

DELEGATED HOUSEHOLDER DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select an Option

1.	No valid planning application objection in the form of a petition of 20 or more signatures, has been received	☐
2.	Application complies with all relevant planning policies and is acceptable on planning grounds	☐
3.	There is no Committee resolution for the enforcement action	☐
4.	There is no effect on listed buildings or their settings	☐
5.	The site is not in the Green Belt (but see 11 below)	☐

REFUSAL RECOMMENDED: GENERAL

6.	Application is contrary to relevant planning policies/standards	☐
7.	No petition of 20 or more signatures has been received	☐
8.	Application has not been supported independently by a person/s	☐
9.	The site is not in Green Belt (but see 11 below)	☐

RESIDENTIAL DEVELOPMENT

10.	Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha	☐
11.	Householder application in the Green Belt	☐

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

12.	Change of use of retail units on site less than 1 ha or with less than 1000 sq. m other than a change involving a loss of A1 uses	☐
13.	Refusal of change of use from retail class A1 to any other use	☐
14.	Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use.	☐

CERTIFICATE OF LAWFULNESS

15.	Certificate of Lawfulness (for proposed use or Development)	☐
16.	Certificate of Lawfulness (for existing use or Development)	☐
17.	Certificate of Appropriate Alternative Development	☐

CERTIFICATE OF LAWFULNESS

18.	ADVERTISEMENT CONSENT (excluding Hoardings)	☐
19.	PRIOR APPROVAL APPLICATION	☐
20.	OUT-OF-BOROUGH OBSERVATIONS	☐
21.	CIRCULAR 18/84 APPLICATION	☐
22.	CORPSEWOOD COVENANT APPLICATION	☐
23.	APPROVAL OF DETAILS	☐
24.	ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where the Heads of Terms have already received Committee approval	☐
25.	WORKS TO TREES	☐
26.	OTHER (please specify)	☐

The delegation powers schedule has been changed. Interim Director of Planning, Regeneration & Public Realm can determine this application

Case Officer:

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM

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

Address: 46 WILLOW GROVE RUISLIP

Development: 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.

LBH Ref Nos: 49093/APP/2023/314

Drawing Nos: TQRQM22229090446143
 101_01_23 P
 101_03_23P
 101_05_23P
 101_11_23 P
 101_12_23P
 101_13_23 P
 Design and access statement

Date Plans received: **Date(s) of Amendments(s):**

Date Application valid

1. CONSIDERATIONS

1.1 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.

1.2 Proposed Scheme

The application proposes the 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.

1.3 Relevant Planning History

49093/APP/2022/2603

46 WILLOW GROVE RUISLIP

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.

Decision: 13-10-2022

Refused

Comment on Planning History

49093/APP/2022/2603 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. Refused for the following 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).

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

8 neighbours including Ruislip Residents Association were consulted by letter dated 16-02-23. No comments received.

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

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

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 dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application dwelling, provision of sufficient off-street parking and drainage.

Character and appearance:

Policy D3 of the London Plan (2021) states - Development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions

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 regards to rear extensions, Policy DMHD 1 states that:

- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported.

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.

Following removal of the existing rear conservatory, the application proposes an infill single storey rear extension next to the existing kitchen. The existing hipped roof structure would be removed and a new roof structure erected over the dwelling and rear extension.

The building height would be raised 30cm to 6metres. From the planning history, both adjacent neighbours No.44 and No.48 (which has a hip-to-gable roof alteration) are 5.4metres in building height. A street section drawing has not been provided to demonstrate the effect on the neighbouring properties. However it is apparent that the development proposal would be notably taller than both neighbours and of a significantly different design. Having regard to the immediate site context, it is considered that due to the increase in building height and design, the development proposal would be visually prominent in the street scene and fail to harmonise with the architectural composition of the host dwelling.

The rear dormers would be 5metres in depth and the front dormers 3.5metres in depth. Both would be set back 1.35metres behind the eaves. A 20cm set down from the raised roof ridge would be provided. Overall, the dormers are considered to represent bulky features thereby worsening the visual prominence of the development proposal within the street scene.

Whilst it is noted that there is a similarly extended property at No.4 Willow Grove (approved under LPA ref:74874/APP/2019/1907), this example pre-dates the current local plan and is located at the other end of Willow Grove where the street scene is characterised by a cluster of various 1.5storey bungalows that feature front and/or rear dormers. There are however no such similar examples of such extensions visible from the site location within the immediate street scene of the application site.

Having regard to the adjacent neighbouring properties, the proposed increase the building height and the alteration of the existing main hipped roof of the dwelling to provide half hipped gable ends on both sides, combined with the large oversize front and rear dormers, is in this instance, considered to be harmful on the character and appearance of the area.

The previous reasons for refusal therefore remain unaddressed. The resubmission 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).

Impact on neighbouring residential amenity:

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 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.

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.

A private rear garden measuring approximately 142sq.metres would be retained. Adequate private garden space would be provided in accordance with Policy DMHD 1.

Parking:

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.

Drainage:

The site lies in a Critical Drainage Area (CDA) identified in the Surface Water Management Plan (SWMP) for Hillingdon. Therefore the water from the site entering the sewers should be minimised. If the application were recommended for approval, an informative would have been attached with the following guidance:

- Water run off from any roof or hard paving associated with the development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, must be permeable or be collected and directed to a permeable area, or it would need an additional permission.
- A water butt should be incorporated.
- No drainage to support the extension should be connected to any existing surface water network, other than as an overflow.

Conclusion:

The resubmission is not considered to be an improvement on the recent refusal or address the reasons for refusal. The development proposal is harmful to the character and appearance of the host dwelling and the visual amenity of the street scene. As such it conflicts with relevant policies of the development plan and is therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Character

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).

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.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

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

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LPP D6 (2021) Housing quality and standards

NPPF12 NPPF 2021 - Achieving well-designed places

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