

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 an 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 the Heads of Terms have already received Committee approval	☐
25.	WORKS TO TREES	☐
26.	OTHER (please specify)	☐

The delegation powers schedule has been changed. 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 informative's 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 DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM

Item No. **Report of the Interim Director of Planning, Regeneration & Public Realm**

Address: 40A FLAMBOROUGH ROAD RUISLIP

Development: Erection of a single storey rear extension

LBH Ref Nos: 58975/APP/2023/392

Drawing Nos: 01
 06
 07
 04
 02
 03
 08

Date Plans received:

Date(s) of Amendments(s):

Date Application valid

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the corner of Flamborough Road within a predominantly residential setting and comprises a two-storey end of terrace property. The dwelling currently benefits from a deeper rear projection at ground and first floor levels than much of the rest of this row of properties, as the original scheme for the new house was amended under 58975/APP/2004/2515.

There is currently a large outbuilding in situ, taking up a significant portion of the private rear amenity space of the property.

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

1.2 Proposed Scheme

Erection of a single storey rear extension.

1.3 Relevant Planning History

58975/APP/2004/2515

40 & LAND FORMING PART OF 40 FLAMBOROUGH
ROAD RUISLIP

ERECTION OF A FIRST FLOOR REAR EXTENSION (AMENDMENT TO PLANNING
PERMISSION REF:58975/APP/2003/2717 DATED 26/01/2004 FOR THE ERECTION OF AN
ATTACHED HOUSE) AND FIRST FLOOR REAR EXTENSION TO NO. 40 FLAMBOROUGH
ROAD (RETROSPECTIVE APPLICATION)

Decision: 09-12-2004

Approved

58975/APP/2003/2717

LAND ADJACENT TO 40 FLAMBOROUGH ROAD RUISLIP

ERECTION OF AN ATTACHED DWELLINGHOUSE

Decision: 26-01-2004

Approved

Comment on Planning History

Relevant history attached.

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

4 neighbours and Ruislip Residents Association were consulted on 16-02-23.

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 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) states that new 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 extensions to 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 rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (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;

It is noted that the property benefits from a deep existing single storey rear projection to match No 40, as approved and amended when planning permission was originally sought. The proposal would result in a further 3m deep extension, full width with a monopitched roof with a maximum height of 3.44m. The height would marginally exceed that prescribed in DMHD1, however, the extension would still stay subordinate to the host dwelling in terms of character and appearance.

However, given the existing rear projecting element, the proposal would see a substantially deep form, cumulatively. This would be discordant with the wider area and given the siting on a visually corner plot, it would present itself as out of keeping within the surrounding character and appearance. This is amplified through the existence of a large outbuilding to the rear of the, where the proposal would result in the built form to be excessively dominant when viewed from the public realm.

By reason of size, scale, bulk and massing, the proposed single storey rear extension would appear dominant and incongruous within the context of the wider surrounding character and appearance of the area, contrary to Policies DMHD1 and DMHB11 of the Hillingdon Local Plan Part Two (2020).

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 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 40 Flamborough Road sits to the north of the site and benefits from an existing rear extension, matching the current depth at the application site. The projection would be 3m from this, which would fall within the accepted scope under Policy DMHD1 of the Hillingdon Local Plan Part Two (2020). Given the existing form at 40 and the proposed depth meeting the above criteria, it is unlikely there would be undue harm caused to the occupiers at No 40, through loss of light, outlook or sense of enclosure, complying with Policies DMHD1 and DMHB11 of the Hillingdon Local Plan Part Two (2020).

Number 95 Flamborough Road is located to the north of the site and Number 99 Flamborough Road is located to the south of the site, both forming part of the terrace.

External Amenity Space Provision:

The proposal would leave approximately 45m of private amenity space for the occupiers. This would result in an insufficient amount of private amenity space secured for future and current occupiers for a dwelling of this size, contrary to Policy DMHD1 of the Hillingdon Local Plan Part Two (2020). This would be a substantial decrease and although there would be access to public amenity space to the south of the site, it is not considered that this would overcome the harm caused to the standard of accommodation by virtue of the overdevelopment of the site and reduction of private amenity space.

Parking and Highway Safety:

The parking provision would remain unaffected by the proposal, in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Conclusion:

By reason of size, scale, bulk and massing, the proposed single storey rear extension would appear dominant and incongruous within the context of the wider surrounding character and appearance of the area, contrary to Policies DMHD1 and DMHB11 of the Hillingdon Local Plan Part Two (2020). There would also be an acceptable reduction in external amenity space contrary to policy DMHD1.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

By reason of size, scale, bulk and massing, the proposed single storey rear extension would appear dominant and incongruous within the context of the wider surrounding character and

appearance of the area, contrary to Policies DMHD1 and DMHB11 of the Hillingdon Local Plan Part Two (2020).

2. NON2 Non Standard reason for refusal

The proposed extension, on account of the reduction in the amount of private amenity space, would reduce the standard of accommodation to an unacceptable degree to the detriment of the amenities of current and future occupiers of the dwelling, contrary to Policy DMHD1 of the Hillingdon Local Plan Part Two (2020).

INFORMATIVES

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 D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

Contact Officer: Hardev Gill **Telephone No:** 01895 250230