

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 105 GREAT CENTRAL AVENUE RUISLIP MIDDLESEX

Development: Proposed single storey side and rear extension, new front porch canopy and front door

LBH Ref Nos: **55304/APP/2021/1822**

Drawing Nos: Covering Letter/Statement (Dated 4th May 2021)
Flood Risk Assessment Issue 01 (Ref: CTP-20-538)
3245-01
3245-03
X-3

Date Plans Received: 05/05/2021 **Date(s) of Amendment(s):**

Date Application Valid: 05/05/2021

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two storey semi-detached dwelling and garden at the end of a cul-de-sac. To the north-west is the adjoining property at 103 Great Central Avenue and a new attached dwelling that has been constructed to the side of this adjoining dwelling known as No. 103A Great Central Avenue. It is also noted that an attached dwelling has also been constructed to the side of 101 Great Central Avenue.

The site is located within a residential area close to South Ruislip station and shopping centre. Great Central Avenue runs south from Station Approach parallel to the London Underground Central Line and Chiltern Railway lines. The immediately surrounding area is residential in character consisting of a mixture of two storey semi-detached properties and short terraced rows.

Based on the Council's GIS, the site is designated as part of Flood Zone 2 as well as the Environment Agencies 20 metre Bank Top Protection Area.

1.2 Proposed Scheme

This application seeks permission for a single storey rear and side extension, including a front porch canopy and new front door. The proposed single storey rear extension would utilise a flat roof and would measure 3 metres in depth, 3 metres in height and would connect to the proposed side extension to measure approximately 10.1 metres in width. The side extension would measure 4 metres in width and would extend backwards to connect to the rear extension.

1.3 Relevant Planning History

55304/APP/2019/2466 105 Great Central Avenue Ruislip Middlesex

Two storey, 3-bed, end of terrace with habitable roof space and associated parking and amenity space, involving installation of new crossover to front

Decision Date: 26-06-2020 WD

55304/APP/2020/2494 105 Great Central Avenue Ruislip Middlesex

Part two storey, part single storey side extension, single storey rear extension and rear dormer

Decision Date: 02-11-2020 Refused

55304/APP/2021/706 105 Great Central Avenue Ruislip Middlesex

Conversion of roofspace to habitable use to include a rear dormer roof extension, 2 x front rooflights and gable end window (Application for a Certificate of Lawful Development for a Proposed Development).

Decision Date: 06-04-2021 Approved

Comment on Planning History

None.

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

Letters were sent to neighbouring properties and all forms of consultation expired on 1st June 2021. No comments from residents have been received.

EXTERNAL CONSULTATION

ENVIRONMENT AGENCY:

No comment received.

INTERNAL CONSULTATION

PLANNING OFFICER COMMENT:

Standard Environment Agency advice for minor extensions:

You need to provide a plan showing the finished floor levels and the estimated flood levels.

Make sure the floor levels are either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level. If they are not, ask your local planning authority if you also need to consider extra flood resistance and resilience measures.

State in your assessment all levels in relation to Ordnance Datum (the height above average sea level). You may be able to get this information from the Ordnance Survey. If not, you'll need to get a land survey carried out by a qualified surveyor.

Your plans need to show how you're going to ensure the development is not flooded by surface water. An example of this could be to divert surface water away from the property or by using flood barriers.

If your minor extension is in an area with increased flood risk as a result of multiple minor extensions in the area, you need to include an assessment of the off-site flood risk. Check with your local planning authority if this applies to your development.

Make sure your flood resistance and resilience plans follow the guidance on improving the flood performance of new buildings.

FLOOD AND WATER MANAGEMENT:

No comment.

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
- DMHD 1 Alterations and Extensions to Residential Dwellings
- DMEI 8 Waterside Development
- DMEI 9 Management of Flood Risk
- DMEI 10 Water Management, Efficiency and Quality
- LPP SI12 (2021) Flood risk management
- LPP SI13 (2021) Sustainable drainage
- NPPF- 4 NPPF-4 2018 - Decision-making
- NPPF- 12 NPPF-12 2018 - Achieving well-designed places
- NPPF- 14 NPPF-14 2018 - Meeting the challenge of climate change, flooding and coastal change

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 existing property and street scene as well as the impact on residential amenity.

SELF-CONTAINMENT

Paragraph A1.17 of the Hillingdon Local Plan: Part 2 (2020) states:

"Annexes designed specifically for the use of disabled or dependent elderly family members should be located at ground floor level and be fully accessible. An Access Statement should be submitted with the planning application. An annexe should not have a separate private entrance and must be connected internally to the existing property. Annexes which are capable of being used as (or easily adapted to) a fully self-contained unit will not be permitted."

Although the proposed development has potential to result in a self-contained unit, it would appear to be proposed in such a way that adapts the existing dwelling for accessibility reasons. If recommended for approval, a planning condition would be added to ensure that the proposed development is not utilised as a self-contained dwelling.

IMPACT ON THE CHARACTER OF THE AREA

Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (2020) states:

A) Planning applications relating to alterations and extensions of dwellings will be required to ensure that:

- i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;
- ii) a satisfactory relationship with adjacent dwellings is achieved;
- iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;
- iv) new extensions respect the design of the original house and be of matching materials;
- v) there is no unacceptable loss of outlook to neighbouring occupiers;
- vi) adequate garden space is retained;
- vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C; and
- viii) trees, hedges and other landscaping features are retained.

More specifically, part B) of Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (2020) sets out the following requirements for rear extensions:

- 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; and
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet.

The proposed single storey rear extension would utilise a flat roof and would measure 3 metres in depth, 3 metres in height and would connect to the proposed side extension to measure approximately 10.1 metres in width. The single storey rear extension would accord with the relevant requirements.

Part C of Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (2020) states that side extensions also should not exceed half the width of the original property.

The existing dwelling measures approximately 6.2 metres in width and the proposed side extension would measure 4 metres in width. Accordingly, the proposed development would exceed half the width of the original property. By virtue of its scale, this element of the proposed development would not harmonise with the existing dwelling and is considered unacceptable.

It is noted that the aim of this proposal is to adapt the dwelling to meet the needs of a tenant. It is not, however, considered that this sufficiently justifies the need for a side extension which exceeds the limitations outlined in Policy DMHD 1.

Part D) of Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (2020) sets out the following requirements for front extensions:

- 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; and
- 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.

The proposed development would include the installation of a new front door and porch canopy on the front elevation. The design would mirror the porch canopy utilised at no. 103 Great Central Avenue. As such, the proposal is considered to sufficiently harmonise with the character and appearance of the street scene.

IMPACT ON NEIGHBOURS

Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part 2 (2020) require that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Part B) of Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (2020) specifically states that balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted.

The nearest neighbouring property to proposed development is no. 103 Great Central Avenue which adjoins the application site to the west. By virtue of the siting and scale of the proposed extension, the development would not significantly impact on the amenity of this neighbouring property.

If recommended for approval, a planning condition would ensure that access to the flat roof over the extension shall be for maintenance or emergency purposes only and that the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area. A planning condition would also be used to prevent any further side facing windows being installed in order to protect the privacy of neighbouring properties. Subject to such conditions, the proposal is not considered compromise the residential amenity of neighbouring properties.

PRIVATE AMENITY SPACE

Policy DMHB 18 of the Hillingdon Local Plan: Part 2 (2020) states that all new residential development is required to provide good quality and useable private outdoor amenity space. The proposed development would reduce the amenity space by approximately 30 square metres. The site would, however, maintain in excess of 100 square metres of amenity space and is not considered contrary to Policy DMHB 18.

FLOOD AND WATER MANAGEMENT

Policy SI 12 of the London Plan (2021) states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. This should include, where possible, making space for water and aiming for development to be set back from the banks of watercourses.

Policy SI 13 of the London Plan (2021) requires that development proposals utilise sustainable urban drainage systems (SuDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. This is supported by Policy EM6 of the Hillingdon Local Plan: Part 1 (2012) and Policy DMEI 10 of the Hillingdon Local Plan: Part 2 (2020).

The Yeading Brook is located 11 metres to the east of the existing property and approximately 3 metres from the site boundary. The site is located within Flood Zone 2 and as part of the householder application a Flood Risk Assessment (FRA) is required by Paragraph 103 of the NPPF (2019). Notably, the FRA submitted states that the proposed

floor levels will be based on existing No. 105 Floor Levels at 34.02m AOD, which will be greater than the modelled 1,000 year flood levels. Accordingly, there is not a notable risk of flooding and is not considered contrary to Policy DMEI 10 of the Hillingdon Local Plan: Part 2 (2020), Policy EM6 of the Hillingdon Local Plan: Part 1 (2012), Policy SI 13 of the London Plan (2021).

WATERSIDE DEVELOPMENT

Based on the Council's GIS, the site is also designated within the Environment Agency's 20 metre Bank Top Protection Area. The Environment Agency have been consulted but have not provided a response.

It is noted that Policy DMEI 8 of the Hillingdon Local Plan: Part 2 (2020) states that development on sites that adjoin or include a watercourse should:

ii) not extend within 8 metres of the top of the bank of a main river or 5 metres either side of an ordinary watercourse.

The proposed development would be sited within 5 metres of the river bank. Without a response from the Environment Agency, it is unclear whether such a contravention forms a reason for refusal. It does, however, support the notion that the width of the extension should be reduced and sited further away from the Yeading Brook.

CONCLUSION

The proposed single storey side extension, by virtue of its size, scale and bulk, would result in an incongruous addition which would fail to be subservient to the appearance of the original property, the visual amenities of the street scene and the character and appearance of the wider area. Accordingly, this application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed single storey side extension, by virtue of its size, scale, bulk and width, would fail to appear as a subordinate addition and would thus be detrimental to the appearance of the original house, the visual amenities of the street scene and the character and appearance of the wider area. The proposal is therefore 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 (January 2020).

INFORMATIVES

- 1** 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 in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition further guidance was offered to the applicant by the case officer during the processing of the application to identify the amendments to address those elements of the scheme considered unacceptable which the applicant chose not to implement.

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
DMHD 1	Alterations and Extensions to Residential Dwellings
DMEI 8	Waterside Development
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