

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 21 TIVERTON ROAD RUISLIP

Development: Erection of a two storey side extension involving the demolition of an existing single storey garage.

LBH Ref Nos: **73915/APP/2021/3221**

Drawing Nos: 03- A1 REV 006

Date Plans Received: 23/08/2021 **Date(s) of Amendment(s):**

Date Application Valid: 23/08/2021

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two-storey end of terraced property which is located to the North of Tiverton Road. The property is externally finished in pebble dash render and has undergone a hip to gable conversion and contains a large rear dormer extension. The site benefits from a detached garage and an area of hardstanding to the front of the property which serves as off-street car parking provision.

The surrounding area is mostly residential in nature comprising of attached and semi-detached dwellings. Numbers 19 and 23 Tiverton Road are located to the West and East of the site, respectively. Number 19 Tiverton is an adjacent end of terrace property which benefits from an attached side garage. Number 23 Tiverton Road is an adjoining mid-terraced property which contains a single storey rear addition.

The application site lies in Flood Zone 1. There are no trees that are subject to a Tree Preservation Order within the site or on adjoining land. The site is not designated within a Conservation Area, nor an Area of Special Local Character. The site does not contain any Listed Buildings.

1.2 Proposed Scheme

The current application seeks planning permission for a 2 storey side/rear extension involving the demolition of the existing garage.

1.3 Relevant Planning History

73915/APP/2020/4059 21 Tiverton Road Ruislip

Two storey side/rear extension and extension to existing rear dormer, following the demolition of the detached garage

Decision Date: 25-01-2021 Refused

73915/APP/2021/830 21 Tiverton Road Ruislip

Two storey side/rear extension involving demolition of existing garage

Decision Date: 26-04-2021 Refused

Comment on Planning History

73915/APP/2021/830- Two storey side/rear extension involving demolition of existing

garage- Refused 26-04-21.

73915/APP/2020/4059 - Two storey side/rear extension and extension to existing rear dormer, following the demolition of the detached garage - Planning Permission refused on 25-01-21

73915/APP/2018/2350 - Conversion of roof space to habitable use to include a rear dormer, 3 front rooflights, and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development) - Granted on 26-07-18

73915/APP/2018/2295 - Single storey rear extension - Planning Permission Granted on 23-08-18

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

External Consultation:

Five neighbouring properties and Ruislip Residents Association were consulted by letters dated 21-09-21. The consultation period ended 12-10-21. No comments or objections were received.

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 considerations are the design and impact on the character of the existing property, the impact upon the street scene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

Character and Appearance:

Policy BE1 of the Hillingdon Local Plan: Part 1 (2012) 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 Hillingdon Local Plan: Part 2 (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 of the Hillingdon Local Plan: Part 2 (2020) requires that alterations and extensions of dwellings not to have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

With regards to two storey rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (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.

With regards to side extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (2020) states that:

- i) side extensions should not exceed half the width of the original property;
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
- iii) garages should reflect the size guidelines set out in Appendix C Parking standards;
- iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and

vii) in Conservation Areas, single storey side extensions may be required to be set back.

Tiverton Road is suburban in character and is defined by two storey properties set back from the highway. The physical separation gaps between these properties is considered to be an important feature of the street scene and serves as visual relief.

The proposal would demolish the existing garage and create a wrap around extension at ground floor level and a part wrap around extension at first floor.

The ground floor side extension would measure 6 metres deep to match the existing dwellinghouse on the side element and project a further 3.3 metres to match the existing rear extension. The total depth would be 9.3 metres when measured from the front elevation. It would have a width less than half of the original dwellinghouse at 2.19 metres. There would be a gap of 1m from the boundary with No 19 Tiverton Road.

At first floor the side extension would sit flush with the front elevation and extend the depth of the existing house, with the width matching that at ground floor level. The rear projecting element at first floor level would be less than at ground floor with a depth of 2.75 metres, setting it in from the proposed ground floor wrap around extension by 0.55metres.

The total height of the side and rear extension would be 7.1 metres high. It would be characterised with a hipped roof form, with a marginal set down of approximately 0.15m from the existing roof ridgeline. A hip to gable to extension has been implemented on the roof of the application site.

The result is the extension having an awkward appearance with respect to the juxtaposition of the existing roof extension and proposed roof form form at front, side and rear elevations. The lack of set in from the front elevation results in the side extension appearing as a visually dominant feature, disruptive of the existing rhythm of both the host building and wider area. It is considered that this proposal would fail to harmonise with the architectural composition of the host dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding 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).

Residential Amenity:

Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers. Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Numbers 19 and 23 Tiverton Road are the principal properties that must be considered in regards to the impact on neighbouring residential amenity, given that they are the nearest dwellings to the application site.

The proposed two storey side/rear extension would be set-away from the mutual boundary shared with No.23 Tiverton Road by approximately 4.3 metres. The proposed extension would not breach the 45-degree line taken from the centre point of the nearest first floor habitable rear window at No.23 Tiverton Road. Having regard to these factors, it is considered that the proposed two storey side/rear extension would not cause undue harm

to the residential amenities enjoyed by the occupiers at No.23 Tiverton Road, in respect to daylight/sunlight, loss of outlook and overbearing effect.

The neighbouring property at No.19 Tiverton Road is located to the West of the site. This neighbouring property benefits from a part single storey rear addition and a patio area immediately adjoining the proposed two storey side/rear extension. No.19 has not been extended to its rear at first floor level. The proposed two storey side/rear extension would run along the length of the mutual boundary shared with No.19 for 9.3 metres. Whilst the set-in has been increased from the previous refusal by 500mm, it is still considered that the scale, height, rear projection, bulk and mass of the proposed two storey side/rear extension would cause unacceptable harm to the living conditions of the occupiers at No.19 Tiverton Road and their patio area, in terms of loss of outlook, sense of enclosure and overbearing effect.

It is therefore considered that the proposed two storey side/rear extension would have an unacceptable harmful impact on the living conditions of the neighbouring occupiers at No. 19 and 23 Tiverton Road, not complying with the NPPF (2021), Policy BE1 of the Hillingdon Local Plan: Part 1 (2012) and Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part 2 (2020).

External Amenity Space:

Over 178 square metres of rear garden space would be retained at the site, which would accord with standards set out in Table 5.3 of the Hillingdon Local Plan: Part 2 (2020). As such, it is considered that the proposal would not undermine the provision of external amenity space for the existing occupiers at the site, in compliance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part 2 (2020)

Parking and Highway Safety:

The proposal would result in the loss of the detached garage and increase the number of bedrooms within the property from three to four. The existing hardstanding to the front of the site is of a sufficient size to accommodate one off-street car parking space. Whilst not technically compliant with the recommended parking standards set out in Table 1 of Appendix C, it is considered that the creation of an additional bedroom is unlikely to significantly exacerbate the demand for street parking or prejudice highway safety.

Conclusion:

The proposed two storey side/rear extension would have a detrimental impact on the character and appearance of the host dwelling and the surrounding area. The proposal would therefore conflict with the NPPF (2021) and Policies DMHD 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part 2 (2020). It is therefore recommended that the application be refused.

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey side/rear extension, by virtue of its size, scale, bulk and design, including the awkward juxtaposition of the proposed roof with the existing roof works, would fail to harmonise with the architectural composition of the host dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding 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).

2 NON2 Non Standard reason for refusal

The proposed two storey side/rear extension, by virtue of its size, scale, bulk, height and proximity, would be detrimental to the amenities of the neighbouring occupiers at number 19 Tiverton Road, by reason of overdominance, overbearing effect, sense of enclosure and loss of outlook. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 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 (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.

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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