

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	129 EVELYN AVENUE RUISLIP		
Development:	Single storey rear extension, single storey garage extension, first floor side/rear extension and conversion of roofspace to habitable use to include a rear dormer and 7 rooflights with rendering to external walls and alterations to fenestration		
LBH Ref Nos:	75930/APP/2021/1114		
Drawing Nos:	001 (Existing Block Plan) 002 (Existing Ground Floor Plan + Garden) 003 (Existing Ground Floor Plan) 004 (Existing First Floor Plan) 005 (Existing Roof Plan) 006 (Existing Front Elevation) Photographs 007 (Existing Side Elevation) 008 (Existing Rear Elevation) 009 (Existing Side Elevation) 010 (Existing Section Elevation) Flood Map for Planning Surrounding Planning Applications Design and Access Statement 001 (Proposed Block Plan) Received 04-06-2021 002 (As Amended) 001 (As Amended) Ground Floor Plan 002 (As Amended) First Floor Plan 003 (As Amended) 004 (As Amended) 005 (As Amended) 006 (As Amended) 007 (As Amended) 008 (As Amended) 009 (As Amended)		
Date Plans Received:	19/03/2021	Date(s) of Amendment(s):	19/03/2021
Date Application Valid:	31/03/2021		04/06/2021

1. CONSIDERATIONS

1.1 Site and Locality

This application site relates to a link-detached two storey dwelling located on the south side of Evelyn Avenue. The property has a flat roofed garage to the side which is attached to the side garage belonging to No. 127. The property has a hipped roof with a cat-slide element located to one side and has been extended by way of a large single storey rear extension. To the rear there is a large, long rear garden which backs onto other residential rear gardens and to front there is a driveway.

The garage at No. 127 has been extended to the rear along the boundary with the application site and the neighbouring property at No. 131 has a single storey rear extension.

The streetscene is residential in character and appearance comprising two-storey properties of similar character. The site is subject to a group Tree Preservation Order (TPO) and is located within a Critical Drainage Area.

1.2 Proposed Scheme

The proposal is for a single storey rear extension, single storey garage extension, first floor side/rear extension and conversion of roofspace to habitable use to include a rear dormer and 7 x rooflights with rendering to external walls and alterations to fenestration.

1.3 Relevant Planning History

75930/PRC/2020/200 129 Evelyn Avenue Ruislip

Ground floor rear extension, front extension to garage, first floor rear extension, first floor side extension above garage and roof conversion to extend above first floor rear extension.

Decision Date: 19-01-2021 OBJ

Comment on Planning History

There are no planning history records relating to the two storey rear extension at the application site, however ariel photographs demonstrate that this has been in existence for at least the last 4 years and is immune from enforcement action.

There are no planning history records relating to No. 131, however like the application site it would appear that the extension to this property was constructed more than 4 years ago.

Planning history records demonstrate that the existing extensions at No. 127 have planning permission. It is also noted that planning permission was granted 14th July 2020 for the erection of a 'single storey rear extension, first floor side/rear extension and conversion of garage to habitable use to include alterations to elevation' under the ref:35438/APP/2020/416.

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

8 neighbours including the Ruislip Residents Association were consulted on the 7th April 2021 giving 21 days for comments. Two objection was received, commenting as follows:-

- The proposals constitute an overdevelopment of the site.
- The loft extension and Juliet balcony will result in loss of privacy.
- The side extension will encroach the side boundary illegally and should be set-in .
- The dormer is too large.
- The side extension will be highly visible from the street.

Officer Comment: With respect to concerns that the proposed side extension will encroach onto the neighbouring boundary the plans demonstrate that the extension would be within the site boundary. This is also demonstrated on the red line plan. As such the

Council have no grounds to invalidate the application. Any encroachment of building work onto another property is a civil matter and not a material planning consideration. All other matters are discussed further below.

INTERNAL CONSULTEES

Tree Officer: No objection on the basis that none of the protected trees subject to the TPO are within close proximity to the site.

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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 D6 (2021) Housing quality and standards

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 the provision of acceptable residential amenity for the application property.

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.

Policy DMHB 11 of the 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 adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 requires that alterations and extensions of 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. It also required that there is no unacceptable loss of outlook to neighbouring occupiers. This sets out the design criteria

including external dimensions by which proposals are assessed with the general aim of ensuring that these are subordinate to the original building.

Single Storey Rear Extension

Single storey rear extension on detached houses should be no more than 4m deep on detached houses with a height or no more than 3m if a flat roof is proposed.

Whilst the extension would be no more than 3m in height it would have a cumulative depth of 6m (taking into account the existing two storey rear extension to the property) adjacent to the boundary with No. 131 and a depth of 6m deep from the rear of the original garage adjacent to No. 127.

However it is considered that the rear extension would not cause harm to either of the neighbouring properties. The extension would not be as deep as the existing garage at No. 127 which has recently been granted planning permission for a 6m deep extension and would extend 4.7m beyond the rear of the extensions at No. 131. It is considered that the additional 0.7m depth is unlikely to result in undue loss of light and outlook given that the extension would be set off the boundary by 0.5m. Furthermore the additional depth on this side is unlikely to result in additional overshadowing over and above that already caused by the existing two storey extension to this property. A side facing window is proposed to the extension but this would be 2.3m away from the boundary with 131 and therefore will not result in loss of privacy to this property.

First Floor Rear Extension

The Local Plan states that two storey rear extensions or first floor rear extensions should not be too deep or too wide and should not extend the full width of the house. They should also have a roof design to match existing.

The first floor element would only add an additional 1.5m onto the rear of the house and it would not extend the full width of the house. As such it would appear subordinate. Furthermore it is considered that the rear addition to the property would constitute an improvement to the design of the house as the flat roofed addition would be altered.

In order to establish whether such extensions would cause harm to the amenity of nearby residents a 45 degree angle is taken from the closest habitable room windows to the end of the extension. If the extension does not impede upon this angle then it is considered unlikely that there would be any undue loss of light or outlook to the neighbouring properties. At present the existing two storey rear addition already impedes the 45 degree rule and it is considered that the addition of a further 1.5m would not result in significant overshadowing or loss of outlook over and above that already created.

Two Storey Side Extension

With respect to two storey side extensions they must appear subordinate to the main house. As a general rule they should be no more than half the width of the original house and should be set-back from the main front wall of the original house by 1m. They should also be set in from the site boundary and the ridge of the roof should be set down below the ridge of the original house by at least 0.5m. The roof form should also match existing.

The side extension would be substantially less than half the width of the original house and it would have a clear set-back from the main front elevation of the house by at least 1m. However it is considered that the side extension would have a contrived roof form

that would not be in keeping with the character and appearance of the original property and as such would appear incongruous within the streetscene.

It is noted that planning permission has been granted for a side extension at No. 127 which is unimplemented. The side extension in this case only extends fractionally beyond the side wall it is considered that if this application was approved it should not preclude the development at No. 127 from being built. A side facing window is proposed but this would not result in loss of privacy given that it would serve a bathroom/W/C and can be obscure glazed and fixed shut secured by condition. The side facing window at No. 127 serves a hallway and under the recently approved application there would be windows serving and en-suite and hallway.

Roof Extensions

The Council's Local Plan states that dormers should not be too wide, should be centrally positioned in the roof face, should be set down below the ridge, set up above the eaves and set-in from each of the roof face. As a general rule the dormer should not cover more than 2/3rds width of the roof face.

The dormer would be centrally positioned and would be approx no more than two thirds the width of the roof face. It would have a slight set down below the ridge and would be set up above the eaves. Overall it would have a subordinate appearance.

However significant alterations are proposed to the roof form of the house altering the original roof form significantly. It is considered that the crown roof form of the development would be completely unacceptable and at odds with the character and appearance of the existing property and the surrounding area.

It is considered that the roof extension would not result in overlooking or loss of privacy given that it would be over 90m from properties to the rear of the site.

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

Policy DMHD 1 also advises that adequate garden space should be retained. There would be sufficient garden space retained.

The development would not alter the off street parking requirement for the site.

Overall it is considered that the two storey side extension and alterations to the roof of the house would be harmful to the character and appearance of the existing property, the streetscene and the wider area. Refusal of the application is therefore recommended.

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, size, scale and design would fail to appear as a subordinate addition and would thus fail to harmonise with the architectural composition of the original detached dwelling. It would be detrimental to the character and appearance of the original detached dwelling 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 (January 2020).

2 NON2 Non Standard reason for refusal

The proposed alterations to the roof, specifically the crown roof design, would fail to harmonise with the architectural composition of the original detached dwelling and would be detrimental to the character and appearance of the original detached dwelling and 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 (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 (2021). 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 D6 (2021) Housing quality and standards

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