

DELEGATED 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 40A WINDMILL HILL RUISLIP

Development: Conversion of roof space to habitable use to include a rear dormer and 3 front roof lights

LBH Ref Nos: **15193/APP/2021/2180**

Drawing Nos: PL-103
 PL-104
 PL-105
 PL-106
 PL-102
 PL-100

Date Plans received : 28/05/2021

Date(s) of Amendment(s):

Date Application Valid: 28/05/2021

1. SUMMARY

The proposal involves the conversion of roofspace to habitable accommodation with rear dormer and 3 x roof lights to front elevation the development would introduce an addition to the building which would not be in keeping with it's character and appearance.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The roof alteration/extensions, by reason of the size, scale, bulk, and design of the rear dormer window would fail to harmonise with the architectural composition of the original property and would be detrimental to the character, appearance and 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 I59 Councils Local Plan : Part 1 - Strategic Policies

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.

3. CONSIDERATIONS

3.1 Site and Locality

This application site relates to a first floor flat located within a purpose built block of flats located on the western side of Woodmill Hill. The building was constructed circa 1970s/80s and is relatively unaltered. To the rear there is a communal garden and parking.

The site is subject to a Tree Preservation Order (TPO) and backs onto the Ruislip Manor Conservation Area.

3.2 Proposed Scheme

The application proposes the conversion of roofspace to habitable accommodation with a rear dormer and 3 x roof lights to front elevation.

3.3 Relevant Planning History

15193/TRE/2001/158 Land At 40, 40a-C Windmill Hill Ruislip

TREE SURGERY TO ONE COPPER BEECH (T2) ON TPO 128, INCLUDING CROWN LIFTING TO A HEIGHT OF 6 METRES ABOVE GROUND LEVEL BY REDUCING OR REMOVING BRANCHES UP TO 50mm DIAMETER (TO LIFT BRANCHES 1 METRE CLEAR OF TELEPHONE WIRES AND PROVIDE 2 METRE CLEARANCE TO THE ROOF/FRONT WALL)

Decision: 11-01-2002 Approved

Comment on Planning History

N/A.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date:- Not applicable

4.2 Site Notice Expiry Date:- Not applicable

5. Comments on Public Consult

37 neighbours were consulted on the 15th June 2021 giving 21 days for comments. One objection was received, commenting as follows:-

- The roof extension would result in loss of light and outlook.
- The development would result in loss of privacy.
- Request that an existing Copper Beech Tree to the front of the site be crown reduced.

Officer Comment: Given that nature of the proposal which would not involve the digging of new foundation there are no concerns relating to the impact upon nearby trees. Furthermore it would not be appropriate to seek works to the tree as suggested above. All other matters are discussed further in the report below.

Conservation and Urban Design Officer: No objection.

6. 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 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 D6	(2021) Housing quality and standards

In addition: Development Plan

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)
The Local Plan: Part 2 - Development Management Policies (2020)
The Local Plan: Part 2 - Site Allocations and Designations (2020)
The West London Waste Plan (2015)
The London Plan (2021)

Material Considerations

The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

7. MAIN PLANNING ISSUES

7.6 Other 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 requires 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.

The site backs onto a Conservation Area as such Policy DMHB 4 of the adopted Local Plan is relevant. It states that development must preserve and enhance the character and appearance of Conservation Areas.

In regard to roof extensions they should be subordinate to the main house and centrally positioned in the roof face and should not extend more than 2/3rds of the width of the original roof face. They must be set down below the ridge, set above the eaves and set-in at each side of the roof face.

Whilst the dormer would be set above the eaves and set down below the ridge of the original roof face it would not be centrally positioned. The subject property is a purpose built flatted development which have been constructed with a somewhat symmetrical appearance. The introduction of a large box-like dormer to one half of this building would appear unbalanced and out of proportion with the existing building. Large box-like dormers are not a feature on this existing building and there is a concern that allowing such a structure would have an incremental impact upon the development. Overall it is considered that the roof extension would be harmful to the architectural composition of the existing building contrary to the Local Plan. Furthermore it would be harmful to the setting of the Conservation Area to the rear of the site.

There are also concerns that the roof lights to the front of the building would have a cluttered appearance when viewed from the street. Again allowing several roof lights to one part of the building would likely set an unacceptable precedent leading to further roof lights to the front elevation of the property.

Given the nature of the development it is considered that there would not be harm to the amenity of nearby residents. The closest residents to the rear of the site would be located a considerable distance from the proposed gable window. As such there would not be any concerns with respect to overlooking and loss of privacy. There are concerns that the dormer would lead overshadowing but given that it would not increase the overall height of the building and would not project far from the roof face of the property this would not be the case.

It is considered that the development would maintain an adequate outlook and source of natural light. The proposal would involve an increase in the number of bedrooms from two to three. The third bedroom would be located at roof level and would be served by a large window in the dormer as well as the roof lights. As such it is considered that the development would comply with Policy D6 of the London Plan (2021).

Policy DMHD 1 also advises that adequate garden space should be retained. There is a communal garden measuring 220.2sq.m. Just over 100sq.m would be required for the flats taking into account the increase in the number of bedroom proposed as part of this application. As such the development would provide an adequate level of garden space for existing and future occupants.

The off-street parking requirement for a three bedroom flat is two spaces and for two bedrooms it is 1.5 spaces. It is not clear as to the level of parking provision for the existing property. However It is considered that an increase in the required spaces from 1.5 to 2 is negligible and on balance there would not be a requirement in this instance to demonstrate that 2 spaces for this site are provided.

Overall it is considered that the roof extension and roof lights would be harmful to the character and appearance of the existing property, the street scene and the wider area as well as the setting of the Conservation Area to the rear of the site. Refusal of the

application is therefore recommended.

8. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)
The London Plan (2021)
National Planning Policy Framework

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