

# 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	<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 the 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 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



Conversion of attached garage to habitable use involving alteration to front elevation

**Decision:** 15-02-2016                      Approved

14922/L/87/0783                              10A CHURCH AVENUE RUISLIP

Detached garage with new vehicular access

**Decision:** 06-07-1987                      Withdrawn

14922/K/79/2090                              10A CHURCH AVENUE RUISLIP

Householder dev. (small extension,garage etc) (P)

**Decision:** 09-01-1980                      Approved

14922/H/78/0744                              10A CHURCH AVENUE RUISLIP

Reserved mats. of outline 00000/1843 (P)

**Decision:** 28-06-1978                      Approved

14922/G/77/1690                              10A CHURCH AVENUE RUISLIP

Reserved mats. of outline 00000/1843 (P)

**Decision:** 03-03-1978                      Approved

14922/F/77/0912                              10A CHURCH AVENUE RUISLIP

Residential development-1 units (Outline)(P)

**Decision:** 18-10-1977                      Approved

14922/E/77/0289                              10A CHURCH AVENUE RUISLIP

Residential development-2 units (Outline)(P)

**Decision:** 29-06-1977                      Approved

### **Comment on Planning History**

## **2. Advertisement and Site Notice**

**2.1 Advertisement Expiry Date:** 15th May 2025

## **3. Comments on Public Consultations**

### **EXTERNAL**

Consultation letters were sent to 4 local owners/occupiers. No responses were received.

Ruislip Residents Association:

No response was received.

### **INTERNAL**

Conservation Officer:

Installing the hardstanding to cover the full front garden and taking out hedge is detrimental to the verdant character of this Conservation Area. Therefore, we object to this application.

### **OFFICER RESPONSE**

The application form states that the existing boundary hedges would be retained.

#### 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

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP HC1 (2021) Heritage conservation and growth

NPPF16 -24 NPPF16 2024 - Conserving and enhancing the historic environment

#### 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 Ruislip Village Conservation Area, the impact on the amenity of adjoining occupiers, highway safety and car parking provision.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires that new developments achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place.

Policy HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that the Council will conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape (including locally and statutorily Listed Buildings, Conservation Areas, Areas of Special Local Character and Archaeological Priority Zones and Areas), and encourage the reuse, modification and regeneration of historic assets.

Policy HC1 of the London Plan (March 2021) seeks to conserve and enhance the historic environment and heritage assets. Development proposals affecting historic assets and their settings should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings, and avoiding harm.

Policy DMHB 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that the Council will expect development proposals to avoid harm to the historic environment and to prevent the loss of significance or harm to the character, appearance

and setting of heritage assets (Listed Buildings, Conservation Areas, Scheduled Ancient Monuments and Areas of Special Local Character).

Policy DMHB 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that new developments retain or enhance the character and appearance of Conservation Areas and retain or enhance those features which contribute to the special architectural qualities.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires all development to be designed to the highest standards and incorporate principles of good design, either complementing or improving the character and appearance of the area. Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to protect and improve the public realm, including streets.

Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that all developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit. Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene. Part F of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that new or replacement driveways should use permeable (porous) surfacing. Surfaces of more than five square metres will need planning permission for laying traditional, impermeable driveways.

#### Character and Appearance:

The application site is located on the corner of Church Avenue and King Edwards Road, with vehicle access from both roads. Whilst existing hardstanding (block paving) covers the majority of the front of the property, there is a 31.2sq.m area of grass (6.5m wide and 4.8m deep) located along the side of the property. This area of grass would be removed and replaced with hardstanding (block paving) to match the existing hardstanding (block paving). The existing boundary hedges would be retained.

The existing and proposed hardstanding would comprise of block paving; in order to comply with Part F of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), a condition requiring the block paving to be permeable (porous) would be included on any consent granted where the level of hardsurfacing is over and above 5 sqm.

Whilst the existing boundary hedges would be retained, the loss of the existing soft landscaping and the consequent excessive area of hardstanding within the frontage of this prominent corner site, would increase the built up appearance of the site and would be detrimental to the verdant character of the Ruislip Village Conservation Area. The existing garden provides an important visual buffer of green landscaping to the front and side of the property which reduces overall design of the property to the front. The proposed hardstanding thereby fails to either preserve or enhance the character or appearance of the application property, the immediate street scene and the surrounding Ruislip Village Conservation Area. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 4, DMHB 11, DMHB 12 and DMHB 14 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policy HC1 of the London Plan (March 2021) and the

National Planning Policy Framework (December 2024).

**Residential Amenity:**

The proposed hardstanding at the side of the property would not impact on the residential amenity of neighbouring properties.

**Highways/Parking Provision:**

Policy DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that development proposals must ensure they provide safe and efficient vehicular access to the highway network and do not contribute to the deterioration of the safety of all road users and residents. Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments provide acceptable levels of car parking in line with the Council's Parking Standards (Appendix C Table 1).

The two existing driveways would be retained and so there would be no impact on the highway. The existing hardstanding provides parking for three cars; the proposed hardstanding would allow for an additional car to park on the site. The proposal would provide acceptable parking provision. The proposal would therefore comply with Policies DMT 2 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

The application is recommended for refusal.

## **6. RECOMMENDATION**

**REFUSAL** for the following reasons:

**1. NON2 Non Standard reason for refusal**

The proposed development by reason of the loss of the existing soft landscaping and the consequent excessive area of hardstanding, would be detrimental to the verdant character of the Ruislip Village Conservation Area, thereby failing to either preserve or enhance the character or appearance of the application property, the immediate street scene and the surrounding Ruislip Village Conservation Area. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 4, DMHB 11, DMHB 12 and DMHB 14 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policy HC1 of the London Plan (March 2021) and the National Planning Policy Framework (December 2024).

## **INFORMATIVES**

1. 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 (2016). 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.

## **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 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..

#### Part 1 Policies

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

#### Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP HC1 (2021) Heritage conservation and growth

NPPF16 -24 NPPF16 2024 - Conserving and enhancing the historic environment

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