

## 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 then 10 dewlling 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** 56 DIAMOND ROAD RUISLIP**Development:** Variation of Condition 2 (Approved plans) and Condition 3 (Materials) of planning permission ref. 16429/APP/2021/1533, dated 11/06/21 (Single storey rear extension) to change wall finishes from render to brick including a window to the flank wall.**LBH Ref Nos:** 16429/APP/2022/1951**Drawing Nos:** 56AA  
56AB**Date Plans received :** 04/07/2022**Date(s) of Amendment(s):****Date Application Valid:** 04/07/2022**1. SUMMARY**

The application seeks permission for a variation of Condition 2 (Approved plans) and Condition 3 (Materials) of planning permission ref. 16429/APP/2021/1533, dated 11/06/21 (Single storey rear extension) to change wall finishes from render to brick including a window to the flank wall.

**2. RECOMMENDATION****APPROVAL subject to the following:****1 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 56AA and 56AB.

**REASON**

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2021).

**2 HO4 Materials**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be used in accordance with the details approved under this application and 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)

**3 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 54 or 58 Diamond Road.

**REASON**

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the

Hillingdon Local Plan Part 2 (2020).

**4**            HO6            Obscure Glazing

The kitchen window facing 58 Diamond Road shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.7 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 DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

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

**INFORMATIVES**

**1**            I47            Damage to Verge - For Council Roads:

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**

This application does not consider the front porch that has been constructed on site. This is not shown on the drawings and would fall outside the scope of this s73 application.

**3.            CONSIDERATIONS**

**3.1        Site and Locality**

The application property comprises a two storey end terraced house located on the northern side of Diamond Road in Ruislip. The property has a hipped roof and the frontage is laid to hardstanding. The property has been recently extended by way of a front porch, single storey side and single storey rear extension which is not built in accordance with the approved plans. The area is residential in character and lies within a

Critical Drainage Area.

### 3.2 Proposed Scheme

The application seeks permission for a variation of Condition 2 (Approved plans) and Condition 3 (Materials) of planning permission ref. 16429/APP/2021/1533, dated 11/06/21 (Single storey rear extension) to change wall finishes from render to brick and include a window to the flank wall.

### 3.3 Relevant Planning History

16429/APP/2020/3259 56 Diamond Road Ruislip

Single story side extension with a felt roof including a front porch with a pitch roof.

**Decision:** 26-10-2020 NFA

16429/APP/2021/1337 56 Diamond Road Ruislip

Single-story rear extension with two skylights at the felt roof.

**Decision:** 07-04-2021 NFA

16429/APP/2021/1533 56 Diamond Road Ruislip

Single storey rear extension

**Decision:** 11-06-2021 Approved

16429/APP/2022/1911 56 Diamond Road Ruislip

Erection of front porch (Retrospective)

#### **Decision:**

#### **Comment on Planning History**

The relevant planning history is listed above.

It should be noted that the application has been submitted in response to an enforcement investigation following a concern raised that the development was not being carried out in accordance with the approved plans.

The existing porch on site, not shown on these drawings, does not have planning permission and is currently under consideration separately. This application does not consider the porch, as per the development description and plans.

### 4. Advertisement and Site Notice

4.1 Advertisement Expiry Date:- Not applicable

4.2 Site Notice Expiry Date:- Not applicable

### 5. Comments on Public Consultation

There was no local response.

### 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  
DMHD 1 Alterations and Extensions to Residential Dwellings  
LPP D4 (2021) Delivering good design  
LPP D6 (2021) Housing quality and standards

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 Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The revised plans do not involve any increase to the scale and massing of the extensions previously approved and as such the application is not considered to give rise to an increased loss of light or outlook to occupants of neighbouring dwellings when compared to the extant, approved permission. The revised scheme does involve the insertion of a side facing ground floor window to the rear extension which is shown on the submitted plans to be obscure glazed. A condition was imposed on the original planning permission to prevent the addition of side facing windows, to ensure the amenity of occupants of neighbouring dwellings are protected. The proposed side facing window facing number 58 is not considered to give rise to an undue loss of privacy given the intervening 1.8m high boundary fence and the obscure glazed nature of the window proposed. It is considered reasonable to impose a condition to ensure that the window is retained as obscure glazed and non opening below 1.7m above FFL. Subject to obscure glazing, this is acceptable.

### **7.2 Impact on Street Scene**

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) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

The amendment to the materials is considered acceptable. There is a mixture of red brick and pebble-dash render in the immediate vicinity and the materials used on the extension are considered to relate satisfactorily to the host dwelling and locality.

### **7.3 Traffic Impact / Pedestrian Safety**

N/A

### **7.4 Carparking & Layout**

N/A

### **7.5 Urban Design, Access and Security Considerations**

The issues are addressed in the sections above.

### **7.6 Other Issues**

No other issues raised.

## **8. Reference 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)

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