

## 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 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

|                                |   |                                 |            |
|--------------------------------|---|---------------------------------|------------|
| <b>Item No.</b>                | <b>Report of the Head of Planning &amp; Enforcement Services</b>  |                                 |            |
| <b>Address</b>                 | 2 KINGS COLLEGE ROAD RUISLIP  |                                 |            |
| <b>Development:</b>            | Part two storey, part single storey rear extension, and single storey front/side extension                |                                 |            |
| <b>LBH Ref Nos:</b>            | <b>14783/APP/2012/1128</b>  |                                 |            |
| <b>Drawing Nos:</b>            | Location Plan to Scale 1:1250<br>Block Plan to Scale 1:500<br>2338 Received 29th June 2012<br>Photographs |                                 |            |
| <b>Date Plans Received:</b>    | 10/05/2012  | <b>Date(s) of Amendment(s):</b> | 10/05/2012 |
| <b>Date Application Valid:</b> | 28/05/2012  |                                 | 29/06/2012 |

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The application relates to a two storey detached dwelling located on the eastern side of Kings College Road. The building has a stepped front building line with a projecting two storey gable in the principal elevation and a roof consisting pitched and hipped roof sections. The ground floor of the building is exposed brick work with white render at first floor level.

The building is set 9.7 metres back from the principal elevation by a gravelled parking area, which provides space to park at least two cars within the curtilage of the site. The dwelling also has an attached garage block to the rear of the building on the southern side elevation. To the rear of the dwelling is a garden area which provides private outdoor amenity space of the occupiers of the dwelling.

The site is situated within a Developed Area as identified in the policies of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

### 1.2 Proposed Scheme

The application seeks planning permission for the erection of a part single storey/part two storey rear extension and a single storey front extension.

The proposed rear extension would extend 4 metres past the rear elevation at ground floor level and 3 metres at first floor level. The single storey element of the extension would extend the width of the building, measuring 8.4 metres and would have a flat roof design with a maximum height above ground level of 3 metres. The two storey element of the extension would be built flush with the southern side elevation and would have a width of 5.3 metres and a hipped roof design.

The single storey front extension would measure 1.7 metres in depth by 1.95 metres in width and would be built up to the same front building line as the front door of the dwelling. The front extension would have a lean to roof design with a maximum height above ground level of 3.4 metres.

An additional obscure glazed strip window would be added in the southern side elevation

at first floor level and a roof light in the southern side roof slope.

### 1.3 Relevant Planning History

14783/11888                      2 Kings College Road Ruislip

Two storey extension.

**Decision Date:** 18-04-1972                      Approved

#### Comment on Planning History

Planning permission for a two storey side extension was approved on 18th April 1972 under application reference 14783/11888. This extension was not erected on the property and the permission has lapsed.

### 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

Site Notice: Erected 6th June 2012. Expired 27th June 2012.

8 neighbouring occupiers were notified of the proposed development on 30th May 2012. No response received.

In addition the Ruislip Residents Association was notified of the proposed development on 30th May 2012, with no comments returned.

Internal Consultees:

TREES AND LANDSCAPING: Acceptable.

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

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

Part 1 Policies:

Part 2 Policies:

- |      |   |
|------|---|
| AM7  | Consideration of traffic generated by proposed developments.          |
| 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. |
| LPP 5.3  | (2011) Sustainable design and construction  |
| HDAS-EXT | Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008      |

## 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, provision of acceptable residential amenity for the application property and the availability of parking.

The proposed maximum 4 metre deep rear extension would be compliant with the guidance for the depth of rear extensions contained within the Hillingdon Design and Accessibility Statement Residential Extensions (HDAS). At a height of 3 metres to the flat roof of the single storey section and with the roofline being 0.65 metres down from the highest point of the roof, the rear extension would also be compliant with the HDAS in these matters. The size and design of the rear extension would be subservient additions to the dwelling which would harmonise with its architectural composition.

The single storey front extension would be built up to the same front building line as the section of the dwelling containing the front door. At a height of 3.4 metres, the front extension would be considered a proportionate addition to the dwelling, which would harmonise with its appearance. Both the front and rear extensions are considered to have an acceptable impact on the appearance of the building and on the visual amenities of the surrounding area. Therefore, the development would comply with Policy BE13, BE15 & BE19 of the adopted UDP (Saved Policies September 2007).

In terms of the impact of the extension on the neighbouring occupiers, both Nos.2b & 4 Kings College Road are set off their side boundary lines shared with the application dwelling by their respective garages. Therefore, the two storey rear extension would not conflict the 45 degree guideline when taken from any neighbouring property. At a height of 3 metres the single storey rear extension would be compliant with the HDAS and is considered to have an acceptable impact on the occupiers of Nos.2b & 4 Kings College Road in terms of loss of light, loss of outlook and sense of dominance.

The proposed two storey rear extension would maintain a distance separation of 33 metres to the rear boundary line of the site. Therefore, the development would result in no significant overlooking of any neighbouring occupier and the development is in compliance with Policies BE20, BE21 & BE24 of the adopted UDP (Saved Policies September 2007).

The proposed two storey rear extension would create an enlarged bedroom at first floor level which would be serviced with light and outlook from windows in the rear elevation of the extension and a strip window and roof light in the side elevation. Therefore, it is considered that all the proposed habitable rooms, and those altered by the development, would have an adequate outlook and source of natural light, therefore complying with Policies BE20 of the UDP (Saved Policies September 2007) and 3.5 the London Plan (2011).

After the erection of the rear extension 353 square metres of garden space would be

retained for the occupiers of the 3 bedroom dwelling. Therefore, sufficient outdoor private amenity space would be provided, in accordance with Policy BE23 of the adopted UDP (Saved Policies September 2007).

After the erection of the front extension, sufficient space would be retained in front of the principal elevation to park two cars within the site with further parking available in the attached garage. Therefore, the development is in accordance with Policy AM14 of the adopted UDP (Saved Policies September 2007).

The proposed extensions would have an acceptable impact on the appearance of the dwelling, the visual amenities of the surrounding and the residential amenity of the neighbouring occupiers and 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 2338 (29th June 2012).

#### **REASON**

To ensure the development complies with the provisions of the Hillingdon Unitary Development Plan Saved Policies (September 2007) 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 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **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 side walls of the development hereby approved facing 2b and 4 Kings College Road.

#### **REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**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 Unitary Development Plan Saved Policies (September 2007).

**INFORMATIVES**

**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.**  

|          |   |
|----------|---|
| AM7      | Consideration of traffic generated by proposed developments.  |
| 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. |
| LPP 5.3  | (2011) Sustainable design and construction  |
| HDAS-EXT | Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008      |
  
- 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: -
- 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:** Alex Smith

**Telephone No:** 01895 250230