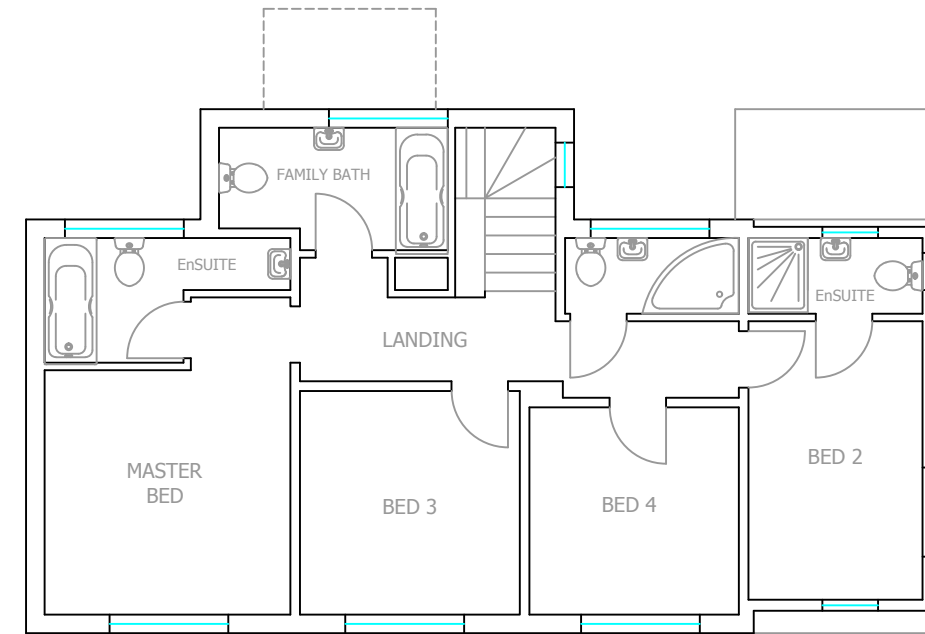
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REV:

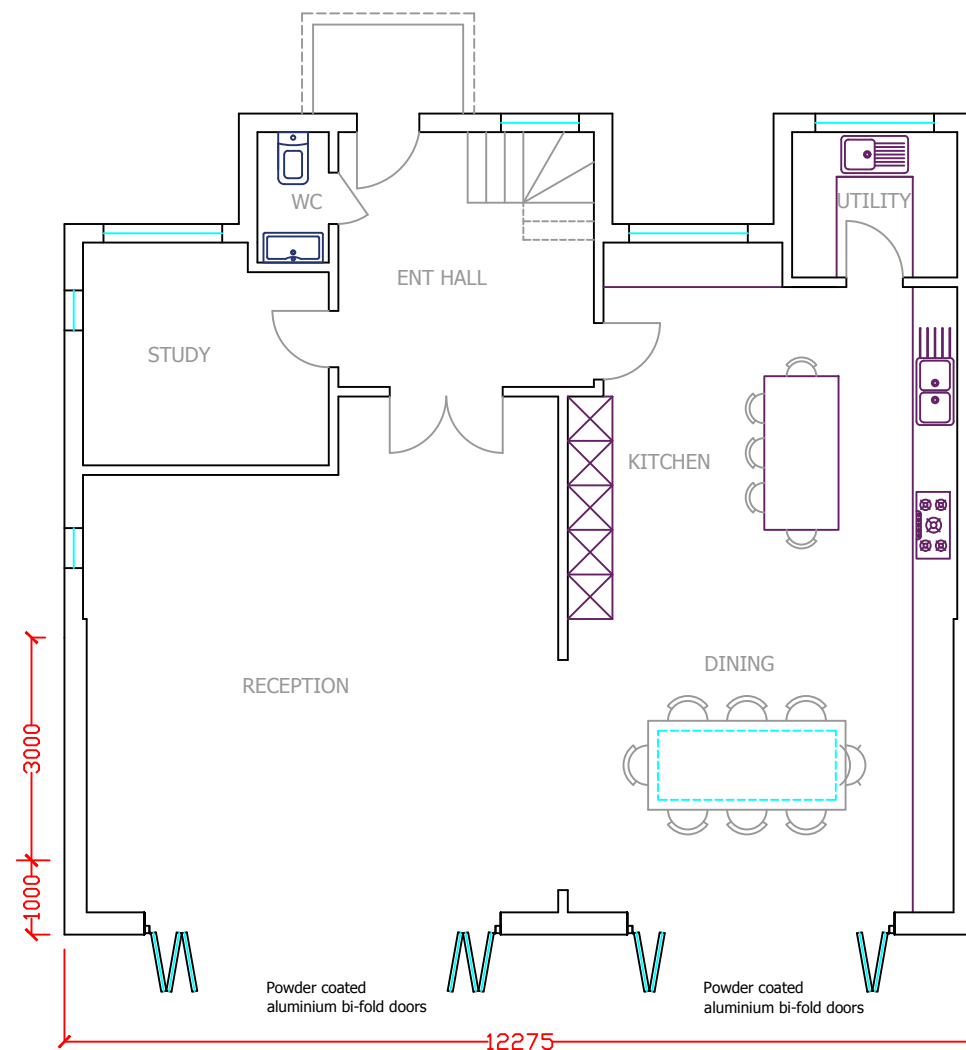
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EXISTING GF



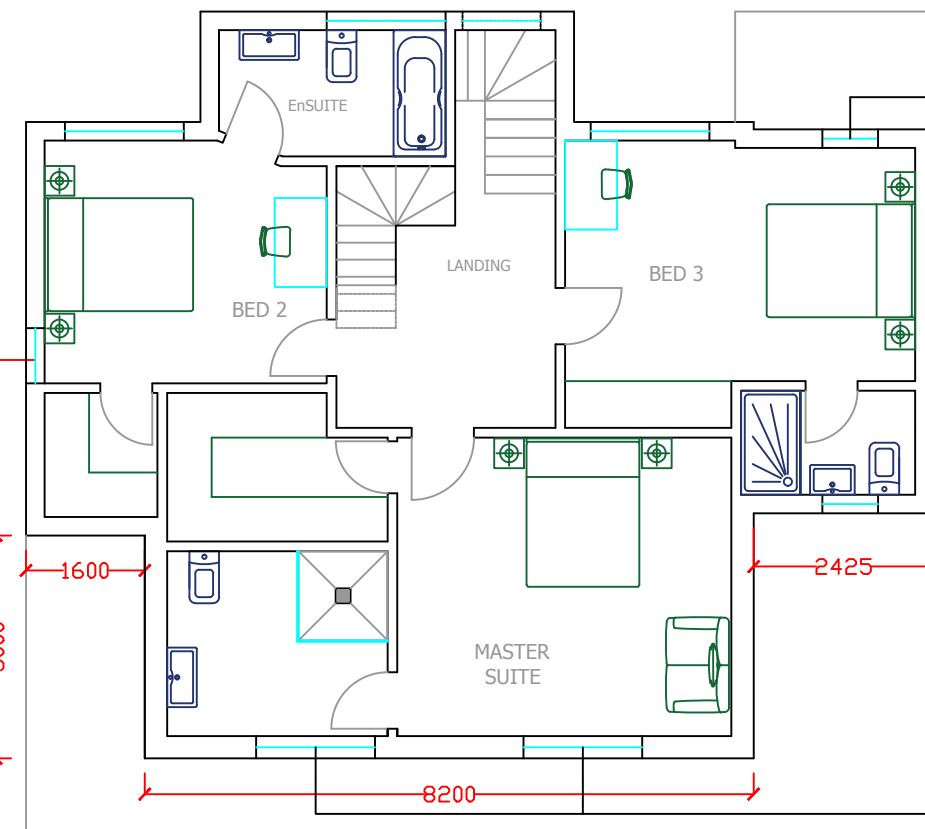
EXISTING FF



PROPOSED GF

Proposed side elevation
FF windows to be opaque
with top opener only with
opening a minimum of
1700mm above IFFL

Proposed FF rear
extension set-in by
1000mm



PROPOSED FF

Existing round window in
Dormer

Proposed FF rear
extension set-in by
2425mm

New white UPVC window
to match existing



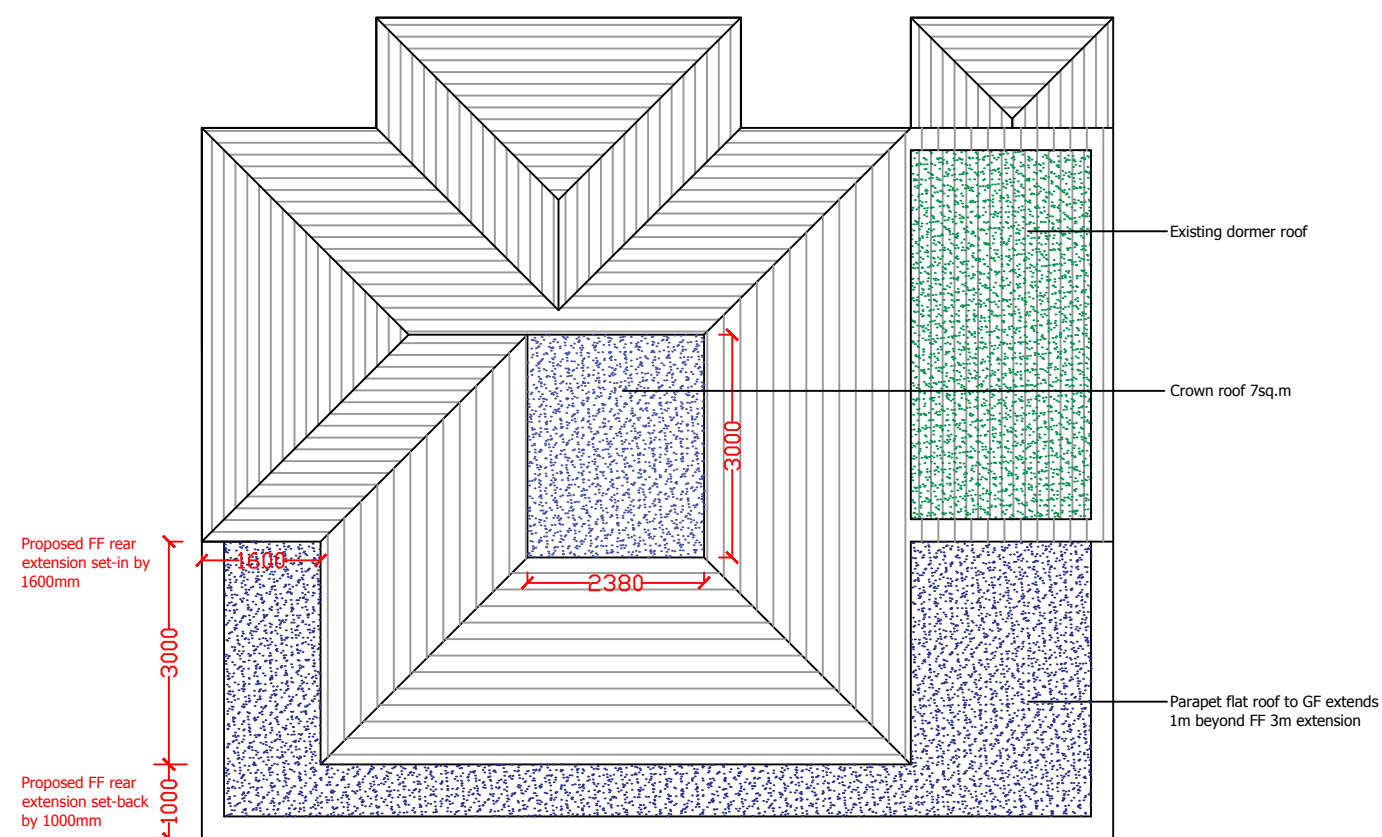
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		CLIENT: Mr & Mrs Rattan	DRAWING No: 2020-Ickenham-P2-04	
		SITE: 33A Ickenham Road Ruislip Middx HA4 7BZ	DATE: 8th AUG 2020	REV:
			SCALE: 1:100	A3 DRAWN BY: SC



PROPOSED REAR



EXISTING FRONT



PROPOSED ROOF



NOTES:
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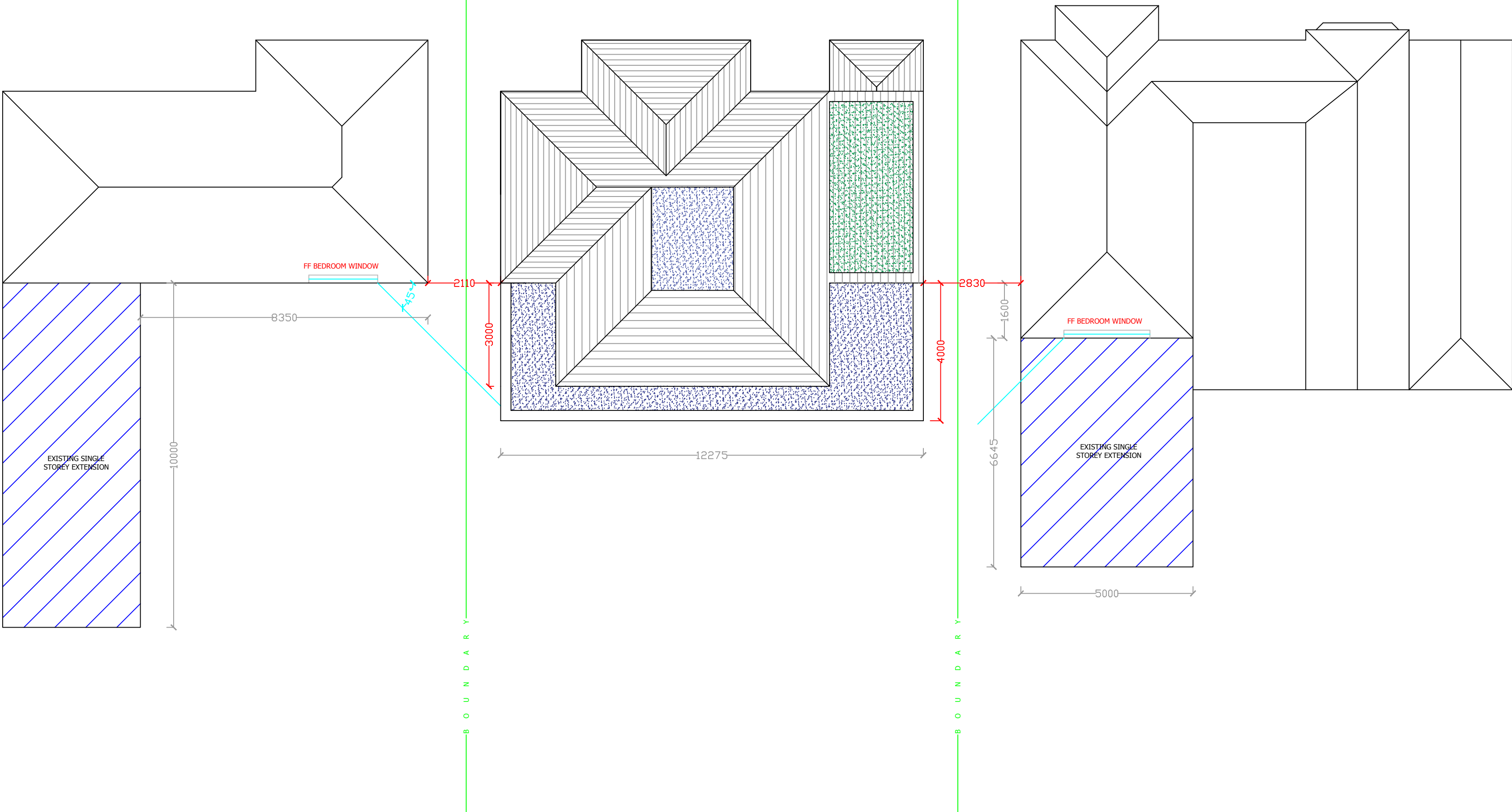


PROJECT:	DOUBLE STOREY REAR EXTENSION WITH SET-INS		DETAIL:	
CLIENT:	Mr & Mrs Rattan		PROPOSED ROOF & ELEVATIONS	
SITE:	33A Ickenham Road Ruislip Middx HA4 7BZ		DRAWING No: 2020-Ickenham-P2-02	
DATE:		8th AUG 2020	REV:	
SCALE:		1:100	A3	DRAWN BY: SC

35

33A

33



NOTES:
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office: 01923 447738 mobile: 07919 213127

email: sc@sterlingpartners.uk.com

www.sterlingpartners.uk.com

PROJECT: DOUBLE STOREY REAR & SIDE EXTENSION
CLIENT: Mr & Mrs Rattan
SITE: 33A Ickenham Road Ruislip Middx

DETAIL: LINE OF SIGHT PLOT LAYOUT		
DRAWING No: 2020-Ickenham-PA-05		
DATE: 8th AUG 2020	REV:	
SCALE: 1:100	A2	DRAWN BY: SC