

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 | ☐ |
| 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 Heads of Terms have already received Committee approval | ☐ |
| 25. WORKS TO TREES | ☐ |
| 26. OTHER (please specify) | ☐ |

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, Sport and Green Spaces**

Address 2 BRIDGWATER ROAD RUISLIP

Development: Two storey side extension and installation of dormer to rear to allow for additional habitable roofspace

LBH Ref Nos: **18756/APP/2015/1527**

Drawing Nos: F/5 Rev.D
F/6 Rev. D
F/9 Rev .D
F/4 Rev. F
F/7 Rev. E
F/8 Rev. E
F/10 Rev. E
F/11 Rev. E
F/2 Rev. A
F/3 Rev. B
S/1 Rev. B

Date Plans Received: 27/04/2015 **Date(s) of Amendment(s):** 30/07/2015
Date Application Valid: 10/06/2015 31/07/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey end of terraced property located on Bridgwater Road. The external walls of the property are covered by a hipped roof. The area to the front of the property, within the curtilage of the site, is partly covered in grass and part covered in hardstanding, and provides space to park one car.

The site is located in a developed area as identified in the Hillingdon Local Plan (November 2012).

1.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey side extension and installation of dormer to rear to allow for additional habitable roofspace.

1.3 Relevant Planning History

18756/APP/2009/1229 2 Bridgwater Road Ruislip

Single storey rear extension, involving demolition of existing rear extension.

Decision Date: 04-08-2009 Approved

Comment on Planning History

18756/APP/2009/1229 Single storey rear extension, involving demolition of existing rear extension.

Decision: Approval

Decision Date: 04/08/2009

18756/FP/2009/260 Single storey rear and part single storey side extension to dwelling
Decision: Conditional Approval
Decision Date: 13/07/2009

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

A total of 5 neighbouring occupiers, along with the South Ruislip Residents Association, were consulted on the application on 11th June 2015. By the close of the consultation period on 2nd July 2015, no objections were received.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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.

AM14 New development and car parking standards.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

LPP 3.5 (2015) Quality and design of housing developments

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

The property currently has a single storey rear extension, which has a depth of 4.1m and width of 7.98m. The existing rear extension extends beyond the full width of the original dwelling 2.6m, and has a flat roof with a height of 2.87m. The proposed development will

include extending the width of the existing single storey rear extension so that it will be on the side boundary.

Paragraph 5.1 of the HDAS Residential Extensions guidance, states: "the Council requires all residential extensions and buildings of two or more storeys in height to be set back a minimum of 1 metre from the side boundary of the property for the full height of the building. This protects the character and appearance of the street scene and protects the gaps between properties - preventing houses from combining visually to form a terraced appearance".

The proposed two storey side extension will not be set back from the side. As the property is an end of road property, it is considered that a set back from the side boundary, is not necessary as there are no properties with which a terracing effect could occur and the open aspect is retained by the rear gardens of the properties fronting Victoria Road. The proposed plans also show that the development will also include extending the width of the existing single storey rear extension by 0.66m, resulting in both, the proposed two storey side extension and the existing single storey rear extension being built on the side boundary.

Paragraph 5.7 of the HDAS Residential Extensions guidance, states, that for detached or end of terrace properties "two storey side extensions should be integrated with the existing house, There is no specific requirement for a set-back from the front of the house".

Plans show that there is no set back from the front of the property.

Paragraph 5.8 of the HDAS Residential Extensions guidance, states, "for detached and terraced houses, the roof height of the extension should be equal to that of the main house".

The roof of the proposed two storey side extension will be equal to the roof of the main house.

Paragraph 5.10 of the HDAS Residential Extensions guidance, states, "the width and height of the extension in relation to the original house should be considerably less than that of the original house and be between half and two thirds of the main house width".

The proposed two storey side extension element of this development will be 3.1m wide which is less than half and two thirds the width of the original house, which is 5.3m wide. The length of the proposed side extension is 6.13m, and will join onto the existing single storey rear extension.

Part of the proposed two storey side extension will partly be built on top of the existing single storey rear extension, which will consist of a flat roof. However, a flat roof over a first floor extension is considered to be unacceptable, as stated in the SPD HDAS: Residential Extensions which states at Paragraph 6.6 that "two storey extensions to a house with a pitched roof should also have a pitched roof" and at Paragraph 6.7 which states that "flat roofed extensions will not generally be accepted." As such, the proposed rear element would fail to compliment the original dwelling and would be detrimental to the architectural composition of the existing building and the visual amenities of the street scene and the character and appearance of the wider area. This is particularly important given the location of the property in a visually prominent position, where the extension would be widely visible. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and

BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Documents HDAS: Residential Extensions..

The development also includes a rear dormer to the property.

Paragraph 7.7 of the HDAS Residential Extensions guidance, states, "a dormer window or roof extension must be constructed in the centre of the roof face. The size of each roof face will vary from one house to the next. As a guide, any roof extension to a terraced house should be set at least, 0.3m below the ridge level, at least 0.5m above the eaves level and at least 0.5m from the sides of the roof". It also states that such extensions should be secondary to the size of the roof face within which they are set.

The proposed rear dormer will be located in the centre of the roof face and will be set down from the ridge of the roof by 0.30m and above the eaves by 0.50m. The proposed dormer will be 0.40m from the side of the roof. The proposed dormer will have a depth of 2.64m a height of 1.88m and a width of 4.77m, and would be across the original and extended roof face of the property resulting in a dominant addition which would not be secondary to the roof within which it is set.

Therefore, the proposed development fails to comply with Policies, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The size, scale and design of the proposed development, will have no significant impact upon any neighbouring properties in terms of loss of light, loss of outlook or overshadowing and would comply with the 45 degree line of sight from habitable room windows on the adjoining property and would be sufficient distance from the properties on Victoria Road. The proposed two storey side extension will have two windows on the front elevation, one on the ground floor and the other on the first floor. These windows will not overlook into any neighbouring properties, as they will have an outlook of the general street scene. Furthermore, the window located on the rear elevation, will face the applicants rear garden, and will not cause any issues regarding breach of privacy or overlooking into any neighbouring properties. The plans also show that a small window will be located on the side elevation of the two storey side extension. The proposed two storey side extension will have two small windows located on the side elevation. These all serve non-habitable rooms or are secondary windows and could thus be conditioned to be obscure glazed.

Therefore, the proposed development is in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan; Part Two - Saved UDP Policies (November 2012).

It is considered that all the proposed habitable rooms and those altered by the proposals would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan.

Following the construction of the proposed development, the amount of garden space that will be retained for the occupiers of the dwelling will remain the same, which is 156.032sq.m. Therefore the development is in accordance with Paragraph 4.9 of the HDAS guidance which states for a 4 or more bedroom house at least 100sq.m of private rear garden space should be retained, and Policy BE23 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

The proposed development would not impact the parking provision to the front of the property, and the development is considered to not materially increase the parking demand for the occupiers of the site.

Having taken everything into consideration, it is recommended that this application be refused.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey side/rear extension, by virtue of its siting, size, scale and design, including the flat roof design, would be detrimental to the architectural composition of the existing building and the visual amenities of the street scene and the character and appearance of the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Documents HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The roof alteration, by reason of the size, scale, bulk, and design of the rear dormer window would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and 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 BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

- 1** On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

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 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 (July 2011) and national

guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

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