

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	<input type="checkbox"/>
2. Application complies with all relevant planning policies and is acceptable on planning grounds	<input type="checkbox"/>
3. There is no Committee resolution for the enforcement action	<input type="checkbox"/>
4. There is no effect on listed buildings or their settings	<input type="checkbox"/>
5. The site is not in the Green Belt (but see 11 below)	<input type="checkbox"/>
REFUSAL RECOMMENDED: GENERAL	
6. Application is contrary to relevant planning policies/standards	<input type="checkbox"/>
7. No petition of 20 or more signatures has been received	<input type="checkbox"/>
8. Application has not been supported independently by a person/s	<input type="checkbox"/>
9. The site is not in Green Belt (but see 11 below)	<input type="checkbox"/>
RESIDENTIAL DEVELOPMENT	
10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha	<input type="checkbox"/>
11. Householder application in the Green Belt	<input type="checkbox"/>
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	<input type="checkbox"/>
13. Refusal of change of use from retail class A1 to any other use	<input type="checkbox"/>
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.	<input type="checkbox"/>
CERTIFICATE OF LAWFULNESS	
15. Certificate of Lawfulness (for proposed use or Development)	<input type="checkbox"/>
16. Certificate of Lawfulness (for existing use or Development)	<input type="checkbox"/>
17. Certificate of Appropriate Alternative Development	<input type="checkbox"/>
CERTIFICATE OF LAWFULNESS	
18. ADVERTISEMENT CONSENT (excluding Hoardings)	<input type="checkbox"/>
19. PRIOR APPROVAL APPLICATION	<input type="checkbox"/>
20. OUT-OF-BOROUGH OBSERVATIONS	<input type="checkbox"/>
21. CIRCULAR 18/84 APPLICATION	<input type="checkbox"/>
22. CORPSEWOOD COVENANT APPLICATION	<input type="checkbox"/>
23. APPROVAL OF DETAILS	<input type="checkbox"/>
24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval	<input type="checkbox"/>
25. WORKS TO TREES	<input type="checkbox"/>
26. OTHER (please specify)	<input type="checkbox"/>

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 11 FAIRFIELD AVENUE RUISLIP

Development: Single storey rear extension

LBH Ref Nos: **10972/APP/2020/2462**

Drawing Nos: 2024-p/01 Proposed and Existing Floor Plans and Elevations
The Location Plan

Date Plans Received: 06/08/2020

Date(s) of Amendment(s):

Date Application Valid: 06/08/2020

1. **CONSIDERATIONS**

1.1 **Site and Locality**

The application site is a two storey semi-detached residential dwelling that is located on the south side of Fairfield Avenue. The dwelling is attached to no. 9 and adjoins no. 15 Fairfield Avenue, which is a detached single storey dwelling. The existing dwelling benefits from an loft extension to the rear and a generous sized rear garden. The width of the application site is measured at 9.8 metres to the front facing onto the public highway and the plot gradually narrows towards the rear.

The surrounding area is residential in nature comprising of mainly bungalows and a few two storey semi-detached dwellings. The application site is located within Flood Zone 2 and is within an area prone to surface water.

1.2 **Proposed Scheme**

This application seeks for a householder planning consent for a single storey rear extension. The rear ground floor extension is 'L' shaped and has a maximum depth of 3.58 metres and is 5.7 metres wide with a pitched rooftop ranging from 3.8 to 2.3 metres in height. The overall size of the extension is 17.05 square metres. The new extension will comprise of a window and access door to the rear elevation, a window on the west elevation and 2 rooflights.

The proposed extension is to be rendered finished in white with concrete interlocking roof tiles to match the existing.

1.3 **Relevant Planning History**

Comment on Planning History

A planning application under reference 10972/A/75/1086 for a kitchen extension and garage replacement was noted under Council records.

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**

EXTERNAL

Public consultation was issued and expired on 3rd September 2020 and the Ruislip Residents Association was notified. No comments were received.

INTERNAL

FLOOD AND WATER MANAGEMENT OFFICER:

No objection based on the submitted information.

4. Local Plan Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP 3.5 (2016) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main planning issues relate to the effect of the development on the character and appearance of the original building, the street scene and the level of impact on the residential amenity and light levels of the adjoining neighbours.

PRINCIPLE OF DEVELOPMENT

Policy DMHD 1 of The Local Plan: Part 2 - Development Management Policies (2020) states that single storey rear extensions on terraced or semi-detached houses where a plot width is 5 metres or more should not exceed 3.6 metres in depth. Any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level.

The proposed rear extension has a dimension of 3.58 metres deep x 5.7 metres wide x 3.8 to 2.3 metres high. The depth of the extension is in accordance with the policy, however, the pitched roof is marginally higher than 3.4 metres. Notwithstanding this, it should be noted that the adjoining neighbour at no. 9 Fairfield Avenue has a similar rear extension. The height difference of the roof is considered minor and would unlikely to impact on the adjoining dwelling, subsequently, the proposal is considered acceptable in principle.

DESIGN

Policy DMHB 11 of The Local Plan: Part 2 - Development Management Policies (2020) states that A) All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding, scale of development, considering the height, mass and bulk of adjacent structures; building plot sizes and widths, plot coverage and established street patterns;

building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment. ii) ensuring the use of high quality building materials and finishes; iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;

The proposal would involve the erection of a single storey rear extension whilst retaining the existing front fenestration and design. As the proposed extension is to the rear, the development would not result in a significant alteration in the character and appearance of the original dwelling and street scene. Hence, in terms of design, scale, mass and bulk, the development is considered to harmonise with the surrounding adjacent structures, in accordance with Policy DMHB 11 of The Local Plan: Part 2 - Development Management Policies (2020).

AMENITY

Policy DMHB 11 of The Local Plan: Part 2 - Development Management Policies (2020) states that development proposals should not adversely impact on the daylight and sunlight of adjacent properties and open space.

The proposed rear extension would not extend further than 3.58 metres in depth, under 3.6 metres as per the local plan. The adjoining dwelling at no. 9 Fairfield Avenue currently has a similar size rear extension that spans 3.58 metres in depth which would be in line with the current proposal. In addition, the roof proposed is a pitched roof, as such, the proposal is not considered to have a detrimental impact on daylight and sunlight received by neighbours or occupiers, the visual amenities of the area and general residential amenity. The proposal is therefore, in accordance to Policy DMHB 11 of The Local Plan: Part 2 - Development Management Policies (2020).

Policy DMHB 18 of The Local Plan: Part 2 - Development Management Policies (2020) states that all new residential development and conversions will be required to provide good quality and usable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3, which requires a minimum of 100sqm for a 4+ bedrooms.

As a result of the proposal, the area of the rear garden will still maintain a private outdoor amenity space of 144 square metres, which remains compliant to Policy DMHB 18 of The Local Plan: Part 2 - Development Management Policies (2020).

A1.23 of Appendix A of The Local Plan: Part 2 - Development Management Policies (2020) encourages the distance should not be less than 21m between facing habitable rooms and windows and 24m from window to patio to window.

However, in these situations where the distance between existing houses already breaches this distance, any new development should not result in any additional overlooking.

Two rooflights, one window and a double door opening is proposed on the rear elevation extension and one narrow long window on the west elevation. The rear of the property spans over 28 metres long hence, the proposal would unlikely raise overlooking concerns. The west window is set at 1.9 metres with a window dimension of 410mm in height x 1350mm long and faces onto the neighbouring property, no. 15 Fairfield Avenue's garden on the side. On the basis that the location of the west elevation window likely to be above eye height and is not facing onto a habitable room, the officer is satisfied that it would not

result in additional overlooking.

FLOOD RISK

The site is located in Flood Zone 2 and is within an area prone to surface water. The applicant has provided a Flood Risk statement in support of this application. The overall size of the extension is 17.05 square metres to the rear of the property and it will be located on the existing hard surface patio area. The proposed new floor level is to be at 41.55 AOD which is 300mm above the existing ground level. The rainwater discharged from the extension roof is to be collected for recycling use within the garden. The Council's Flood and Water Management Officer has assessed this application and is satisfied with the submission, no objections is raised as such, the proposal is considered acceptable.

LANDSCAPING

To the rear of the property, there is an existing patio and rear garden. The proposed extension will be built onto the existing patio area with no nearby vegetation. Hence, the proposal would not harm any existing landscaping.

HIGHWAYS

The works proposed relate to a householder development for a rear extension only and are acceptable in principle as there are no changes to the highway layout or parking provision on site.

CONCLUSION

In conclusion, this proposal is considered acceptable, in accordance to Policies DMHB 11 and DMHB 18 of The Local Plan: Part 2 - Development Management Policies (2020) and the Housing Supplementary Planning Guidance (2016).

This application is recommended for Approval.

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 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 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on Drawing Number 2024-p/01 Proposed and Existing Floor Plans and Elevations and the flood risk assessment and shall thereafter be retained/maintained for as long as the development remains in existence. In particular the following recommendation from the flood risk assesement must be complied with: 'The existing ground level is stated as being 41.25 Above Ordnance Datum(AOD), and it is proposed that the finished floor level will be set a minimum of 300mm above this level at 41.55 AOD'.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2016) and to ensure that the development is designed to minimise the risk from flooding.

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 DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

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 side elevations of the development hereby approved facing no. 9 and 15 Fairfield Avenue.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

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).

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.

- 2** 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).

- 3 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) 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.

DMHB 1 Design of New Development

DMHB 1 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP 3.5 (2016) Quality and design of housing developments

- 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. We have made available detailed advice in the form of our statutory policies from 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.

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:

DMHB 11 Design of New Development

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

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 may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control that is considered to cause harm to local amenity.

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.

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: Rebecca Lo

Telephone No: 01895 250230