

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 183 TORCROSS ROAD RUISLIP

Development: Part two storey, part single storey side/rear extension, porch to front and installation of Juliette balcony with alterations to fenestration

LBH Ref Nos: **75777/APP/2021/212**

Drawing Nos: Flood Risk Assessment
1805/1
1805/2
1805/3
1805/4
1805/6

Date Plans Received: 15/01/2021 **Date(s) of Amendment(s):**

Date Application Valid: 27/01/2021

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the corner of Torcross Road and Queens Walk and comprises a semi-detached property. The property has recently had a conversion of roof space to habitable use to include a rear dormer, 3 front rooflights, conversion of roof from hip to gable end with gable end window and removal of side chimney stack.

The surrounding area is residential in nature and is predominantly defined by two storey semi-detached properties and terraced properties.

The application site is not designated within a Conservation Area, nor an Area of Special Local Character. The site does not contain any Listed Buildings. There are no trees that are subject to a Tree Preservation Order within the site or on adjoining land. The site lies in Flood Zone 2.

1.2 Proposed Scheme

The application proposes a part two-storey part single storey side/rear extension, porch to front and installation of Juliet balcony with alterations to fenestration.

1.3 Relevant Planning History

75777/APP/2020/2436 183 Torcross Road Ruislip

Double storey side, part single/part double storey rear extension and loft conversion with insertion of rear dormer and 3 x roof lights at front to form habitable spaces.

Decision Date: 23-09-2020 NFA

75777/APP/2020/3164 183 Torcross Road Ruislip

Conversion of roof space to habitable use to include a rear dormer, 3 front rooflights, conversion of roof from hip to gable end with gable end window and removal of side chimney stack (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 16-10-2020 Approved

Erection of part 2 storey side, part single/part 2 storey rear extension and front porch

Decision Date: 13-01-2021 NFA

Comment on Planning History

75777/APP/2020/3164 - Conversion of roof space to habitable use to include a rear dormer, 3 front rooflights, conversion of roof from hip to gable end with gable end window and removal of side chimney stack (Application for a Certificate of Lawful Development for a Proposed Development). Approved and built.

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

1 neighbour and South Ruislip Residents Association were consulted on 29.01.2021. No comments received.

Flood and Water Management:

Following the submission of an FRA assessing the risks to the site, there are no objections. This is subject to the levels at the rear of the garden where the garage is removed not being raised. SuDs being implemented on the site including the permeable paving proposed where the Garage is removed. The extension must also not connect to the mains sewerage but be directed to a shallow soakaway within the garden.

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

PT1.EM6 (2012) Flood Risk Management

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

DMEI 9 Management of Flood Risk

DMEI 10 Water Management, Efficiency and Quality

LPP D6 (2021) Housing quality and standards

LPP SI12 (2021) Flood risk management

NPPF- 14 NPPF-14 2018 - Meeting the challenge of climate change, flooding and coastal change

5. MAIN PLANNING ISSUES

DESIGN

The Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character. Part Two - Saved Unitary Development Plan Policies of the Local Plan contains policies that seek to safeguard the appearance, character and amenities of the local street scene and surrounding area.

Policy DMHB 11 of the Hillingdon 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 take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adverse impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extensions to dwellings should not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

With regard to rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and
- ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.
- x) side extensions should not exceed half the width of the original property;
- xi) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded.

The proposed two storey side extension would be 2m wide and extend beyond the rear wall of the property by 3.7m. The extension would have a hipped/pitched roof set down

1.45m from the ridge of the main roof. The proposed two storey side extension would be attached to a gabled roof with a large rear dormer constructed under permitted development, contrary to Policy DMHD 1. Thus the proposed two storey side extension, by virtue of its siting in this open prominent position, size, scale, bulk and design in terms of how the hipped roof integrates with the existing gabled roof, would fail to appear as a subordinate addition and would thus fail to harmonise with the architectural composition of the original semi-detached dwelling, would be detrimental to the character, appearance and symmetry of the pair of semi-detached houses of which it forms a part 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) and Policies DMHB 11 DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies.

Furthermore, the proposed two storey side extension, would totally infill the space to the side on this open prominent corner, result in the closing of an important gap characteristic to the area, resulting in a cramped appearance. The proposal therefore represents an over development of the site to the detriment of the character and visual amenities of the area and to this existing open area of the street scene. Therefore contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies.

As such, the proposed hipped roof two storey side extension, together with the existing gabled roof extension would be overly dominant on a prominent corner, detracting from the original property and the character and appearance of the streetscene.

The single storey rear extension, by reason of its height (3m with a flat roof), width and design, would comply with policy DMHD 1.

Policy DMHB 18 expects a minimum 100sq.m of private amenity space to be retained for a four bedroom property. The proposal would exceed this requirement, in compliance with policy DMHB 18.

It is considered, that all the proposed habitable rooms, and those altered by the development would still maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

Front extensions:

Policy DMHD 1 States that:

- i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;
- ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and
- iii) notwithstanding the above, at least 25% of the front garden must be retained.

The proposed entrance porch would be 1.1m deep and 2.690m wide with a pitched roof. The proposed porch extension is considered to be subordinate in scale to the original building and therefore acceptable.

IMPACT ON NEIGHBOURS

Policy DMHB 11 of the emerging Hillingdon Local Plan: Part Two - Development

Management Policies with Modifications (March 2019) advises that Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that for planning applications relating to alterations and extensions of dwellings will be required to ensure that there is no unacceptable loss of outlook to neighbouring occupiers.

The single storey rear extension would abut the boundary with No. 181. By reason of its height and depth and taking into consideration the single storey rear extension at No. 181, the extension would not result in an un-neighbourly development. The two storey rear extension would not breach the 45 degree line of sight from the adjoining neighbour, in accordance with policies DMHB11 and DMHD1 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies (2020).

PARKING

The proposal would remove the existing garage to the rear of the garden and provide 2 car parking space. Therefore, it is considered there would be no loss of a parking space and the proposed development complies with policy DMT 6 of the Hillingdon Local Plan Part 2 Development Management Policies (2020).

Conclusion

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey side extension, by virtue of its siting in this open prominent position, size, scale, bulk and design in terms of how the hipped roof integrates with the existing gabled roof, would fail to appear as a subordinate addition and would thus fail to harmonise with the architectural composition of the original semi-detached dwelling, would be detrimental to the character, appearance and symmetry of the pair of semi-detached houses of which it forms a part 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) and Policies DMHB 11 DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies.

2 NON2 Non Standard reason for refusal

The proposed extension by reason of its size, scale, bulk, height, depth, width, proximity to the side boundary and projection forward of the return building line along Beech Close, in this open prominent position, would result in the closing of an important gap characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the visual amenities of the street scene and the character and appearance 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 DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies.

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.
- 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. The Council's supports pre-application discussions. 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.

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
PT1.EM6	(2012) Flood Risk Management

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
DMEI 9	Management of Flood Risk
DMEI 10	Water Management, Efficiency and Quality
LPP D6	(2021) Housing quality and standards
LPP SI12	(2021) Flood risk management
NPPF- 14	NPPF-14 2018 - Meeting the challenge of climate change, flooding and coastal change

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