

**TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)**

**FULL STATEMENT OF CASE IN SUPPORT OF
SECTION 78 APPEAL**

Demolition of existing extension and conservatory. Erection of a single rear extension. Extension and conversion of roof space to habitable use including both sides conversion from hip to gable/half hipped end and raising of the roof ridge. Installation of 2 no. front and 2 no. rear dormers. Erection of a porch.

On Behalf of Mr Swigon

46 WILLOW GROVE, RUISLIP, HILLINGDON HA4 6DF

Our ref: YM/Swigon/0323/ch
LPA ref: 49093/APP/2023/314

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- 1) Planning application 49093/APP/2022/2603
- 2) Planning application 36958/APP/2016/2536
- 3) Planning application 74874/APP/2019/1907
- 4) Planning appeal APP/R5510/D/14/2228425
- 5) Planning application 42572/APP/2015/2197
- 6) Planning application 1025/APP/2012/2957
- 7) Planning application 35827/APP/2016/2288

1 SITE AND SURROUNDINGS

- 1.1 The appeal site is a bungalow located on the southern side of Willow Grove.
- 1.2 The immediate surrounding area is predominantly residential in character.
- 1.3 The site is not located in a conservation area and the property is not listed.

2 RELEVANT PLANNING HISTORY

Appeal site

- 2.1 In October 2022, the appellant's first planning application (reference 49093/APP/2022/2603) was refused in relation to a roof extension. Copy of the planning application is produced in Appendix 1 of this statement.
- 2.2 In March 2023, the appellant's second attempt at planning application (reference 49093/APP/2023/314) was also refused in relation to a revised roof extension. This refusal is the subject of the current appeal.
- 2.3 The reason for refusal as stated on the Decision Notice was as follows:

'The roof alterations/extension, by reason of its overall width, height, size, scale, bulk, design, dormers and roof form, would result in an insubordinate, disproportionate and bulky addition that would fail to harmonise with the architectural composition of the host dwelling thereby resulting in harm to the character, appearance and visual amenities of the street scene and surrounding area. The proposal would therefore conflict with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local plan - Part Two (2020), Policy D3 of the London Plan (2021) and Paragraph 134 of the National Planning Policy Framework (2021).'

Other comparable detached bungalows nearby

- 2.4 No. 1 Willow Grove successfully obtained a planning permission (reference 36958/APP/2016/2536) for a roof extension in May 2017. Copy of the planning application is produced in Appendix 2 of this statement.
- 2.5 No. 4 Willow Grove successfully obtained a planning permission (reference 74874/APP/2019/1907) for a roof extension in August 2019. Copy of the planning application is produced in Appendix 3 of this statement.
- 2.6 No. 10 Willow Grove successfully obtained a certificate of lawfulness (reference 72376/APP/2017/1193) for a roof extension in May 2017.
- 2.7 No. 29 Willow Grove successfully obtained a certificate of lawfulness (reference 68744/APP/2012/2158) for a roof extension in October 2012.
- 2.8 No. 40 Willow Grove successfully obtained a certificate of lawfulness (reference 76129/APP/2021/45) for a roof extension in February 2021.
- 2.9 No. 48 Willow Grove successfully obtained a planning permission (reference 68765/APP/2014/1456) for a roof extension in June 2014.
- 2.10 No. 50 Willow Grove successfully obtained a certificate of lawfulness (reference 49499/APP/2020/1385) for a roof extension in June 2020.
- 2.11 No. 53 Willow Grove successfully obtained a planning permission (reference 13494/APP/2014/4295) for a roof extension in February 2015.
- 2.12 No. 14 Eversley Crescent successfully obtained a planning permission by appeal (reference APP/R5510/D/14/2228425) for a roof extension in December 2014. Copy of the planning application is produced in Appendix 4 of this statement.
- 2.13 No. 34 Eversley Crescent successfully obtained a planning permission (reference 42572/APP/2015/2197) for a roof extension in August 2015.

Copy of the planning application is produced in Appendix 5 of this statement.

2.14 No. 35 Eversley Crescent successfully obtained a planning permission (reference 1025/APP/2012/2957) for a roof extension in January 2013. Copy of the planning application is produced in Appendix 6 of this statement.

2.15 No. 123 Shenley Avenue successfully obtained a planning permission (reference 35827/APP/2016/2288) for a roof extension in August 2016. Copy of the planning application is produced in Appendix 7 of this statement.

3 APPEAL PROPOSAL

3.1 Demolition of existing extension and conservatory. Erection of a single rear extension. Extension and conversion of roof space to habitable use including both sides conversion from hip to gable/half hipped end and raising of the roof ridge. Installation of 2 no. front and 2 no. rear dormers. Erection of a porch.

4 PLANNING POLICY

- 4.1 National Planning Policy Framework (2021)
- 4.2 London Plan (2021)
- 4.3 Hillingdon Local Plan Part 1 – Strategic Policies (2012)
- 4.4 Hillingdon Local Plan Part 2 – Development Management Policies (2020)

5 AMPLIFICATION OF THE APPELLANT'S GROUNDS OF APPEAL

5.1 The Council refused the appeal proposal due to the impacts on the character and appearance of the area arising from the roof alterations. As such, the remainder of the statement focusses on this main issue. The Council did not raise any other objections and did not receive any third party objections during the planning application process.

Character and appearance

- 5.2 Paragraph 134 of the National Planning Policy Framework (2021), Policy D3 of the London Plan (2021), Policy BE1 of the Hillingdon Local Plan Part 1 – Strategic Policies (2012) and Policies DMHB11, DMHB12 and DMHD1 of the Hillingdon Local Plan Part 2 – Development Management Policies (2020) essentially seek to ensure that new development including residential extensions promotes good design and respects the local character of the area.
- 5.3 Whilst the Policy DMHD1 sets out very specific design considerations, it fails to account for every eventuality and it particularly fails to address the circumstances in which a more integrated (rather than subordinate) design approach to roof extension would lead to a better design outcome.
- 5.4 The proposed roof extension at the appeal site would rationalise the roof space and would represent the most architecturally logical way of extending the property. It would not result in a bulky or dominant element of built form. It would rather allow the whole extension to appear as an integral part of the host dwelling seamlessly. This integrated design approach can clearly be seen as being acceptable at nearby properties as shown in the Appendices 2-7 of this statement.
- 5.5 The proposed roof extension would allow the property to evolve to a well designed and proportioned chalet bungalow holistically, rather than squeezing in a large rear dormer extension to the back of a hip-to-gable extension under Permitted Development. This appeal proposal would merely result in an incrementally larger bulk (e.g. only 0.3m taller than existing height) and would result in a more visually pleasing roof form to avoid an element of flat roof over the rear dormer extension which would otherwise be allowed under Permitted Development.
- 5.6 Notwithstanding the additional roof bulk, the resultant appeal property would still be read as a single storey building with roof accommodation as a chalet bungalow. Indeed, the appeal proposal would not make the property a “full” two-storey house but would rather keep the character of the height to be a single storey dwelling with roof accommodation. Such a single storey visual character as a chalet bungalow would be respectful of the surrounding bungalows in this immediate stretch of the road, and

would successfully balance the need for additional accommodation and local character.

- 5.7 As such, whilst the appeal proposal may not entirely comply with the Policy DMHD1, this policy fails to account for every eventuality and there are material considerations which indicate that the proposed integrated design approach to the roof extension is wholly acceptable in the circumstances. The proposed development as a whole is good design and respects local character in accordance with the aims of the Paragraph 134 of the National Planning Policy Framework (2021), Policy D3 of the London Plan (2021), Policy BE1 of the Hillingdon Local Plan Part 1 – Strategic Policies (2012) and Policies DMHB11, DMHB12 and DMHD1 of the Hillingdon Local Plan Part 2 – Development Management Policies (2020).

Additional considerations

- 5.8 The appellant is seeking to add some desperately needed living space to improve the living conditions. It can often be easier and more financially viable to extend the existing home than move to a new larger home.
- 5.9 The Government recognises such needs by families and has introduced new Permitted Development rights to build larger single storey rear extensions as well as to build upwards on existing homes. These legislations allow homeowners to add larger extensions and add up to 2 additional storeys to their homes to create more living space for growing families. The appellant is merely seeking to add more floorspace at existing level (i.e. roof level) through a sensibly designed extension rather than creating additional storeys. It is clear that there is pressing need to provide additional living space for many families and the Government acknowledges this. The Inspector is respectfully requested to give significant weight to such needs.

6 CONCLUSION

- 6.1 The proposed development as a whole is good design and respects local character. There are also similar roof extensions consented within the locality. It should be acknowledged that local character evolves over

time and more importantly that it should be allowed to evolve to serve the needs of today's growing population.

- 6.2 The appellant is seeking to add some desperately needed living space to improve the living conditions. The Inspector is requested to give significant weight to the need to enlarge the floorspace of the property to improve the quality of accommodation, particularly given the Government's clear direction to allow homeowners to build extensions more freely.
- 6.3 The appeal proposal would be consistent with the general intentions of the Council's Development Plan.
- 6.4 The Inspector is respectfully requested to allow the appeal and grant planning permission for the proposed development at the appeal site.

APPENDIX 1

Planning application 49093/APP/2022/2603



Mr Wladek Wojnowski
32 Poplar Road
London
SW19 3JR

Application Ref: 49093/APP/2022/2603

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **REFUSES** permission for the following:

Description of development:

Conversion of roof space to habitable use to include a rear dormer, 3 front roof lights and conversion from hip to gable end. Erection of a porch.

Location of development: 46 Willow Grove Ruislip

Date of application: 18th August 2022

Plan Numbers: See attached Schedule of plans

Permission is refused for the reason(s) listed on the attached schedule:-

Interim Director of Planning, Regeneration & Public Realm

Date: 13 October 2022

- NOTES:
- (i) Please also see the informatives included in the Schedule of Reasons.
 - (ii) Should you wish to appeal against this decision please read the attached sheet which explains the procedure.

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

Application Ref: 49093/APP/2022/2603

SCHEDULE OF REASONS

- 1 The roof alterations/extension, by reason of its overall width, height, size, scale, bulk, design, would result in an insubordinate, disproportionate and bulky addition that would be harmful to the character and appearance of the original dwelling and would be detrimental 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), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local plan - Part Two (2020), Policy D3 of the London Plan (2021) and Paragraph 134 of the National Planning Policy Framework (2021).

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 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 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.

In order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition further guidance was offered to the applicant by the case officer during the processing of the application to identify the amendments to address those elements of the scheme considered unacceptable which the applicant chose not to implement.

END OF SCHEDULE

Address:

Development Management
Directorate of Place
Hillingdon Council
3 North, Civic Centre, High Street, Uxbridge UB8 1UW
www.hillingdon.gov.uk

REFUSAL OF PLANNING PERMISSION

Application Ref: 49093/APP/2022/2603

SCHEDULE OF PLANS

Location Plan - received 18 Aug 2022

101_12_21P - received 18 Aug 2022

101_14_21P - received 18 Aug 2022

101_11_21 P - received 18 Aug 2022

101_03_21P - received 18 Aug 2022

3d view - front - received 18 Aug 2022

3d view - rear - received 18 Aug 2022

101_05_21P - received 18 Aug 2022

101_01_21 P - received 18 Aug 2022

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 8424) Appeal forms can be downloaded from the Planning Inspectorate website at www.Planning-inspectorate.gov.uk

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

Further details are available at www.gov.uk/government/collections/casework-dealt-with-by-inquiries

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power inless there are special circumstances, which excuse the delay in giving notice of an appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

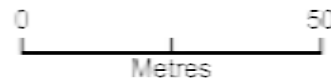
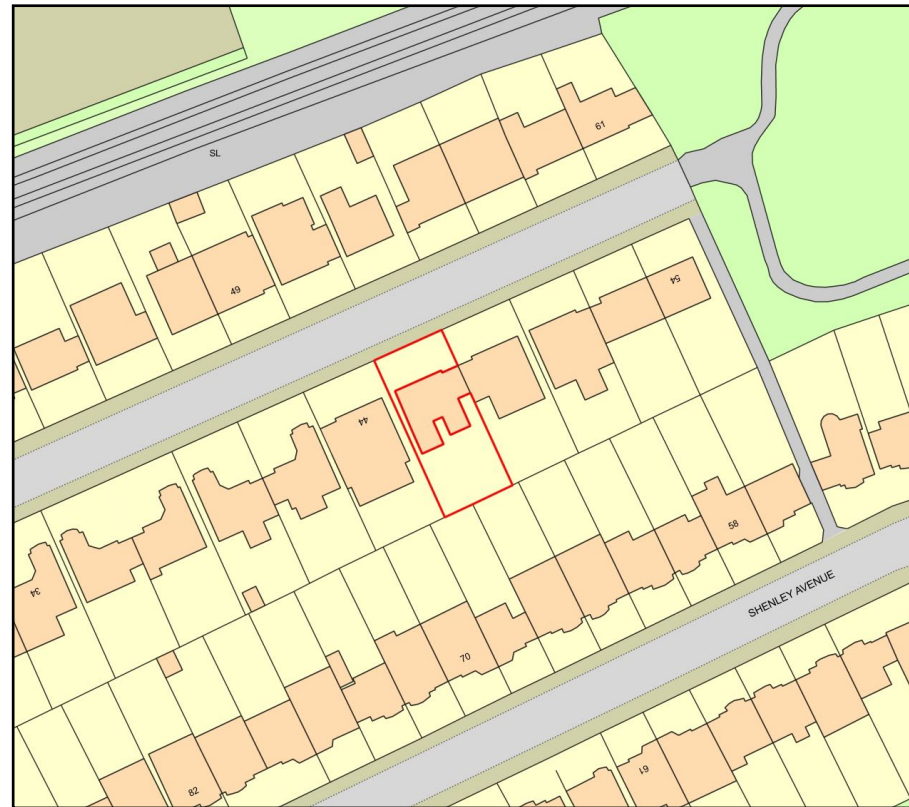
In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

If either the local planning authority or the officer of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

46 Willow Grove HA4 6DF



Plan Produced for: Mr & Mrs D. D. Swigon

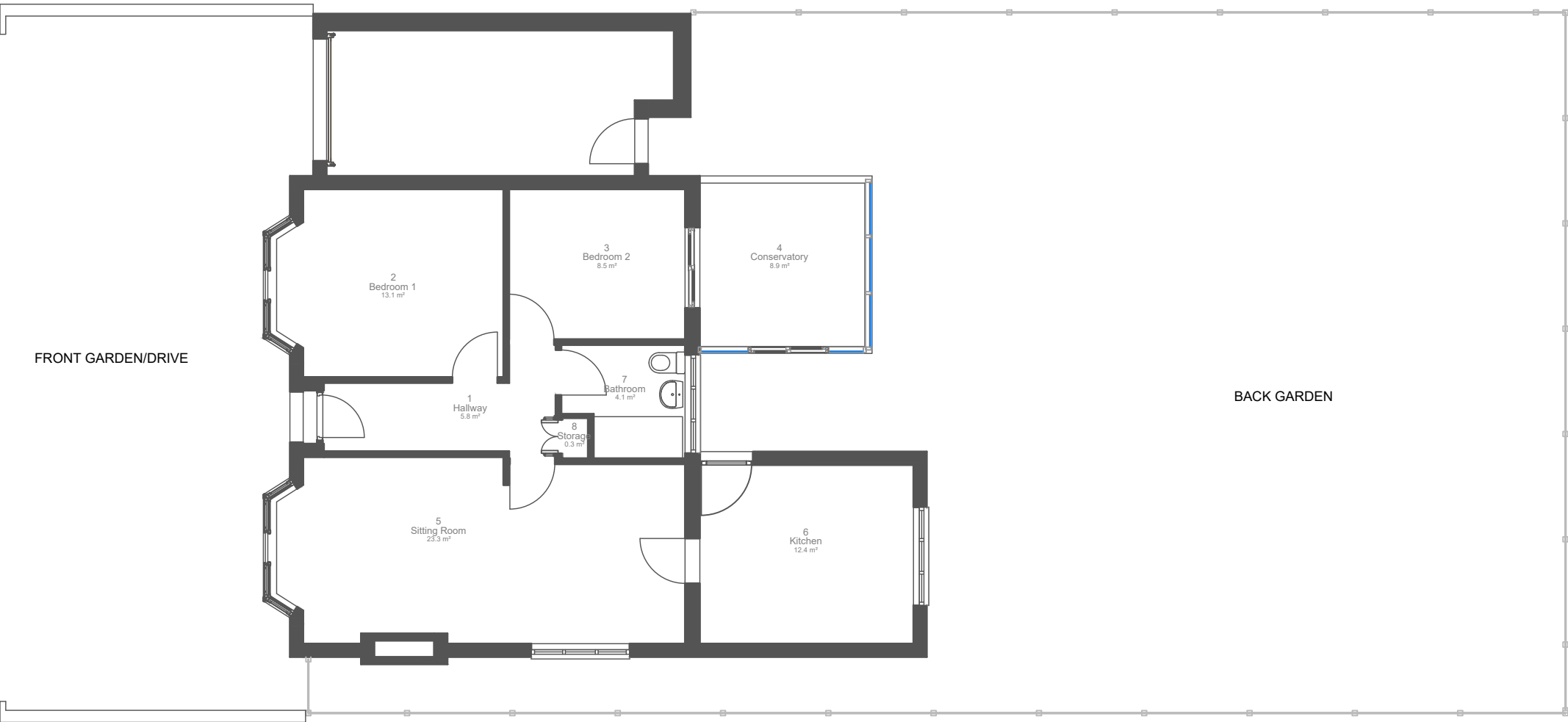
Date Produced: 17 Aug 2022

Plan Reference Number: TQRQM22229090446143

Scale: 1:1250 @ A4

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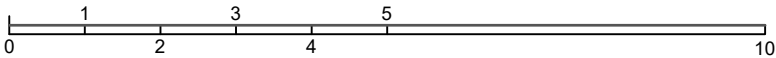


GROUND FLOOR PLAN - EXISTING

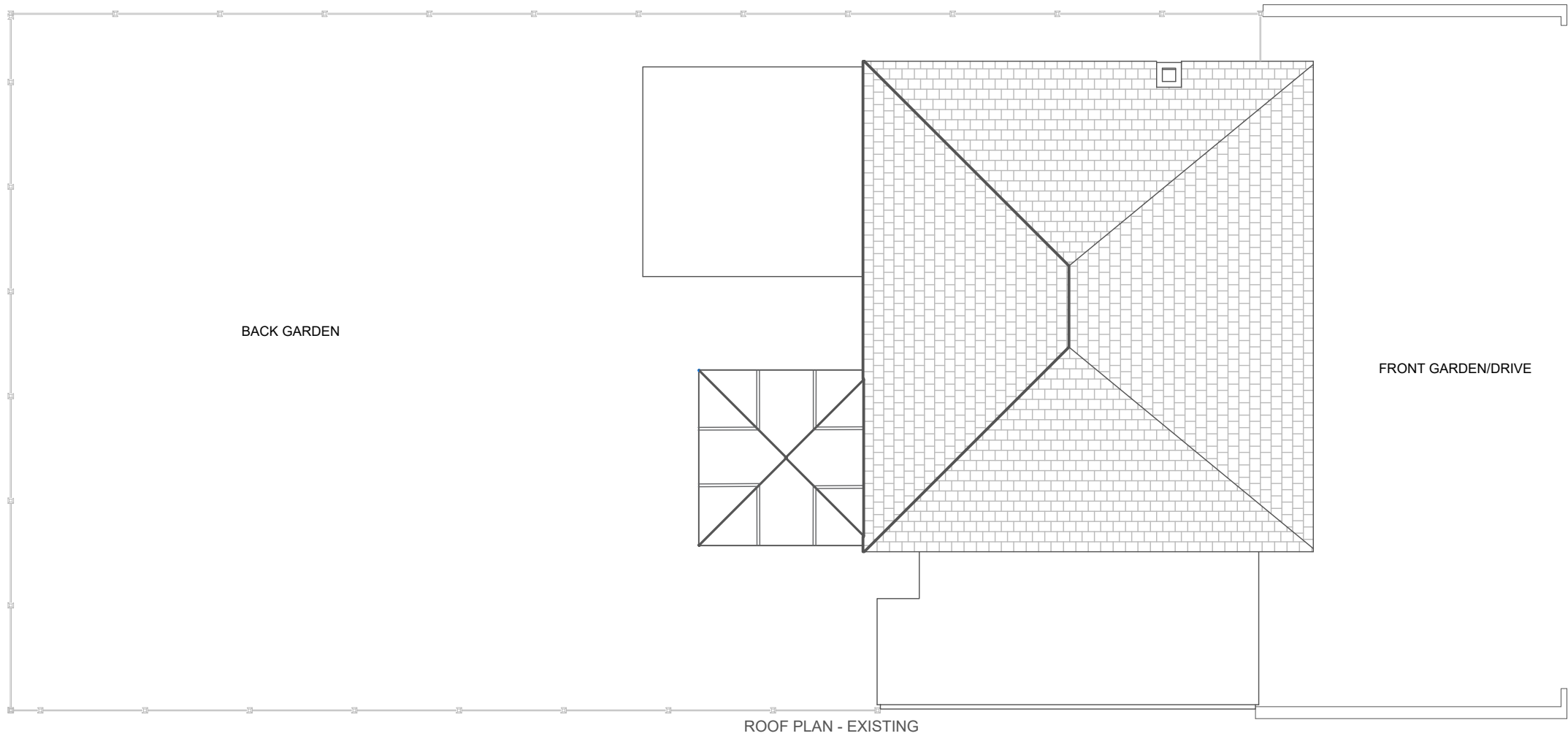


SIDE ELEVATION - EXISTING

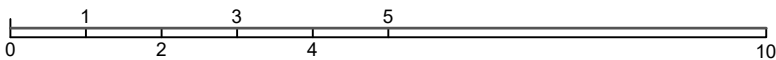
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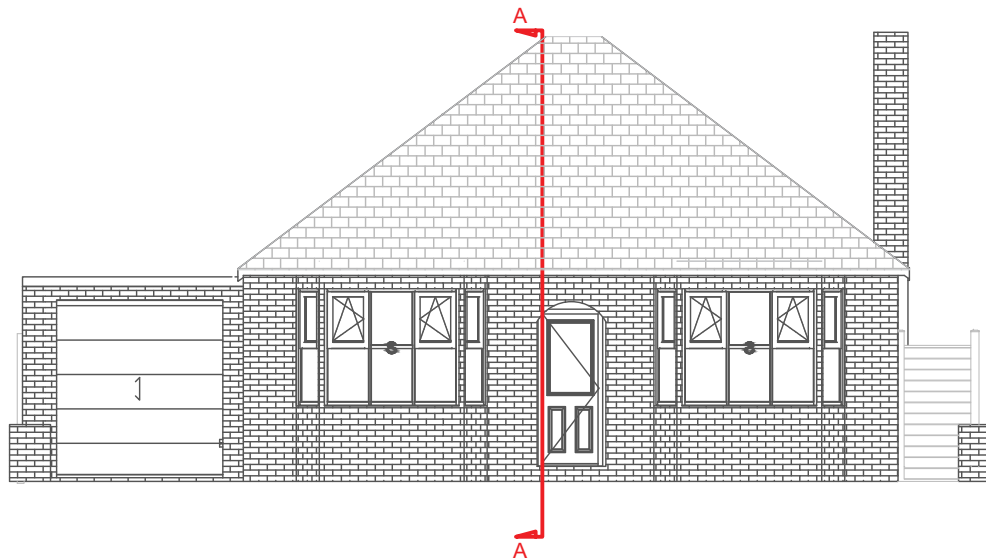
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01			WVBS Ltd	DRAWING : Existing Ground Floor & Side Elevation		
02				PROJECT STATUS: PLANNING		
03				Date: 15 August 2022	A 3	Revision:
04				Designed/Drawn : WW	Scale -1 : 100	
				Drawing No 101_01_21 P		



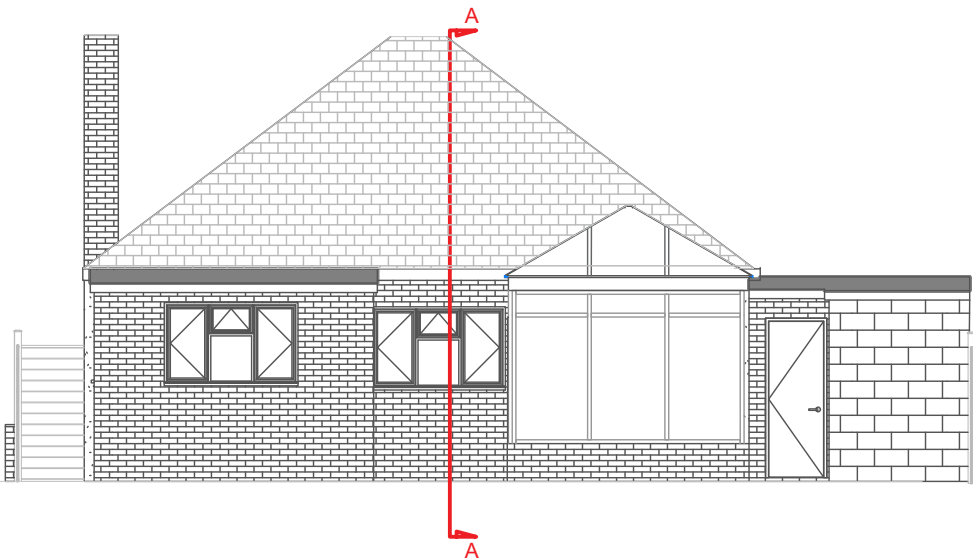
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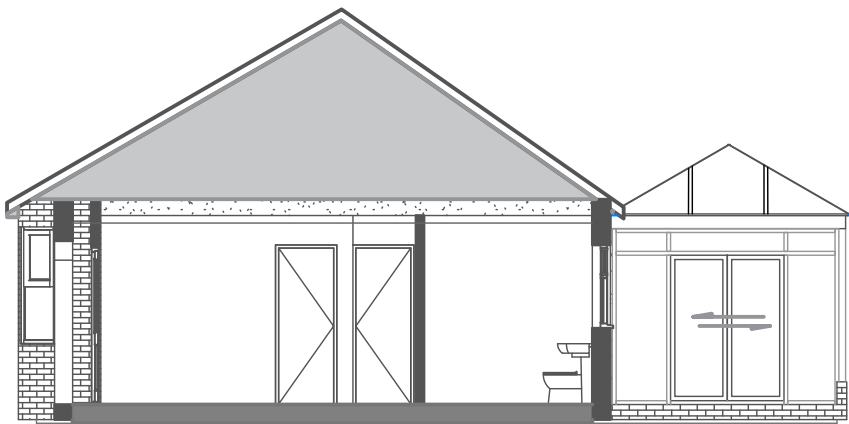
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01			WVBS Ltd		DRAWING : .Existing Roof Plan & Side Elevation (Garage)		
02					PROJECT STATUS: PLANNING		
03					Date: 15 August 2022	A 3	Revision:
04					Designed/Drawn : WW	Scale - 1 : 100	
					Drawing No 101_03_21P		



FRONT ELEVATION - EXISTING

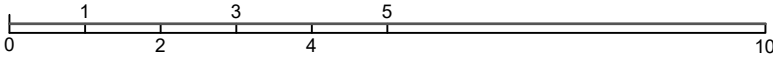


BACK ELEVATION - EXISTING

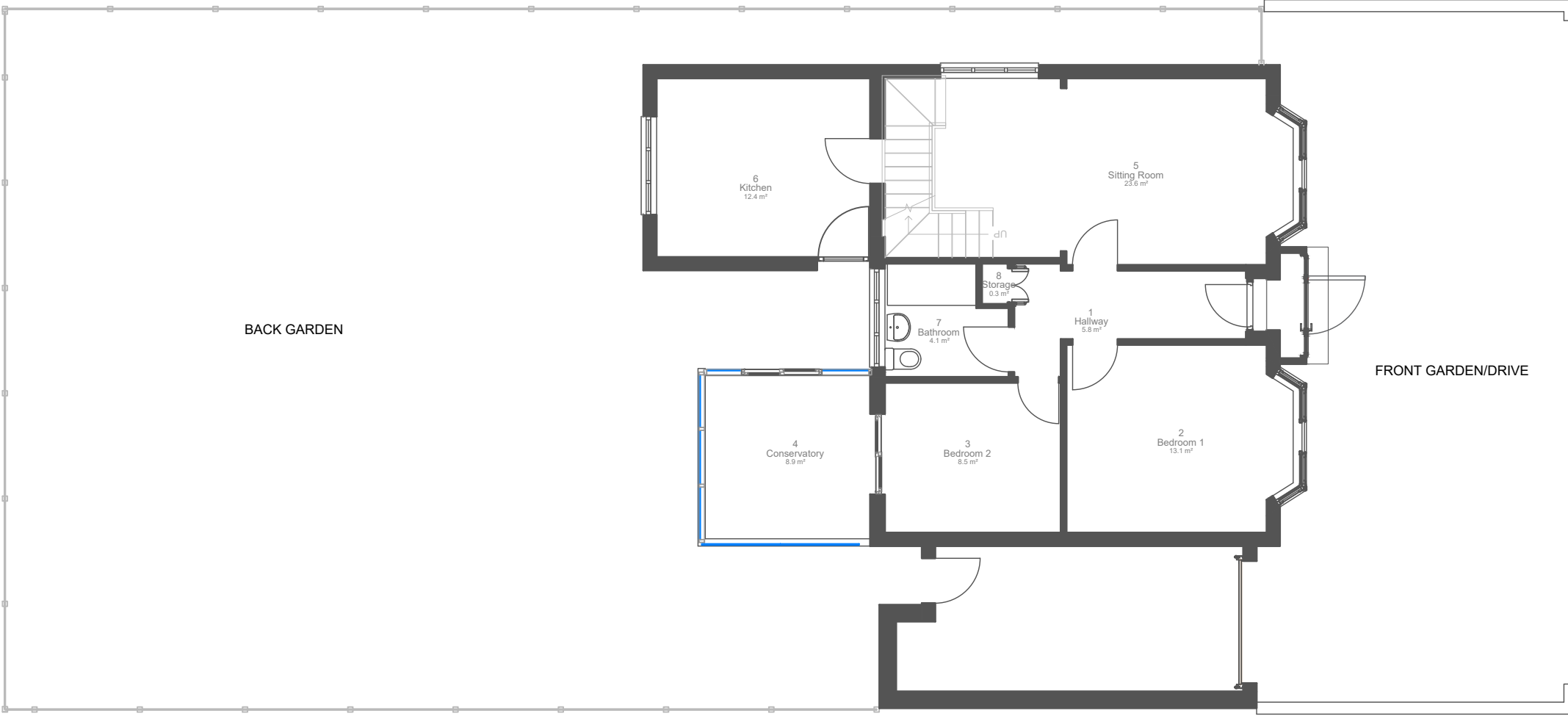
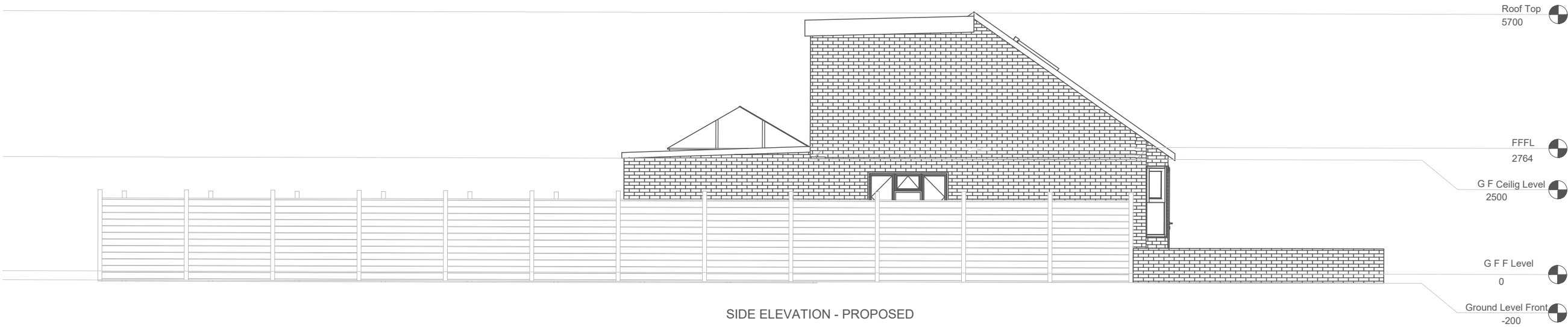


SECTION A-A

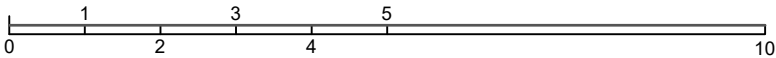
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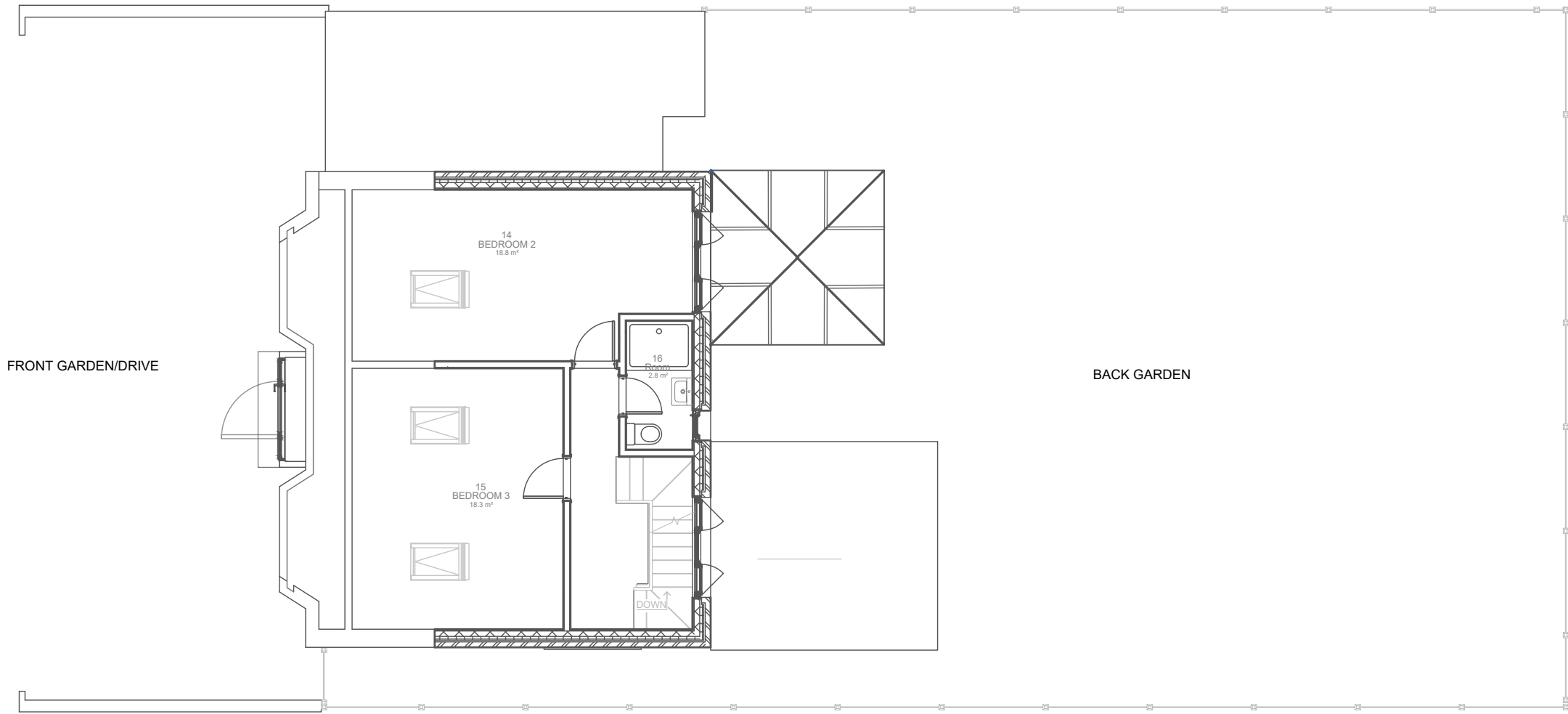
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01			WVBS Ltd	DRAWING : Existing Front and Back Elevation and Cross Section		
02				PROJECT STATUS: PLANNING		
03				Date: 15 August 2022	A 3	Revision:
04				Designed/Drawn : WW	Drawing No 101_05_21P	



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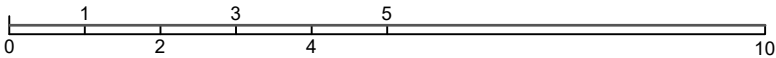


Rew. No.	Date	Revision note	CLIENT NAME: Mr & Mrs D.D. Swigon	PROJECT: LOFT CONVERSION and PORCH 46 WILLOW GROVE HA4 6DF		
01			WVBS Ltd	DRAWING : Proposed Ground Floor & Side Elevation		
02				PROJECT STATUS: PLANNING		
03				Date: 15 August 2022	A 3	Revision:
04				Designed/Drawn : WW	Drawing No 101_11_21 P	

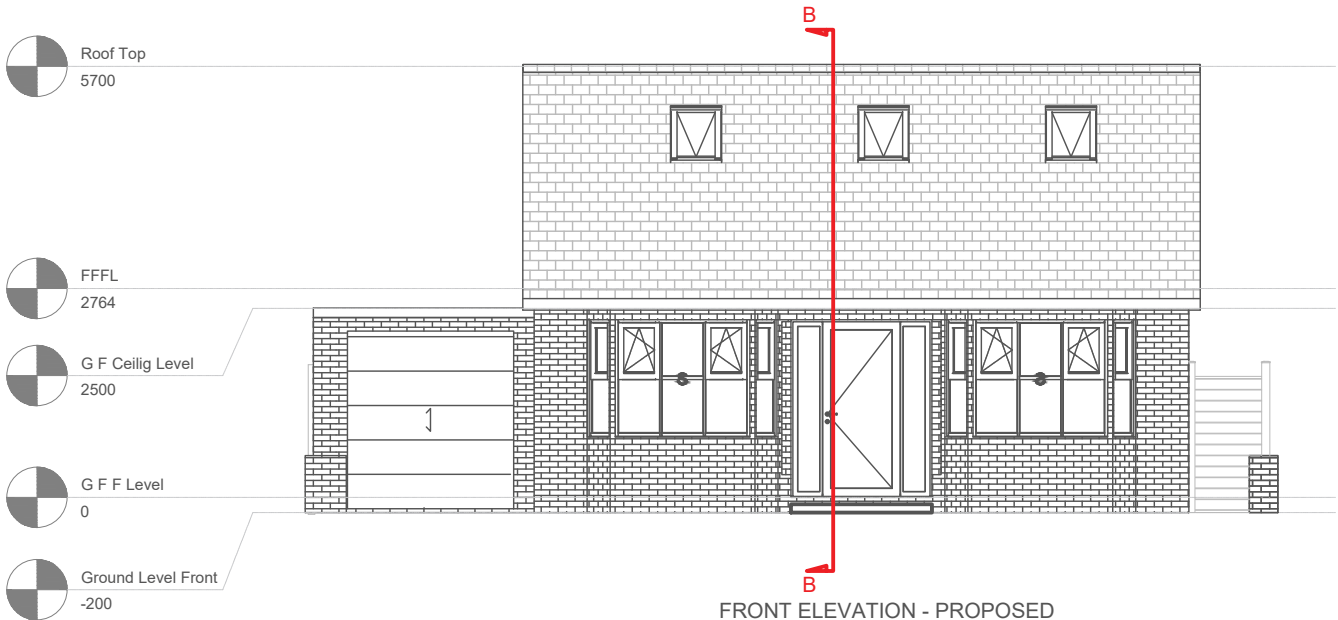


FIRST FLOOR PLAN - PROPOSED

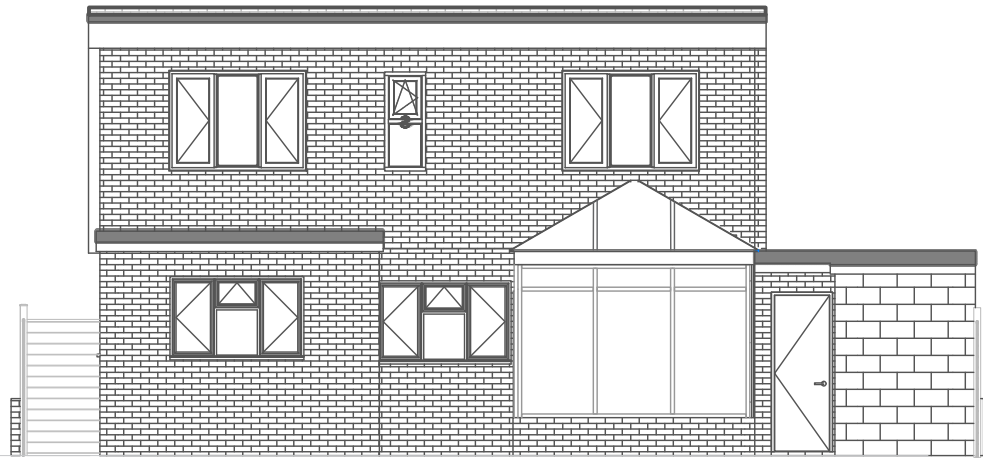
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Rev. No.	Date	Revision note	CLIENT NAME: Mr & Mrs D.D. Swigon	PROJECT: LOFT CONVERSION and PORCH 46 WILLOW GROVE HA4 6DF		
01			WVBS Ltd	DRAWING : Proposed 1st Floor		
02				PROJECT STATUS: PLANNING		
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04				Designed/Drawn : WW	Drawing No 101_12_21P	



FRONT ELEVATION - PROPOSED

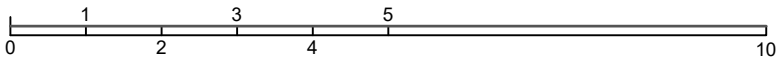


BACK ELEVATION - PROPOSED



SECTION B-B

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Rew. No.	Date	Revision note	CLIENT NAME: .		PROJECT: SIDE and REAR EXTENSION		
01	.		WVBS Ltd		DRAWING : Proposed Front and Back Elevation and Cross Section		
02	.				PROJECT STATUS: PLANNING		
03					Date: 15 August 2022	A 3	Revision:
04					Designed/Drawn : WW	Drawing No 101_14_21P	

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. 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 46 WILLOW GROVE RUISLIP

Development: Conversion of roof space to habitable use to include a rear dormer, 3 front roof lights and conversion from hip to gable end. Erection of a porch.

LBH Ref Nos: **49093/APP/2022/2603**

Drawing Nos: Location Plan
 101_12_21P
 101_14_21P
 101_11_21 P
 101_03_21P
 3d view - front
 3d view - rear
 101_05_21P
 101_01_21 P

Date Plans received : 18/08/2022

Date(s) of Amendment(s):

Date Application Valid: 18/08/2022

1. **SUMMARY**

The application proposes altering the hipped roof of the main dwelling to form a gabled roof. Whilst there are examples of hip-to-gable roof alterations found on neighbouring properties, the design of the development, particularly due to the height and width of the rear dormer and lack of set ins, results in a bulky and insubordinate addition to the main dwelling, thereby harming the character and appearance of the dwelling and the visual amenities of the street scene.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The roof alterations/extension, by reason of its overall width, height, size, scale, bulk, design, would result in an insubordinate, disproportionate and bulky addition that would be harmful to the character and appearance of the original dwelling and would be detrimental 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), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local plan - Part Two (2020), Policy D3 of the London Plan (2021) and Paragraph 134 of the National Planning Policy Framework (2021).

INFORMATIVES

1 I52 Compulsory Informative (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 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 I71 LBH worked applicant in a positive & proactive (Refusing)

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.

In order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition further guidance was offered to the applicant by the case officer during the processing of the application to identify the amendments to address those elements of the scheme considered unacceptable which the applicant chose not to implement.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to a detached bungalow located on the southern side of Willow Grove. The external walls are red brick of the property are set under a traditional tiled hipped roof. The property benefits from a single storey side garage, rear extension and further rear conservatory.

The site surroundings are residential characterised by bungalows. It is noted the neighbouring properties Nos.48 and 50 have undergone works including hip-to-gable roof conversions.

The area to the front of the property, within the curtilage of the dwelling, is covered in hardstanding, which provides space to park 2 vehicles. The property also consists of an attached garage to the side of the property, which provides an additional car parking space. The site is located in a developed area and a critical drainage area.

3.2 Proposed Scheme

Planning permission is sought for the conversion of roof space to habitable use to include a rear dormer, 3 front roof lights and conversion from hip to gable end. Erection of a porch.

**3.3 Relevant Planning History
Comment on Planning History**

There is no planning history.

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

6 neighbours including Ruislip Residents Association were consulted by letter dated 23-08-22. No comments received.

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 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D6 (2021) Housing quality and standards

NPPF12 NPPF 2021 - Achieving well-designed places

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) (2021) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

7. MAIN PLANNING ISSUES

7.1 Impact on the amenities of the occupiers of neighbouring residential properties

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 also not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. The Council will aim to ensure that there is sufficient privacy for residents and it will resist proposals where there is an unreasonable level of overlooking between habitable rooms of adjacent residential properties or onto private open spaces. A minimum of 21m separation distance between windows of habitable rooms will be required to maintain privacy. The Council will also expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook.

The proposal does not compromise the 45 degree line of sight from the first floor windows of the adjacent properties and given the degree of separation to properties southwards on Shenley Avenue which measures 30metres, it is considered that the development would not harm the residential amenities of the occupiers of the neighbouring dwellings from increased overshadowing, loss of sunlight, visual intrusion and over-dominance.

7.2 Impact on Street Scene

Policy D4 of the London Plan (2021) states 'Development should have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establish an enhanced character for the future function of the area.'

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 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 -

A) Planning applications relating to alterations and extensions of dwellings will be required to ensure that:

- i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;
- ii) a satisfactory relationship with adjacent dwellings is achieved;
- iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;
- iv) new extensions respect the design of the original house and be of matching materials;
- v) there is no unacceptable loss of outlook to neighbouring occupiers.

With regards to front extensions, Policy DMHD 1 states:

- i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;
- ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and
- iii) notwithstanding the above, at least 25% of the front garden must be retained.

With regard to roof extensions, Policy DMHD 1 states:

- i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;
- ii) the Council will not support poorly designed or over-large roof extensions including

proposals to convert an existing hipped roof to a gable;
iii) raising of a main roof above the existing ridgeline of a house will generally not be supported;
iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling.

The front porch would be 2.1metres wide and with a forward projection of 0.5metres, it would not exceed the front bay windows and would be set beneath the main roof. The porch would not impact on parking provision and is considered to be acceptable with regards to character and appearance considerations.

Having regard to the adjacent neighbouring properties, the proposed alteration of the existing main hipped roof of the dwelling to gable ends on both sides, is not in this instance, considered to be harmful on the character and appearance of the area.

It is noted the building height would not be increased above the existing roof ridge height. The proposed rear dormer would however span the full width of the main dwelling, whereas Policy DMHD 1 permits roof extensions of no more than two thirds the width of the main roof. The proposed rear dormer would set down from the ridge by 0.1m, which would not be particularly discernible, and there would not be any set ins at all from the rear eaves or the side elevations. In addition, the roof extension would be built in brick, effectively creating a two storey flat roof rear extension. The overall result is an insubordinate, overly large, bulky and disproportionate development that would have a harmful impact on the character and appearance of the existing house and the visual amenities of the street scene.

Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local plan - Part Two (2020) .

Paragraph 134 of the National Planning Policy Framework (2021) states that - Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

In this case, as discussed in the above, it is evident the proposal does not accord with the criteria of Policy DMHD 1 and therefore is contrary to Paragraph 134 of the National Planning Policy Framework (2021).

7.3 Traffic Impact/Pedestrian Safety

Not applicable to this application.

7.4 Carparking & Layout

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states A) Planning applications relating to alterations and extensions of dwellings will be required to ensure that: vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C.

Sufficient parking provision would be retained within the site in accordance with adopted parking standards.

7.5 Urban Design, Access and Security Considerations

- Private amenity space

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 an adequate garden.

In terms of the garden area the proposed development would not result in a loss of rear usable amenity space and would retain an adequate private garden space in accordance with Policy DMHD 1.

- Residential living conditions

Policy D6 of the London Plan (2021) states that housing development should be of high quality design and provide adequately sized rooms.

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

7.6 Other Issues

No other issues are identified.

8. Reference Documents

The Local Plan: Part 1 - Strategic Policies (2012)

The Local Plan: Part 2 - Development Management Policies (2020)

The London Plan (2021)

The NPPF (2021)

Contact Officer: Christos Chrysanthou

Telephone No: 01895 250230

APPENDIX 2

Planning application 36958/APP/2016/2536



G E Pottle & Co.
Suite B, 128 Manor Way
Ruislip
Middlesex HA4 8HR

Application Ref: 36958/APP/2016/2536

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:-

Description of development:

Single storey rear/side extension and raising and enlargement of roof to create habitable roofspace with 3 rear and 2 front dormers

Location of development: 1 Willow Grove, Ruislip

Date of application: 30 June 2016

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

Head of Planning and Enforcement

Date: 23 May 2017

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 36958/APP/2016/2536

SCHEDULE OF CONDITIONS

- 1 · The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 · The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 3683/02A:03

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

- 3 · The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

- 4 · Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 45 Eversley Crescent and 1a Willow Grove.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

- 5 · Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

SCHEDULE OF CONDITIONS

- 6 · Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:
- i. provide information on all SuDs features including the method employed to delay and control the surface water discharged from the site and:
 - ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification.
- The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iii. provide details of water collection facilities to capture excess rainwater;
 - iv. provide details of how rain and grey water will be recycled and reused in the development.
- Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy DMEI 10 Water Management, Efficiency and Quality in emerging Hillingdon Local Plan Part 2 Development Management Policies. Policy 5.12 Flood Risk Management of the London Plan (July 2011), and National Planning Policy Framework (March 2012), and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

INFORMATIVES:

- 1 · The decision to GRANT 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 GRANT 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,

SCHEDULE OF CONDITIONS

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.

- 3 . On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
- 4 . 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. The Council's supports pre-application discussions. No pre-application discussions took place in this case. Amendment was made post submission.

Standard Informatives

- 1 The decision to GRANT 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 GRANT 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:

**

Pt 1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area
Pt 1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards
Pt 1.17 To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing
Pt 1.26 To encourage economic and urban regeneration in the Hayes/West Drayton Corridor, designated Industrial and Business Areas (IBA's) and other appropriate locations
Pt 1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type

SCHEDULE OF CONDITIONS

of development proposed.

AM14	New development and car parking standards.
BE15	Alterations and extensions to existing buildings
BE16	New development on the northern frontage of the A4 (Bath Road)
BE17	Design and layout of new development at Heathrow Airport
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF7	NPPF - Requiring good design

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Resident Services, Building Control, 3N/01 Civic Centre,

SCHEDULE OF CONDITIONS

Uxbridge (Telephone 01895 558170).

- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.
- B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
- C) The elimination of the release of dust or odours that could create a public health nuisance.
- D) No bonfires that create dark smoke or nuisance to local residents.

SCHEDULE OF CONDITIONS

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

GRANT OF PLANNING PERMISSION

Application Ref.No.: 36958/APP/2016/2536

SCHEDULE OF PLANS

Location Plan - received 30 Jun 2016

3683/03 - received 30 Jun 2016

3683/01 - received 30 Jun 2016

3683/02A - received 04 May 2017

**RIGHTS OF APPLICANTS AGGRIEVED BY DECISION
OF LOCAL PLANNING AUTHORITY**

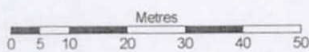
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice
- Appeals must be made using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pes.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

- If either the local planning authority or the office of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.



Scale: 1:1250

1 Willow Grove
Ruislip
HA4 6DG

Supplied by: National Map Centre
License number: 100031961
Produced: 23/02/2016
Serial number: 1637081

London Borough of Hillingdon
RECEIVED

30 JUN 2016

Planning
Residents Services

Plot centre co-ordinates: 509538, 186972
Download file: pottle_1willow.zip
Project name: pottle_1willow



For alterations to
main roof see
DRA No 3683102.

Proposed extension at ground
level shown hatched

SITE PLAN

WINDMILL CRESCENT.
EVEDSLEY CRESCENT.

45.



EXISTING CONSERVATORY
SHOWN DOTTED TO BE
REMOVED.

30 JUN 2016
Planning
Residents Services

London Borough of Hillingdon
RECEIVED
30 JUN 2016
Planning
Residents Services

This Drawing to be read
in conjunction with DRA Nos
3683101 & 02.

GEORRIE & Co
Suite B.
128 Maple Way
Ruislip
Middlesex
HA4 8WE

TEL: 01895 622800
FAX: 01895 622900.

NOTES:

All dimensions must be checked on site and
not scaled from this drawing.

Client

MR G KNIGHTS.

Job Title

1 Windmill Gate
Ruislip Manor

Scale

1:200

Drawn by

CEP

Date

June 2016

Drawing Title

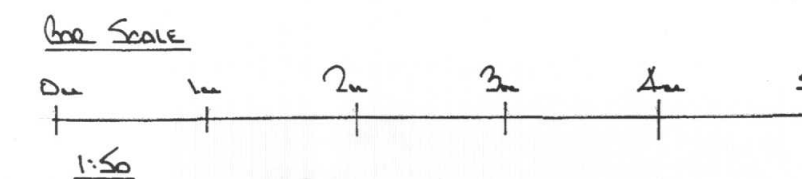
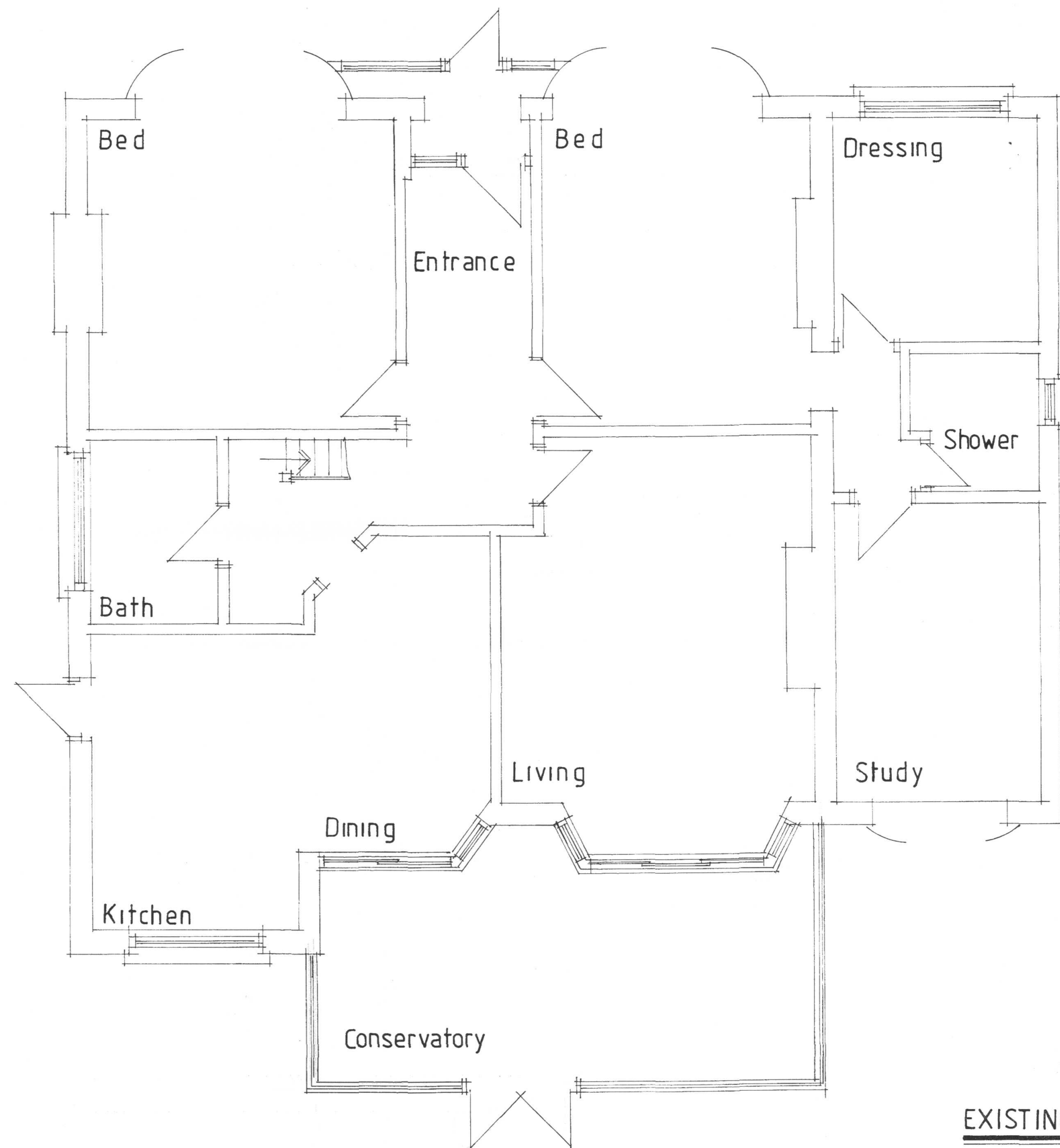
SITE PLAN

Drg No.

3683103.

Rev

NOTES:
All dimensions must be checked on site and not scaled from this drawing.



THIS DRAWING TO BE READ
IN CONJUNCTION WITH DRG
No 3683/02 & 03

EXISTING GROUND FLOOR PLAN



A	Date	Revisions
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Management Services

Suite B, 128 Manor Way
Ruislip, Middlesex. HA4 8HR

Tel: 01895 622800
Fax: 01895 622900
www.planning-pottle.co.uk

Client

MR G KNIGHTS

Job Title

1 WILLOW GROVE
RUISLIP
MIDDX

Drawing Title

EXISTING FLOOR
PLAN

Scale 1:50

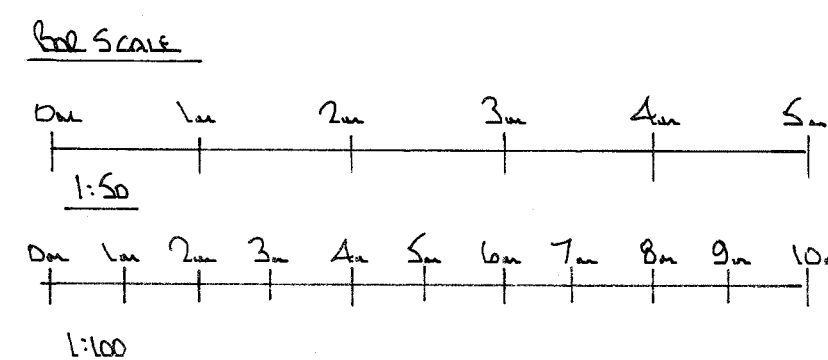
Date 2006 2006

Drawn by GEP

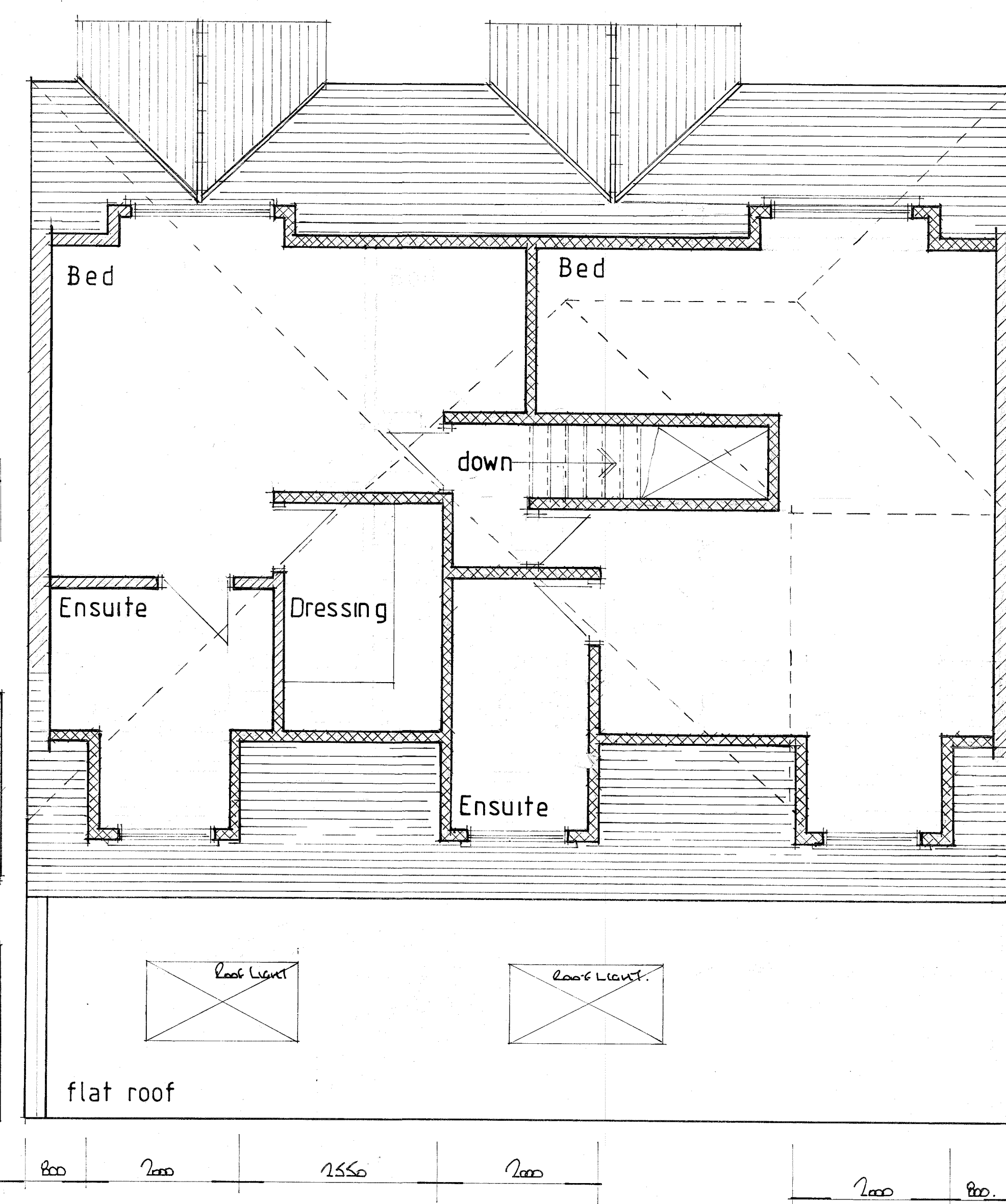
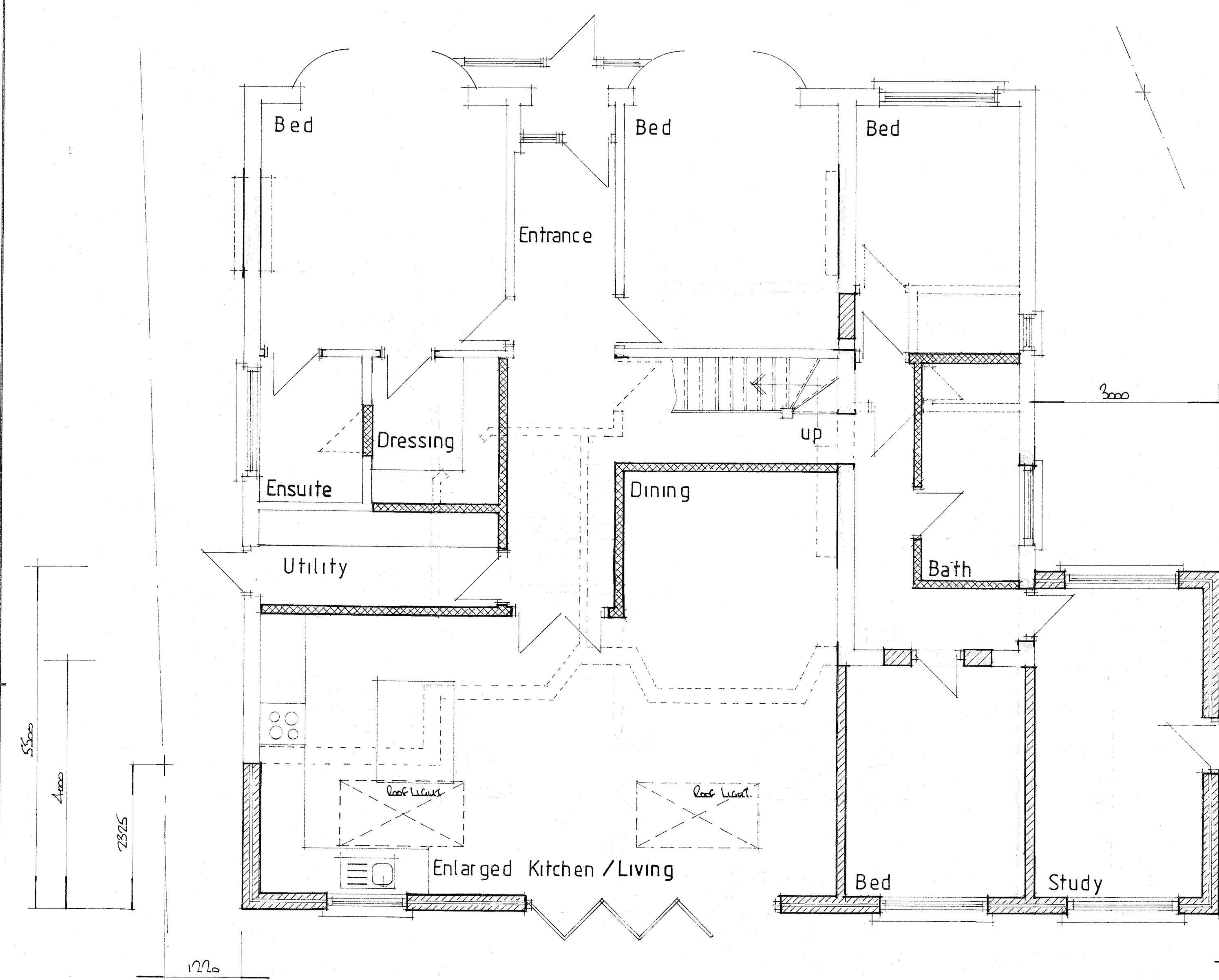
Org No.

3683/01

Rev



NOTES:
All dimensions must be checked on site and not scaled from this drawing.



PROPOSED GROUND FLOOR PLAN

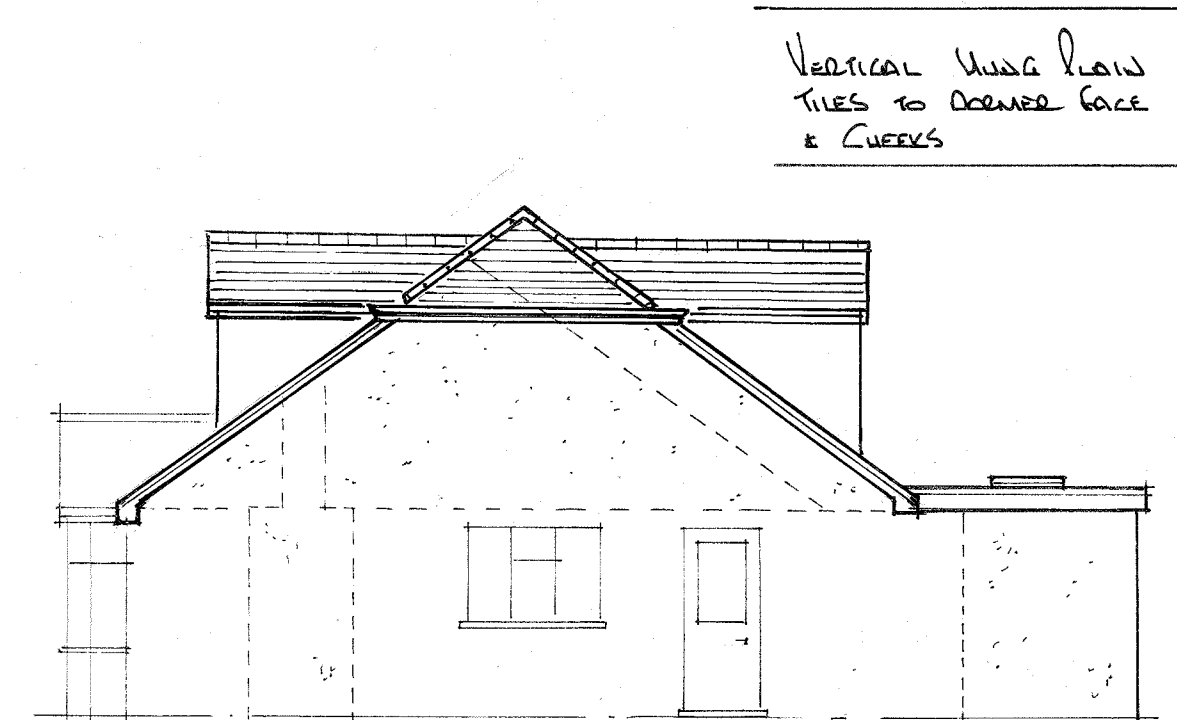
PROPOSED ROOMS IN ROOF SPACE

ALL MATERIALS TO MATCH EXISTING

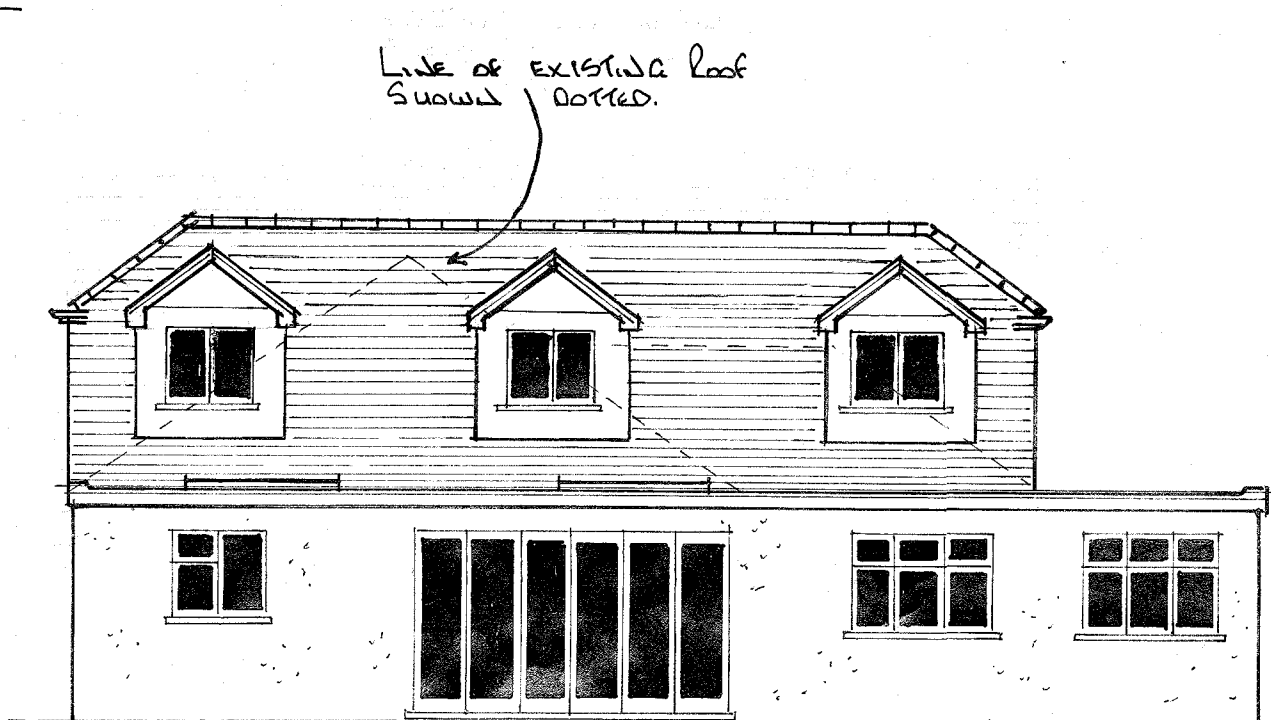
THIS DRAWING TO BE READ
IN CONJUNCTION WITH DRG
No 3683 / 01&03



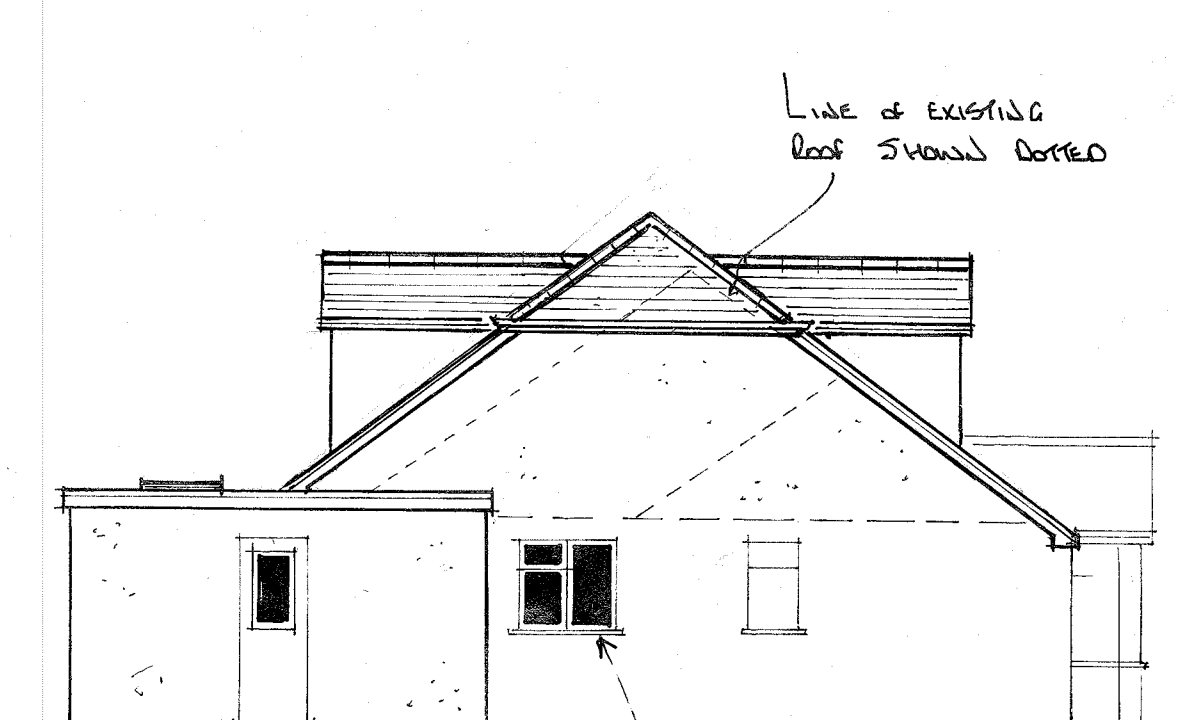
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Date	Revisions

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Client
MR G. KNIGHTS

Job Title
**1 WILLOW GROVE
RUISLIP
MIDDX**

Drawing Title
**SINGLE STOREY REAR
EXTENSION AND
ALTERATIONS TO MAIN
ROOF FOR LOFT CONVERSION**

Scale 1:50, 1:100

Date March 2016 Drawn by GEL

Drg No. 3683 / 02 Rev. A





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 and Enforcement**Address** 1 WILLOW GROVE RUISLIP**Development:** Single storey rear/side extension and raising and enlargement of roof to create habitable roofspace with 3 rear and 2 front dormers**LBH Ref Nos:** 36958/APP/2016/2536**Drawing Nos:** Location Plan
3683/03
3683/01
3683/02A**Date Plans Received:** 30/06/2016 **Date(s) of Amendment(s):** 04/05/2017**Date Application Valid:** 30/06/2016**1. CONSIDERATIONS****1.1 Site and Locality**

The site is a detached suburban style bungalow situated close to the junction with Eversley Crescent. It is part of a group of similar dwellings.

The application site lies within the developed area as defined in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

The proposal involves the erection of a single storey rear/side extension and raising and enlargement of roof to create habitable roofspace with 3 x rear and 2 x front dormers.

1.3 Relevant Planning History

36958/A/85/2051 1 Willow Grove Ruislip
Single storey side and rear extensions and double garage.

Decision Date: 24-01-1986 Approved

36958/B/92/1768 1 Willow Grove Ruislip

Variation of condition 7 (conversion of habitable room to garage) to provide two car parking spaces in compliance with planning permission ref. 43484B /92/998 dated 18.9.92; Erection of a detached chalet bungalow

Decision Date: 04-01-1993 Approved

Comment on Planning History

There is no recent planning history.

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

Neighbours were notified on 08/07/2016 and a site notice was displayed on 13/07/2016.

At the end of the consultation period no objections or comments were received.

Flood and Water Management state that the site is in a Critical Drainage Area and in the event that planning permission is granted recommend imposition of a condition requiring details of a sustainable drainage system to be submitted.

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

** Pt 1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area
Pt 1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards
Pt 1.17 To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing
Pt 1.26 To encourage economic and urban regeneration in the Hayes/West Drayton Corridor, designated Industrial and Business Areas (IBA's) and other appropriate locations
Pt 1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

AM14 New development and car parking standards.

BE15 Alterations and extensions to existing buildings

BE16 New development on the northern frontage of the A4 (Bath Road)

BE17 Design and layout of new development at Heathrow Airport

BE18 Design considerations - pedestrian security and safety

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

NPPF National Planning Policy Framework

NPPF1 NPPF - Delivering sustainable development

NPPF7 NPPF - Requiring good design

5. MAIN PLANNING 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 and the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity and the provision of

off-street parking.

Policies BE13 and BE15 of the Local Plan seek to ensure that development must harmonise with the character of the surrounding properties and street scene, and in particular the scale, form, architectural composition and proportions of the original building. Policy BE19 further requires that development should complement and improve the amenity of the residential area.

The HDAS: Residential Extensions paragraphs 3.1 and 6.4 state that rear extensions should always appear subordinate to the original house. Paragraph 3.3 states for a detached house any proposed single storey rear extension should not exceed 4 m in depth and paragraph 3.6 states that a flat roofed extension should have a maximum roof height of 3 m.

Paragraph 4.1 of the HDAS states that a flat roof over a single-storey side extension will generally be acceptable where these are characteristic of an area, otherwise they will not normally be acceptable if visible as they could harm the character of the area. Paragraph 4.2 states that a range of roof types may be acceptable but that a pitched roof should not exceed 3.4 m at its highest point. Generally roof designs must not obstruct daylight and sunlight for adjoining properties. A wall should be set in at least 0.25 m, to avoid encroachment. Paragraph 4.6 states that in general the front wall of a single storey extension can be in line with the front wall of the original house.

Paragraph 7.2 states that dormer windows on front elevations will not be acceptable on most buildings of two or more storeys, unless this is an original character of the area. Front roof extensions will, however, be considered acceptable on bungalows subject to meeting the design criteria in Section 7 of the HDAS. Paragraph 7.5 emphasises the need to ensure that a roof extension will appear secondary to the roof space within which it will be set.

The main change as a result of this development as originally proposed would have been the raising of the roof height by approximately 1 metre, conversion from a hip to gable roof and construction of two dormer windows. The existing dwellings in the locality display a generally similar scale and have hipped roofs often with a single dormer window to the centre of the dwelling, as does the site currently. The result would have been a development materially higher than its neighbours and with a very different roof form than that characteristic of the area. The dwelling is in a prominent location close to the junction of Willow Grove and Eversley Crescent and the change in scale was considered to be significant and harmful. The applicant has now amended the proposal by reducing the increase in height and introduction of half hipped roofs. These are now considered to be acceptable.

It is considered that the development would be appropriate under Policy BE1 of the Councils Local Plan: Part 1 - Strategic Policies, and policies BE13, BE15 and BE19 of the Hillingdon Local Plan (November 2012) and is inappropriate in terms of the guidance set out in the HDAS: Residential Extensions.

The rear extension involves the demolition of the existing conservatory. The extension will be 2.3 metres deep measured from the rear wall of the host dwelling. It will have a flat roof approximately 3 metres high and is considered to be subordinate to the existing property and will not result in loss of amenity for occupiers of adjoining residential properties as no habitable rooms are affected. The side extension is flat roofed and the same height as the proposed rear extension. It will be approximately 3 metres wide and will be close to the common boundary with its neighbour. It is well set back from the street and will not be

unduly prominent and would not be harmful in street scene terms. No habitable rooms are affected and no harm to the amenities of neighbours will result. In this regard the proposal is deemed to be acceptable in terms of Policies BE20 and BE21 of the Hillingdon Local Plan (2012) and the National Planning Policy Framework and would be appropriate in terms of the guidance set out in the HDAS: Residential Extensions.

The whole of the front garden is hard-surfaced and can accommodate at least three cars. The development therefore accords with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

The property benefits from a substantial garden in excess of 100 square metres. The proposal affects the side access to the rear garden. However, no material change to the usable garden space is proposed and the development would be compliant with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

In conclusion, it is considered that the development can be recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 3683/02A:03

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 45 Eversley Crescent and 1a Willow Grove.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 NONSC Non Standard Condition

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

i. provide information on all SuDs features including the method employed to delay and control the surface water discharged from the site and:

ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

iii. provide details of water collection facilities to capture excess rainwater;

iv. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of

flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov

2012), Policy DMEI 10 Water Management, Efficiency and Quality in emerging Hillingdon Local Plan Part 2

Development Management Policies. Policy 5.12 Flood Risk Management of the London Plan (July 2011), and

National Planning Policy Framework (March 2012), and the Planning Practice Guidance (March 2014).

To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the

London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of

the London Plan (July 2011).

INFORMATIVES

- 1 The decision to GRANT 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 GRANT 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.
 - ** Pt 1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area
 - Pt 1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards
 - Pt 1.17 To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing
 - Pt 1.26 To encourage economic and urban regeneration in the Hayes/West Drayton Corridor, designated Industrial and Business Areas (IBA's) and other appropriate locations
 - Pt 1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.
- AM14 New development and car parking standards.
- BE15 Alterations and extensions to existing buildings
- BE16 New development on the northern frontage of the A4 (Bath Road)
- BE17 Design and layout of new development at Heathrow Airport
- BE18 Design considerations - pedestrian security and safety
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- HDAS-E> Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- NPPF National Planning Policy Framework
- NPPF1 NPPF - Delivering sustainable development
- NPPF7 NPPF - Requiring good design
- 3 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in

September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

- 4 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. The Council's supports pre-application discussions. No pre-application discussions took place in this case. Amendment was made post submission.

Standard Informatives

- 1 The decision to GRANT 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 GRANT 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:

**	Pt 1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area
	Pt 1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards
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the area.

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HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

NPPF National Planning Policy Framework

NPPF1 NPPF - Delivering sustainable development

NPPF7 NPPF - Requiring good design

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control 3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved

are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning Services Reception Desk, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- of
- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.
- B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
- C) The elimination of the release of dust or odours that could create a public health nuisance.
- D) No bonfires that create dark smoke or nuisance to local residents.
- You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours

set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Cris Lancaster

Telephone No: 01895 250230

APPENDIX 3

Planning application 74874/APP/2019/1907



Mr Mark Pottle
Suite A
128 Manor Way
Ruislip HA4 8HR

Application Ref: 74874/APP/2019/1907

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:-

Description of development:

Single storey side/rear extension and enlargement and raising of roof to create habitable roof space to include 2 front and 2 rear dormers

Location of development: 4 Willow Grove, Ruislip

Date of application: 13 June 2019

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

Head of Planning, Transportation and Regeneration

Date: 8 August 2019

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 74874/APP/2019/1907

SCHEDULE OF CONDITIONS

- 1 · The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 · The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, number 4249/02 A.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

- 3 · The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

- 4 · Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 2 or 6 Willow Grove.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (2012)

- 5 · The window(s) facing 2 and 6 Willow Grove shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (2012)

SCHEDULE OF CONDITIONS

- 6 · Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES:

- 1 · On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
- 2 · The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

SCHEDULE OF CONDITIONS

Standard Informatives

- 1 The decision to GRANT 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 GRANT 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:

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
DMHD 1	Alterations and Extensions to Residential Dwellings
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a

SCHEDULE OF CONDITIONS

development that results in any form of encroachment.

- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Resident Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
 - A) Demolition and construction works should only be carried out between the

SCHEDULE OF CONDITIONS

hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

GRANT OF PLANNING PERMISSION

Application Ref.No.: 74874/APP/2019/1907

SCHEDULE OF PLANS

4249/02 Rev. A - received 07 Aug 2019

4249/01 - received 06 Jun 2019

Location Plan (1:1250) - received 06 Jun 2019

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

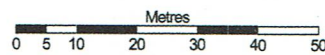
Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice
- Appeals must be made using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are available at www.gov.uk/government/collections/casework-dealt-with-by-inquiries
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

- If either the local planning authority or the office of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.



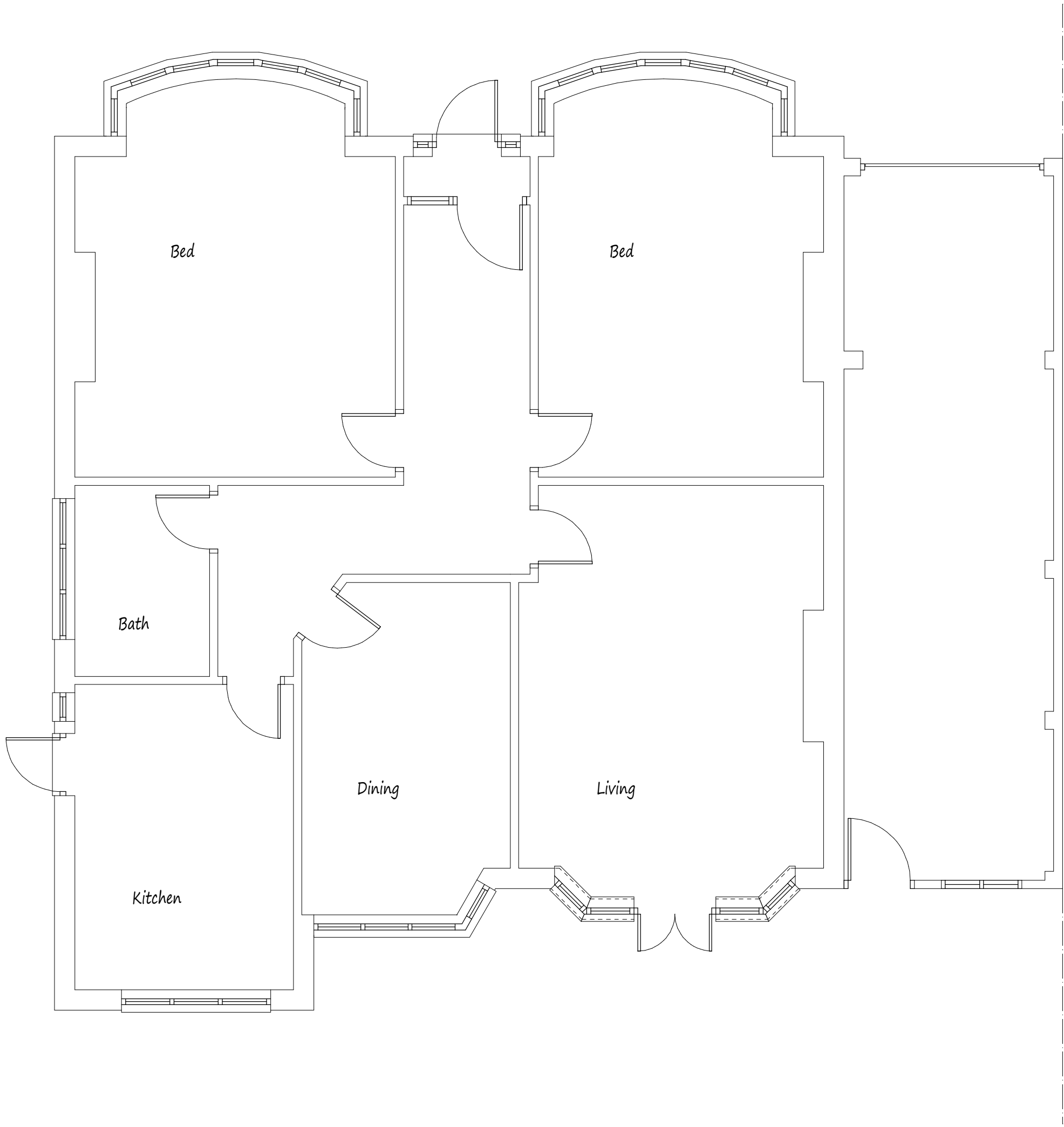
Scale: 1:1250



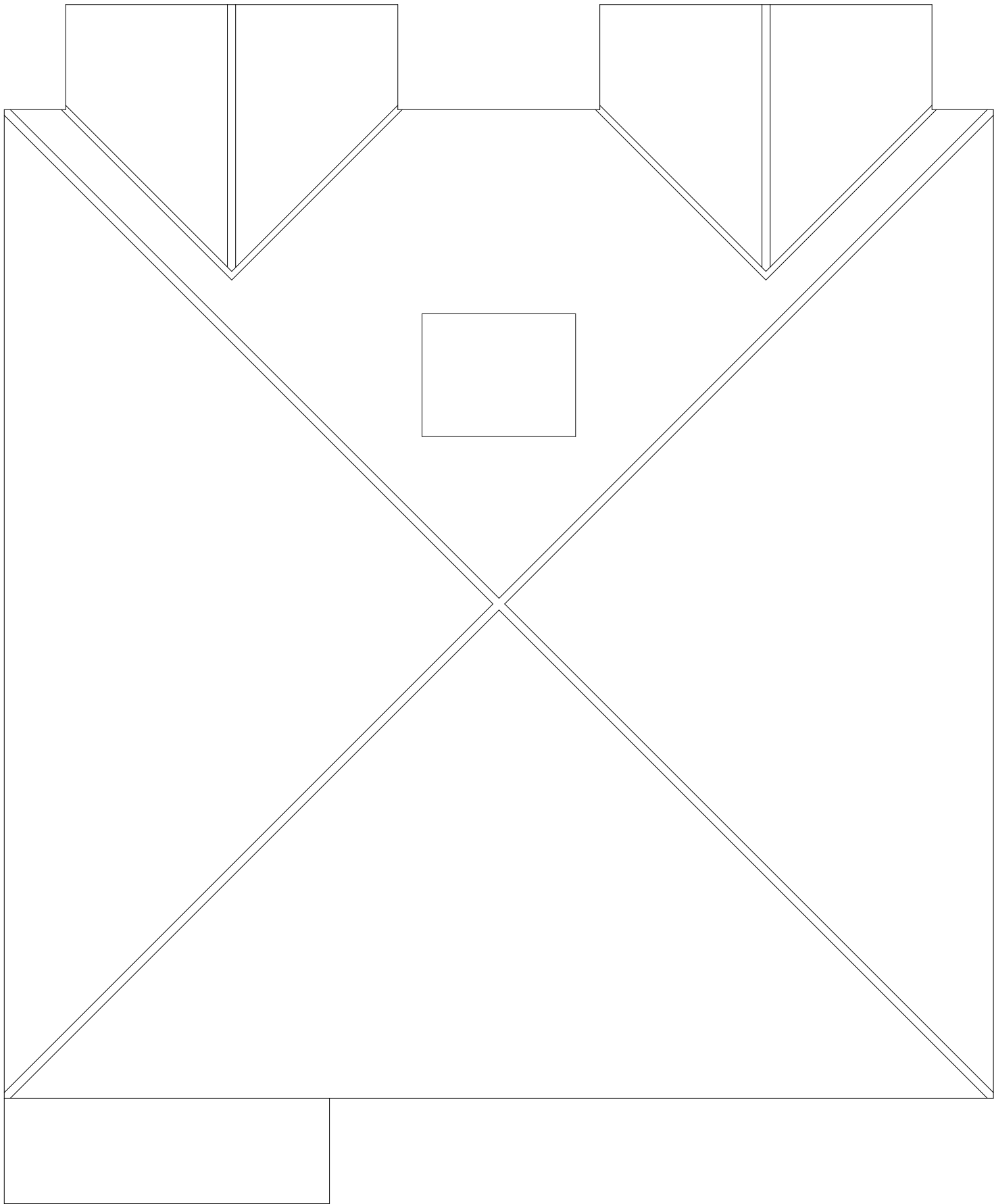
**4 Willow Grove
Ruislip
HA4 6DF**

Supplied by: National Map Centre
License number: 100031961
Produced: 13/05/2019
Serial number: 2113243

Plot centre co-ordinates: 509603.186960
Download file: pottle_4willowgrove.zip
Project name: pottle_4willowgrove

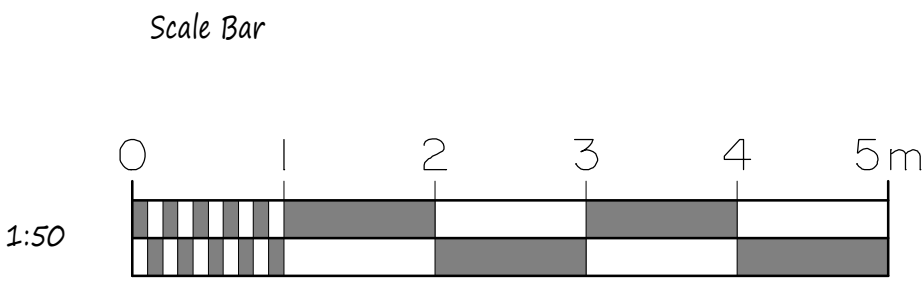


Existing Ground Floor Plan



Existing Roof Plan

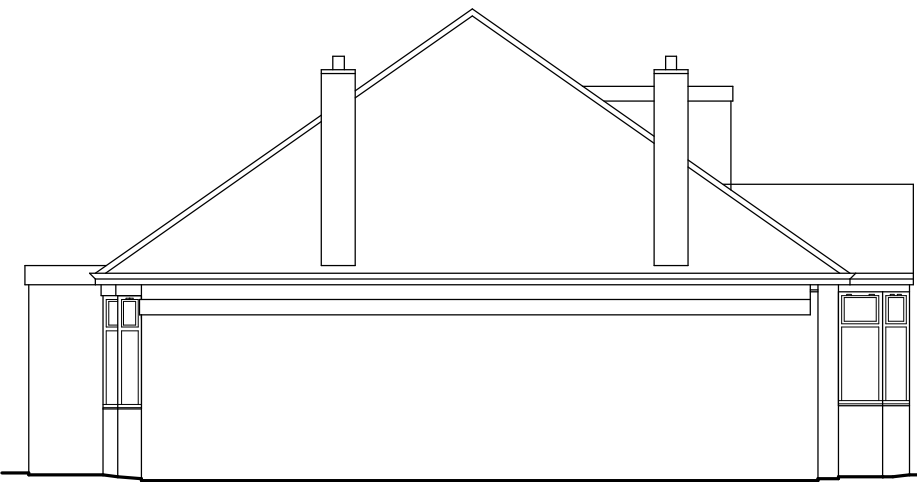
This drawing to be read in conjunction with Drg No 4249/02



Existing Elevations



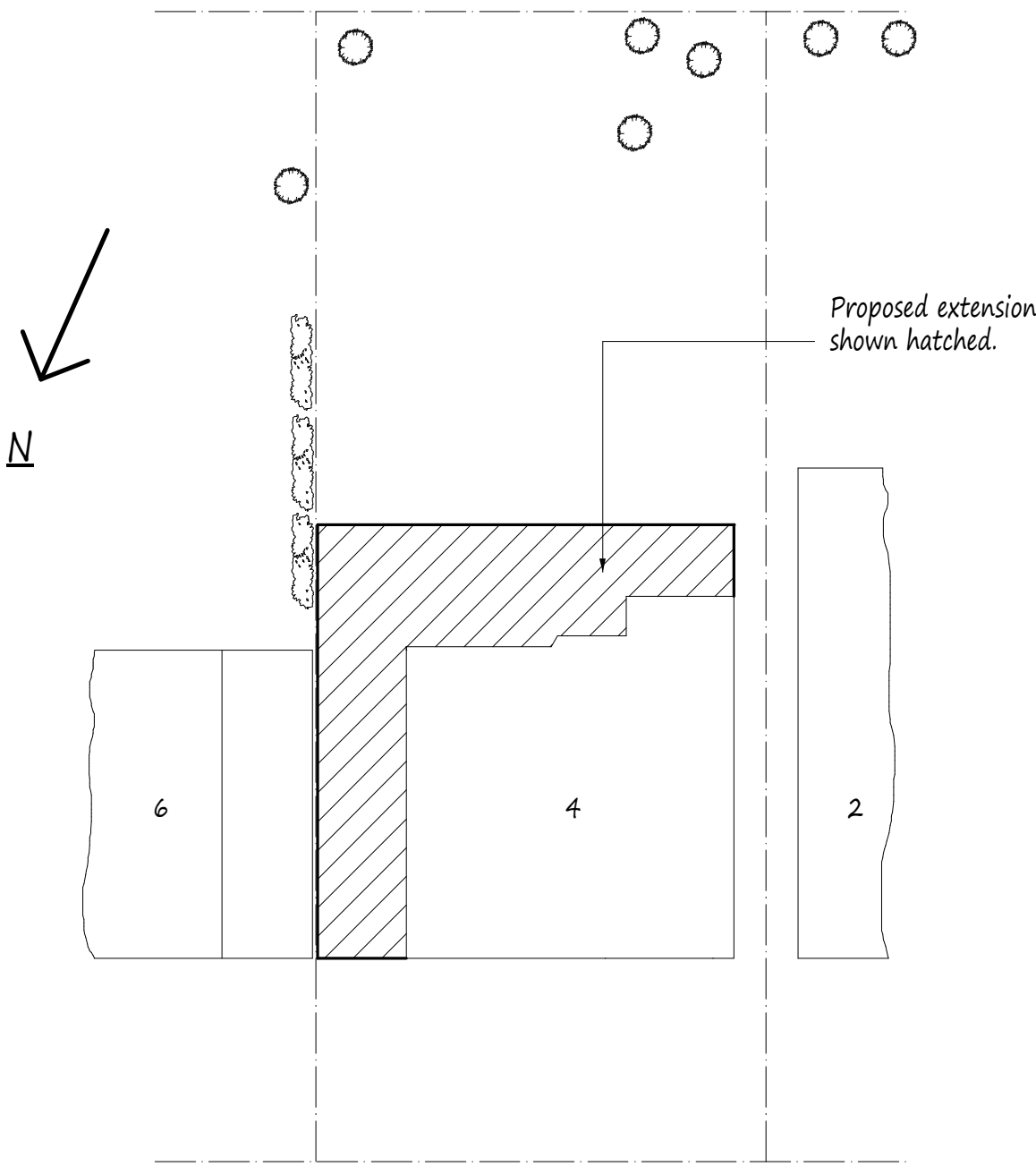
Front Elevation



Side Elevation



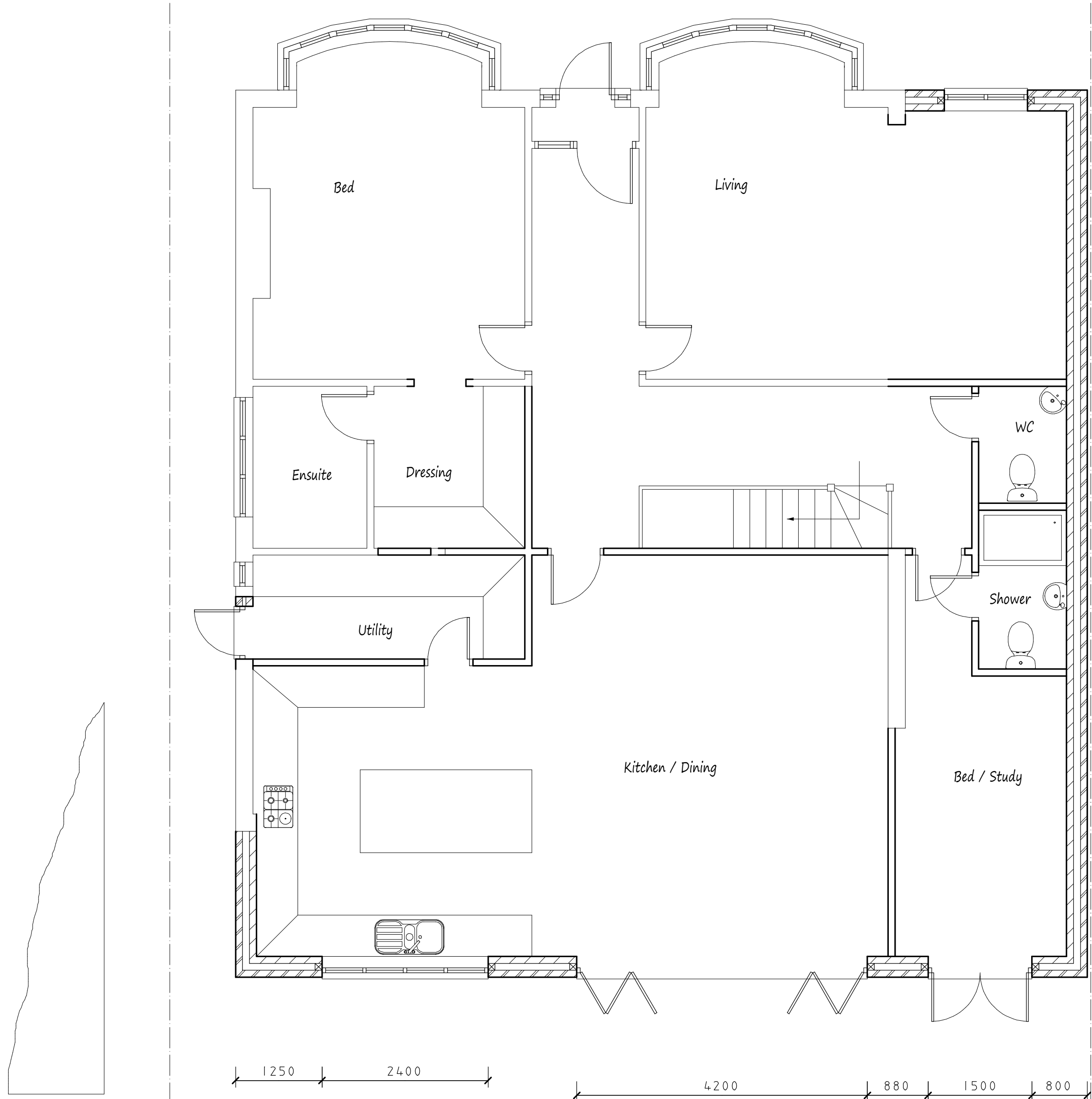
Rear Elevation



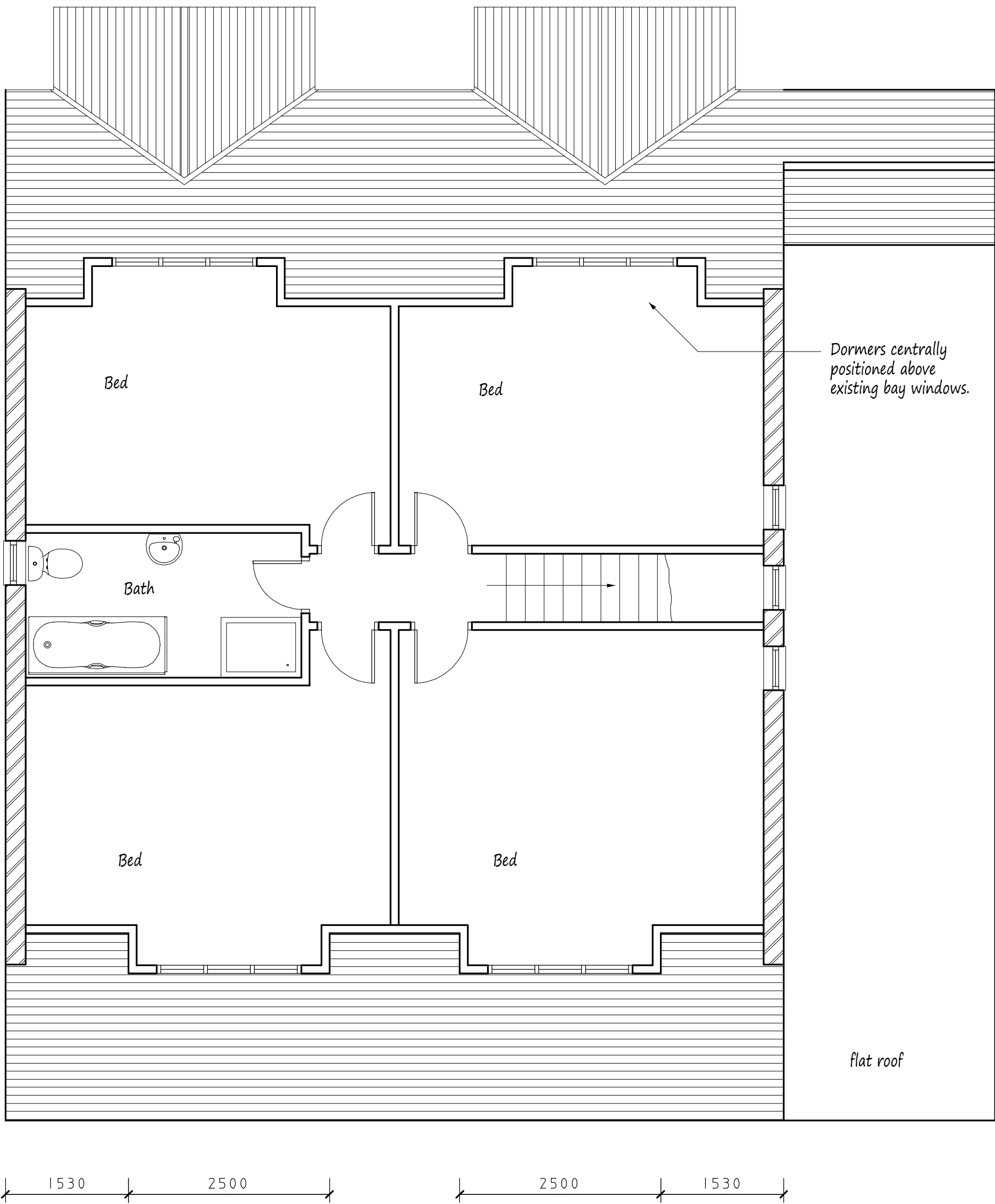
Site Plan scale 1:200

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

A		
	Date	Revisions
Copyright		
Pottle & Co Ltd Building Design & Management Services		
Suite A 128 Manor Way Ruislip Middlesex HA4 8HR		
Tel: 01895 622800 www.pottle.uk.com		
Client Mr Pankhania		
Job Title 4 Willow Grove Ruislip Middlesex		
Drawing Title Existing Details and Site Plan.		
Scale 1:50. 100. 200		
Date May 2019		Drawn by MDP
Drg No. 4249/01		



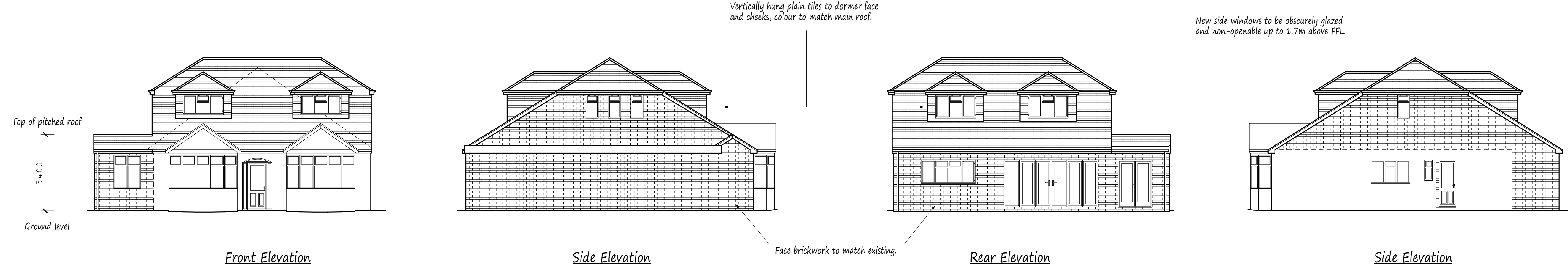
Proposed Ground Floor Plan



Proposed Rooms in Roof Space

This drawing to be read in conjunction with Drg No 4249/01

Proposed Elevations - All Materials to Match Existing



NOTES:
All dimensions must be checked on site and not scaled from this drawing.

A	Aug 2019	Rev'd for Planning
	Date	Revisions
Copyright		
Pottle & Co Ltd Building Design & Management Services		
Suite A 128 Manor Way Ruislip Middlesex HA4 8HR		
Tel: 01895 622800 www.pottle.uk.com		
Client Mr Pankhania		
Job Title 4 Willow Grove Ruislip Middlesex		
Drawing Title Proposed Single Storey Side and Rear Extension and Alteratins to Main Roof to Create Loft Conversion.		
Scale 1:50. 100		
Date May 2019		Drawn by MDP
Drg No. 4249/02A		

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	4 WILLOW GROVE RUISLIP		
Development:	Single storey side/rear extension and enlargement and raising of roof to create habitable roof space to include 2 front and 2 rear dormers		
LBH Ref Nos:	74874/APP/2019/1907		
Drawing Nos:	4249/02 Rev. A 4249/01 Location Plan (1:1250)		
Date Plans Received:	06/06/2019	Date(s) of Amendment(s):	07/08/2019
Date Application Valid:	13/06/2019		06/06/2019

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached bungalow situated on the southern side of Willow Grove. The property is set beneath a hipped roof with two gabled front bay features set either side of the front door and a central front dormer window. The property currently benefits from a flat roofed garage to the side. To the front there is a good sized garden with a drive to one side, which can accommodate a further car. The property also benefits from a good sized rear garden.

The streetscene is residential in character and appearance comprising detached bungalows, many of which have been extended, including raising the roof lines, alterations from hip to gable and the inclusion of front and side dormer windows. The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

The application seeks planning consent for the erection of single storey side and rear extensions and the conversion of roofspace to habitable use, including raising the ridge height and change of the side hips to half hips and the inclusion of two front dormer windows and two rear dormer windows.

1.3 Relevant Planning History Comment on Planning History

None.

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

10 neighbours and the Ruislip Residents Association were consulted for a period of 21 days expiring on the 8 July 2019. A site notice was also erected on the lamp post to the

front expiring on the 17 July 2019. One response was: received advising the roofline exceeds all others in this road of bungalows. The size and design is creating a large house and would spoil the look of the road.

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

DMHD 1 Alterations and Extensions to Residential Dwellings

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

LPP 3.5 (2016) Quality and design of housing developments

5. MAIN PLANNING 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, the provision of acceptable residential amenity for the application property and parking provision.

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. Part Two - Saved Unitary Development Plan Policies of the Local Plan contains policies that seek to safeguard the appearance, character and amenities of the local street scene and surrounding area. Policies BE4 and BE13 states that development must harmonise with the existing street scene and Policy BE19 that it should complement the amenity and character of the residential area in which it is situated. Policy BE15 seeks to ensure that proposals for extensions to dwellings should also harmonise with the scale, form and proportions of the original building.

The Council's adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) 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 proposal includes replacing the existing side garage with a single storey extension of 2.7m in width and 12.8m in depth including a rear projection of 3.6m. This is set beneath a flat roof of 3m in height with a dummy pitch to the front of 3.4m. The proposed extension then returns across the whole of the rear elevation set beneath a raised and extended roof to the main dwelling, which would increase the height from 6.4m to 6.9m and replaces the existing hipped roof design with a half hip to either side. The proposal also includes 2 front and 2 rear dormer windows.

The proposed rear and side extensions would also comply with HDAS guidance and are considered acceptable. There is also no objection to the raising the roof level of the property or the inclusion of the front and rear dormer windows and it is acknowledged that other properties within the street scene have already been extended in this way, including 35 Eversley Crescent (just around the curve in the road) and the recent approval at 1 Willow Grove. It is also noted that the character of the general street scene is evolving with extensions to the roof forms built under permitted development as at no. 6 and no. 10. No 2 has also been extended in the past, altering the characteristic roof form of other existing properties. Therefore in terms of appearance, there is no objection to this form of development. As such, the proposal is considered a subordinate addition which would respect the character of the wider street scene and would comply with the requirements of Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS: Residential Extensions.

Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that planning permission will not be granted for new development which by reason of its siting, bulk and proximity, would result in a significant loss in residential amenity. Policy BE24 resists any development which would have an adverse impact upon privacy. The Proposed rear extension would comply with HDAS guidance and it is noted both adjacent properties have previously been extended in different ways.

It is therefore considered that the proposal would not significantly harm the residential amenities of the neighbouring properties by virtue of increased overshadowing, loss of sunlight, visual intrusion, over-dominance. The principle windows serving habitable rooms would face front and rear and are not considered to significantly increase overlooking to that already experienced in an urban environment. The side facing window will serve a bathroom, the stairs or as secondary windows and as such could be conditioned to be obscure glazed and non opening below 1.8m. Therefore it is not considered the proposal would result in a significant loss of privacy to the occupiers of the adjacent dwellings. As such, the proposal is in compliance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (March 2016).

Paragraph 5.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. There would be sufficient garden space retained.

It is noted the proposal would result in the loss of the garage and associated parking

space. However the existing garage is only 2.5m in width less than a standard garage. It is also noted that there would be sufficient space within the front garden to provides an additional parking space and still retain 25% soft landscaping. It is therefore considered there would be no impact on parking provision as a result of this proposal.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, number 4249/02 A.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 2 or 6 Willow Grove.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (2012)

5 HO6 Obscure Glazing

The window(s) facing 2 and 6 Willow Grove shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the

6 HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

- 1** On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
- 2** The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

Standard Informatives

- 1** The decision to GRANT 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 GRANT 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:

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
DMHD 1	Alterations and Extensions to Residential Dwellings
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover

such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control
3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).

- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning Services Reception Desk, Civic Centre, Uxbridge, UB8 1UW.

- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on

Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

prior
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.

11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made

good
to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Liz Arnold

Telephone No: 01895 250230

APPENDIX 4

Planning appeal APP/R5510/D/14/2228425

Appeal Decision

Site visit made on 10 December 2014

by Les Greenwood MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 17 December 2014

Appeal Ref: APP/R5510/D/14/2228425

14 Eversley Crescent, Ruislip, Middlesex HA4 6DD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr G Lambourne against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref 47461/APP/2014/2659 was refused by notice dated 3 October 2014.
 - The development proposed is a single storey side/rear extension together with alterations to the roof to form new bedrooms and a bathroom in the roof space.
-

Preliminary Matter

1. The above description of the proposal, taken from the application form, is not fully accurate in that the proposal also involves a porch extension and more than just 'alterations' to the roof. In the formal decision, I therefore use the description given on the Council's refusal notice and the appeal form.

Decision

2. The appeal is allowed and planning permission is granted for a single storey side/rear extension, extension to the roof to allow conversion of the roof space to habitable use to include 2 rear dormers, 2 front dormers and 4 rear rooflights plus a porch to the front in accordance with the terms of the application Ref 47461/APP/2014/2659, dated 26 July 2014, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: the 1:500 scale block plan, No 2398 (proposed floor plans) and No 2398 (proposed elevations).
 - 3) The materials to be used in the construction of the external surfaces of the extensions hereby permitted shall match those used in the existing building.
-

Main issue

3. The main issue is the effect of the proposal on the character and appearance of the existing bungalow and of Eversley Crescent.

Reasons

4. Eversley Crescent is a residential street: mainly houses interspersed with a few bungalows. No 14 is typical of the bungalows, with a low, hipped roof and very limited first floor accommodation. The proposal includes a new porch to the front, a single storey side extension that would wrap around to the rear and the replacement of the existing roof with a larger, half-hipped roof that would be no taller but would span the increased depth of the building.
5. The resulting building would be quite similar to another bungalow at 35 Eversley Crescent, which has been extended in much the same way. I find that No 35 fits well into the local street scene, despite its more prominent corner position, indicating that the proposal would do much the same. Although most buildings here have full hipped roofs, the street does contain some variations in roof design, which help to add interest. I see nothing unacceptable about the introduction of a half-hipped roof here. The resulting structure at the back would be slightly higher than the maximum for rear extensions recommended by the Council's Supplementary Planning Document *Residential Extensions*, but overall this proposal would be of modest height and bulk, particularly in relation to the adjacent 2 storey houses.
6. The Council raises no objection to the proposed front porch or the side extension and I see none. I conclude that the proposal would not harm the character or the appearance of the bungalow or of Eversley Crescent. It therefore accords with the aim of London Borough of Hillingdon Local Plan Policy BE1 and London Borough of Hillingdon Unitary Development Plan Policies BE13, BE15 and BE19, to achieve a high quality of design which harmonises with and complements the existing street scene and the architectural composition of existing buildings. This aligns with the National Planning Policy Framework's emphasis on securing high quality design.
7. The Council's report also raises concerns about the impact on living conditions at neighbouring properties, in terms of effects on their outlook, though this concern was not reflected in the refusal notice. I find that the proposed extensions would be set low enough and far enough away from windows at neighbouring properties not to cause any significant or undue harm to the outlook from those properties, which would remain largely open.
8. I impose a condition listing the approved plans, for the avoidance of doubt and in the interest of proper planning. The use of matching materials is also required, to protect the character and appearance of the area.
9. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should succeed.

Les Greenwood

INSPECTOR



Mr John Evans
298 Woodlands Avenue
Eastcote
Ruislip Middlesex
HA4 9QZ

Application Ref: 47461/APP/2014/2659

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **REFUSES** permission for the following:-

Description of development:

Single storey side/rear extension, extension to roof to allow conversion of roof space to habitable use to include 2 rear dormers, 2 front dormers and 4 rear rooflights and porch to front

Location of development: 14 Eversley Crescent, Ruislip

Date of application: 08 August 2014

Plan Numbers: See attached Schedule of plans

Permission is refused for the reason(s) listed on the attached schedule:-

Head of Planning & Enforcement

Date: 3 October 2014

NOTES: (i) Please also see the informatives included in the Schedule of Reasons.

(ii) Should you wish to appeal against this decision please read the attached sheet which explains the procedure.

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

Application Ref: 47461/APP/2014/2659

SCHEDULE OF REASONS

- 1 · The proposal by virtue of its size, scale, bulk and double half gabled roof design incorporating front and rear dormers, would result in incongruous additions which would be detrimental to the architectural composition of the existing building, the visual amenity of the street scene and the character and appearance of the wider area. The proposal would therefore conflict with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES:

- 1 · On this decision notice policies from the Council's Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Council's Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

SCHEDULE OF REASONS

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) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2011) Quality and design of housing developments
OE1	Protection of the character and amenities of surrounding properties and the local area

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250400 / 250401
www.hillingdon.gov.uk

REFUSAL OF PLANNING PERMISSION

Application Ref.No.: 47461/APP/2014/2659

SCHEDULE OF PLANS

2398 (Proposed Elevations) - received 08 Aug 2014

Photographs - received 28 Jul 2014

Location Plan (1:1250) - received 28 Jul 2014

Block Plan (1:500) - received 28 Jul 2014

2398 (Proposed Floor Plans) - received 28 Jul 2014

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

- If either the local planning authority or the office of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

LONG ROAD HILLINGDON
 REF: 509527
 28 JUL 2014
 PLANNING 3103-000000
 CRO



14 Eversley Crescent
 Ruislip
 Middlesex
 HA4 6DD

OS MasterMap 1250/2500/10000 scale
 18 July 2014, ID: BW1-00344787
www.blackwellmapping.co.uk
 1:1250 scale print at A4, Centre: 509527 E, 186758 N
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 100041040

Mapping
 sourced from

Ordnance
 Survey

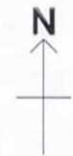
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www.blackwellmapping.co.uk
 TEL: 01865 333 677
maps.oxford@blackwell.co.uk

LAMBETH COUNCIL
 HILLINGDON
 RE-USE
 28 JUL 2014
 PLANNING & TRANSPORTATION
 GROUP

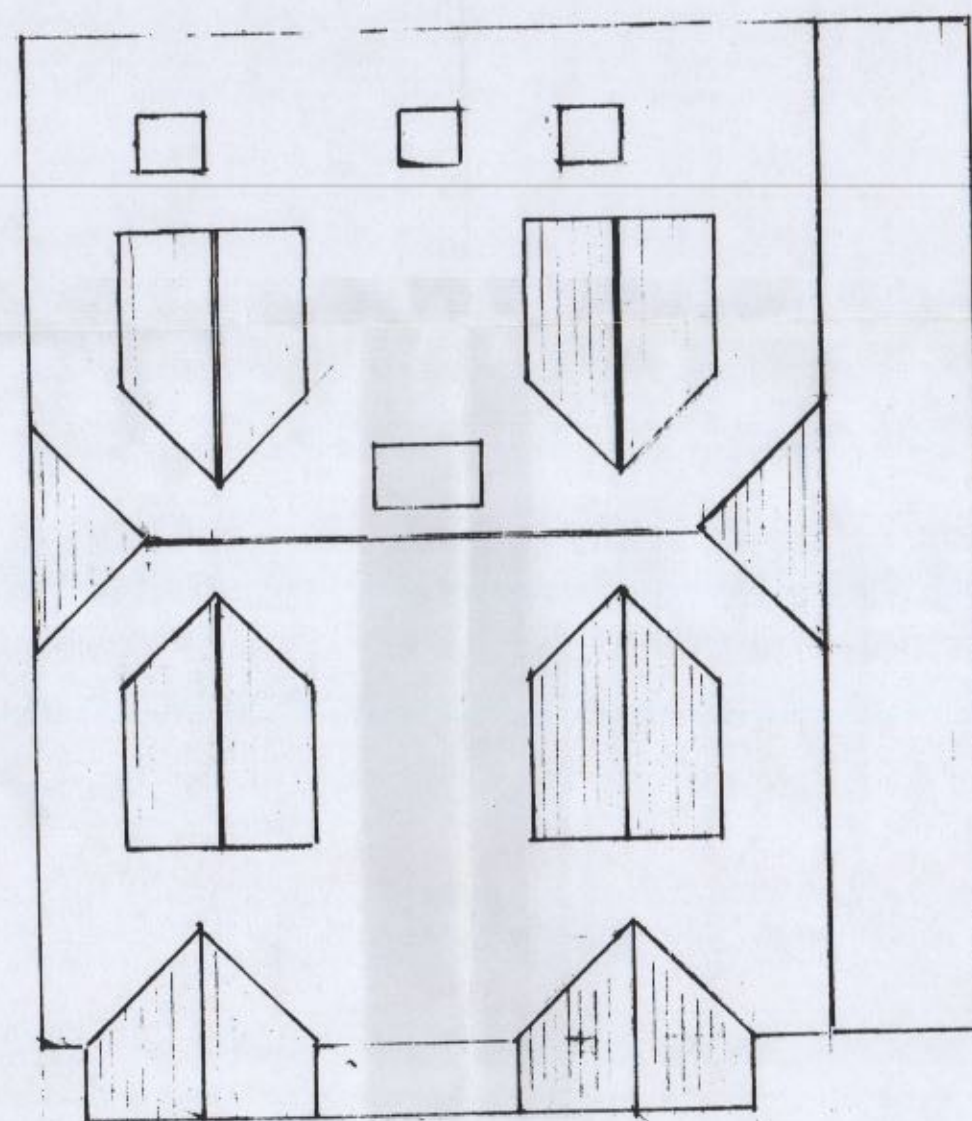


14 Eversley Crescent
 Ruislip
 Middlesex
 HA4 6DD

OS MasterMap 1250/2500/10000 scale
 18 July 2014, ID: BW1-00344786
 www.blackwellmapping.co.uk
 1:500 scale print at A4, Centre: 509527 E, 186758 N
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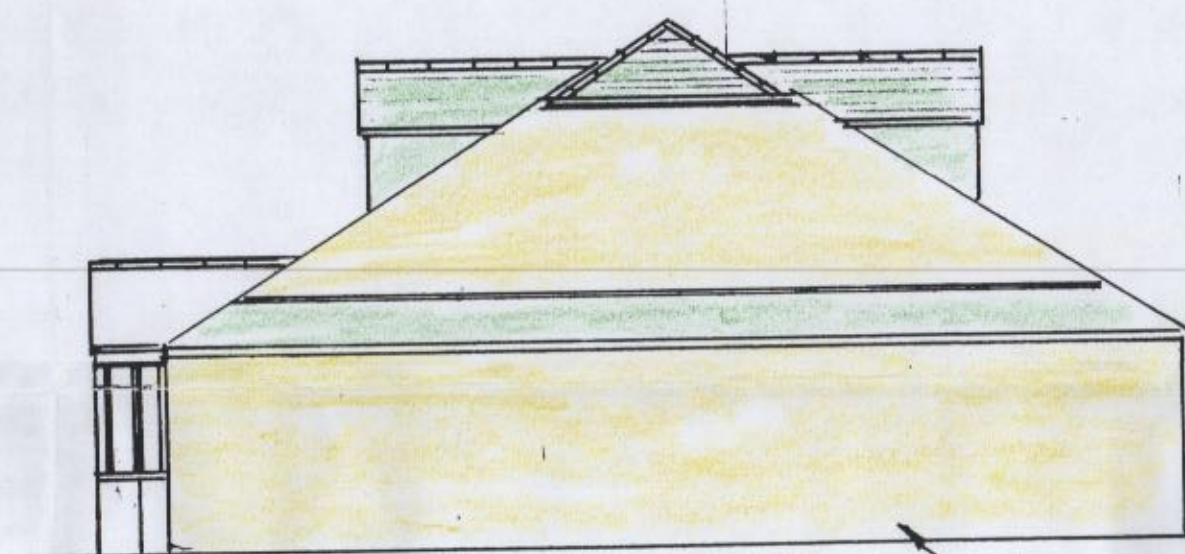
BLACKWELL'S
 www.blackwellmapping.co.uk
 TEL: 01865 333 677
 maps.oxford@blackwell.co.uk



ROOF PLAN



SIDE ELEVATION



SIDE ELEVATION

WALLS RENDER TO MATCH EXISTING ALL LEVELS

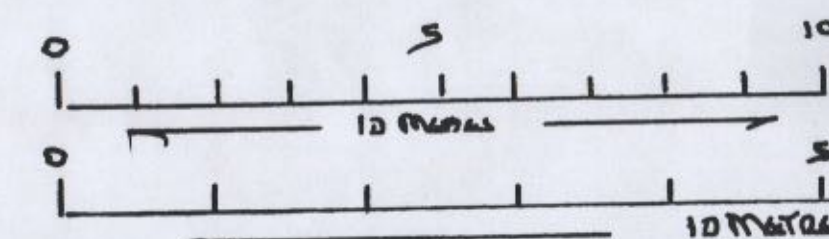
ROOF ROSEMARY LUT PLAIN TILES



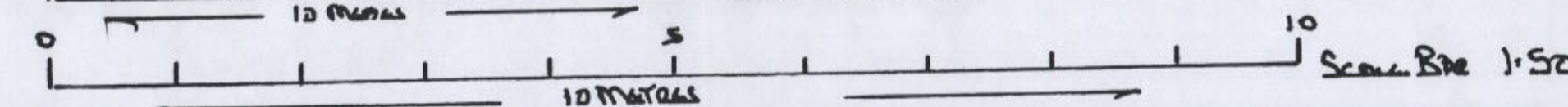
FRONT ELEVATION



REAR ELEVATION

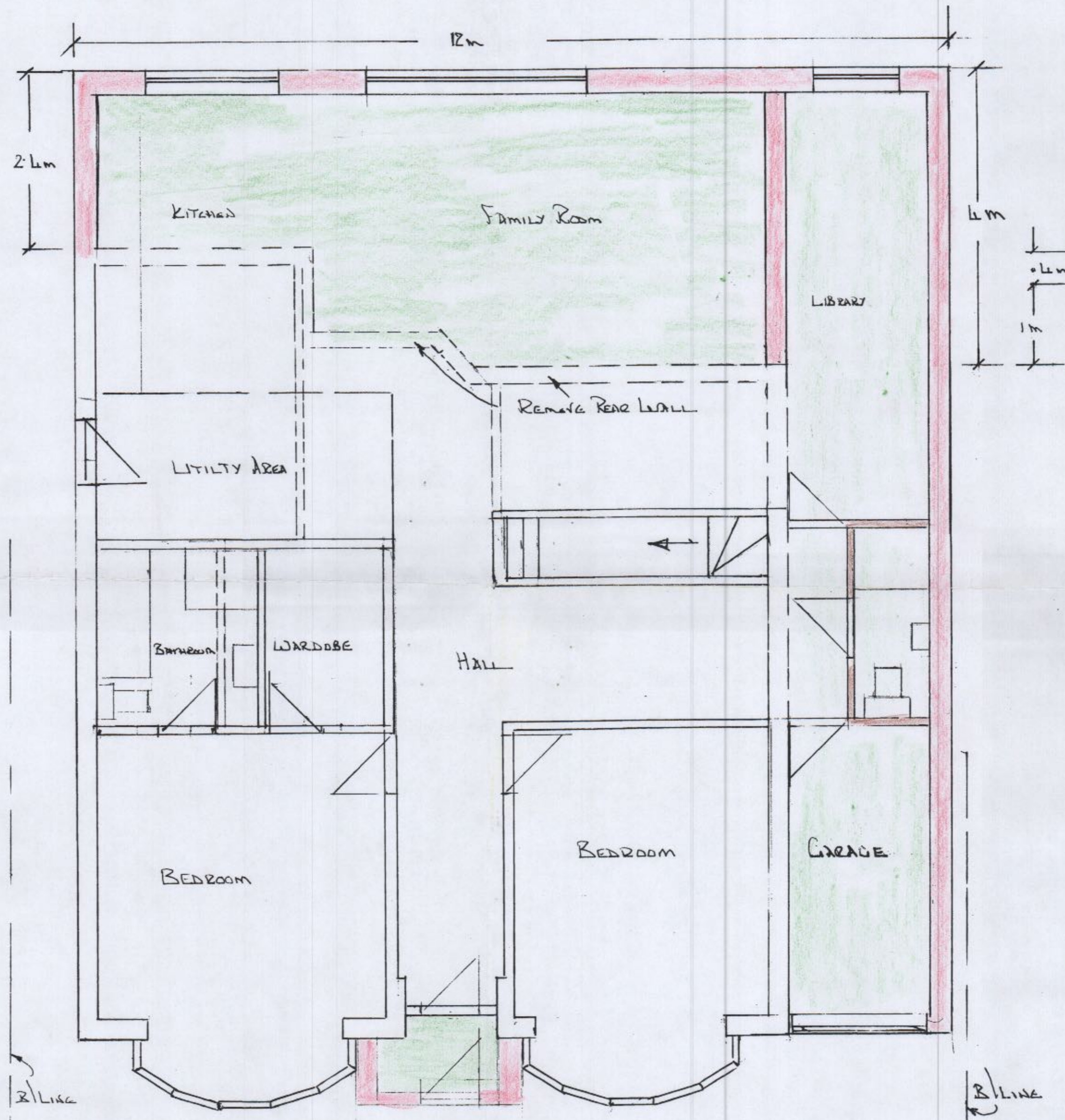


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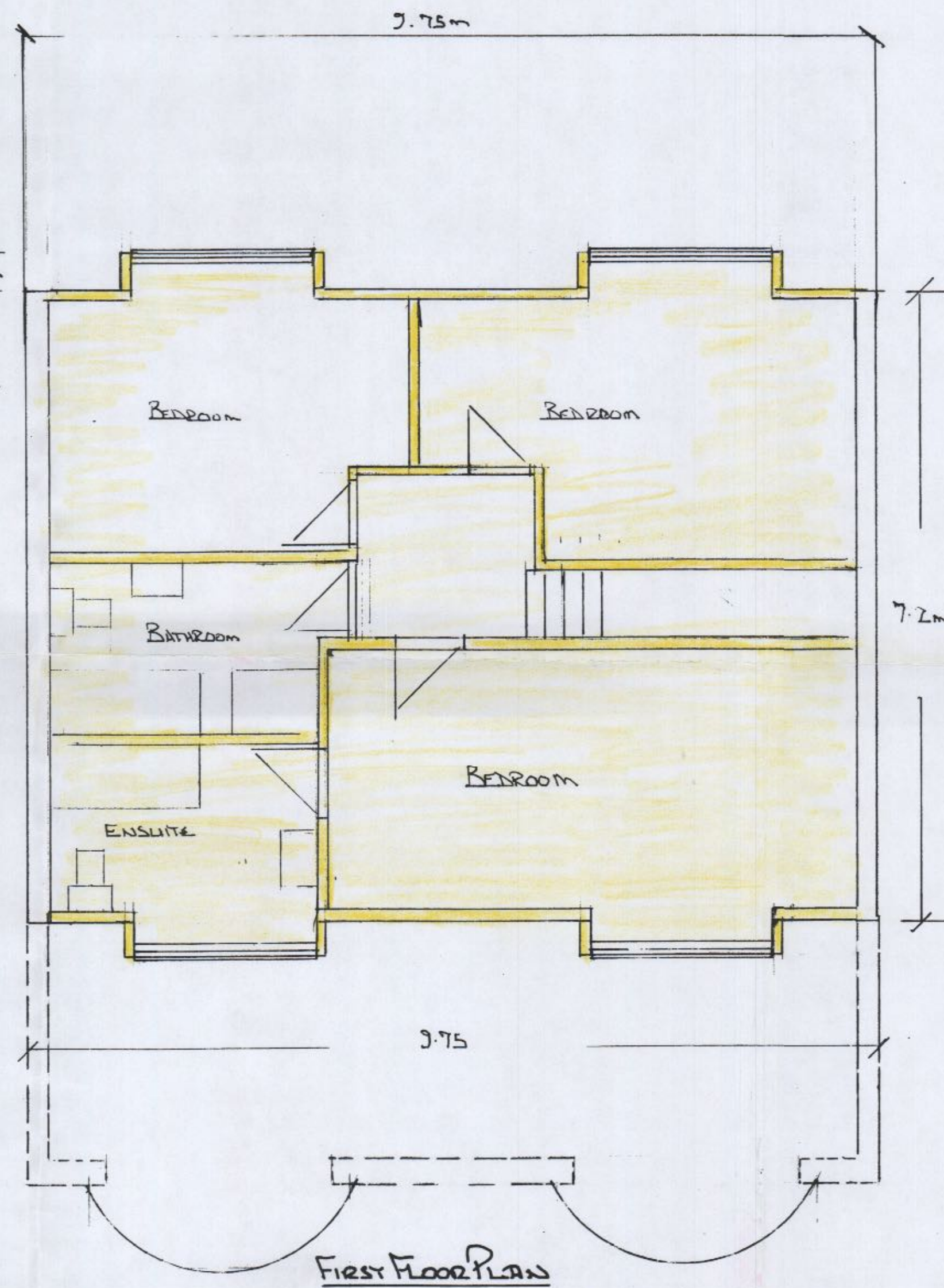


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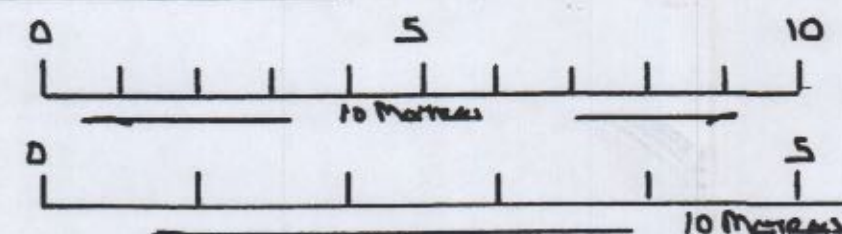
J. W. EVANS ARCHITECTURAL DRAWINGS 298 Woodlands Ave. Eastcote, Ruislip, Middx. HA4 9QZ 020 8868 7593 jojevans@btinternet.com	Scale 1:100 Drawing No 2198 PROPOSED REAR SIDE EXTENSION & ALTERATIONS TO ROOF TO FORM BED ROOMS & BATH ROOMS MR & MRS D. LAMBORNE 114 EVERLEY CREW TOWNSEND ROAD TEL 07996 270 617
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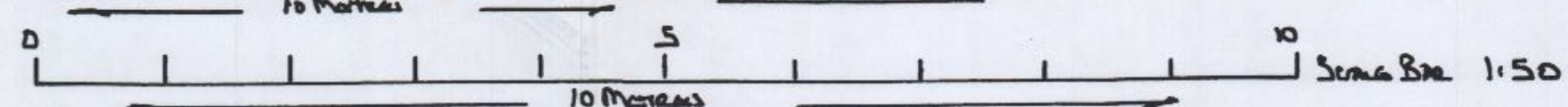
GROUND FLOOR PLAN



FIRST FLOOR PLAN



Scale Bar 1:100



Scale Bar 1:50

JWENIS ARCHITECTURAL DRAWINGS 298 Woodlands Ave. Eastcote, Ruislip, Middx. HA4 9QZ 020 8868 7593 jojo@jwenis.com	Scale 1:50 DRAWING 2398 PROPOSED REAR SIDE EXTENSION & ALTERATIONS TO ROOF TO FORM BEDROOMS & BATHROOMS Mr & Mrs G LINGHOUSE 114 EVERESTS CRES RUISLIP MDDX TEL 01996 276 617
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LOW BORO OF HILLINGDON
RECEIVED
28 JUL 2014
PLANNING & TRANSPORTATION
GROUP



29/6/2014



29/6/2014



29/6/2014



29/6/2014

LOW BORO OF HILLINGDON
RECEIVED
28 JUL 2014
PLANNING & TRANSPORTATION
GROUP

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, Sport and Green Spaces	
Address	14 EVERSLEY CRESCENT RUISLIP	
Development:	Single storey side/rear extension, extension to roof to allow conversion of roof space to habitable use to include 2 rear dormers, 2 front dormers and 4 rear rooflights and porch to front	
LBH Ref Nos:	47461/APP/2014/2659	
Drawing Nos:	2398 (Proposed Elevations) Photographs Location Plan (1:1250) Block Plan (1:500) 2398 (Proposed Floor Plans)	
Date Plans Received:	28/07/2014	Date(s) of Amendment(s):
Date Application Valid:	08/08/2014	

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a detached bungalow situated on the south side of Eversley Crescent, situated to the south of Ruislip Underground Station. The application site is rectangular with hard standing to the front and spacious garden to the rear. The area is predominately residential in character and appearance, consisting of mainly bungalows and semi-detached two storey properties.

The site is situated within a Developed Area as identified in the policies of the Hillingdon Local Plan (November 2012).

1.2 Proposed Scheme

The application seeks planning permission for a single storey side to rear extension, extension to the roof to allow conversion of roof space to habitable use to include 2 rear dormers, 2 front dormers and 4 rear rooflights and porch to the front. The proposed rear extension would have a depth of 4m on the west shared boundary with No. 12 Eversley Crescent and a depth of 2.4m on the east shared boundary with No. 16 Eversley Crescent, from the original rear wall of the dwellinghouse. This element would have a width of 12m. This element would marry the proposed slope of the roof, with a height of 2.6m to the eaves and 6.9m to the existing apex height.

The proposed side element would have a width of 2.3m from the existing flank elevation and an overall depth of 13.3m. This element would have a mono-pitched roof with a height of 2.6m to the eaves and 3.6m to the apex.

The roof alterations would involve double half hip-to-gable ends. The front and rear dormer windows would be of identical dimensions, each with a height of 2.1m and a width of 2.5m. They would be evenly positioned on the roof scape with a set in of 1.3m from the roof edges, a set in of 0.6m from the roof ridge and a set in of 1.4m above the roof eaves.

The porch would have a width of 2.3m and a depth of 1m falling flush with the bay windows at ground level.

At ground level the proposal would accommodate an open plan kitchen/family room to the rear and library and garage to the side.

The roof conversion would create 3 bedrooms, one of which would have an en-suite and a main bathroom.

1.3 Relevant Planning History Comment on Planning History

There is no relevant planning history associated with the site.

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

7 neighbouring properties and Ruislip Residents Association were consulted by letter dated 11.8.14 and a site notice was displayed which expired on 9.9.14. No responses were received.

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

LPP 3.5 (2011) Quality and design of housing developments

OE1 Protection of the character and amenities of surrounding properties and the local area

5. MAIN PLANNING ISSUES

The main planning issues for consideration when determining this planning application relate to the impact on the character and appearance of the original dwelling, the effects on the streetscene, the residential amenity, the visual amenity of surrounding dwellings and provision of parking.

With regard to the side extension, which would be situated on the west side of the dwellinghouse, it is proposed to have a width of 2.3m from the existing flank elevation compared with the main dwellinghouse width of 9.8m. In order for this element to maintain a subordinate appearance HDAS-EXT guidance paragraph 4.5 states that width of the side extension must be considerably less than that of the main dwellinghouse and be between half and two-thirds of the main dwellinghouse. The proposal would therefore be compliant to said guidance. However, this element would have a mono-pitched roof with a height of 2.6m to the eaves and 3.6m to the apex. To ensure this element preserves the character and appearance of the original dwellinghouse, the streetscene and neighbouring amenity HDAS-EXT guidance paragraph 4.2 states that a pitched roof should not exceed a height of 3.4m. The proposal would exceed this guidance and it is therefore considered that this element would have an adverse impact on the application property and on neighbouring amenity. Furthermore, this element of the proposal would be visible from the streetscene and would pose a adverse impact contrary to policies BE13, BE15 and BE19 of the Hillingdon Local Plan: UDP Saved Policies (November 2012).

Turning to the rear extension element, this would have an overall depth of 4m at its maximum projection. Owing to the existing 'L' shaped rear building line, the proposal would have a depth of 4m on the shared boundary with No. 12 Eversley Crescent and a depth of 2.4m on the shared boundary with No.16 Eversley Crescent from the original rear wall of the dwellinghouse. In order to maintain a subordinate appearance to the main dwellinghouse and mitigate the impact on neighbouring HDAS-EXT guidance paragraph 3.4 states that a depth of 4m is acceptable with regard to a detached dwellinghouse. The proposal is compliant and it is therefore considered that the depth would not impact upon the amenity of the adjoining neighbours in this regard. However, this element would form part of the roof extension from a height of 2.6m rising to 6.9m to the apex. On the east boundary where the depth of the rear element would be 2.4m, the intersected roof height is 4.2m and on the west boundary where the depth would be 4m, the intersected roof height is 5.3m. HDAS-EXT guidance states that a pitched roof over a single storey should not exceed a height of 3.4m in order to protect the character and appearance of the original dwelling and neighbouring amenity. This element exceeds said guidance and is deemed to create significant bulk and mass at these points detrimental to neighbouring amenity given its close proximity to common boundaries with regard to outlook and over domination contrary to policies BE21 of the Hillingdon Local Plan (November 2012).

The proposal also involves double half hip to gable ends and front and rear dormer windows, two on the front and two on the rear roofscapes. HDAS-EXT guidance paragraph 7.8 states that there should be a set in of at least 1m below the ridge level, above the eaves and from the sides of the roof with regard to a detached dwellinghouse. The proposed dormers would be symmetrical on both elevations and would be 0.6m below the ridge, 1.4m above the eaves and 1.3m from the sides of the roof. All dormers would fail to meet the 1m set down below the roof ridge. Furthermore the double half hipped gabled roof design would result in an incongruous addition which would be detrimental to the architectural composition of the existing building or the character and design of the adjoining two storey buildings which are characterised by full hipped roofs. It is therefore considered that the cumulative impact of the gabled roof and dormer windows would have an over dominant impact that would adversely affect the character and appearance of the original dwellinghouse and the visual amenity of the street scene and

the wider area contrary to BE13, BE15 and BE19 of the Hillingdon Local Plan: UDP Saved Policies (November 2012).

The proposed porch would have a height of 2.7m, a width of 2.3m and a depth of 1m from the original front building line, which would fall flush with the bay windows at ground level. The depth complies with HDAS-EXT paragraph 8.2, which informs that the porch should not exceed 1m in depth. As a result, the porch would have a subordinate appearance to the main dwellinghouse and would not compromise the character and appearance of the original dwelling or the streetscene.

It is noted, the proposals would not give rise to a loss of privacy as there are no flank windows proposed compliant with BE24 of the Hillingdon Local Plan: UDP Saved Policies (2012).

It is considered that all the proposed habitable rooms, and those altered by the development would be adequate, therefore complying with policy BE20 of the Hillingdon Local Plan saved policies (2012) and Policy 3.5 the London Plan (2011).

In consideration of garden amenity HDAS-EXT guidance states that sufficient garden space should be retained as a consequence of an extension. The proposal would reduce the amount of amenity space at the property. However, some 180sqm of amenity space would remain, which would satisfy the minimum requirement for a property of this size, hence complying with BE23 of the Hillingdon Local Plan: UDP Saved Policies (2012).

With regard to the parking provision the proposal would create additional bedrooms and therefore would create extra demand for parking. However, the two car park spaces located to the front of the property would be sufficient, compliant with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

On balance, the proposals by reason its size scale, bulk and siting near common boundaries would adversely impact the character and appearance of the original dwellinghouse, the streetscene and neighbouring amenity. It is therefore recommended that this application be refused.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal by virtue of its size, scale, bulk and double half gabled roof design incorporating front and rear dormers, would result in incongruous additions which would be detrimental to the architectural composition of the existing building, the visual amenity of the street scene and the character and appearance of the wider area. The proposal would therefore conflict with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

- 1** On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council

agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

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 (July 2011) and national

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2011) Quality and design of housing developments
OE1	Protection of the character and amenities of surrounding properties and the local area

guidance.

Contact Officer: Scott Hackner

Telephone No: 01895 250230

APPENDIX 5

Planning application 42572/APP/2015/2197



Mr V J Mc Andrew
92 Vicarage Lane
Kings Langley
Hertfordshire WD4 9HR

Application Ref: 42572/APP/2015/2197

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:-

Description of development:

Single storey rear extension, extension of existing roof to create additional habitable roofspace to include 2 front and 2 rear dormers, 1 front rooflight and conversion of roof from hip to gable with a new gable end window involving demolition of existing rear conservatory

Location of development: 34 Eversley Crescent, Ruislip

Date of application: 15 June 2015

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

Head of Planning and Enforcement

Date: 7 August 2015

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 42572/APP/2015/2197

SCHEDULE OF CONDITIONS

- 1 · The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 · The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 15/GK-3 and 15/GK-4.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

- 3 · The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

- 4 · The window facing 36 Eversley Crescent shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

- 5 · Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 32 or 36 Eversley Crescent.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

SCHEDULE OF CONDITIONS

- 6 . Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:
- i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:
 - ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification.
- The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iii. provide details of water collection facilities to capture excess rainwater;
 - v. provide details of how rain and grey water will be recycled and reused in the development.
- Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

INFORMATIVES:

- 1 . The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

- 2 . On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

SCHEDULE OF CONDITIONS

Standard Informatives

- 1 The decision to GRANT 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 GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape

SCHEDULE OF CONDITIONS

works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - **Resident Services**, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
 - A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.
 - B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

SCHEDULE OF CONDITIONS

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

GRANT OF PLANNING PERMISSION

Application Ref.No.: 42572/APP/2015/2197

SCHEDULE OF PLANS

Location Plan (1:1250) - received 15 Jun 2015

15/GK-2 - received 15 Jun 2015

15/GK-4 - received 15 Jun 2015

15/GK-1 - received 15 Jun 2015

15/GK-3 - received 15 Jun 2015

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice
- Appeals must be made using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pes.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

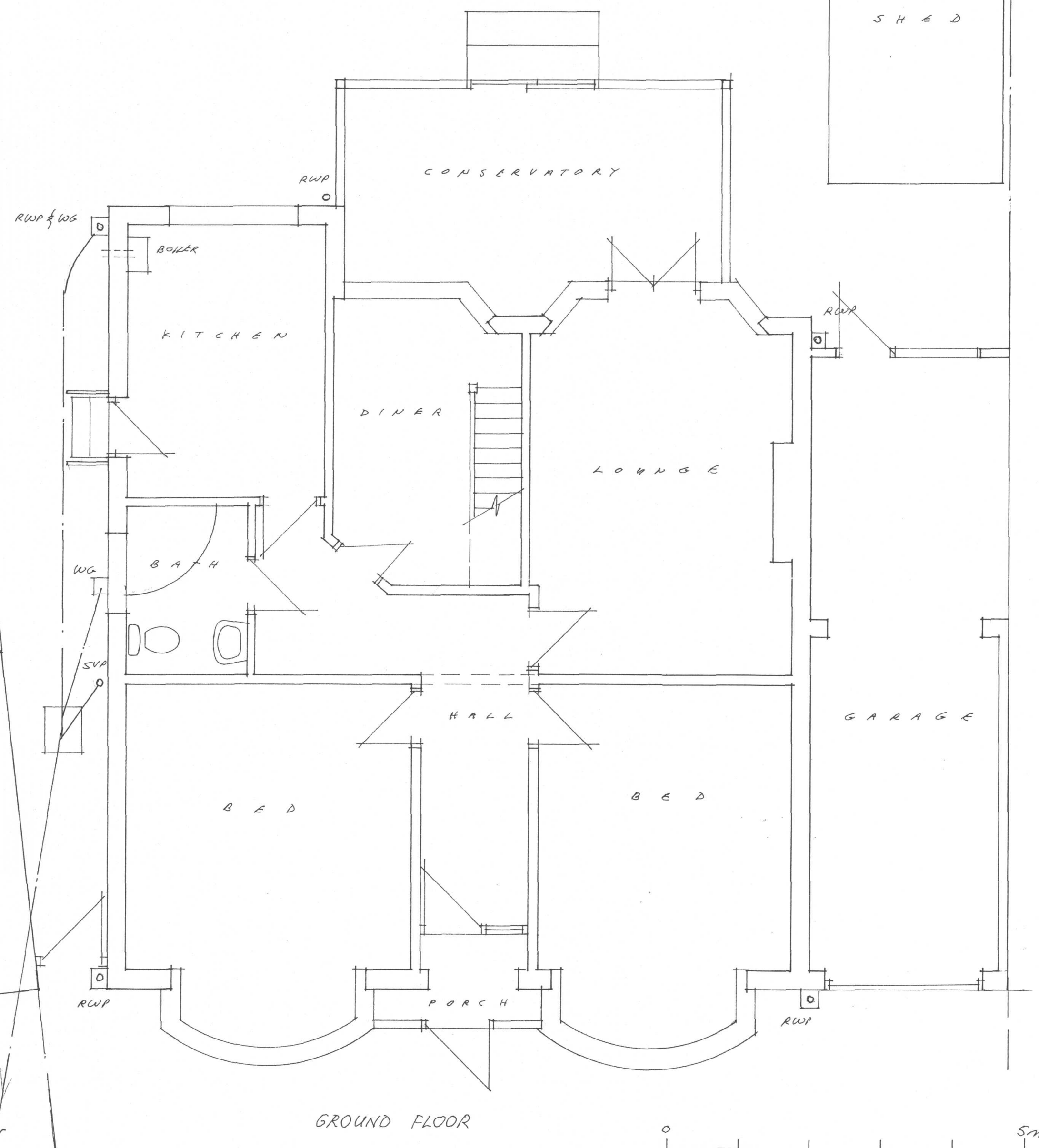
Purchase Notices.

- If either the local planning authority or the office of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

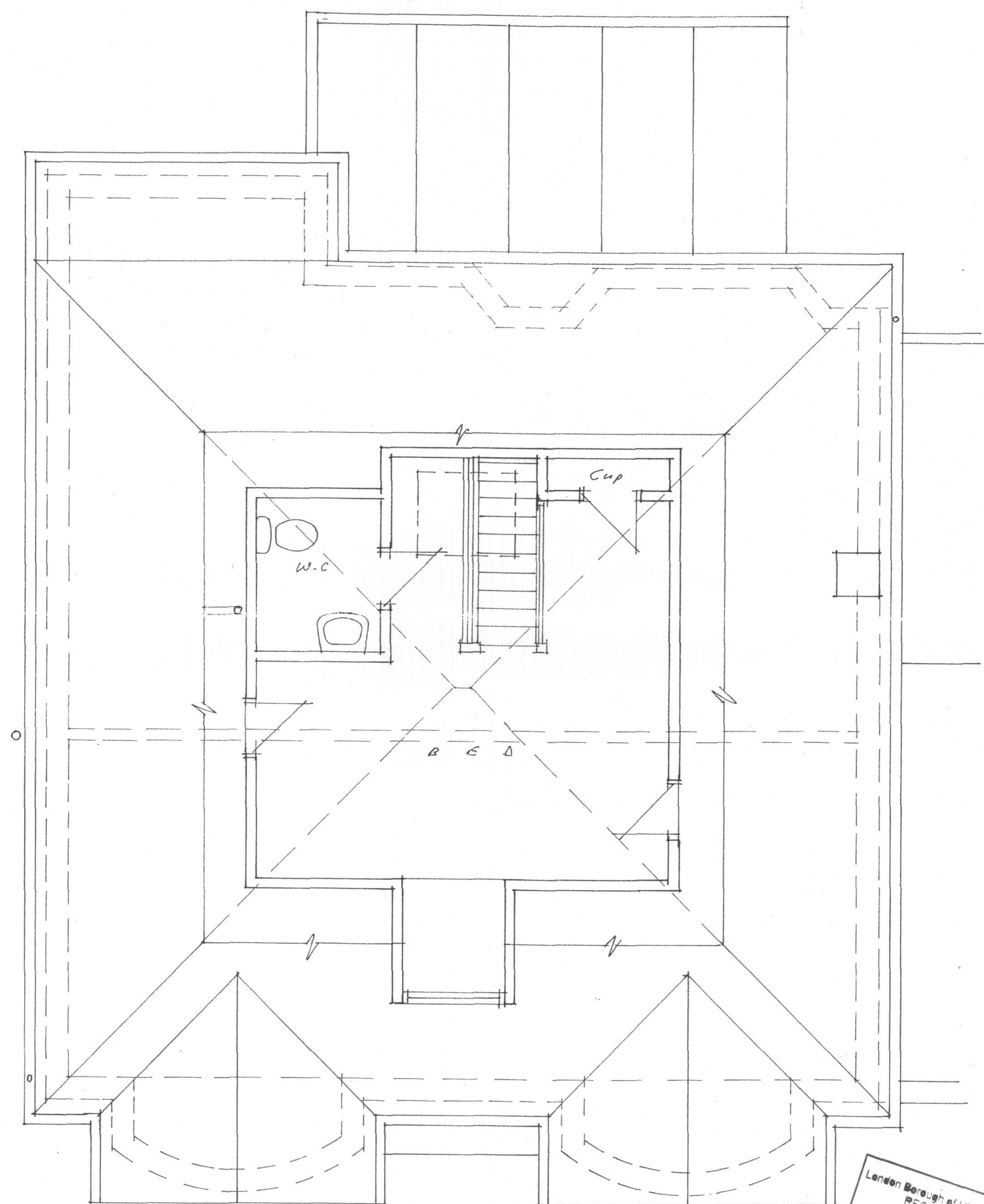
**SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250**

CENTRE COORDINATES: 509586, 186835





A2



EXISTING FLOOR PLANS

AT, 31 EVERSLEY CRESCENT, RUISLIP

FOR, MR. G. KNOX 15/GK-1

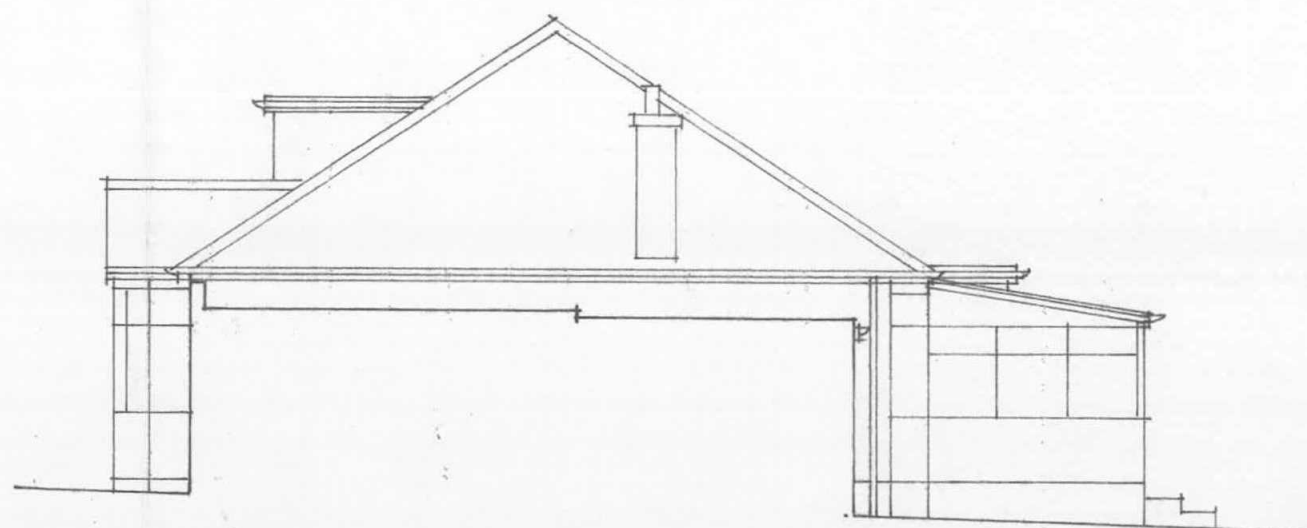
SCALE 1:50

DATE 2/6/15

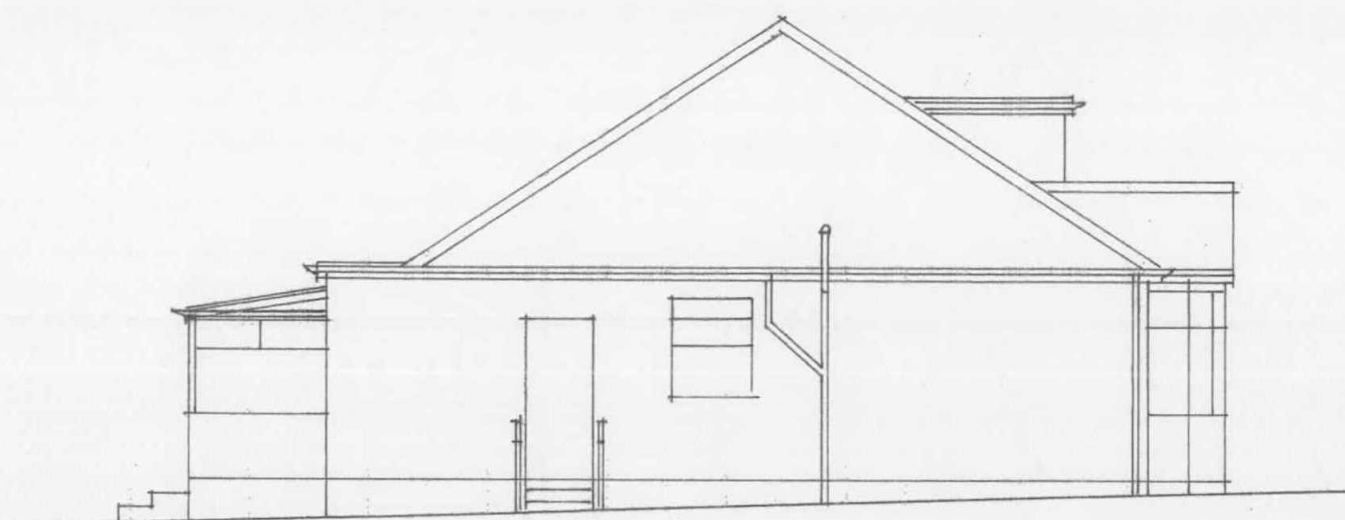




FRONT



SIDE



SIDE



REAR



1:100

A3

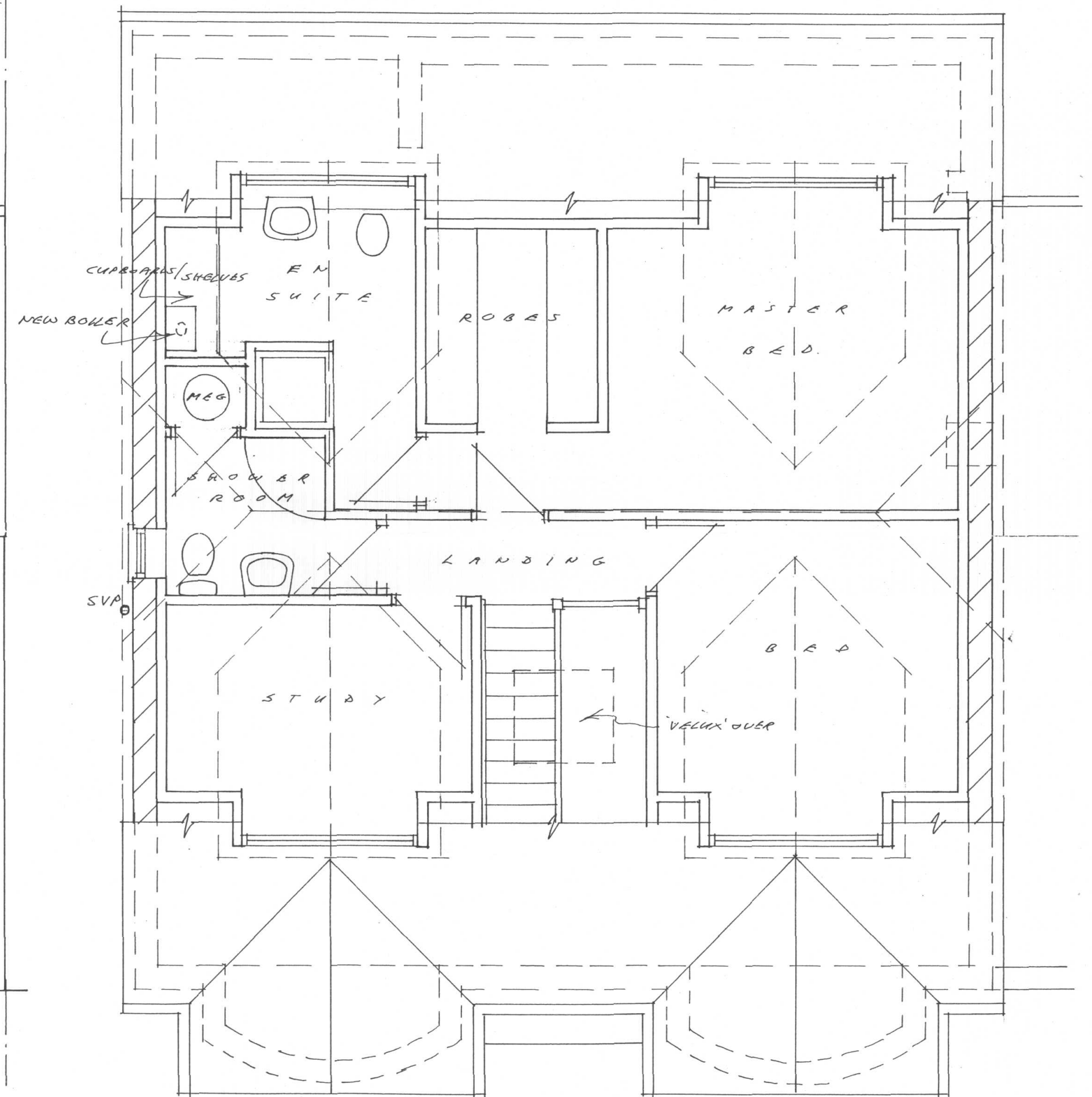
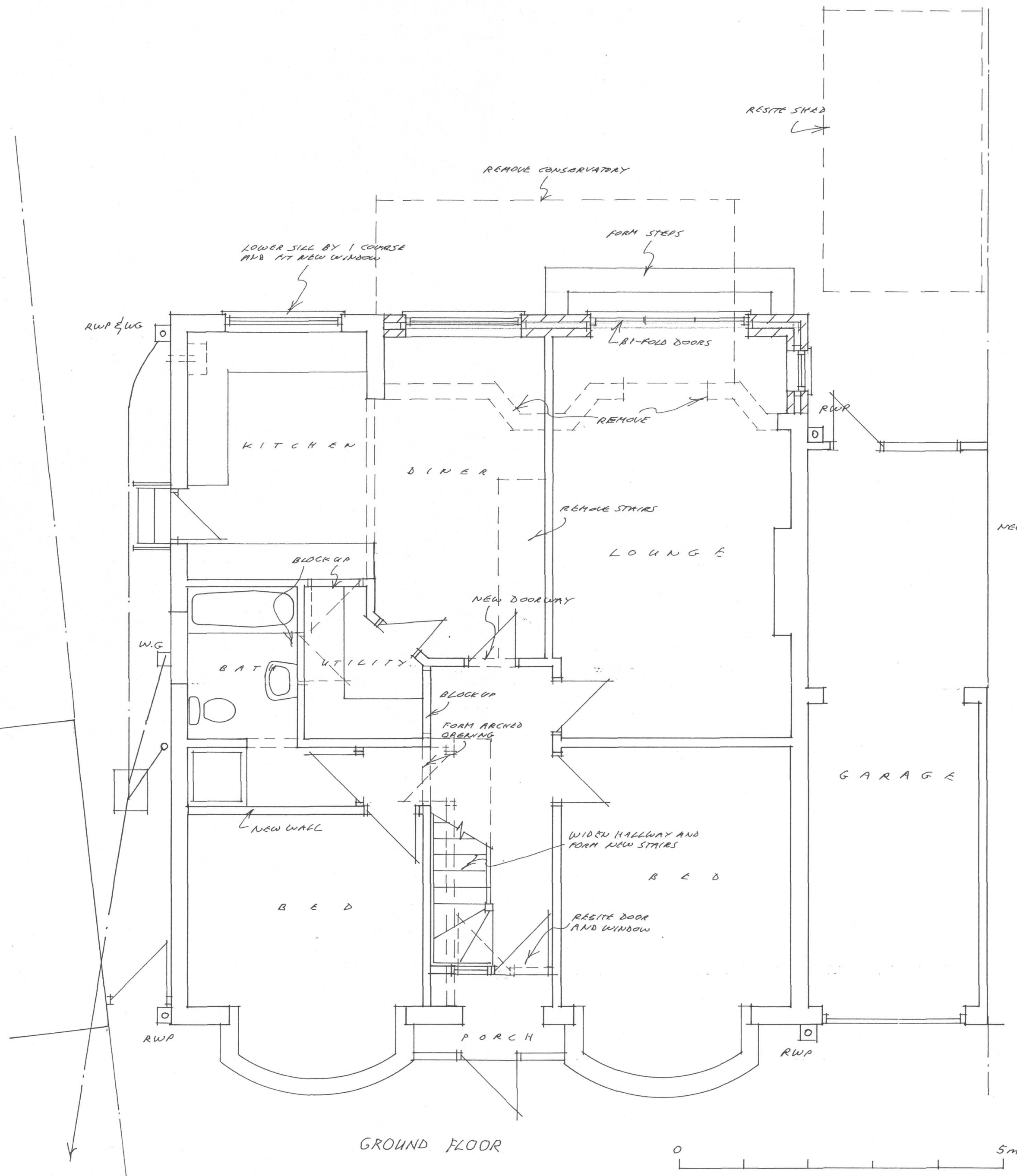


EXISTING ELEVATIONS

AT, 34 EVERSLEY CRESCENT, RUISLIP

FOR, MR. G. KNOX 15/GK-2

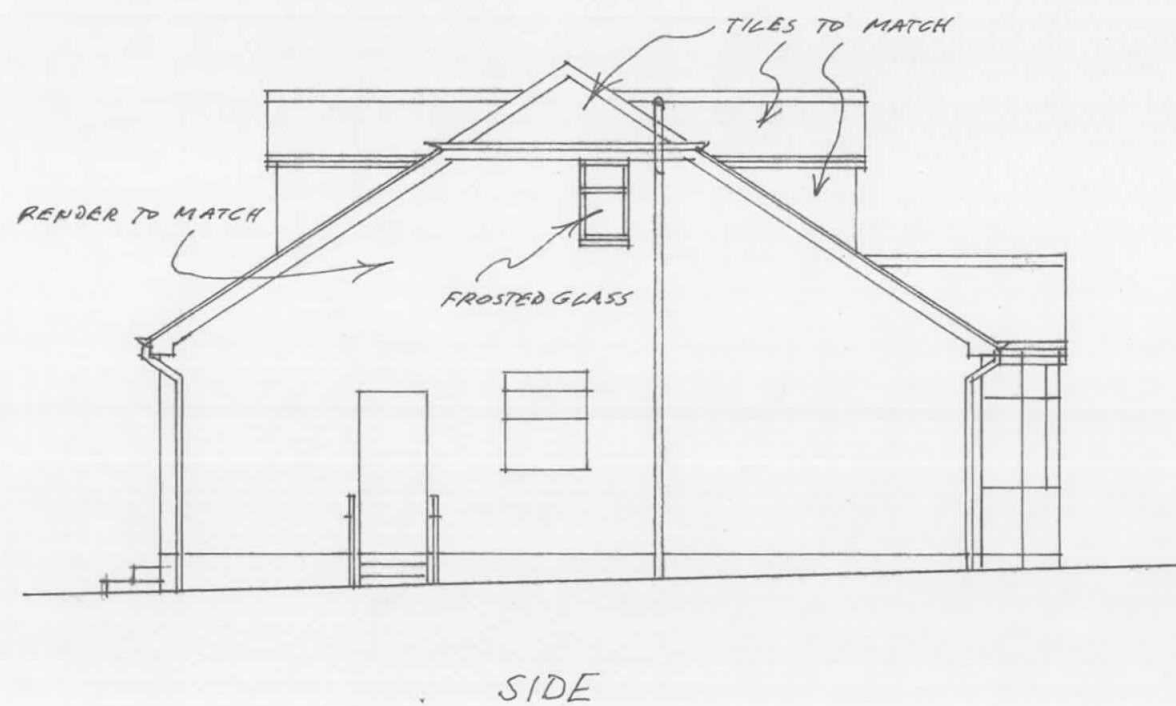
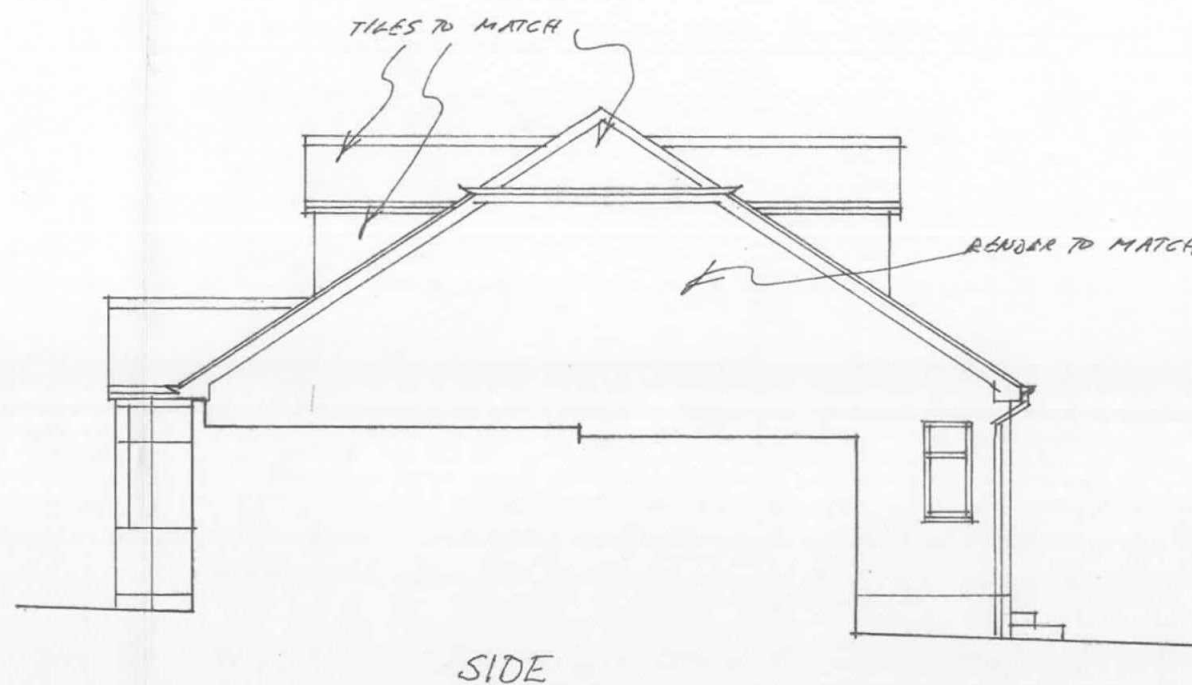
SCALE 1:100 DATE 2/6/15



LOFT PLAN

PROPOSED FLOOR PLANS
 AT, 34 EVERSLEY CRESCENT, RUSSLIP
 FOR, MR. G. KNOX 15/GK-3
 SCALE 1:50 DATE 2/6/15





London Borough of Milingdon
RECEIVED
15 JUN 1999
Planning
Residents Services

0 10m 1:100
A3

PROPOSED ELEVATIONS
AT, 34 EVERSLEY CRESCENT, RUISLIP
FOR, MR. G. KNOX 15/GK-4
SCALE 1:100 DATE 3/6/15

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, Sport and Green Spaces**

Address 34 EVERSLEY CRESCENT RUISLIP

Development: Single storey rear extension, extension of existing roof to create additional habitable roofspace to include 2 front and 2 rear dormers, 1 front rooflight and conversion of roof from hip to gable with a new gable end window involving demolition of existing rear conservatory

LBH Ref Nos: **42572/APP/2015/2197**

Drawing Nos: Location Plan (1:1250)
15/GK-2
15/GK-4
15/GK-1
15/GK-3

Date Plans Received: 15/06/2015 **Date(s) of Amendment(s):**

Date Application Valid: 15/06/2015

1. **CONSIDERATIONS**

1.1 **Site and Locality**

The application relates to a bungalow located on Eversley Crescent. The external walls of the property are covered by a hipped roof. The area to the front of the property, within the curtilage of the site, is covered in hardstanding, and provides space to park one car. The property also has attached to the side of the dwelling, as well as an existing dormer on the front elevation.

The site is located in a developed area as identified in the Hillingdon Local Plan (November 2012).

1.2 **Proposed Scheme**

The application seeks planning permission for the erection of a single storey rear extension, extension of existing roof to create additional habitable roofspace to include 2 x front, 2 x rear dormers, 1 front rooflight and conversion of roof from hip to gable with a new gable end window involving demolition of existing rear conservatory.

1.3 **Relevant Planning History**

42572/APP/2013/809 34 Eversley Crescent Ruislip

Extension of existing roof to create additional habitable roofspace to include conversion of roof from hip to gable end to both sides and rear with new gable end windows and installation of 3 rooflights to front involving demolition of existing conservatory to rear

Decision Date: 19-06-2013 Refused

Comment on Planning History

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

A total of 6 neighbouring occupiers, along with the Ruislip Residents Association, were consulted on the application on 18th June 2015. By the close of the consultation period on 9th July 2015, one objection was received.

Comments from occupiers at no.36 Eversley Crescent:

"Worried about the height and trajectory of the roof, blocking natural light into our main living space and upper landing window".

The Flood and Water Management Officer acknowledged that the site lies in a Critical Drainage area, which is identified in the Surface Water Management Plan for Hillingdon. As the site is at risk of surface water flooding which was identified on the Environment Agency Flood Maps, it is important that all development in this area contributes to manage the risk of surface water and reduce the runoff from their site. The Flood and Water Management Officer has therefore requested that a planning condition be added to the planning application, should planning permission be granted.

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

AM14 New development and car parking standards.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

LPP 3.5 (2015) Quality and design of housing developments

5. MAIN PLANNING 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 the residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application

property and the availability of parking.

The property currently has as a conservatory located to the rear of the property, which plans show will be demolished. The existing conservatory has a depth of 3m and has a roof height of 3.2m. The existing floor plan of the dwelling shows that the kitchen extends beyond the rear wall of the dwelling by 1.5m and has a width of 3.14m. This is how the original dwelling was built, and the proposed single storey rear extension looks to "fill-in" the remaining space, resulting in the kitchen and proposed extension being in line.

Section 3 of the HDAS Residential Extensions guidance states, that a single storey rear extension to a terraced or semi-detached property can have a maximum depth of 3.6m and either a pitched roof with maximum height of 3.4m or a flat roof with a height of 3m.

The proposed single storey rear extension will have a depth of 1.5m and a width of 6.8m, adjoining onto the existing protruding kitchen. The proposed single storey rear extension will integrate with the pitch of the main roof. Furthermore the height of the proposed single storey rear extension will not have a negative impact upon the occupiers of the neighbouring properties.

The proposed development also includes the extension of existing roof to create additional habitable roofspace to include 2 x front, 2 x rear dormers, 1 front rooflight and conversion of roof from hip to gable.

The height of the existing roof, from eaves to ridge is 3.65m. The proposal looks to increase this to 3.96m to create additional roofspace.

Paragraph 7.7 of the HDAS Residential Extensions guidance, states, "a dormer window or roof extension must be constructed in the centre of the roof face. The size of each roof face will vary from one house to the next. As a guide, any roof extension to a terraced house should be set at least, 0.3m below the ridge level, at least 0.5m above the eaves level and at least 0.5m from the sides of the roof".

All 4 dormers, (2 on the front elevation and 2 on the rear elevation) will all be of the same size, scale and design. The proposed dormers will have a depth of 3.3m, height of 2.1m and a maximum width of 2.5m. All dormers will be set down from the ridge of the main roof by 0.4m and above the eaves of the main roof by 1.35m, as well as having a set in from the sides by 1.22m.

The proposed extension to the roof will be similar to those that have been completed on both no.35 and no.14 Eversley Crescent.

Therefore, the proposed development is in accordance with Policies, BE13, BE15 and BE19 of the Hillingdon Local Plan: PART Two - Saved UDP Policies (November 2012).

The size, scale and design of the proposed development, will have no significant impact upon any neighbouring properties in terms of loss of light, loss of outlook or overshadowing. Furthermore, the proposed single storey rear extension will have windows and doors located on the rear elevation which face the rear garden of the application property; the same applies to the 2 rear dormers which will also face the applicant's rear garden. The 2 front dormers will have an outlook onto the general street scene and not into any neighbouring properties. Although the proposal includes a gable end window, this will be obscurely glazed, ensuring there is no overlooking into the neighbouring property. As a result the proposed development will not cause any issues regarding overlooking or a breach of privacy to any neighbouring properties.

Therefore, the proposed development is in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan; Part Two - Saved UDP Policies (November 2012).

It is considered that all the proposed habitable rooms and those altered by the proposals would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan.

Following the construction of the proposed development, approximately 385.83sq.m of private rear garden space will be retrained. Therefore the development is in accordance with Paragraph 4.9 of the HDAS guidance which states for a 4 or more bedroom house at least 100sq.m of private rear garden space should be retained, and Policy BE23 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

The proposed development would not impact the parking provision to the front of the property, and the development is considered to not materially increase the parking demand for the occupiers of the site.

Having taken everything into consideration, it is recommended that this application be approved.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 15/GK-3 and 15/GK-4.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 HO6 Obscure Glazing

The window facing 36 Eversley Crescent shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor

level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 32 or 36 Eversley Crescent.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 RES15 Sustainable Water Management (changed from SUDS)

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:

ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

iii. provide details of water collection facilities to capture excess rainwater;

v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

INFORMATIVES

1 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

- 2 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

Standard Informatives

- 1 The decision to GRANT 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 GRANT 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 (July 2011) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception Desk, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission

does

not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of

08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior

approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.

- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made

good

to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Ayesha Ali

Telephone No: 01895 250230

APPENDIX 6

Planning application 1025/APP/2012/2957

Mrs E Sergiou
Studio 136 Architects Ltd
122 Kenton Road
Kenton Middlesex
HA3 8AL

Application Ref: 1025/APP/2012/2957

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:-

Description of development:

Single storey side/rear extension and raising of roof to allow for conversion of roof space to habitable use to include 2 rear dormers, 2 front dormers and 1 rear rooflight involving alterations to existing rear element and demolition of existing side element

Location of development: 35 Eversley Crescent, Ruislip

Date of application: 06 December 2012

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-



Head of Planning & Enforcement

Date: 30 January 2013

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 1025/APP/2012/2957

SCHEDULE OF CONDITIONS

- 1 · The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 · The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers D_11_35ER_08 REV. A Received 23rd January 2013 and D_11_35ER_06 REV.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the London Plan (July 2011)

- 3 · The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES:

- 1 · On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

SCHEDULE OF CONDITIONS

Standard Informatives

- 1 The decision to GRANT 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 GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Policy No.	
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape

SCHEDULE OF CONDITIONS

works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - **Planning, Environment and Community Services**, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.
- B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

SCHEDULE OF CONDITIONS

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

END OF SCHEDULE

Address:

Planning, Environment and Community Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250400 / 250401
www.hillingdon.gov.uk

GRANT OF PLANNING PERMISSION

Application Ref.No.: 1025/APP/2012/2957

SCHEDULE OF PLANS

D_11_35ER_08 Rev. A Received 23rd January 2013 - received 23 Jan 2013

D_11_35ER_05 - received 04 Dec 2012

D_11_35ER_002 Rev. B - received 04 Dec 2012

D_11_35ER_06 Rev. F - received 23 Jan 2013

Design and Access Statement - received 23 Jan 2013

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

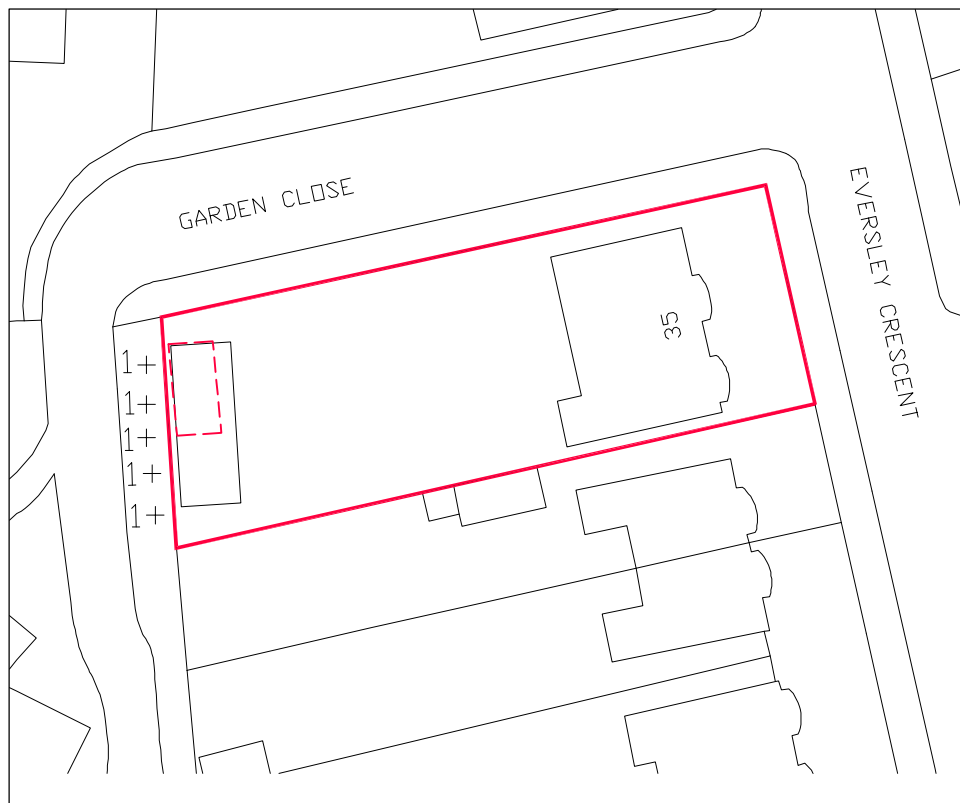
Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice
- Appeals must be made using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

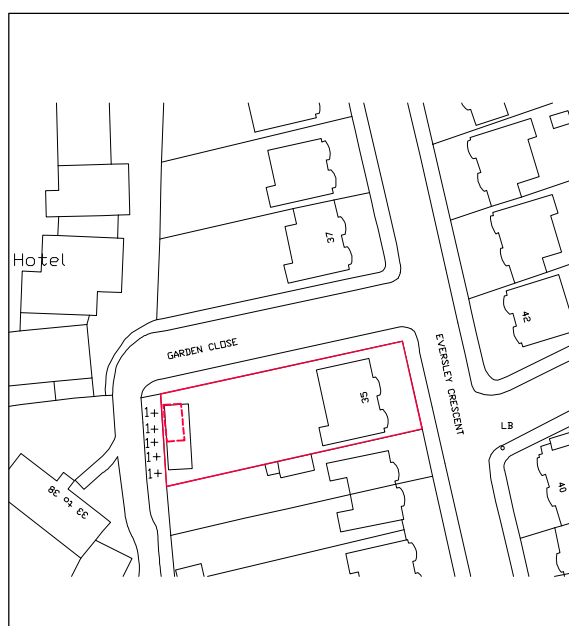
- If either the local planning authority or the office of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

This drawing is not to be scaled. Only figured dimensions
 to be taken. Any discrepancies to be reported to the
 Studio 136 Architects prior to setting out or ordering
 of any materials

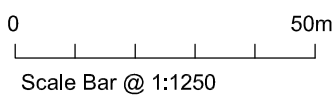


Key to Trees:
 1. Conifer

Site Plan 1:500



Location Plan 1:1250



20-03-2011 Rev AB
 Trees added

9-03-2011 Rev A
 Existing Garage shown in correct location

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 ARCHITECTS

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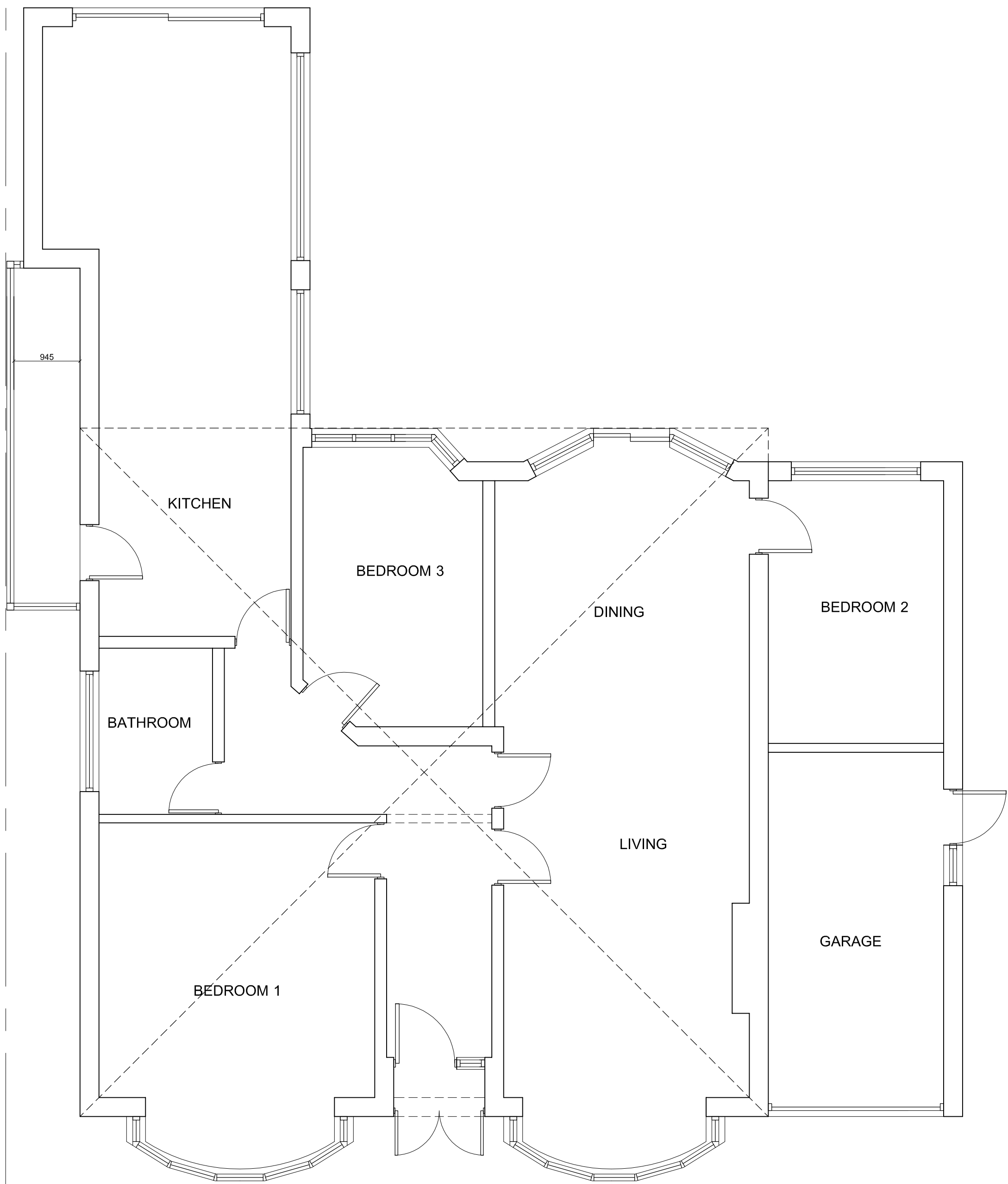
Project
 ALTERATIONS TO
 36 EVERSLEY CLOSE
 RUSLIP
 MIDDLESEX
 HA4 6DD

Client
 BILLY EVERIDPOU
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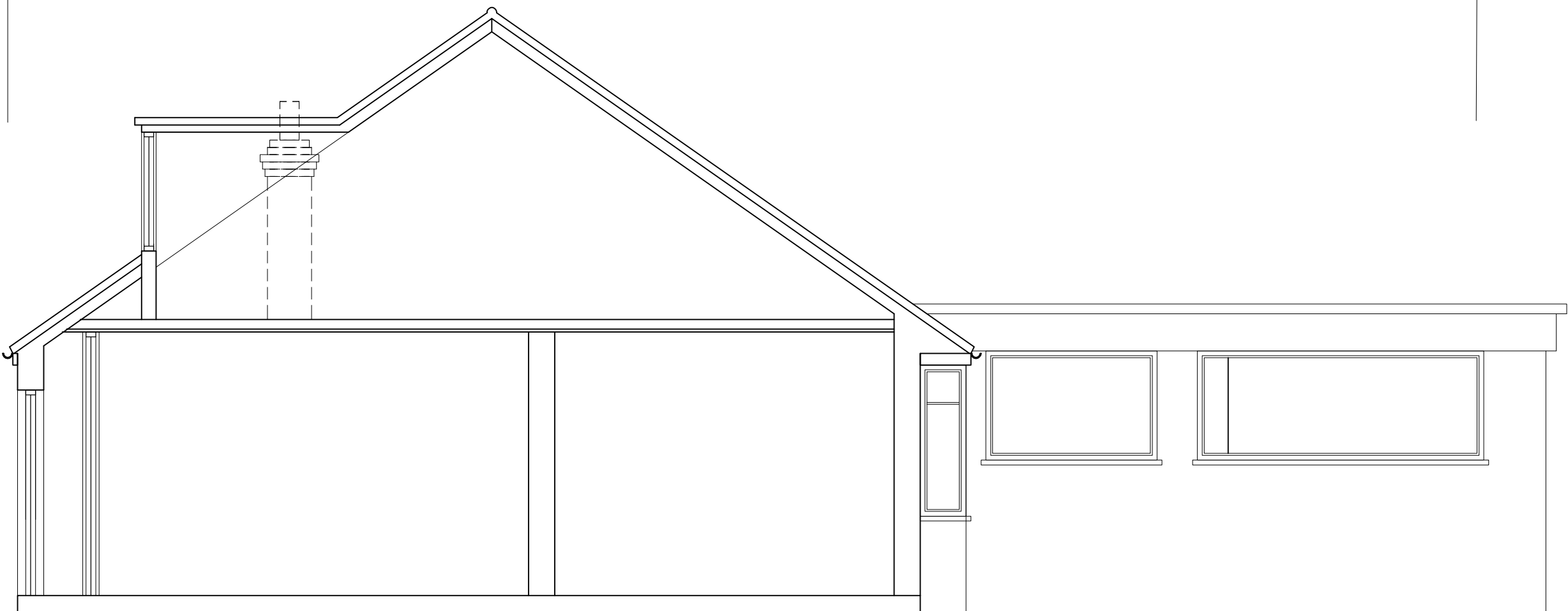
Drawing Title
 SITE AND LOCATION PLAN

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JAN 2011			

Drawing Number D_11_35ER_002	Rev B
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GROUND FLOOR PLAN



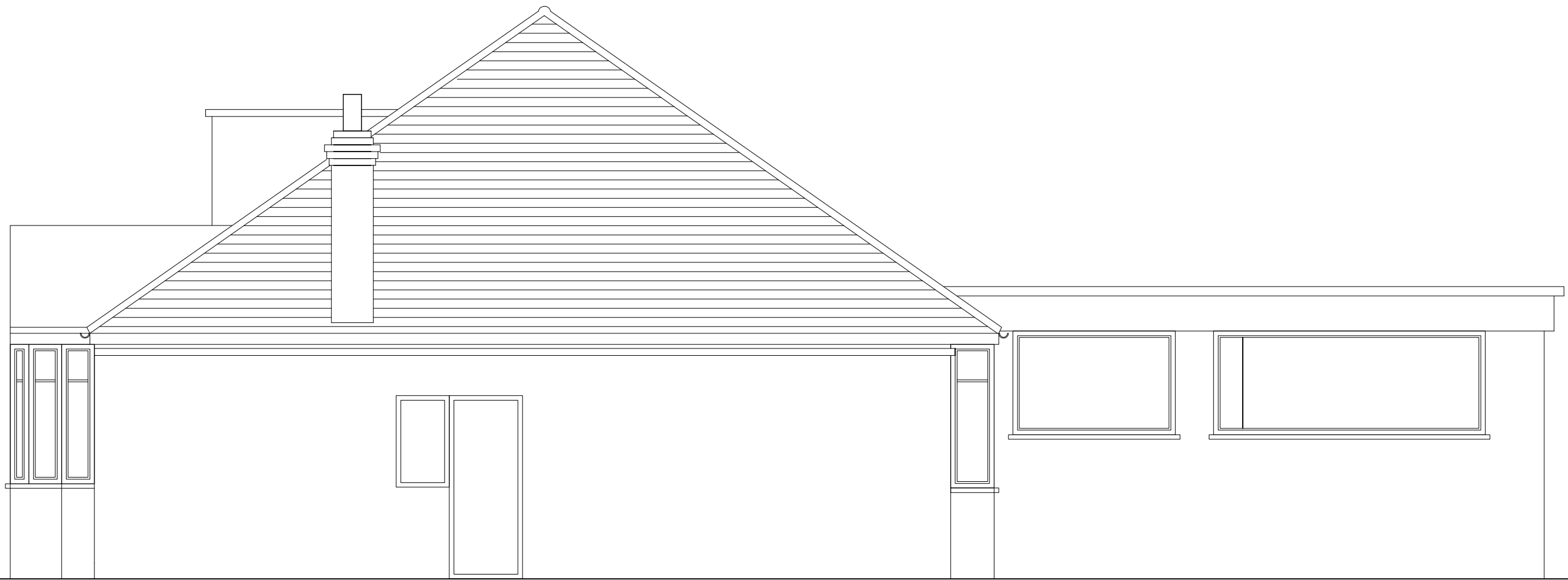
SECTION



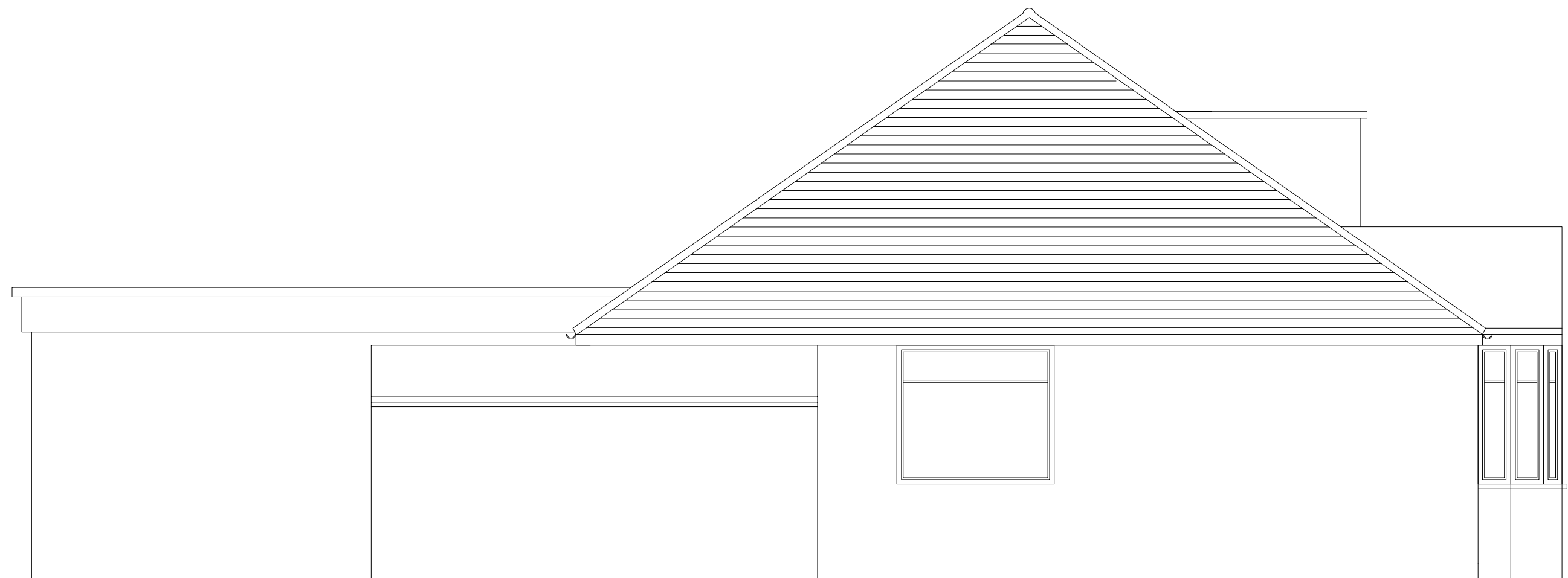
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

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0 1m 2m 3m
Scale Bar @1:50

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Project

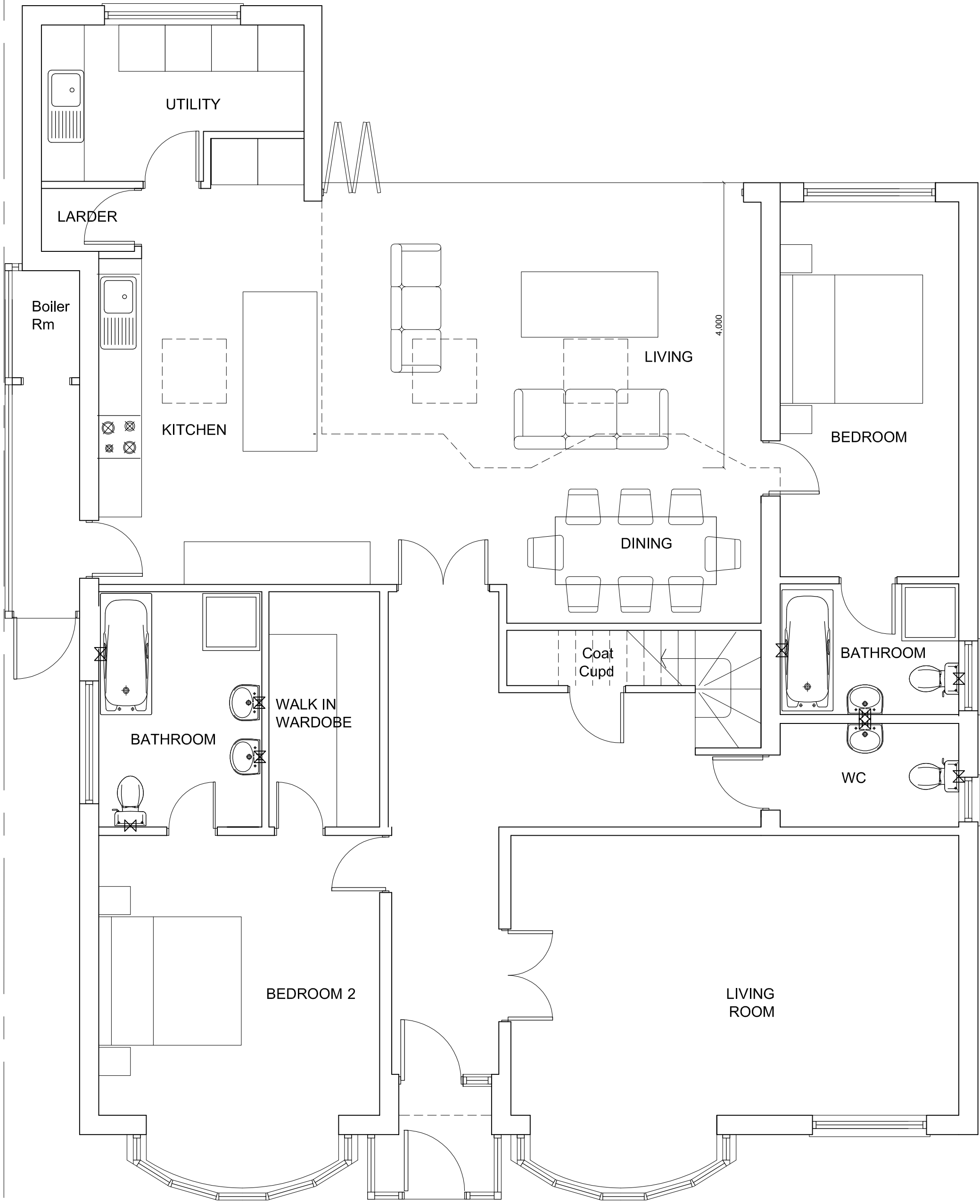
ALTERATIONS
35 EVERSLEY CRESCENT
RUISLIP
MIDDLESEX
HA4 6DD

Client
BILLY EVERIDIPOU
35 EVERSLEY CRESCENT
RUISLIP
HA4 6DD

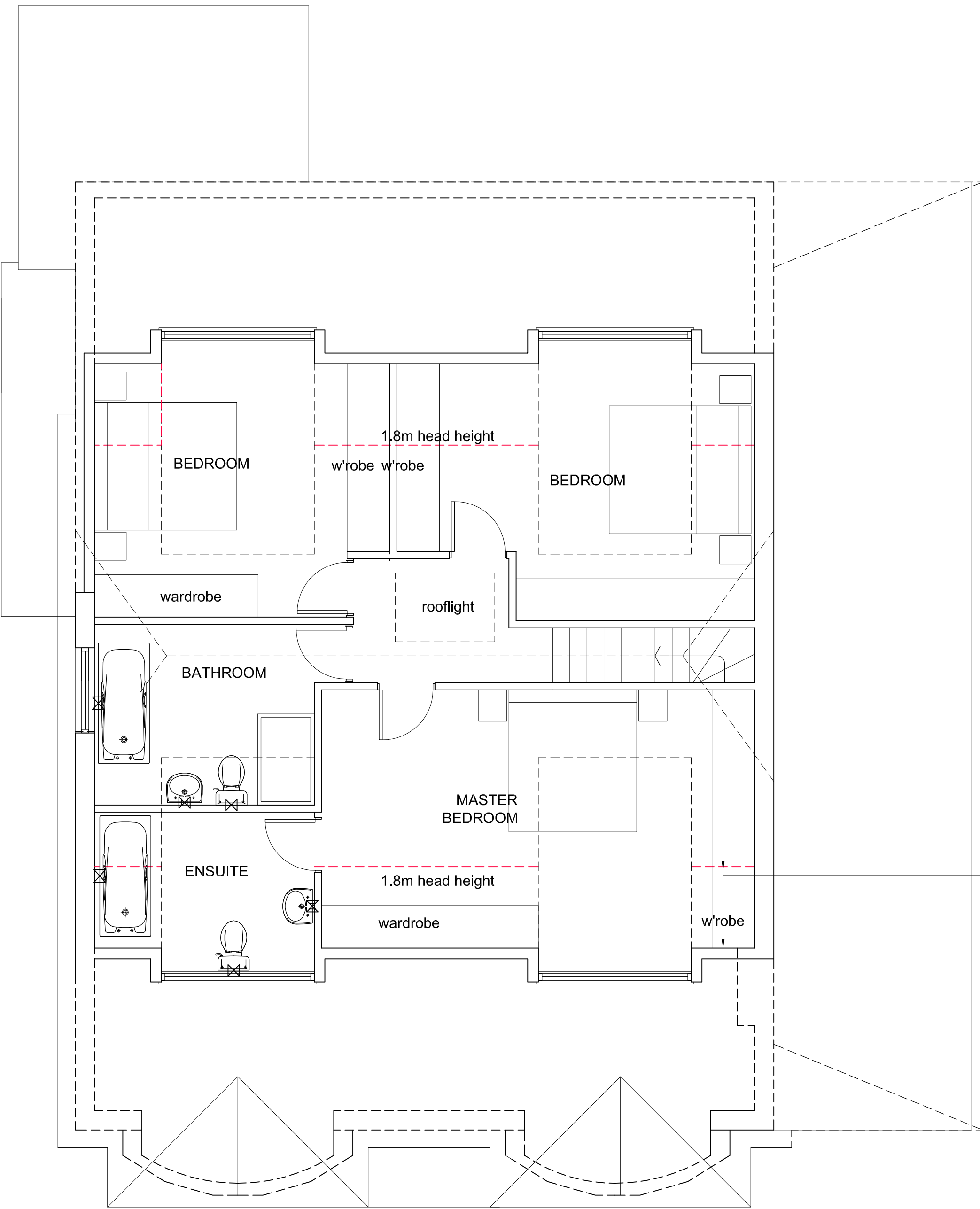
Drawing Title
EXISTING, PLANS ELEVATIONS AND SECTION
AND ELEVATIONS

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	Jan 2011		

Drawing Number	Rev
D_11_35ER_05	



GROUND FLOOR PLAN



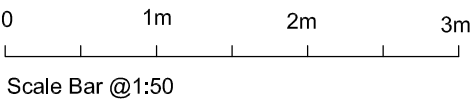
LOFT FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION



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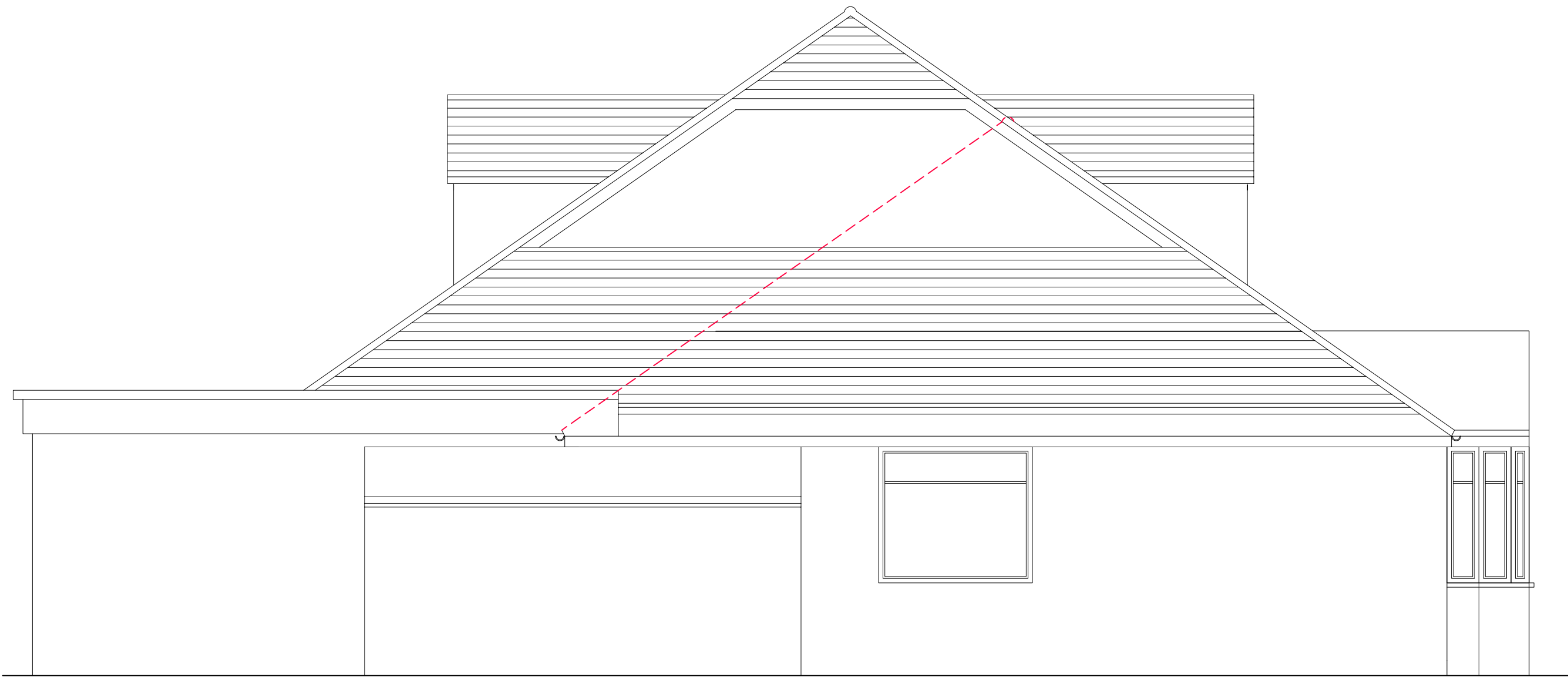
Project
ALTERATIONS
35 EVERSLEY CRESCENT
RUISLIP
MIDDLESEX
HA4 6DD

Client
BILLY EVERIDIOU
35 EVERSLEY CRESCENT
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HA4 6DD

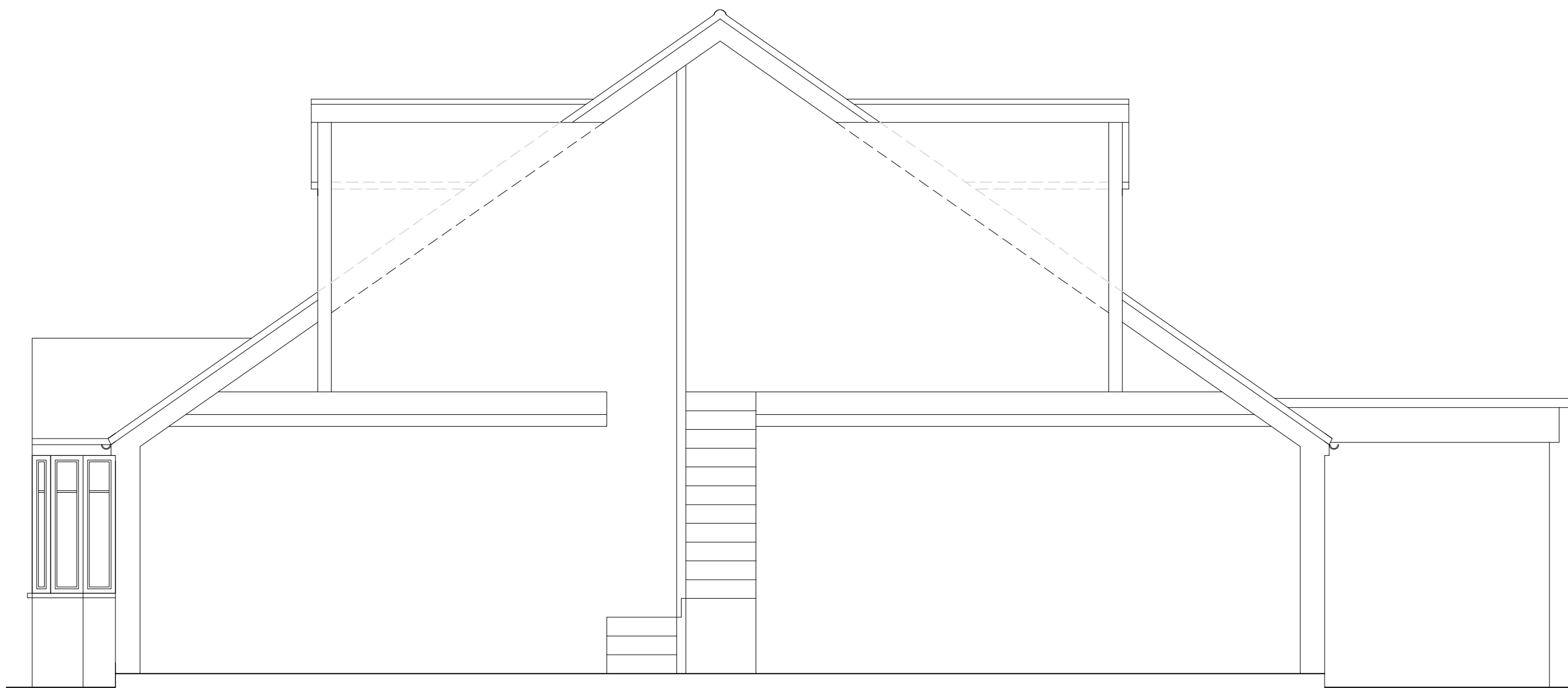
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PROPOSED PLANS,

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	Jan 2011		

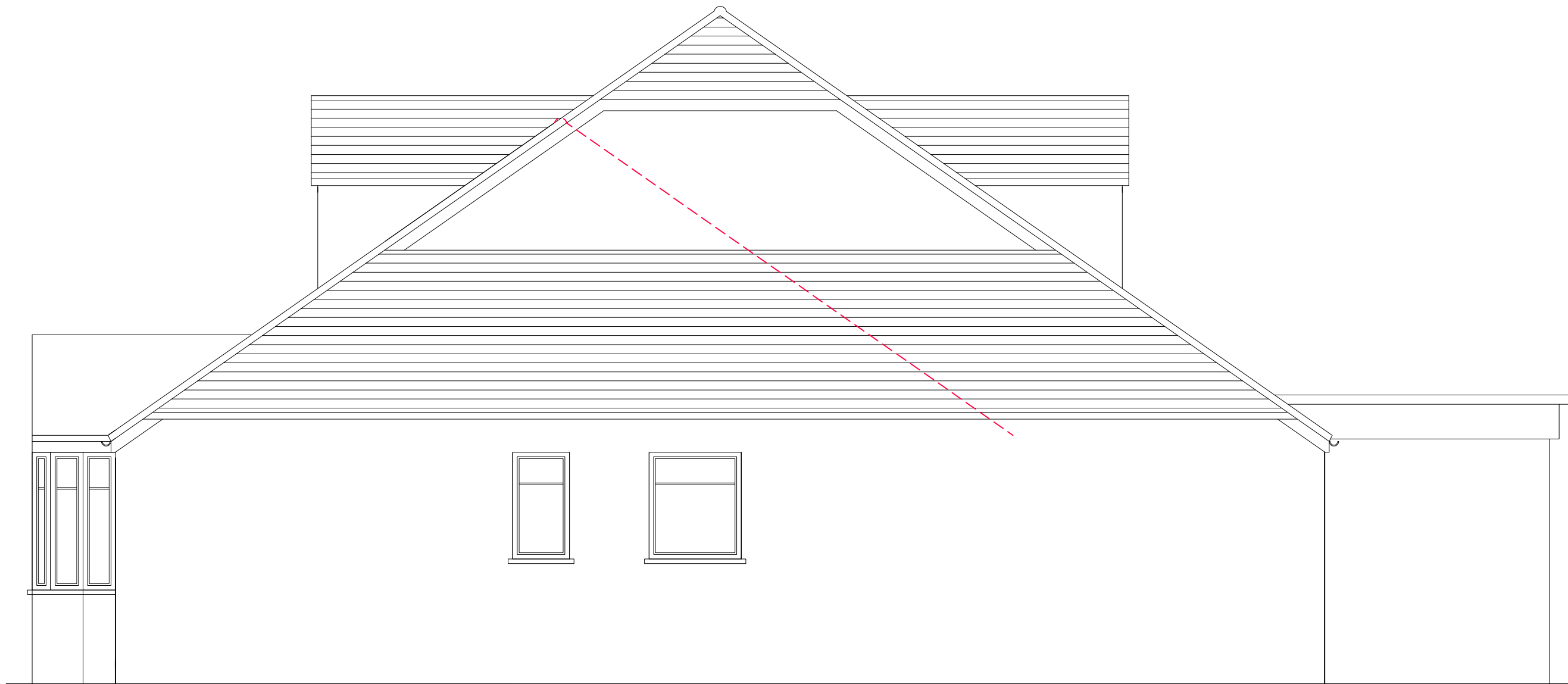
Drawing Number	Rev
D_11_35ER_06	F



SIDE ELEVATION



SECTION



SIDE ELEVATION

0 1m 2m 3m
Scale Bar @1:50

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Project

ALTERATIONS
35 EVERSLEY CRESCENT
RUISLIP
MIDDLESEX
HA4 6DD

Client
BILLY EVERIDIPOU
35 EVERSLEY CRESCENT
RUISLIP
HA4 6DD

Drawing Title
PROPOSED ELEVATION & SECTION,

Scale	Drawn	Checked	Authorised
1:50 @ A1	RP		
	Jan 2011		

Drawing Number	Rev
D_11_35ER_08	A

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RE: ALTERATIONS TO 35 EVERSLEY CRESCENT, HA4

We write with a supporting statement to accompany the recent planning application.

The current bungalow is a 3 bedroom unit all on one floor . It is intended to enlarge it to create an additional bedroom and ancillary rooms to construct a property that is in keeping with what is becoming an increasingly affluent area.

There have been previous applications to this property. Recently a combined permitted development and planning scheme was approved but it was felt that by fully utilising the properties permitted development rights, the overall design was not in keeping with the character of the street..

A previous planning design was more in keeping however it was refused due to its bulk as it extended the original house and side garage. We have taken on board these comments and incorporated them into the revised design



Architecture • Interior Design • 3d Visualisations • Architectural Models

Director **Sergios Sergiou** BA (Hons) Dip Arch ARB

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35 Eversley Crescent showing the recently completed hip to gable to the adjoining house

The new scheme is now within the width of the original house and is closely based on recent approvals at 45 Cranley Gardens and 144 Hoylake Crescent whose context is almost identical in that it is also surrounded by 2 storey houses.

Although 35 Eversley Crescent is a corner property it is set back from the boundary by the depth of the garage and a 1.4m wide alleyway which forms a break to what would have been a shear flank wall as viewed from the street.

The adjoining house has recently completed a 2 hip to gable loft conversion which further emphasises the unnatural difference in heights between the bungalow at 35 Eversley and the rest of the street.

Architecture • Interior Design • 3d Visualisations • Architectural Models

Director **Sergios Sergiou** BA (Hons) Dip Arch ARB

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122 Kenton Road

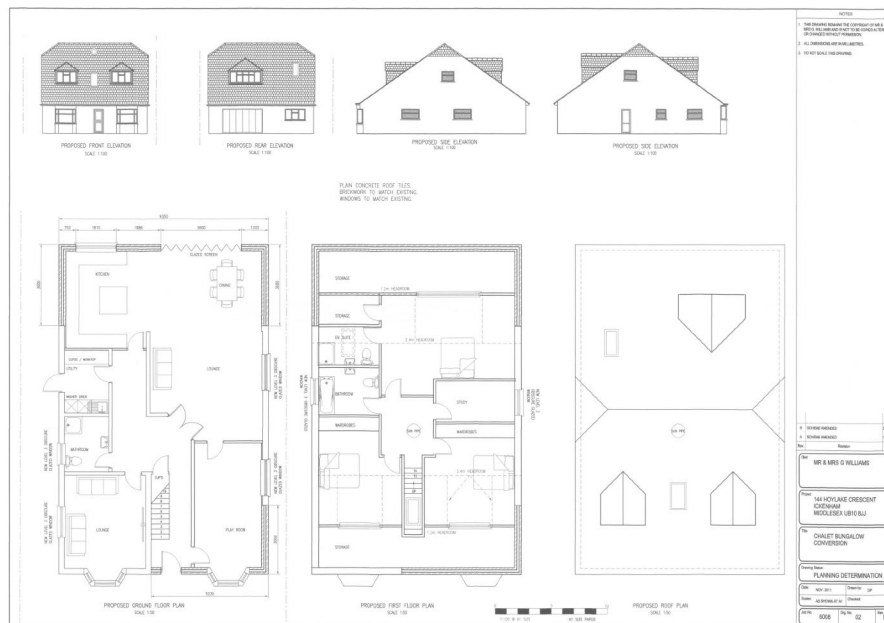
Kenton

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HA3 8AL

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Similar approval at 144 Hoylake Crescent

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Director **Sergios Sergiou** BA (Hons) Dip Arch ARB

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Similar approval at 45 Cranley Drive

The design concept is based on extending the rear ground floor room then forming a pitched roof over it which is standard type of extensions. This roof is continued up to the ridge and then down at the front to create the usable space in the loft whilst still maintain a bungalow design. The 2 front pitch dormers are in keeping with the area.

We ask that this is considered on its merits and in particular in conjunction with approval at 144 Hoylelake. Many bungalows are altered exploiting the permitted development regulations to gain space internally, but are unsympathetic externally . We believe that what we are asking for, is a much more sympathetic scheme than these and fits positively in to the street scene.

Sergios Sergiou BA (Hons), Dip.Arch, RIBA
On behalf of Studio 136 Architects Ltd

Architecture • Interior Design • 3d Visualisations • Architectural Models

Director **Sergios Sergiou** BA (Hons) Dip Arch ARB

Studio 136 Architects Limited Registered Office 271 High Street Berkhamsted Hertfordshire HP4 1AA Registered in England No 3902136

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 Planning, Environment and Community 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 & Enforcement Services**

Address 35 EVERSLEY CRESCENT RUISLIP

Development: Single storey side/rear extension and raising of roof to allow for conversion of roof space to habitable use to include 2 rear dormers, 2 front dormers and 1 rear rooflight involving alterations to existing rear element and demolition of existing side element

LBH Ref Nos: **1025/APP/2012/2957**

Drawing Nos: D_11_35ER_08 Rev. A Received 23rd January 2013
 D_11_35ER_05
 D_11_35ER_002 Rev. B
 D_11_35ER_06 Rev. F
 Design and Access Statement

Date Plans Received: 28/11/2012 **Date(s) of Amendment(s):**

Date Application Valid: 06/12/2012

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the west side of Eversley Crescent at its junction with Garden Close and comprises a detached bungalow with an attached garage and side extension along the northern side and a part single storey rear extension along the southern boundary, of the application site. To the north lies Garden Close and to the south lies 33 Eversley Crescent, a two storey semi-detached house with a single storey rear extension and large dormer extension in the rear roof slope. The street scene is residential in character and appearance comprising a mix of houses and bungalows, some of which have been extended with roof extensions. The application site lies within the developed area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

Single storey side/rear extension and raising of roof to allow for conversion of roof space to habitable use to include 2 rear dormers, 2 front dormers and 1 rear rooflight involving alterations to existing rear element and demolition of existing side element.

The single storey rear extension would measure 4m deep, 9.25m wide and 3.2m high with a flat roof. The single storey extension would join the existing utility room extension on the boundary. Bi-fold doors would be provided on the rear elevation facing the garden.

The height of the existing roof would be raised by 700mm and a barn-hipped roof profile is proposed in addition to two dormers on the front and rear elevations would measure 2.47m wide, 1.14m high to the eaves, 2.05m to the ridge and 3.0m deep. The dormers would be set-in from the side boundary by 1.23m, 1.79m from the eaves and 0.91m from the ridge, would be spaced apart by 2.8m. Part of the new roof extension would extend over the single storey rear element.

Alterations include raising the height of the existing utility room extension to match the proposed extension. The existing french doors on the rear elevation would also be

replaced with a single window.

The proposed extensions would provide 4 additional bedrooms, two bathrooms and a living/dinning area.

Amendments have been received as follows:

- The height of the roof over the existing garage has been reduced from 4.38m high to 3.4m high
- The raising of the ridge height has been reduced from 1.2m to 0.7m.

1.3 Relevant Planning History

1025/APP/2011/1378 35 Eversley Crescent Ruislip

Single storey rear extension and raising of roof to side lean to

Decision Date: 01-08-2011 Approved

1025/APP/2011/1380 35 Eversley Crescent Ruislip

Single storey rear extension, conversion of roof space to habitable use to include, 2 side dormers and conversion of rear of roof from hip to gable end with 2 new gable end windows to rear and porch to front (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 02-08-2011 Approved

1025/APP/2011/2444 35 Eversley Crescent Ruislip

Extension of hipped roof over existing side garage

Decision Date: 22-12-2011 Approved

1025/APP/2011/383 35 Eversley Crescent Ruislip

Detached outbuilding to rear to provide a garage and workshop (involving the demolition of the existing rear detached garage)

Decision Date: 21-04-2011 Approved

1025/APP/2011/500 35 Eversley Crescent Ruislip

Conversion of existing attached garage to side to habitable use, alterations to side elevation, installation of new roof over existing flat roof with habitable roof space and enlargement of existing main roof to include conversion from hip to part gable end, 3 x rear dormers and 3 x front and 2 x rear roof lights, single storey rear extension and front porch

Decision Date: 28-04-2011 Refused

Comment on Planning History

Several planning applications and a certificate of lawfulness have been submitted within the last 12-18 months.

The application site has already secured planning permission for an extension of hipped roof over

existing side garage(1025/APP/2011/2444 HH) a single storey rear extension directly behind the garage (1025/APP/2011/1378). A lawful certificate has also been granted for a single storey rear extension and roof conversion including 2 side dormers and conversion of rear roof from hip to gable end (1025/APP/2011/1380).

Prior to these approvals, a planning application was refused for the conversion of garage

to a habitable room, installation of a new roof over the existing garage and enlargement of existing main roof to accommodate a hip to gable conversion and 3 dormer windows. This application was refused for the following reason.

The proposed roof alteration, by reason of its overall size, bulk, scale, gable end half-hipped flank wall design and appearance, would not harmonise with the character, proportions and appearance of the original bungalow but would appear as an incongruous addition to the building. It would detract from the appearance of the bungalow including when seen from the street and as such would have a detrimental impact on the character and appearance of the street scene generally, contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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

3 adjoining owner/occupiers and the Ruislip Residents Association have been consulted and a site notice was erected and expired on the 9 January 2013. No comments have been received.

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

AM14 New development and car parking standards.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

LPP 5.3 (2011) Sustainable design and construction

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the existing property, the impact upon the visual amenities of the surrounding area, the impact on the amenity of adjoining occupiers, the provision of acceptable residential amenity space for the application site and car parking provision.

Paragraph 7.2 of HDAS states that front roof extensions will be considered acceptable on bungalows subject to meeting design criteria. Paragraph 7.5 states that it is important that extensions appear secondary to the existing roof face. Paragraph 7.8 of HDAS states that set-ins should be at least 1m on detached houses. Section 3.0 requires single storey rear extensions on detached properties to be 3.0m high (with a flat roof) and 4m deep. Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires extensions to harmonise with the architectural composition of the original property. The proposed dormer extensions comply with HDAS guidance in terms of the size of the dormer extensions and their positioning on the roof slope. Although the proposed roof extension would alter the roof of the property, it is considered that given the design and location of property, they would be appropriate. The single storey rear extension would exceed HDAS height requirements by 0.2m, however, this alone is not considered to be sufficient reason for refusal, given the two-storey height of the neighbouring occupier and the raising of the ridge height of the existing property. It is also noted that the 6.2m deep utility room which was built in the 1970s is as existing and would be retained (albeit alterations are proposed). Thus, the proposed extensions by virtue of their scale, height, and general proportions would harmonise with the existing property in terms of its character and appearance. The proposal would therefore comply with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. The properties within the surrounding area are varied in terms of their storey height, detailing and building type. It is considered that the proposed development would complement the existing streetscene and locality. It is therefore considered that the proposed development would comply with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The bulk of the extensions would not cause any loss of light, loss of sunlight or visual intrusion to the adjoining occupiers. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The resulting amenity space would be over 100 square metres which is considered adequate for a five bedroom property and would be in compliance with Paragraph 5.13 of HDAS and Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that the proposed development would not impact upon existing on-site parking two parking spaces are also proposed on the hardstanding area at the front of the property, in accordance with Policy AM17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Taking into account the above, the proposed development is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers D_11_35ER_08 REV. A Received 23rd January 2013 and D_11_35ER_06 REV.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the London Plan (July 2011)

3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

- 1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

Standard Informatives

- 1 The decision to GRANT 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 GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Policy No.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

- 6 You have been granted planning permission to build a residential extension.

When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception Desk, Civic Centre, Uxbridge, UB8 1UW.

- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does
- not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of

08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek

prior

approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Henrietta Ashun

Telephone No: 01895 250230

APPENDIX 7

Planning application 35827/APP/2016/2288



Mr Mark Pottle
Suite B
128 Manor Way
Ruislip HA4 8HR

Application Ref: 35827/APP/2016/2288

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:-

Description of development:

Raising and enlargement of roof to create additional habitable floorspace with 2 x front and 2 x rear dormers, conversion of roof from hip to gable end with a new gable end window and reconstruction of existing single storey side element involving conversion of garage to habitable use

Location of development: 123 Shenley Avenue, Ruislip

Date of application: 13 June 2016

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

Head of Planning and Enforcement

Date: 8 August 2016

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 35827/APP/2016/2288

SCHEDULE OF CONDITIONS

- 1 · The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 · The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan number 3703/02.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

- 3 · The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

- 4 · Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

- 5 · Any replacement hardstanding shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house, and shall thereafter be retained as such.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2015) Policy 5.12.

INFORMATIVES:

- 1 · The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

SCHEDULE OF CONDITIONS

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

- 2 . On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

Standard Informatives

- 1 The decision to GRANT 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 GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.

SCHEDULE OF CONDITIONS

BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - **Resident Services**, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;

SCHEDULE OF CONDITIONS

- in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception, Civic Centre, Uxbridge, UB8 1UW.

- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
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- B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
- C) The elimination of the release of dust or odours that could create a public health nuisance.
- D) No bonfires that create dark smoke or nuisance to local residents.
- You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.
- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

SCHEDULE OF CONDITIONS

- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

GRANT OF PLANNING PERMISSION

Application Ref.No.: 35827/APP/2016/2288

SCHEDULE OF PLANS

3703/01 - received 13 Jun 0016

3703/02 - received 13 Jun 0016

Location Plan - received 13 Jun 0016

**RIGHTS OF APPLICANTS AGGRIEVED BY DECISION
OF LOCAL PLANNING AUTHORITY**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice
- Appeals must be made using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pes.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

- If either the local planning authority or the office of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.



Metres
0 5 10 20 30 40 50

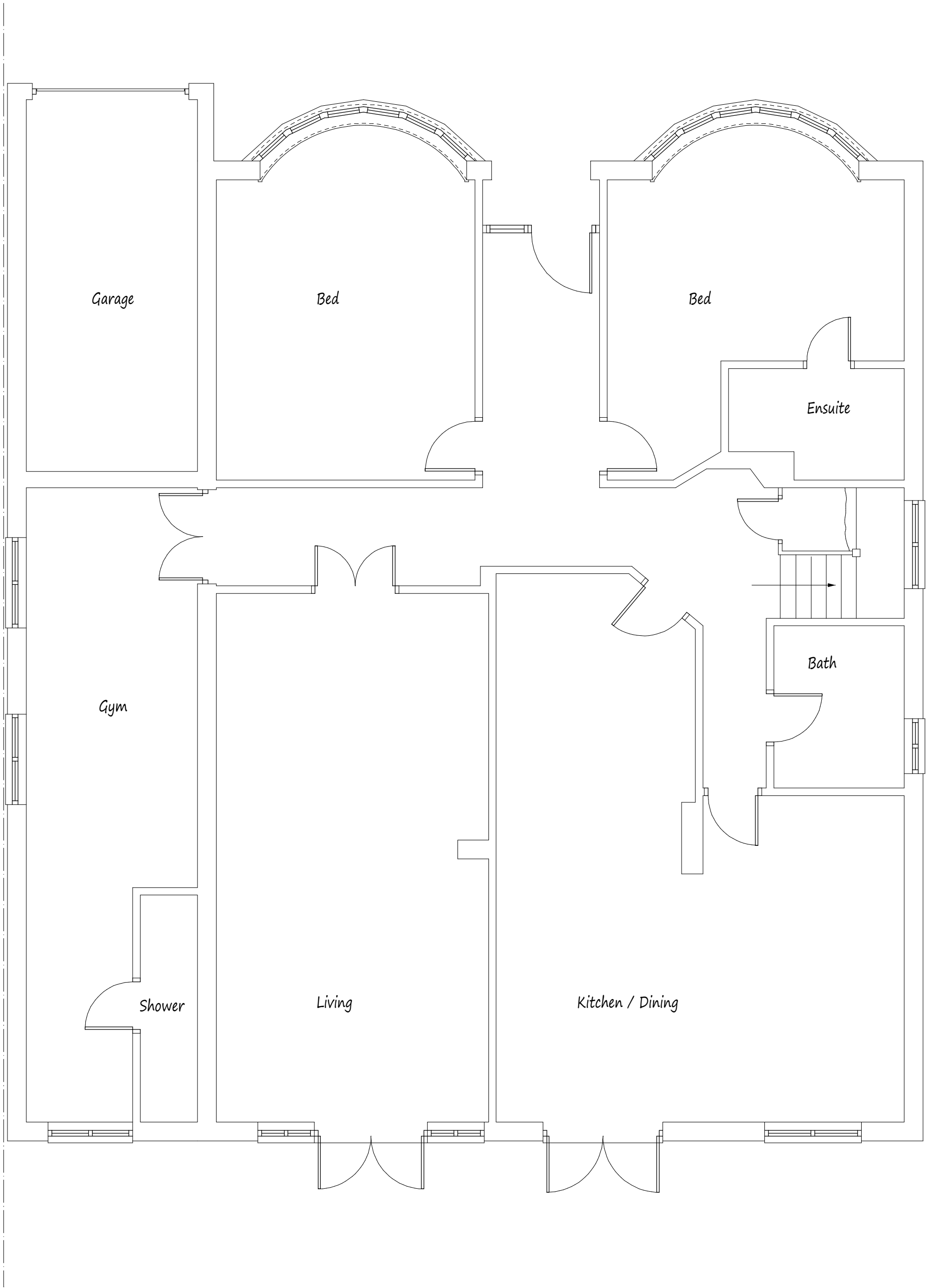
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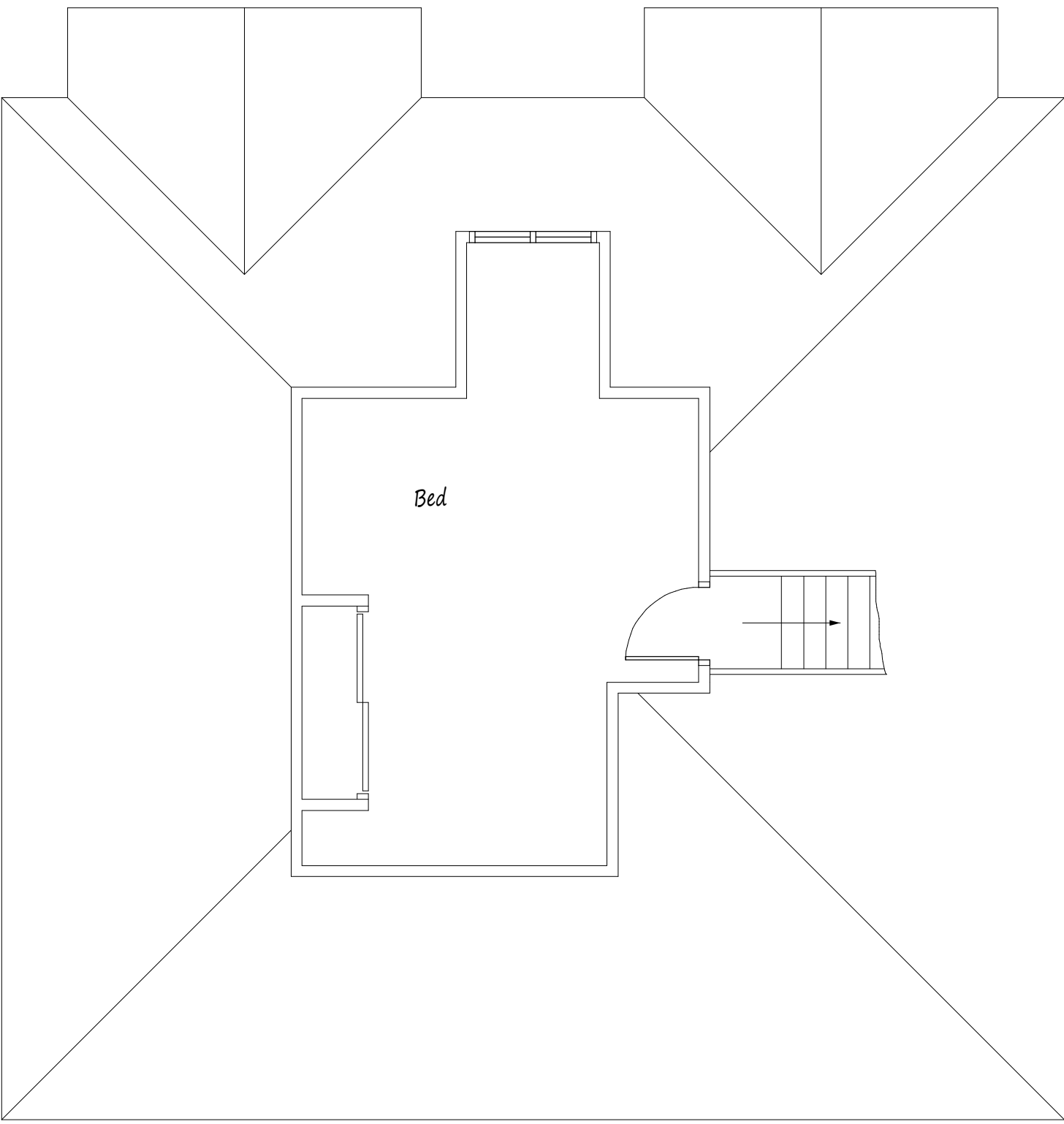
123 Shenley Avenue
Ruislip
HA4 6BU

Supplied by: National Map Centre
License number: 100031961
Produced: 24/03/2016
Serial number: 1653044

Plot centre co-ordinates: 509607.186875
Download file: Pottle_123ShenleyAve.zi
Project name: Pottle_123ShenleyAve



Existing Ground Floor Plan

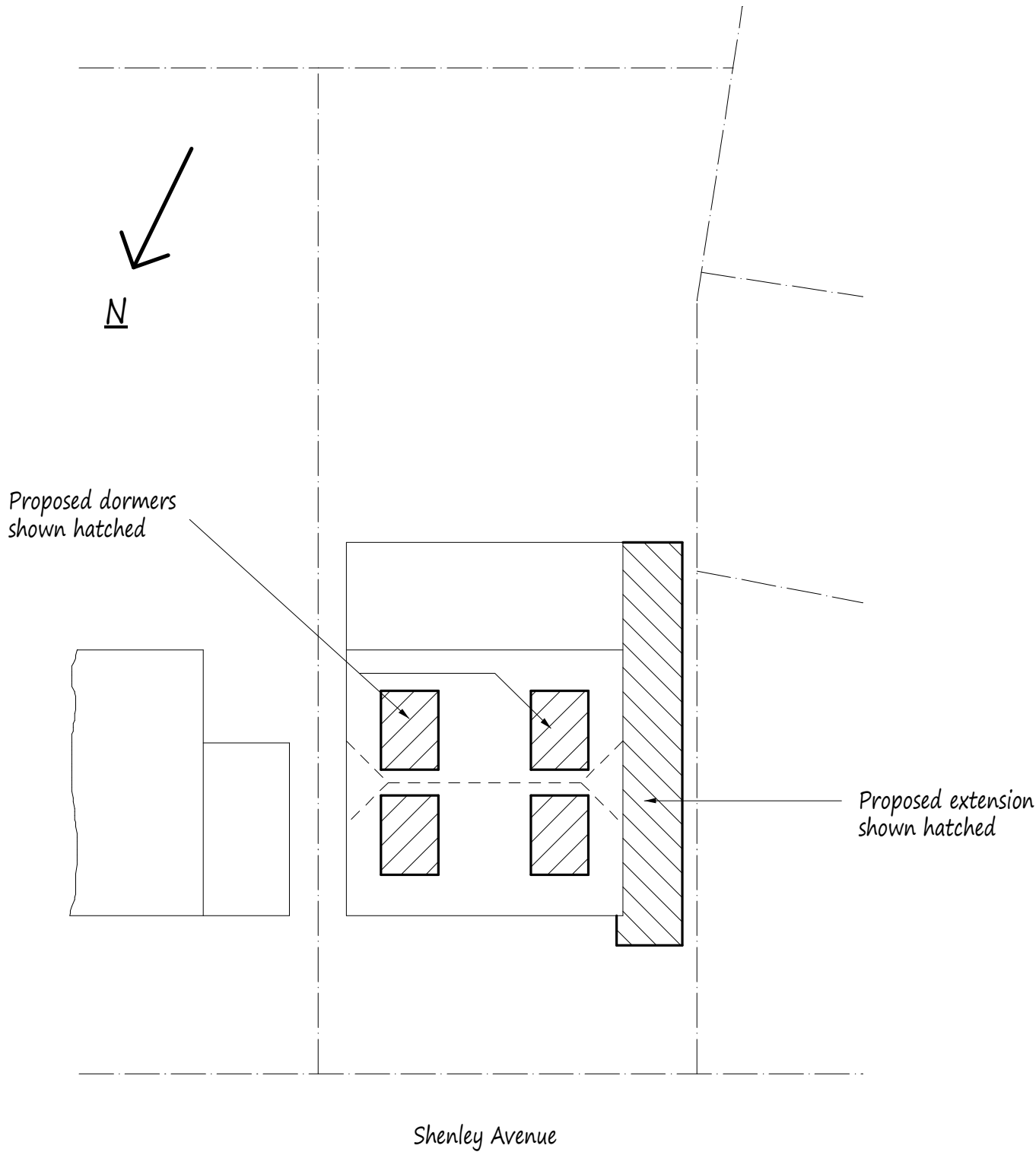


Existing Rooms in Roof Space



Existing Front Elevation

This drawing to be read in conjunction with Drg No 3703/02

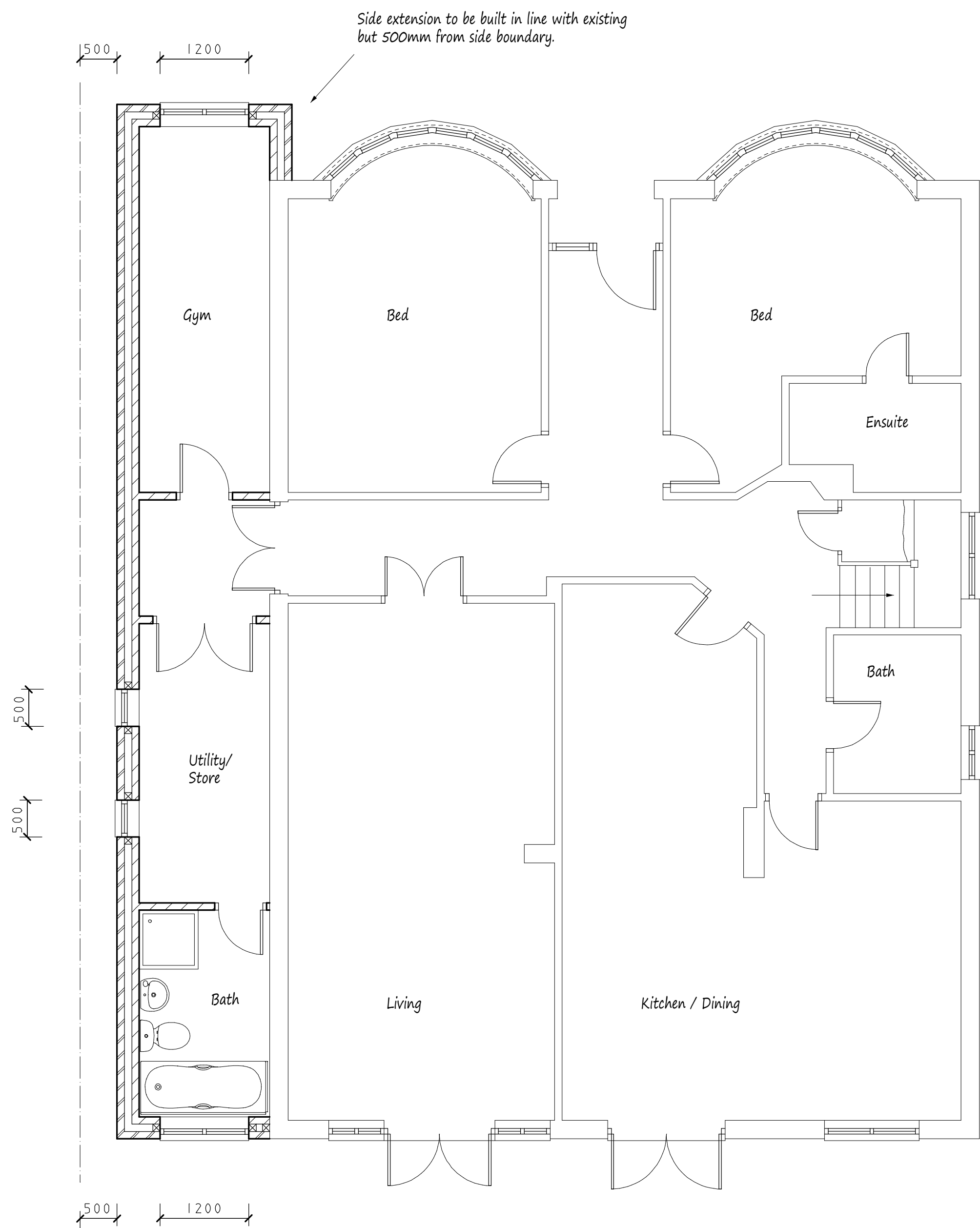


Site Plan scale 1:200

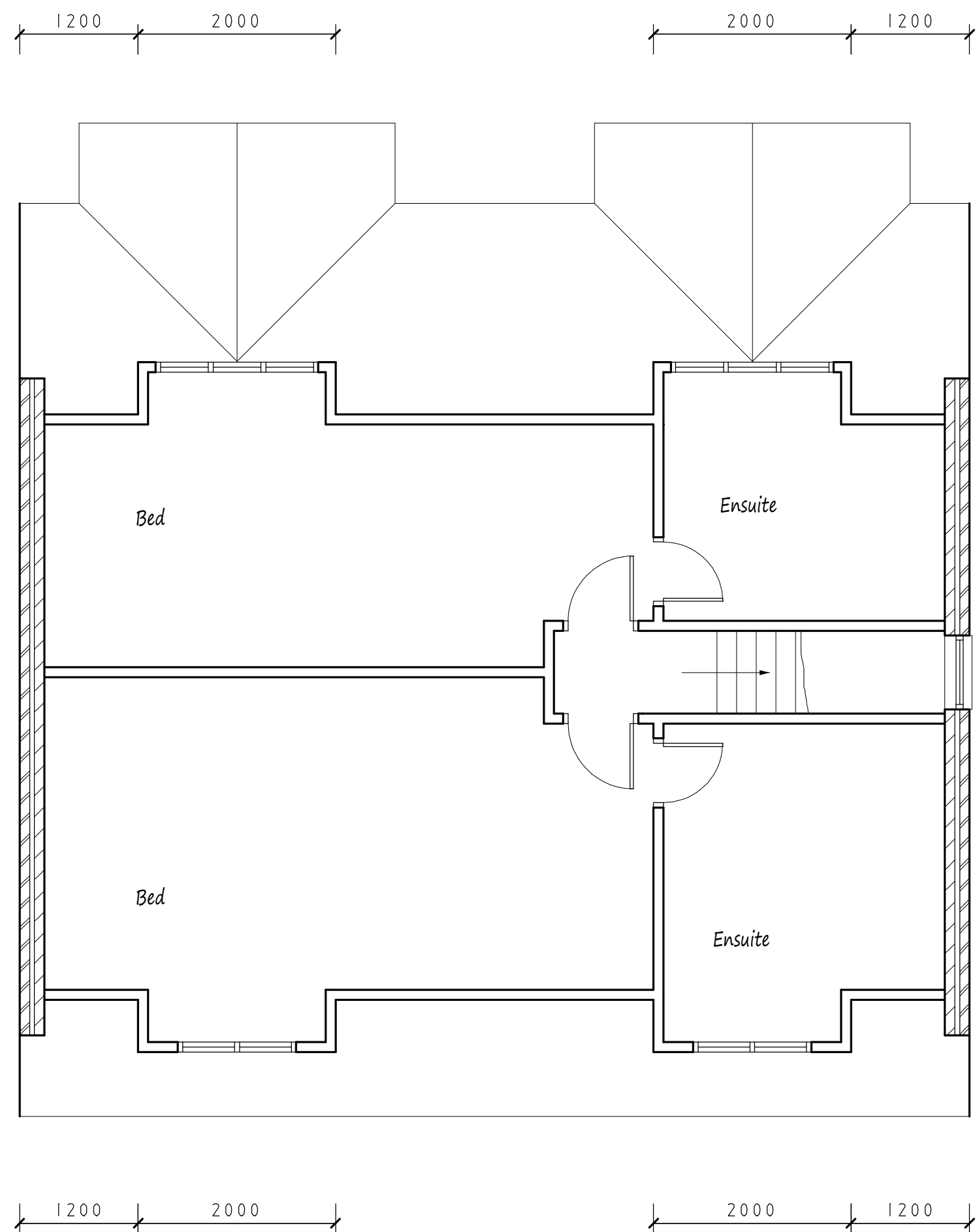
NOTES:
All dimensions must be checked on site and not scaled from this drawing.

A		
	Date	Revisions
Copyright G.E. Pottle & Co. Building Design & Management Services		
Suite B 128 Manor Way Ruislip Middlesex HA4 8HR		
Tel: 01895 622800 Fax: 01895 622900 www.planning-pottle.co.uk		
Client Mr. G. Singh		
Job Title 123 Shenley Avenue Ruislip Manor Middlesex		
Drawing Title Existing Details and Site Plan		
Scale 1:50. 100. 200		
Date April 2016		Drawn by MDP
Drg No. 3703/01		

NOTES:
All dimensions must be checked on site and not scaled from this drawing.



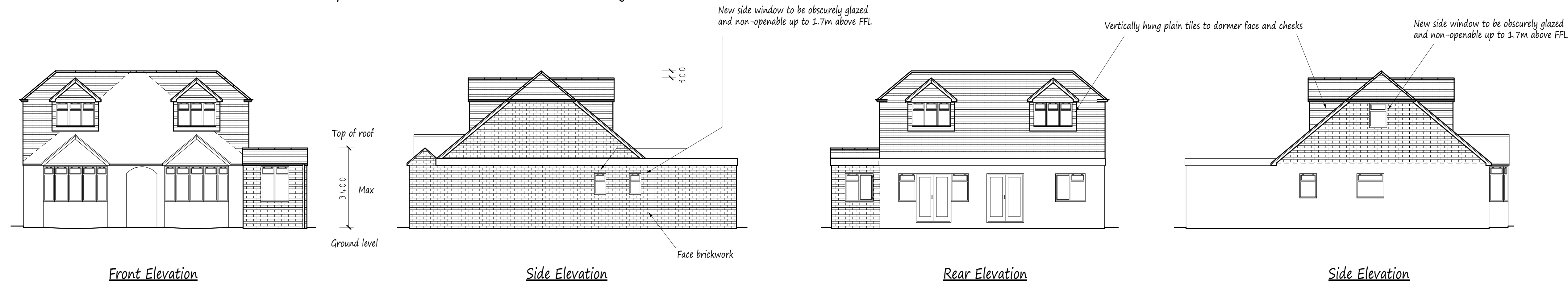
Existing Ground Floor Plan



Proposed Rooms in Roof Space

This drawing to be read in conjunction with Drg No 3703/01

Proposed Elevations - All Materials to Match Existing



A		
	Date	Revisions
Copyright G.E. Pottle & Co. Building Design & Management Services		
Suite B 128 Manor Way Ruislip Middlesex HA4 8HR		
Tel: 01895 622800 Fax: 01895 622900 www.planning-pottle.co.uk		
Client Mr. G. Singh		
Job Title 123 Shenley Avenue Ruislip Manor Middlesex		
Drawing Title Proposed Alterations to Main Roof with Front and Rear Dormers and Re-construction of Side Extension.		
Scale 1:50. 100		
Date April 2016	Drawn by MDP	
Drg No. 3703/02		

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, Sport and Green Spaces**Address** 123 SHENLEY AVENUE RUISLIP**Development:** Raising and enlargement of roof to create additional habitable floorspace with 2 x front and 2 x rear dormers, conversion of roof from hip to gable end with a new gable end window and reconstruction of existing single storey side element involving conversion of garage to habitable use**LBH Ref Nos:** **35827/APP/2016/2288****Drawing Nos:** 3703/01
3703/02
Location Plan**Date Plans Received:** 13/06/2016**Date(s) of Amendment(s):****Date Application Valid:** 13/06/2016**1. CONSIDERATIONS****1.1 Site and Locality**

The application property comprises of a detached bungalow with a hipped roof which has previously converted its roofspace to include a front facing box dormer window. The property is located on the southern side of Shenley Avenue which lies within the Developed Area and a critical drainage area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

The application seeks planning permission for the raising and enlargement of roof to create additional habitable floorspace with 2 x front and 2 x rear dormers, conversion of roof from hip to gable end with a new gable end window and reconstruction of existing single storey side element involving conversion of garage to habitable use.

1.3 Relevant Planning History

35827/APP/2004/2335 123 Shenley Avenue Ruislip
ERECTION OF A SINGLE STOREY REAR EXTENSION

Decision Date: 12-10-2004 Approved

35827/APP/2005/1778 123 Shenley Avenue Ruislip
ERECTION OF A SINGLE STOREY REAR EXTENSION

Decision Date: 23-08-2005 Refused

Comment on Planning History**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**

The Ruislip Residents Association and 7 neighbouring properties were consulted by letter dated 21.6.16 and a site notice was displayed to the front of the site which expired on 21.7.16

Floodwater Management Officer :-

The site lies in a Critical Drainage Area (CDA) identified in the Surface Water Management Plan (SWMP) for Hillingdon. A CDA is the catchment area from which surface water drains and contributes to drainage problems. It is therefore important all developments in this area contribute to manage the risk from surface water, and reduce the run off from their site. The following condition is therefore requested:

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will: i. provide information on all SuDs features including the method employed to delay and control the surface water discharged from the site and: ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will: iii. provide details of water collection facilities to capture excess rainwater; iv. provide details of how rain and grey water will be recycled and reused in the development. Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy 5.12 Flood Risk Management of the London Plan (2015), National Planning Policy Framework (March 2012), and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (2015), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (2015).

Officer comments: Given that this extension replaces one of a similar footprint, and no alterations are proposed to the hardstanding, it is considered onerous for the scale of the development proposed. Given such, a condition to ensure that any paving replaced at the dwelling is permeable is considered more appropriate to the scale of development.

4. **UDP / LDF Designation and London Plan**

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the existing property, the impact upon the visual amenities of the surrounding area, the impact on the amenity of adjoining occupiers, the provision of acceptable residential amenity space for the application site and car parking provision.

Paragraph 7.2 of HDAS states that front roof extensions will be considered acceptable on bungalows subject to meeting design criteria. Paragraph 7.5 states that it is important that extensions appear secondary to the existing roof face. Paragraph 7.8 of HDAS states that set-ins should be at least 1m on detached houses. Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires extensions to harmonise with the architectural composition of the original property.

The proposed dormer extensions comply with HDAS guidance in terms of the size of the dormer extensions and their positioning on the roof slope.

The surrounding area consists of mainly two storey detached and semi detached dwellinghouses. The application site, sits between two two-storey dwellinghouses. This application proposes to increase the ridge height of the bungalow and alter its hipped form to incorporate a half hip roof with dormers. Although the proposed roof extension would alter the roof of the property, it is considered that given the scale, design and form of other properties within the surrounding street scene, and similar examples of extensions of the same design (35 Eversely Crescent), such an extension would not appear out of character or out of keeping with the pattern of development.

It is proposed to demolish the existing side extension and garage and rebuild this as a side extension set 500mm from the side boundary. The rebuilding of the side extension would comply with the advice set out in the HDAS guidance, appearing subordinate in scale to the host dwelling. Thus, the proposed extensions by virtue of their scale, height, and general proportions would harmonise with the existing property in terms of its character and appearance. The proposal would therefore comply with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

In terms of the impact of the extensions on the adjacent residential occupiers, the extensions by reason of their design, size, siting and scale would not cause any undue loss of light or privacy to the adjacent occupiers, nor appear unduly overbearing or visually intrusive. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE19, BE20 and BE21

of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The resulting amenity space would be over 100 square metres which is considered adequate for a five bedroom property and would be in compliance with Paragraph 5.13 of HDAS and Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The existing garage at the site is proposed to be removed as part of the application. Whilst the loss of this parking is regrettable, it is evident that two parking spaces can be accommodated within the frontage to ensure compliance with the Council's parking standards and Policy AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

The site lies in a Critical Drainage Area (CDA) identified in the Surface Water Management Plan (SWMP) for Hillingdon. It is considered reasonably necessary to impose a condition requiring the submission of a sustainable water management plan to be approved prior to the commencement of development.

Taking into account the above, the proposed development is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan number 3703/02.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be

constructed in the walls or roof slopes of the development hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 RES15 Sustainable Water Management (changed from SUDS)

Any replacement hardstanding shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house, and shall thereafter be retained as such.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2015) Policy 5.12.

INFORMATIVES

- 1** The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

- 2** On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

Standard Informatives

- 1** The decision to GRANT 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 GRANT 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 (July 2011) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation

from these drawings requires the written consent of the Local Planning Authority.

- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building

Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception Desk, Civic Centre, Uxbridge, UB8 1UW.

- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

prior You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.

11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made

good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Nicola Taplin

Telephone No: 01895 250230