

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 9 ANGUS DRIVE RUISLIP

Development: Demolition of existing conservatory and outbuilding and erection of single storey rear extension.

LBH Ref Nos: **23697/APP/2021/4278**

Drawing Nos: Location Plan
 17/3159/204 REV C
 17/3159/205 REV C
 17/3159/203 REV C
 17/3159/202 REV C
 17/3159/206 REV C
 17/3159/207 REV C

Date Plans Received: 21/11/2021 **Date(s) of Amendment(s):**

Date Application Valid: 21/11/2021

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located near the corner of Angus Drive and The Fairway and comprises of two storey dwelling. It is noted that the property has been extended by a part single, part two storey side and single storey conservatory to the rear, as well as a detached outbuilding in the rear garden.

The host site comprises 3 separate residential units. The large ground floor side extension, as shown on the submitted plans in use as 2 self-contained flats with the two-storey building as a dwellinghouse. As such, the host site does not benefit from permitted development rights. The properties sharing a boundary with the application site, namely numbers 44, 46 and 48 The Fairway towards the side and rear, 9A and 9B Angus Drive which are situated within the large side extensions within the host site boundary and 11 Angus Drive.

The application site is not designated within a Conservation Area, nor ASLC. The site does not contain any Listed Buildings or TPOs.

1.2 Proposed Scheme

The application seeks to demolish the existing conservatory and outbuilding and erect a single storey rear extension.

1.3 Relevant Planning History

23697/77/0753 9 Angus Drive Ruislip
 Householder dev. (small extension,garage etc) (P)

Decision Date: 28-07-1977 Approved

23697/APP/2000/1487 9 Angus Drive Ruislip

USE OF GROUND FLOOR OF TWO STOREY SIDE EXTENSION AS SEPARATE DWELLING

AND ADDITION OF PITCHED ROOF TO SINGLE STOREY REAR EXTENSION
(RETROSPECTIVE APPLICATION)

Decision Date: 18-10-2000 Approved

23697/APP/2002/497 9 Angus Drive Ruislip

ERECTION OF A FRONT PORCH

Decision Date: 10-04-2002 Refused

23697/APP/2021/2538 9 Angus Drive Ruislip

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3.6 metres, and for which the height of the eaves would be 2.78 metres.

Decision Date: 05-08-2021 Refused

23697/B/87/1638 9 Angus Drive Ruislip

Erection of a single-storey rear extension

Decision Date: 18-12-1987 Approved

23697/D/88/1569 9 Angus Drive Ruislip

Conversion of garage/workshop to bedroom, study and bathroom (Section 53 Determination).

Decision Date: 03-08-1988 GPD

Comment on Planning History

The relevant planning history attached to this is listed above.

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

Six neighbouring properties, Planning Enforcement Team and South Ruislip Residents Association were consulted by letters dated 08-12-21. The consultation period expired on 31-12-21. No representations have been received by the end of the consultation period.

On 27-01-22 an additional consultee was consulted. This expired on 17-02-22.

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 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
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 streetscene 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 One Strategic Policies (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 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.

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extension 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.

With regard to single storey rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states, amongst other criteria, 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;

Following the demolition of the existing conservatory with a depth of approx. 2.9 metres and width of 4.8 metres, the proposed single storey rear extension would measure approximately 3 metres deep, 5.65 metres wide. The pitched tiled roof would measure 2.7 metres to the eaves and 3.45 metres max height. The depth of the proposed single storey rear extension would comply with the prescribed requirements set out in Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). The height of the extension marginally exceeds the requirements.

Given its single storey scale, and modest depth, it is considered that the proposed single storey rear extension would appear as a subordinate addition to the original dwellinghouse.

The drawings indicate that the proposed single storey rear extension would be externally

finished in materials to match those used on the host dwelling, which would help to harmonise its appearance. The external finishes of the proposed development would be secured by condition, in the event of an approval.

It is therefore considered that the proposal would not cause harm to the character and appearance of the host dwelling and the surrounding area, and would be in accordance with Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMHB 11, DMHB 12 and Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), in this respect.

Residential Amenity:

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure, amongst other matters, 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 Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

As previously mentioned, the host site comprises 3 separate residential units. The large ground floor side extension, as shown on the submitted plans in use as 2 self-contained flats with the two-storey building as a dwellinghouse. The properties sharing a boundary with the application site, namely 11 Angus Drive and numbers 44, 46, 48 and 48A The Fairway towards the sides and rear. 9A and 9B Angus Drive are situated within the large side extensions within the host site boundary. These are the principal properties that must be considered in regard to impact on neighbouring residential amenity, given that they are the nearest residential properties to the application site.

Numbers 44 and 46 The Fairway are located to the rear of the site. Taking into account this separation distance, it is considered that the proposed single storey rear extension would not cause undue harm to the residential amenity of the occupiers at Nos.44 and 46 in terms of daylight/sunlight, outlook, sense of enclosure and overbearing impact.

Number 11 Angus Drive is located to the west of the site and forms the other half of the originally semi-detached property to the application property. It is noted that No.11 has been extended to its rear with a 5.6 metre extension. Given the proposals modest depth it is considered that the development would not adversely impact on the residential amenity of the occupiers at No. 11, in terms of daylight/sunlight, outlook, sense of enclosure and overbearing impact.

9A and 9B Angus Drive are situated within the host site boundary, located towards the east of the extension. There would be a 1.3 metre gap between the proposed extension and the bedroom and bathroom of one of the units. The proposed rear extension would include a additional door and window on the side elevation, these would look directly into the neighbouring property and the door would give passage for a higher level of movement outside of the units. Given the fragile relationship and proximity which already creates an undesirable living environment, the increased height and depth of the proposed single storey storey rear extension, coupled with the brick finish, new door arrangement and limited separation distance with No.9A and 9B, it is considered that the proposed development would cause undue harm to the living conditions of No.9A and 9B Angus Drive in terms of daylight/sunlight, outlook and overbearing effect. It would also

give rise to an increase loss of privacy and greater potential for noise and general disturbance.

In light of the above, it is considered that the proposal would cause undue harm to the residential amenities of neighbouring occupiers in accordance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

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

External Amenity Space Provision:

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that planning applications relating to alterations and extensions of dwellings will be required to ensure an adequate garden area is retained.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all new residential development and conversions will be required to provide good quality and usable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3, which requires four bedroom (plus) dwellings to have at least 100 square metres of private amenity space.

The site falls short of the required private amenity space, given the five bedrooms to the main dwelling and the two additional dwellings on site. The demolition of the outbuilding would slightly increase the private amenity space. Nevertheless, it is acknowledged that the external amenity space provision at the site would still fall significantly short of what is required by Table 5.3 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). However, it is considered, on balance, that the proposal would not unacceptably undermine the provision of private amenity space for the occupiers at the site over and beyond the existing circumstances, and that a refusal on this basis would be difficult to sustain at appeal.

Parking and Highway Safety:

The site benefits from hardstanding outside the front of the property, with enough space for more than two cars. It is therefore compliant with the recommended parking standards set out in Table 1 of Appendix C, it is considered that the proposal is unlikely to significantly exacerbate the pressure for street parking or prejudice highway safety. The proposal therefore accords with the overarching objectives of policy DMT 6 of the Hillingdon Local Plan Part 2 Development Management Policies (2020).

Conclusion:

The proposed single storey rear extension, by reason of its siting, size, scale, bulk, width, depth and proximity, would be detrimental to the amenities of the occupiers at 9A and 9B Angus Drive, by reason of overdominance, visual intrusion, overbearing impact, loss of daylight/sunlight and loss of both privacy and outlook. As such, the proposal would be contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed single storey rear extension, by reason of its siting, size, scale, height, door openings and proximity, would be detrimental to the amenities of the occupiers at 9A and 9B Angus Drive, by reason of overdominance, visual intrusion, overbearing impact, loss of daylight/sunlight, loss of privacy and loss of outlook. As such, the proposal would be contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (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 18 Private Outdoor Amenity Space
DMHD 1 Alterations and Extensions to Residential Dwellings
DMT 6 Vehicle Parking
LPP D4 (2021) Delivering good design
LPP D6 (2021) Housing quality and standards

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