

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. Interim Director of Planning, Regeneration & Public Realm 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 Interim Director of Planning, Regeneration & Public Realm**

Address 15 MYRTLE AVENUE RUISLIP

Development: Demolition of garage, erection of single storey side extension and alterations to existing rear ground floor fenestration

LBH Ref Nos: **77105/APP/2022/2498**

Drawing Nos: AL(01)01
AL(01)02
AL(01)03
AL(02)04
AL(02)05
AL(02)03
AL(00)02
AL(00)01
AL(02)02
AL(02)01

Date Plans Received: 09/08/2022 **Date(s) of Amendment(s):**

Date Application Valid: 10/08/2022

1. CONSIDERATIONS

1.1 Site and Locality

The site is located on the south side of Myrtle Avenue, approximately 90m west of its junction with Lime Grove. It is occupied by a detached, two-storey, three bedroom house built in brick with a pebble-dashed first floor, a tiled hipped roof and a detached garage and shed to the west of the house.

The area is mainly residential in character comprising mainly two-storey detached and semi-detached houses. Many of the properties on the street and in the local area have been extended and altered. The site is not the subject of heritage policies, is located in Flood Zone 1 and has a Public Transport Accessibility Level (PTAL) of 2.

1.2 Proposed Scheme

Planning permission is sought for the demolition of garage, erection of a single storey side extension and alterations to the existing ground floor fenestration.

1.3 Relevant Planning History

77105/PRC/2022/49 15 Myrtle Avenue Ruislip
Single storey side extension

Decision Date: 18-05-2022 OBJ

Comment on Planning History

77105/PRC/2022/49 - Single storey side extension - Objection 18.05.2022

It is noted that a pre-application formed the basis of the submission, and a similar side

extension was considered with the same width. Within the pre-application response, the Officer raised concerns that the width of the side extension would not appear subordinate to the existing house and would be detrimental to the character and appearance of the existing house, the street scene and the local area.

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

Nine neighbouring properties and Eastcote Residents Association were consulted on 19.08.2022.

Three comments of support were received and can be summarised below:

- in keeping with street character and enhance the property;
- design will improve outlook;
- plenty of space for extension to build to boundary.

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 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 side extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (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.

The application proposes to demolish the existing garage and shed located to the side of the property and proposes the erection of a single storey side extension. The proposed side extension will measure a depth of 4.4m, a length of 9.2m and will feature a pitched roof to the front, and a flat roof with parapet along the side elevation. The rear of the extension will include a glazed element. The side extension would be flush with the main front building line of the host building.

The proposed side extension significantly exceeds half the width of the original property (approx. 70%). Paragraph A1.12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all side extensions should be limited in width to be less than half the width of the original property to avoid over-dominance of the original house. Policy DMHD 1 and the supporting text is clear in terms of the parameters for a side extension. It is noted that the Design and Access Statement states that as the plot is unique in its large size, the proposal would not look out of place or create a terraced effect to its frontage. Whilst the above is noted, the concern relates to overwhelming the host property and appearing over dominant in terms of the width and its relationship with the host dwelling. It is not considered that the plot size would not sufficiently alleviate concerns in terms of a disproportionate width of the extension. Moreover, due to the spaciousness of the plot, and the distance to the neighbouring dwelling, the side extension would be clearly visible from the street scene, exacerbating the sheer width of the extension.

In terms of the surrounding area, there are a number of properties which benefit from single and two-storey side extensions. It is noteworthy that the surrounding properties side extensions appear relatively subservient or subordinate to the host dwelling. The proposed side extension, fails to comply with Policy DMHD 1, and the plot size is not considered to be an acceptable justification to depart from Policy DMHD 1.

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.

No. 13 and No. 17 Myrtle Avenue are the principal properties that need to be considered in terms of residential amenity.

No. 13 is located to the east of the site and comprises the adjoining dwelling. The side extension is located on the western elevation and it is not considered that No. 13 would be impacted by the proposal. No. 17 is located to the west of the site and comprises a two-storey semi-detached dwelling. The neighbouring property benefits from a two-storey side extension. It is noted that there is one window on the western elevation facing No. 17. However, having consideration for the proposed separation distance, the existing boundary treatment and single storey nature of the proposal, it is not considered that the proposed development would result in an adverse impact upon No. 17.

Having regard to the above, it is considered that the proposal would not cause undue harm to the living conditions of neighbouring occupiers in accordance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

External Amenity Space Provision:

The proposed development would retain sufficient rear garden space. This would be in accordance with the minimum private amenity space standards set out in Table 5.3 of the Hillingdon Local Plan: Part Two - Development Management Policies (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 accordance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Parking and Highway Safety:

The site benefits from hardstanding outside the front of the property with enough space for 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:

Having consideration to the above, the application is recommended for refusal.

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed extension by reason of its siting, size, scale, bulk, width, height and

design, would fail to appear as a subordinate and subservient addition and would fail to harmonise with the architectural composition of the original semi-detached dwelling, would be detrimental to the character, appearance and symmetry of the pair of semi-detached houses of which it forms a part 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 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.
- 2 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. We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

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
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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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