Development Management

APP REF No.	2270/APP/2026/1690

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

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

A

Item No.	**Report of the Head of Development Management and Building Control**
Address:	23 KING EDWARDS ROAD RUISLIP
Development:	Erection of a single storey outbuilding to the rear garden.
LBH Ref Nos:	2270/APP/2026/1690
Drawing Nos:	FEAS/P/1 Proposed Site Layout Plan, Proposed Outbuilding Floor Plan, Roof Plan and Elevations FEAS/P/2 Location Plan Heritage Statement
Date Plans received:	06-07-26 **Date(s) of Amendments(s):**
Date Application valid	22-07-26

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached dwelling located on the southern side of King Edwards Road. 25 King Edwards Road is located along the western site boundary. The rear gardens of 7, 9, 11, 13 and 15 Church Avenue are located along the eastern site boundary. To the south, the rear of the site backs onto the rear garden of 5 Church Avenue. 26 and 28 King Edwards Road are located to the north, on the opposite side of the road. The application site is located within the Ruislip Village Conservation Area, as designated within the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

Planning permission is sought for the erection of a single storey timber-clad outbuilding to the rear garden. The existing 7.1m deep and 5m wide timber shed, with a footprint of 35.5sq.m, would be demolished. The proposed outbuilding would be 7.349m deep and 4.267m wide with a footprint of 31.36sq.m. The proposed outbuilding would have a 2.5m high flat roof. The proposed outbuilding would provide an office and a store.

1.3 Relevant Planning History

2270/APP/2016/717 23 KING EDWARDS ROAD RUISLIP

Partial lowering of floor level, roof lantern and alterations to elevations (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 03-05-2016 Approved

2270/APP/2015/2736 23 KING EDWARDS ROAD RUISLIP

First floor side extension, lowering of floor level of existing ground floor extension and installation of roof lantern to single storey rear extension

Decision: 22-10-2015 Refused

2270/F/78/0499 23 KING EDWARDS ROAD RUISLIP

Rear extension and garage to front

Decision: 09-05-1978 Approved

Comment on Planning History

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date: 26th August 2026

3. Comments on Public Consultations

Consultation letters were sent to 9 local owners/occupiers. No responses were received.

Ruislip Residents Association:
No response was received.

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 Polices:

BE4	New development within or on the fringes of conservation areas
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMHD 2	Outbuildings
LPP HC1	(2021) Heritage conservation and growth
LPP D6	(2021) Housing quality and standards

5. MAIN PLANNING ISSUES

The main planning 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 visual amenities of the street scene, the impact on the character and appearance of the Ruislip Village Conservation

Area, the impact on the amenity of adjoining occupiers and the provision of acceptable residential amenity.

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).

DMHB 4 of the Local Plan: Part Two - Development Management Policies (2020) advises new development within or on the fringes of conservation areas will be expected to preserve or enhance the character and appearance of the area. It should sustain and enhance its significance and make a positive contribution to the local character and distinctiveness.

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 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, and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

Policy DMHD 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that outbuildings must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers; the developed footprint of the proposed building must be proportionate to the footprint of the dwelling house and to the residential curtilage in which it stands and have regard to trees; the use shall be for a purpose incidental to the enjoyment of the dwelling house and not capable for use as independent residential accommodation, and primary living accommodation such as a bedroom, bathroom or kitchen will not be permitted.

Paragraph A1.34 of the Hillingdon Local Plan: Part Two - Development Management Policies

(2020) states that "As a general guide, an outbuilding should be no greater than 30 square metres and should not significantly reduce private amenity space or the landscape and ecological value of the garden."

Character and Appearance

The proposed outbuilding would be located at the rear of the garden and would replace the existing 7.1m deep and 5m wide timber shed (footprint of 35.5sq.m). The proposed timber-clad outbuilding would be 7.349m deep and 4.267m wide with a footprint of 31.36sq.m. The proposed outbuilding would have a 2.5m high flat roof. The proposed outbuilding would provide an office and a store.

Whilst the footprint of the proposed outbuilding would exceed recommendations in paragraph A1.34 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), the proposed footprint would be a modest increace above the recommended footprint, and would be less than the footprint of the existing shed (to be demolished). The proposed footprint is considered to be acceptable in this instance. Given the overall size and scale of the proposed outbuilding, the removal of the existing shed, the modest roof height, the separation distance from the host dwelling and the location at the rear of the garden, it is considered that the proposed outbuilding would not cause harm to the character and appearance of the application property. Additionally, the outbuilding would be seen in context with existing rear garden structures and the residential character of the area, and would not appear out of keeping with the surrounding built environment.

Therefore, it is considered that the outbuilding would not be harmful to the character and appearance of the host dwelling or to the character and appearance of the surrounding Ruislip Village Conservation Area. The proposal thereby complies with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 4, DMHB 11, DMHB 12, DMHD 1 and DMHD 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy HC1 of the London Plan (March 2021).

Proposed Use

The proposed outbuilding would provide an office and a store; no kitchen or bathroom facilities are proposed. Given the small size and scale of the proposed outbuilding, it is considered that the proposed outbuilding is reasonably required for incidental purposes. A condition preventing the use of the outbuilding for independent residential accommodation or for purposes not incidental to the enjoyment of the dwelling house would be added to any consent granted.

Residential Amenity

25 King Edwards Road is located along the western site boundary. Given the small size and scale of the proposed outbuilding, the modest roof height, the location at the rear of the garden and that no side windows are proposed, it is considered that the proposed outbuilding would not cause harm to the residential amenity of 25 King Edwards Road through the loss of light, loss of privacy or overlooking.

The rear gardens of 7, 9, 11, 13 and 15 Church Avenue are located along the eastern site boundary. Given the small size and scale of the proposed outbuilding, the modest roof height, the location at the rear of the garden, the separation distances from the neighbouring rear elevations and that no side windows are proposed, it is considered that the proposed outbuilding would not cause harm to the residential amenity of 7, 9, 11, 13 and 15 Church Avenue through the loss of light, loss of privacy or overlooking.

To the south, the rear of the site backs onto the rear garden of 5 Church Avenue. Given the small size and scale of the proposed outbuilding, the modest roof height, the location at the rear of the garden and that no rear windows are proposed, it is considered that the proposed outbuilding would not cause harm to the residential amenity of 5 Church Avenue through the loss of light, loss of privacy or overlooking.

No responses were received from neighbouring properies during the public consultation.

Therefore, it is considered that the proposed development would not cause harm to the residential amenity of neighbouring properties, thereby complying with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Other Matters

It is considered that all the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (March 2021).

Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires developments to provide good quality and useable private outdoor amenity space in accordance with the Council's standards (as per Table 5.2), whilst Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that proposals to extend dwellings retain adequate garden space.

The application property has a rear garden of 278sq.m. The proposed outbuilding would be located at the rear of the garden and the existing shed would be removed. Given the small size and scale of the proposed outbuilding, a sufficient amount of external amenity space would be retained. The proposal would therefore comply with Policies DMHB 18 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Paragraph A1.34 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

The application 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 Drawing Nos:

FEAS/P/1 Proposed Site Layout Plan, Proposed Outbuilding Floor Plan, Roof Plan and Elevations

FEAS/P/2 Location Plan

REASON
To ensure the development complies with the provisions of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), and the London Plan (March 2021).

3. HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those stated on the approved drawings/application form and shall thereafter be retained as such.

REASON
To safeguard the visual amenities of the surrounding 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 Two - Development Management Policies (January 2020).

4. RPD13 Restrictions on outbuildings

The outbuilding hereby approved shall not be used for purposes such as a living room, bedroom, kitchen, as a separate unit of accommodation or for any business purposes.

REASON
To avoid any future fragmentation of the curtilage or the creation of a separate residential or business use, so as to protect the amenity of adjoining residential properties in accordance with Policies DMH 4, DMHB 11, DMHB 16, DMHB 18 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 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. 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 for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

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 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 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 Polices

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

Part 2 Polices:

BE4	New development within or on the fringes of conservation areas
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMHD 2	Outbuildings
LPP HC1	(2021) Heritage conservation and growth
LPP D6	(2021) Housing quality and standards

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. 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 - 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 purposes 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 Department for Communities and Local Government.

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: Katherine Mills **Telephone No:** 01895 250230