

### PLANNING HISTORY

There are two previous Householder Planning Applications listed that were approved.

Reference	Description	Type	Decision	Date	Received
Ref: 26493/APP/2023/43	Erection of a two storey rear extension, a first floor side and rear extension, a single storey rear extension, front porch extension and changes to the roof.	FUL	Refused	03-03-23	06-01-23
Ref: 26493/XX/2844	Householder Development- residential extension (P)				
Ref: 26493/A/82/0591	Householder Development- residential extension (P)	FUL	APP	17-06-82	22-04-82
Ref: 26493/79/0435	Householder Development- residential extension (P)	FUL	APP	25-06-79	13-03-79

Please see historic drawings and information in Appendix A

# 15 CHURCH AVENUE, RUISLIP HA4 7HX

## PRE-APPLICATION

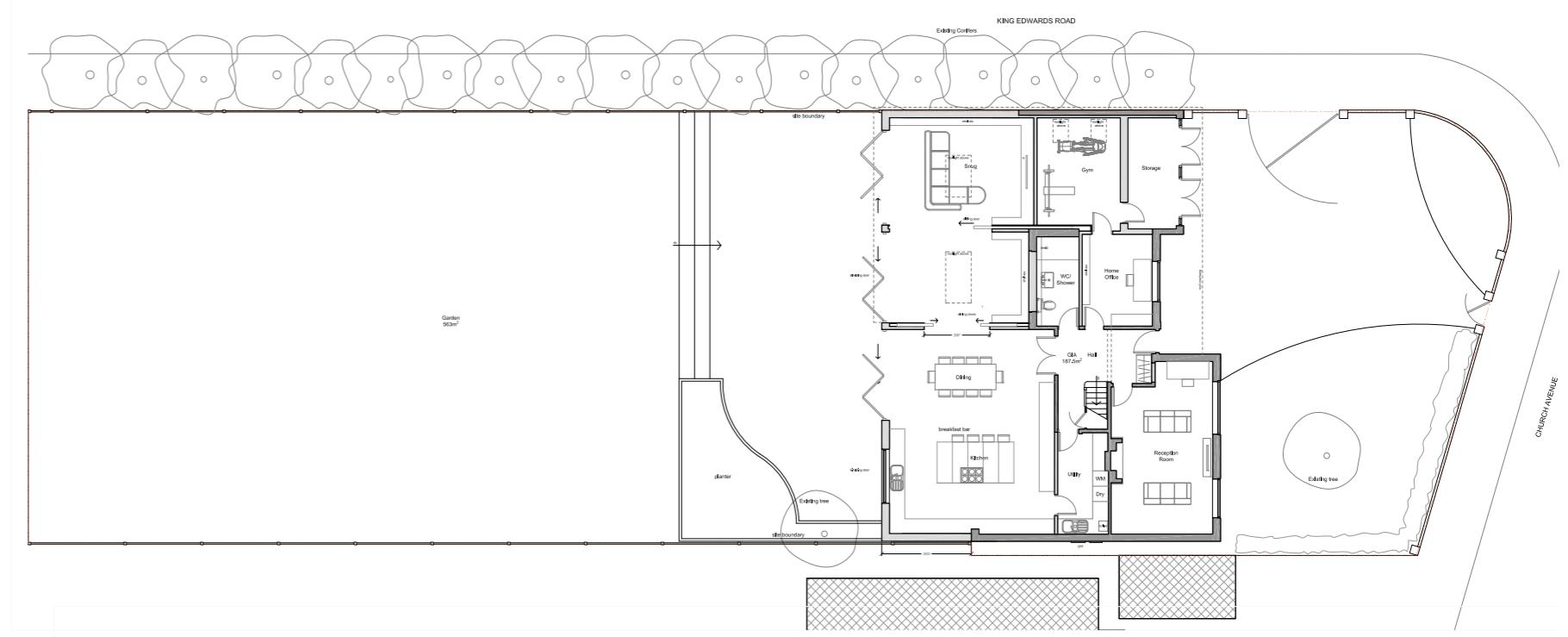
## PRE-APPLICATION

In November 2022 pre-application advice was received on proposal for a two storey rear extension, a first floor side extension, a single storey rear extension and raising the main ridge of the roof.

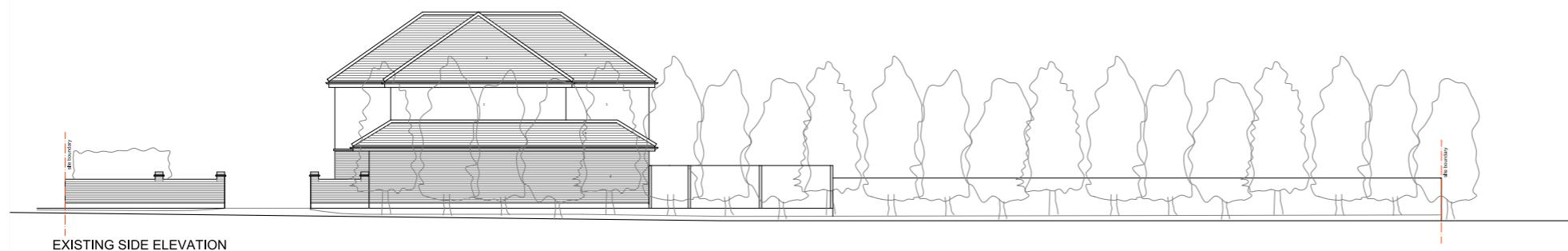
- The existing dwelling has a two storey side extension and a single storey attached garage extension. It is considered that the proposed extensions should be reduced so that they are more subordinate and reflective of development in the area, perhaps including Arts and Crafts elements in the style of the nearby houses.

To summaries the main comments:

- The proposed single storey rear extension would exceed the Policy DMHD 1 guidance of 4m in depth for single storey rear extensions to detached houses.
- Raising the ridge of the main roof would be contrary to policy DMHD 1 guidance on roof extensions
- The proposed two storey rear extension, first floor side and rear extension, single storey rear extension and raising the ridge of the main roof are not considered to appear subordinate to the original dwelling.
- The proposed extensions would further overpower the original dwelling, further detract from the architecture of the original dwelling and would have an adverse impact on the character and appearance of the Ruislip village Conservation Area, the original dwelling, the street scene and the local area.
- Unless a robust case can be made for the proposed development preserving or enhancing the character and appearance of the Ruislip Village Conservation Area, it would be contrary to the requirements of Policies DMHB 4, DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part 2 Development Management Policies (2020) and could not be supported by the Council.
- The cumulative scale of the proposed extensions and raising the ridge of the main roof (their depth and height in proximity to the boundary shared with no. 13) is likely to adversely affect the daylight sunlight and outlook from no. 13 and may appear overbearing. This would need to be addressed in any future planning application by the submission of drawings showing the ground and first floor habitable room windows of no. 13 and a 45 degree line of sight drawn from the centre of the nearest windows.
- The submitted drawings include trees on the plans and do not show any of these being removed. In any future application, the Council will require further details to be submitted in the form of a Tree Survey, Arboricultural Method Statement and protection plan to demonstrate how the existing trees will be safeguarded, particularly the one in the rear garden and the conifers to the side.



## EXISTING GROUND FLOOR PLAN



### EXISTING SIDE ELEVATION



### PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



### EXISTING FIRST FLOOR PLAN

## Design Proposal

The existing house is a five bedroom 2-storey house with kitchen, 3No reception rooms, WC, utility room and garage at ground floor.

The proposal is to construct a two storey rear extension, a first floor side and rear extension, a single storey rear extension, front porch extension and changes to the roof.

The ground floor will be made into a open-plan kitchen/dining area, utility room, WC/Shower room, work from home space and family room.

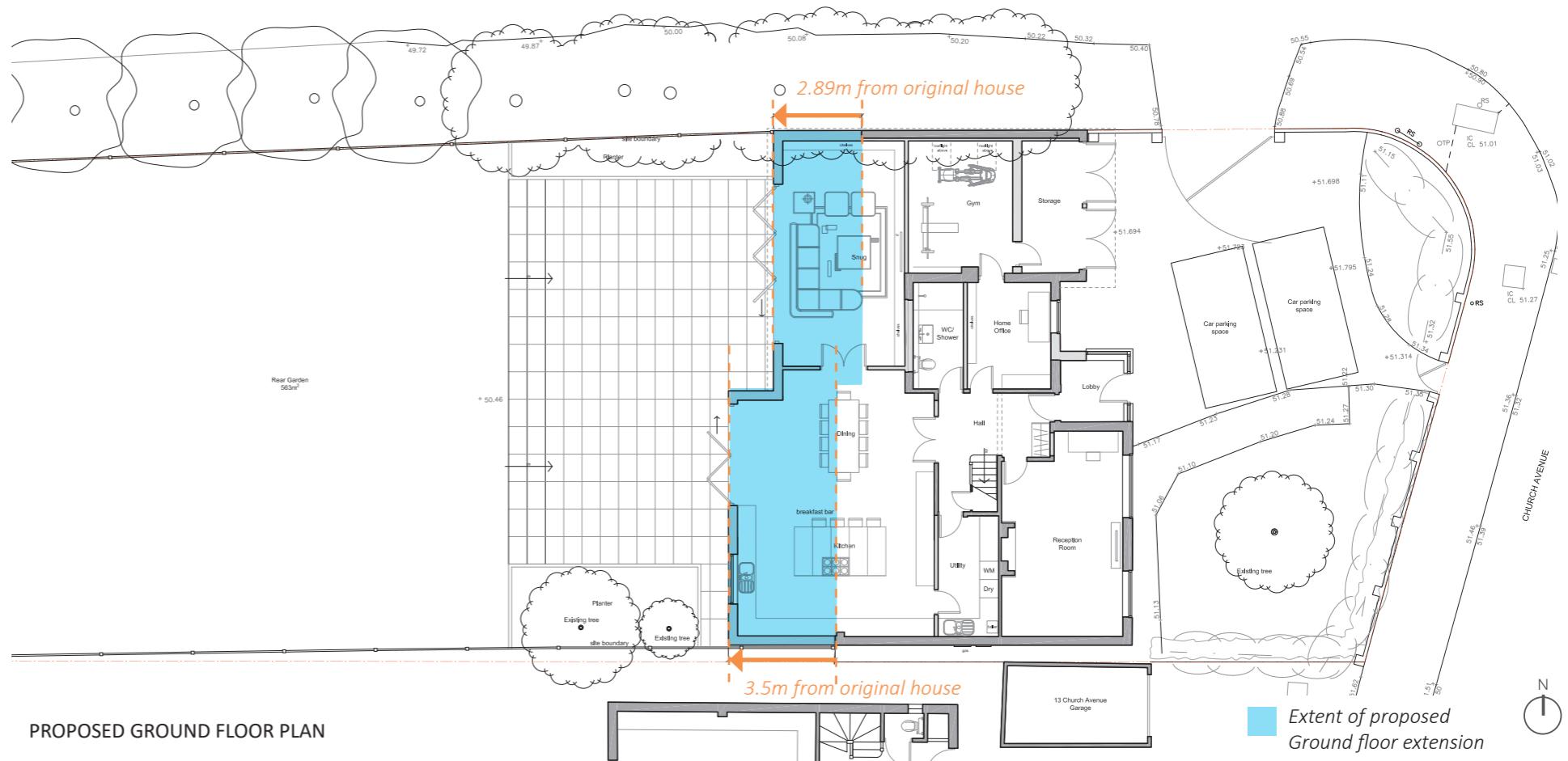
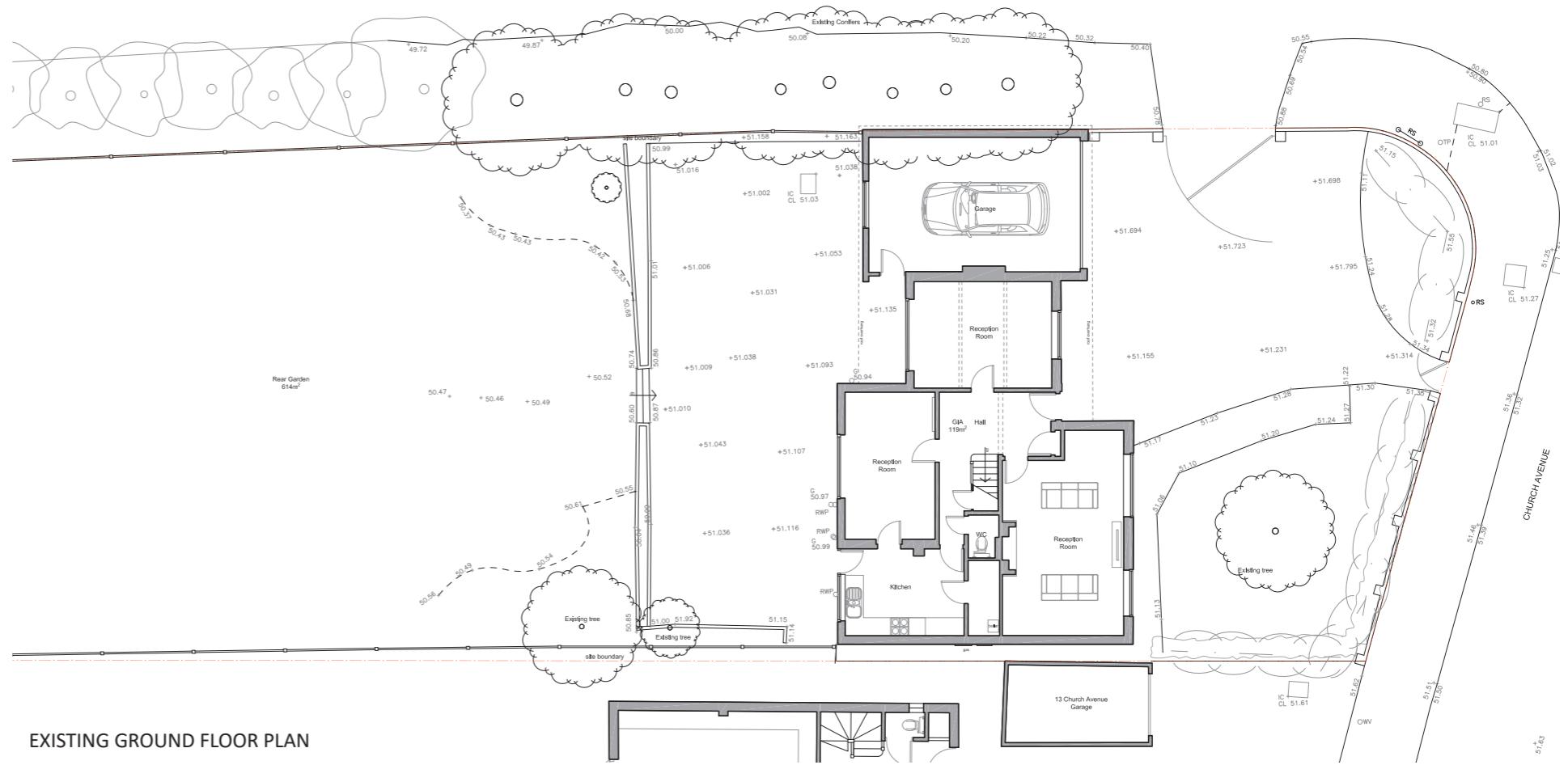
The existing garage will be converting into a gym and storage.

First floor will comprise of five double bedrooms with en suites.

## Area Schedule (GIA)

Existing Ground Floor	87m <sup>2</sup>
Existing First Floor	119m <sup>2</sup>
<b>TOTAL</b>	<b>206m<sup>2</sup></b>

Proposed Ground Floor	179m <sup>2</sup>
Proposed First Floor	142m <sup>2</sup>
<b>TOTAL</b>	<b>321m<sup>2</sup></b>



## Design Proposal

The proposed extensions are designed to harmonise with the overall appearance of the dwelling and surrounding buildings to ensure there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area.

The new extensions are subordinate to the main dwelling being below the Local Authority guidance threshold (4m) for rear extensions at 3.5m and 2.89m.

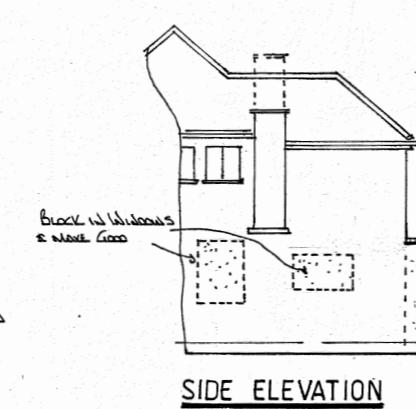
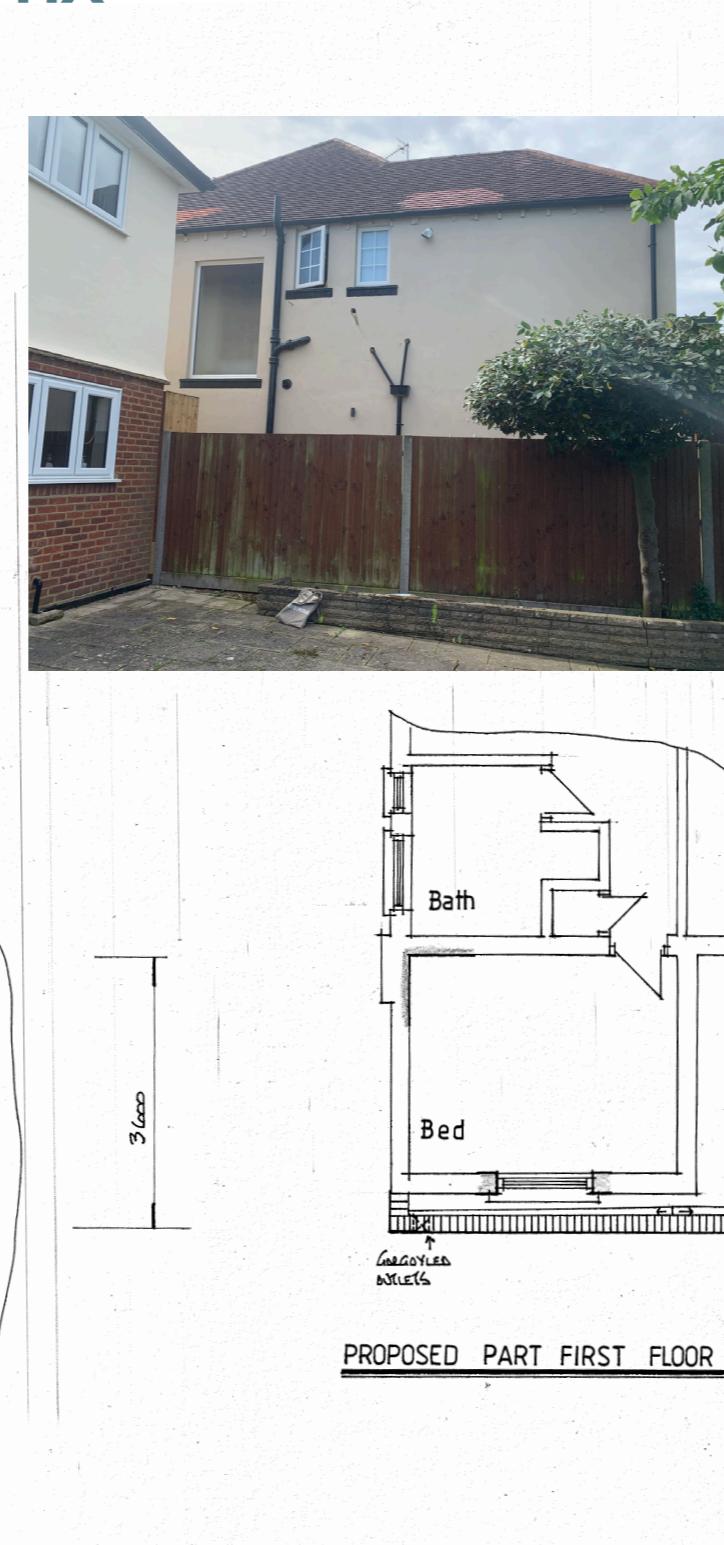
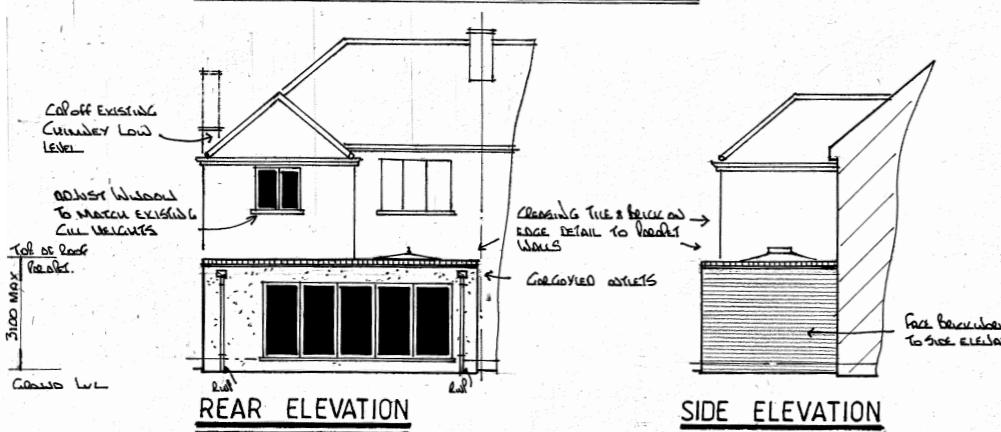
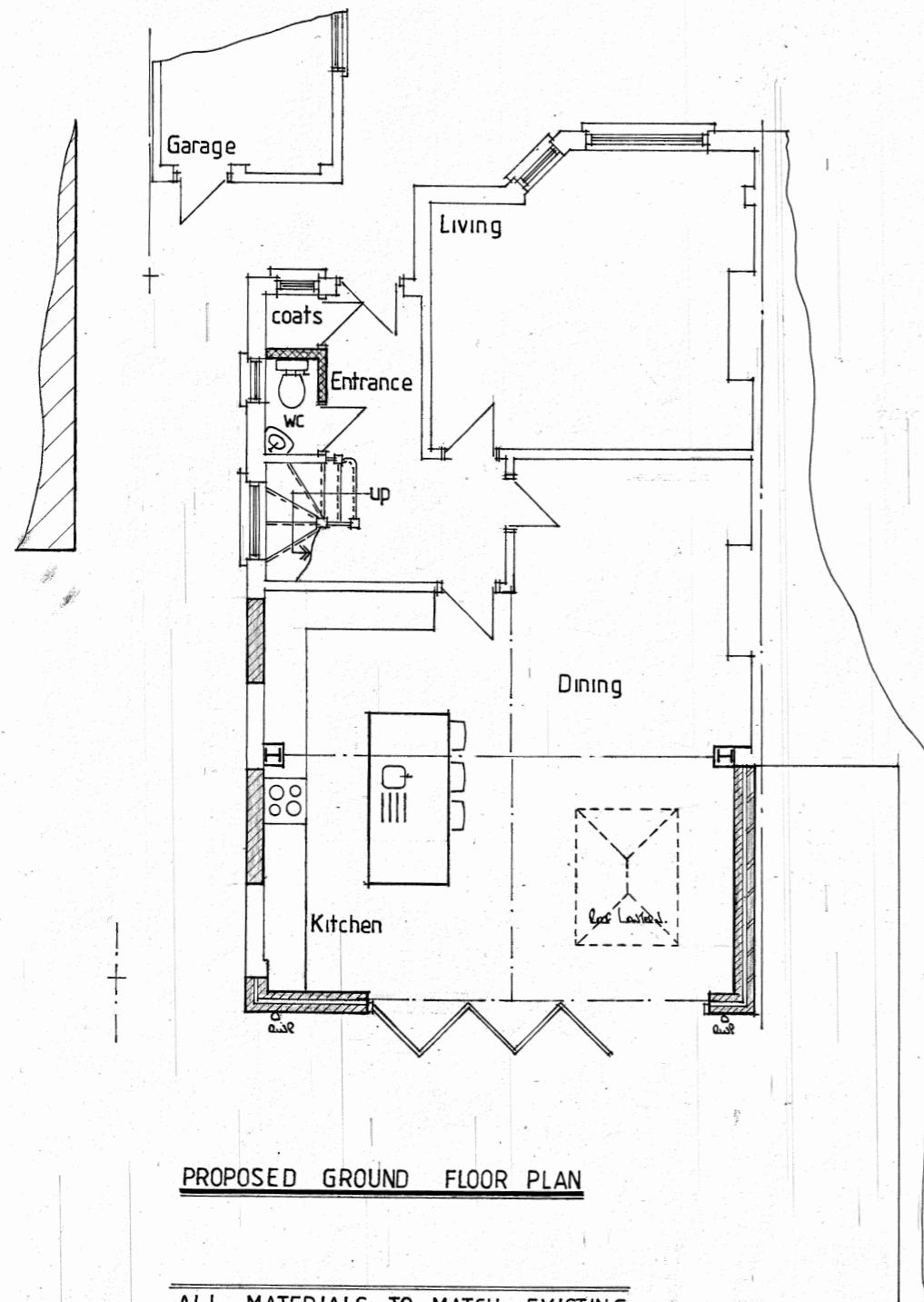
There is no unacceptable loss of outlook to neighbouring occupiers- please see page 10

Adequate garden space is retained. 4+ bed houses require at least 100 square meters of private usable rear garden space. The property will have 563m<sup>2</sup> of rear garden space retained following completion of the proposals.

Adequate off street parking is retained with two spaces provided to the front of the property.

Trees, hedges and other landscaping features are retained. Please refer to Tree Report by Trevor Heaps.



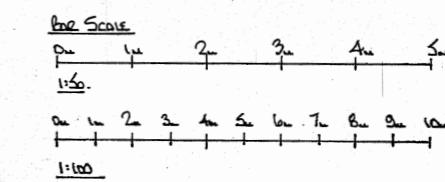


## Neighbouring Property - 13 Church Avenue

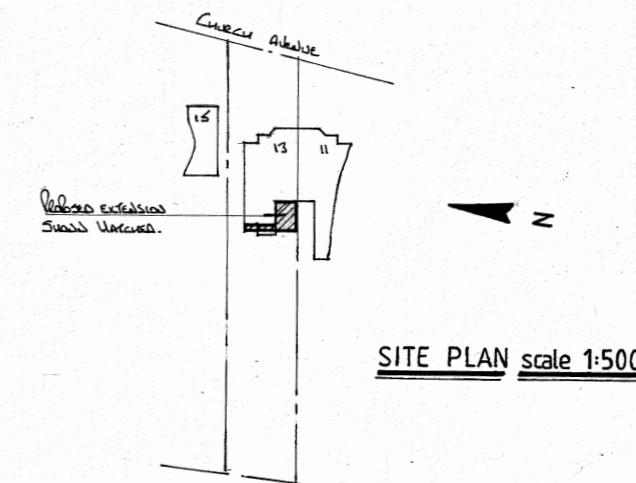
Please refer to previous Planning Application Local Authority Ref: 75447/APP/2020/780 which includes existing and proposed plans as part of a Planning Application for a single storey and is now implemented.

On the north facing elevation of 13 Church Avenue, which faces the boundary shared with 15 Church Avenue, there are no habitable room windows located within the elevation. The windows at ground floor serve a WC and first floor windows serve a stair and bathroom. All the windows are obscure glazed.

This demonstrates that the ground and first floor windows situated on the shared boundary with no. 13 are to non-habitable rooms with obscured glazing and will therefore result in no loss outlook.

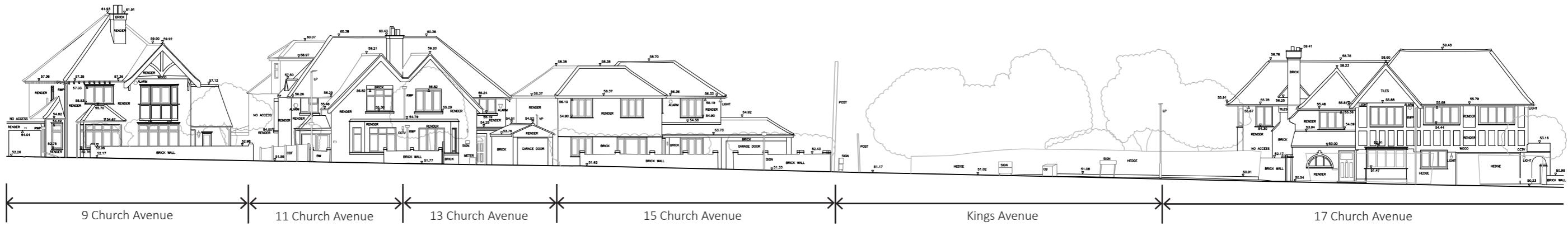


**THIS DRAWING TO BE READ  
IN CONJUNCTION WITH DRG  
No 4354/01**

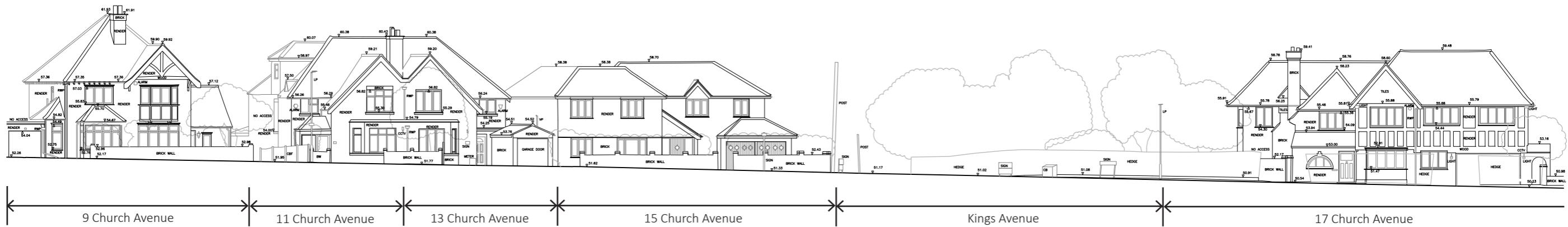


### CONTEXTUAL ELEVATIONS

The appearance of the proposed dwelling is altered to provide a scale and form which is in keeping with the existing dwelling and neighbouring properties.



EXISTING CONTEXTUAL ELEVATION



PROPOSED CONTEXTUAL ELEVATION

## Heritage Statement

The Ruislip Village Conservation Area was designated in 1969. It was one of the first such areas to be agreed within the London Borough of Hillingdon. It is located in the north of the Borough, to the northeast of Uxbridge town centre and to the south of Northwood.

In 2009, the Conservation Area, which originally included only the medieval village centre, was extended to include the later residential suburbs to the west and south, and all of the High Street.

Church Avenue contains some of the best quality and larger 1920-30s houses within the area. Many of the properties are well detailed and retain a wealth of original features. The buildings are generally well preserved and the later infill properties are also of a good quality.

## Heritage Considerations

Care has been taken to preserve the character and appearance of the area. The development shows respect to the existing density and pattern of development, linear plan form and the regular character of the area with reference to the design, detailing, materials and size of the surrounding properties.



Existing block plan (Scale 1:1000@A3)



Proposed block plan (Scale 1:1000@A3)

# METASHAPE | ARCHITECTS

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Registered office 4th Floor 100 Fenchurch Street, LONDON EC3M 5JD UNITED KINGDOM

## **APPENDIX A**

### Historic Planning Applications on Microfiche

Ruislip-Northwood  
Urban District Council.

**Deposited Plan**

for

**New Buildings.**

Description. 1st stage

stage

15

Location Church Lane

for Mr. H. G. Quincey

Address

Architect

Builder

Address

(Lambeth Place)

Date of Approval 11th

1936

• SOUTH ELEVATION •

• BLOCK PLAN •  
SCALE 30'-1"

S — N ↑

ROAD

EDWARD'S

KING

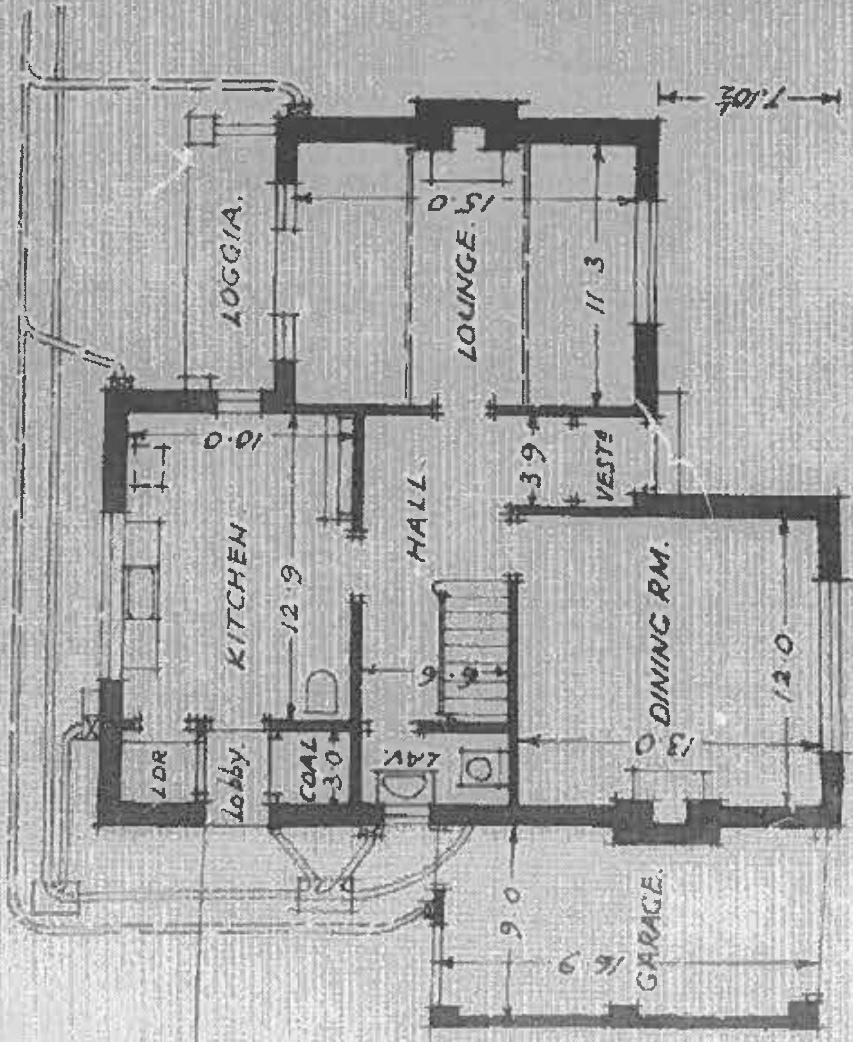
200'-0"

15.0

25.0

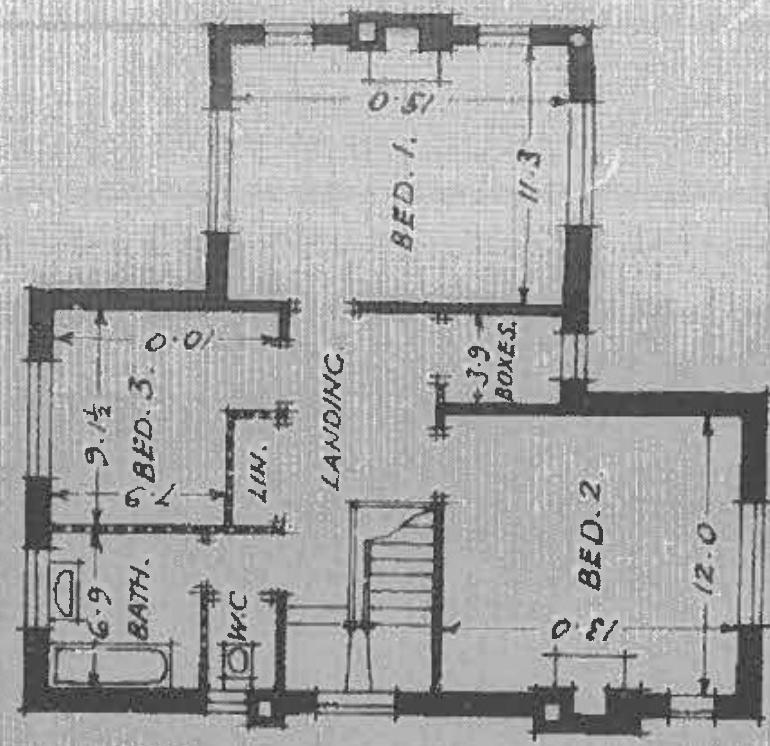
60.0  
CHURCH AV.

EAST ELEVATION.



GROUND FLOOR PLAN.

WEST ELEVATION.

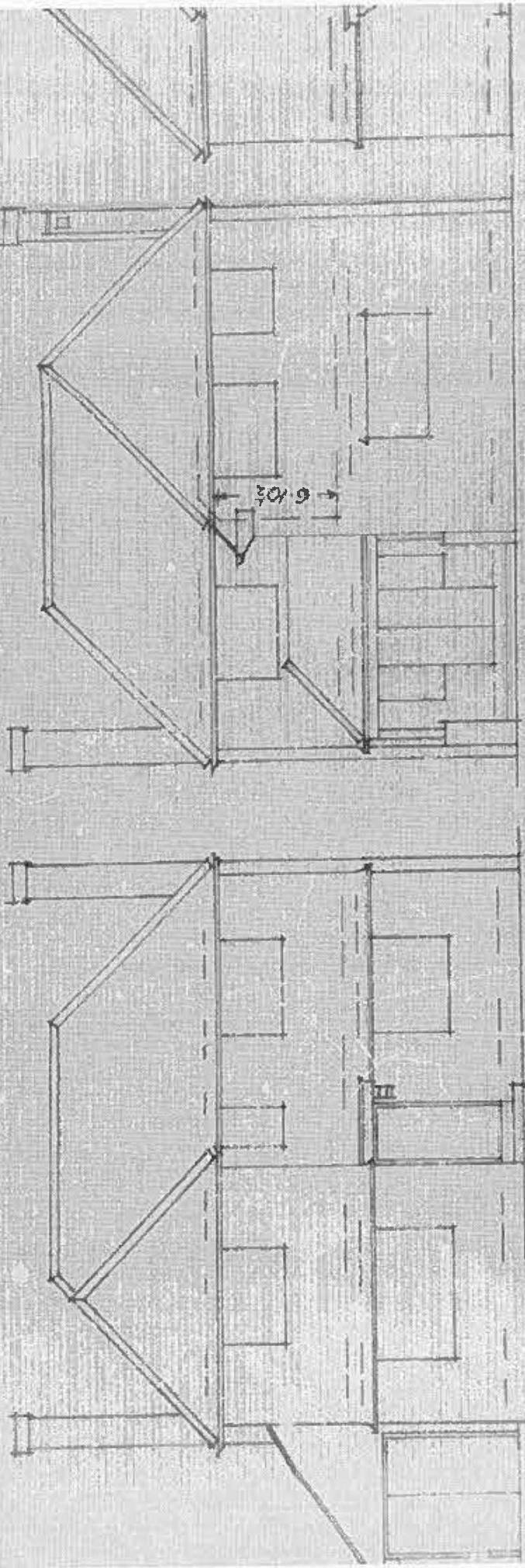


FIRST FLOOR PLAN.



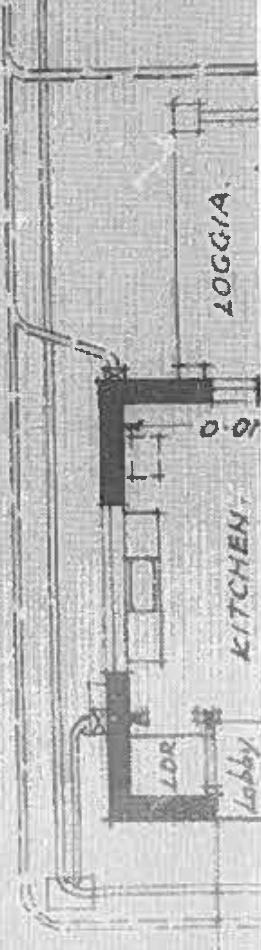
AMENDED PLANS OF HOUSE & GARAGE  
CHURCH AV. & KING EDWARD'S RD. RUSSEL  
FOR MRS. A. MCLAREN:  
SCALE: 8 FEET TO AN INCH:

F. CLARKSON PLUM.  
REGISTERED ARCHI.  
33 HIGH ST. RUSL.  
JULY 1936.

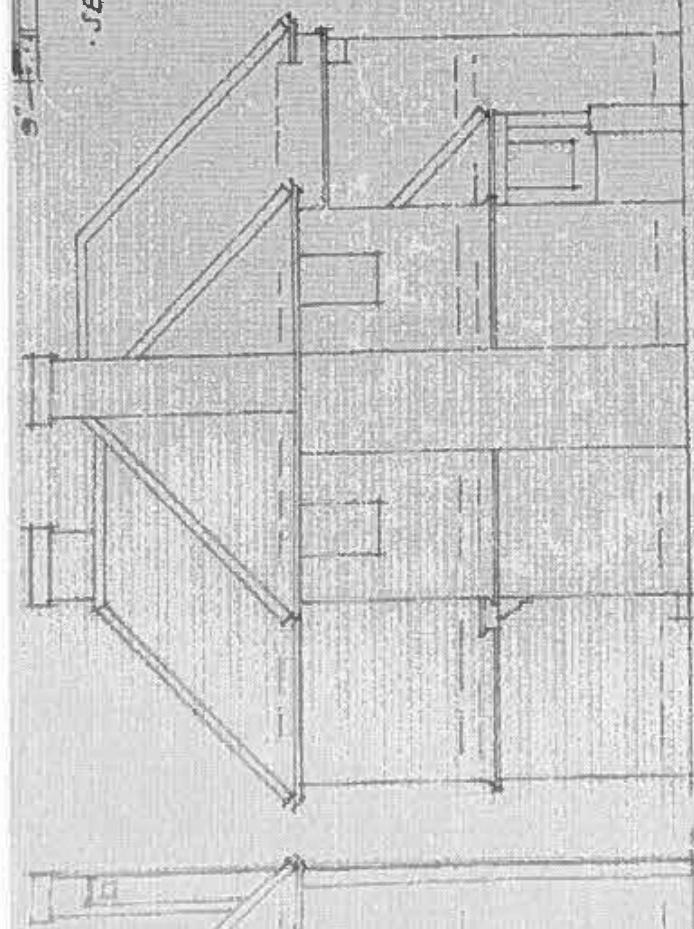


EAST ELEVATION.

WEST ELEVATION.

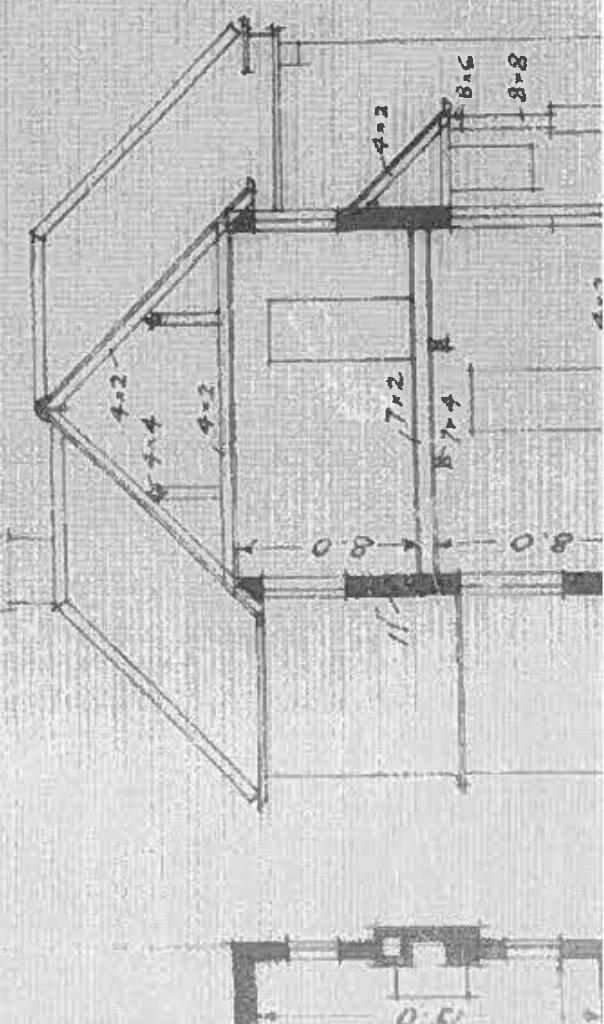


SECTION.



NORTH ELEVATION.

SOUTH ELEVATION.



BLOCK PLAN  
SCALE 30'-1"

EDWARD'S ROAD  
200'-0"

0.51



CSIR-NET/UGC-NET

This permission shall cease to have effect unless the development hereby authorised has begun before the expiration of five years from the date of this permission.

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To consult with Session 41 of the Town & Country Planning Act 1971.

CONTINUATION

shall be provided and maintained for as long as the  
construction remains in use above a height of 0.6 metre  
from foot for a radius of 3 metres on both sides of the  
height of the building facade.

卷之三

to ensure that the proposed development does not prejudice the free flow of traffic, or conditions of general safety along the neighbouring highway.

### CONDITION 2

The nursing facilities shown on your committed plan shall be constructed before use of the development becomes permitted occupancy, and thereafter the facilities shall be retained for so long as the development remains in use.

官書會誌

To ensure that adequate facilities are provided and retained to service the development without creating conditions prejudicial to the free flow of traffic or causing danger and inconvenience.

中華書局影印

The garage shall be used only for the accommodation of private motor vehicles incidental to the use of the dwellinghouse as a residence and shall not be used for the garaging of any commercial vehicle or for carrying out of any industrial or commercial activity. Notwithstanding anything contained in the Town and Country Planning General Development Order 1970 the garage shall not be used for any other than its designed purpose unless with prior written permission of the Local Authority.

宋史卷之三

To ensure that the garage is used for its intended purpose and is not used for activities which are unsightly or detrimental to the welfare of the locality by reason of noise, fumes, dust, smoke or other nuisance inappropriate in a residential area, also to ensure that concrete off-street parking is retained.

## CONTAINERS 8

Notwithstanding anything contained in the Town and Country Planning General Development Order 1977 no wireless shall be constructed in the walls of the development hereby permitted facing 18 Church Avenue.

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To ensure that the development does not give rise to overlooking or adjoining property intrusions to the reasonable privacy of the occupants.

9815123  
JUN 1974

Figs. 1-4

CAIRNS: C. 1870. 1870. 1870. 1870. 1870. 1870.

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10

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Room  
Dining

Study

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100

510

511

512 513 514

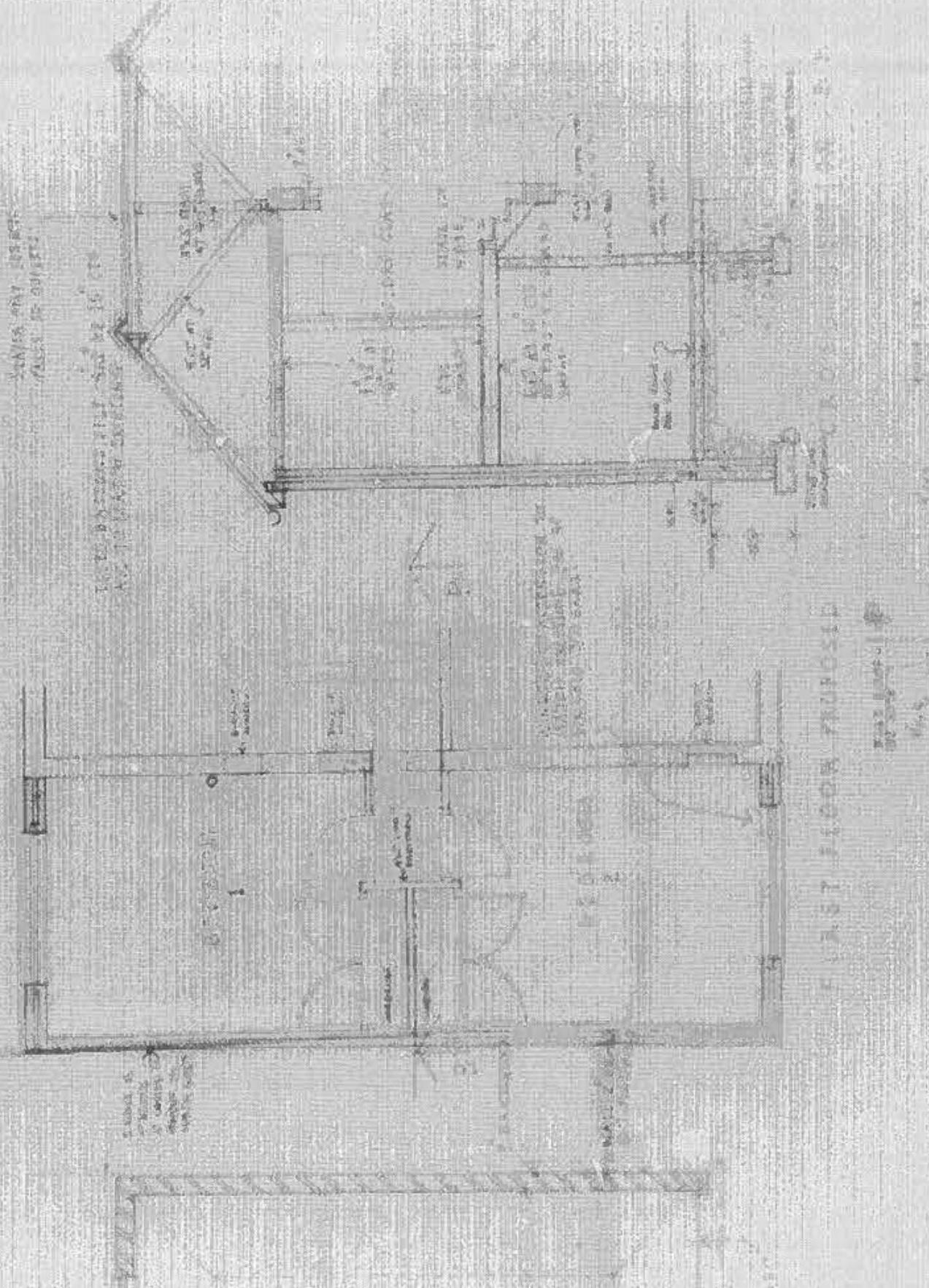
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PLAN ELEVATION



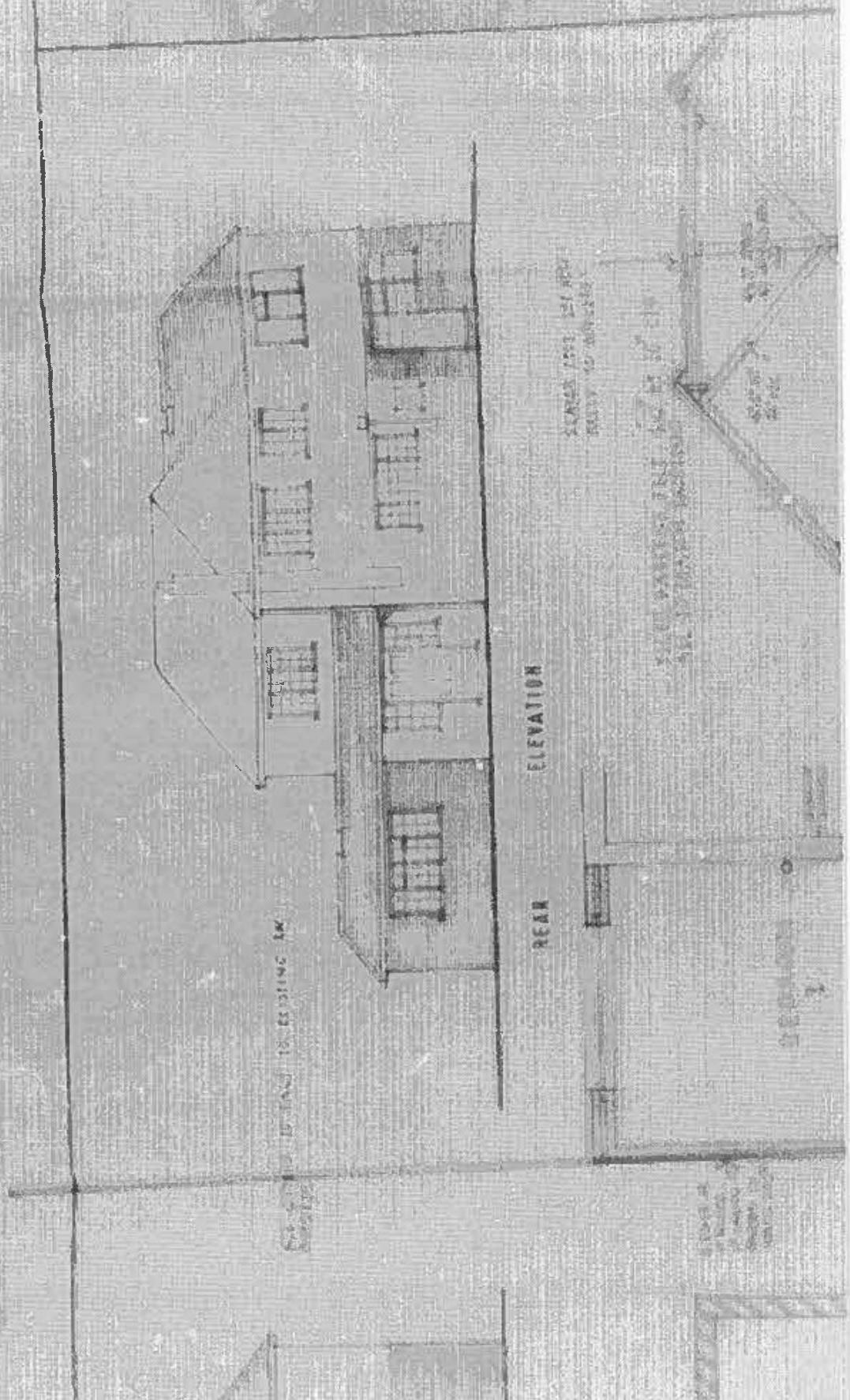
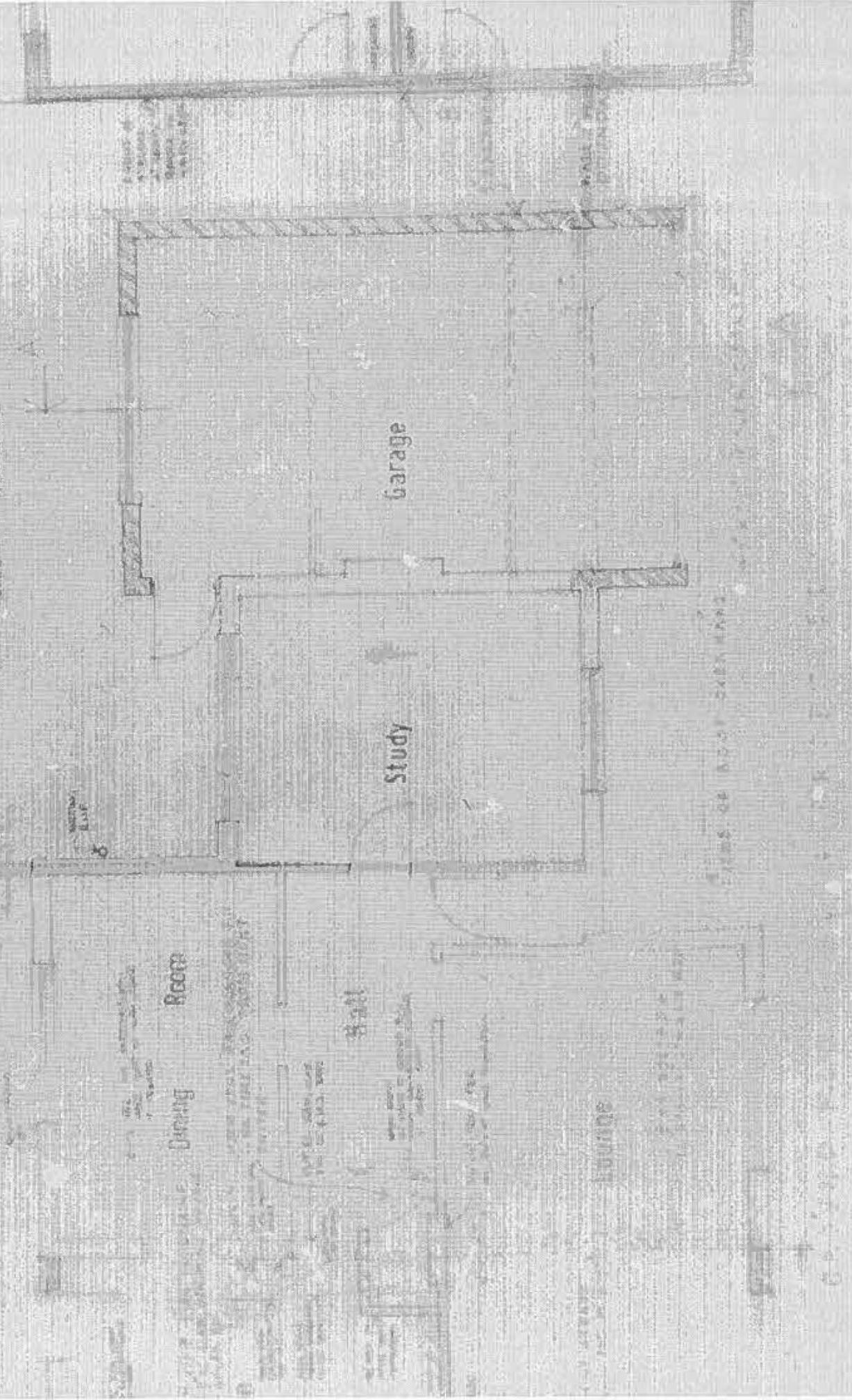


FIGURE 11

SINK ELEVATION



**London Borough of Hillingdon**  
**TOWN AND COUNTRY PLANNING ACT 1971**

TO

Master Building Design  
 and Services  
 24 Camp Road  
 Hemel Hempstead  
 Herts

LOCAL PLANNING AUTHORITY REF

201/1982/02/92

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above mentioned Act and Orders made thereunder hereby GRANT permission for the following development:-

Erection of single storey rear extension at 49 Church Avenue,  
 Hatfield

In accordance with the application dated 20 April 1982  
 and illustrated by plans Nos. 201/1982/1A (Master Plan) received on 17 May 1982

Permission however is given subject to the conditions listed on the attached schedule

Dated this 17 day of June

Signature

19/6/82  
 J. D. Walker

— DIRECTOR OF PLANNING —

London Borough of Hillingdon,  
 Civic Centre,  
 Uxbridge,  
 Middlesex, UB9 1UW

NOTES: (i) If you wish to appeal against any of the conditions please read the back of this sheet which explains the procedure.

(ii) This decision does not purport to convey any approval or consent which may be required under any by-law, building regulations, or under any enactment other than the Town & Country Planning Act 1971.

**CONDITION 1**

This provision shall come into force unless the development hereby authorised has begun before the expiration of five years from the date of this statement.

**REASON**

To comply with Section 41 of the Town and Country Planning Act 1971.

**CONDITION 2**

The external surfaces of the extension hereby approved shall be of materials to match those of the existing building. Details and/or samples shall be submitted to and approved by the Town Planning Authority before construction of any part of the development where the new materials differ in any way from those of the existing building.

**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.

**CONDITION 3**

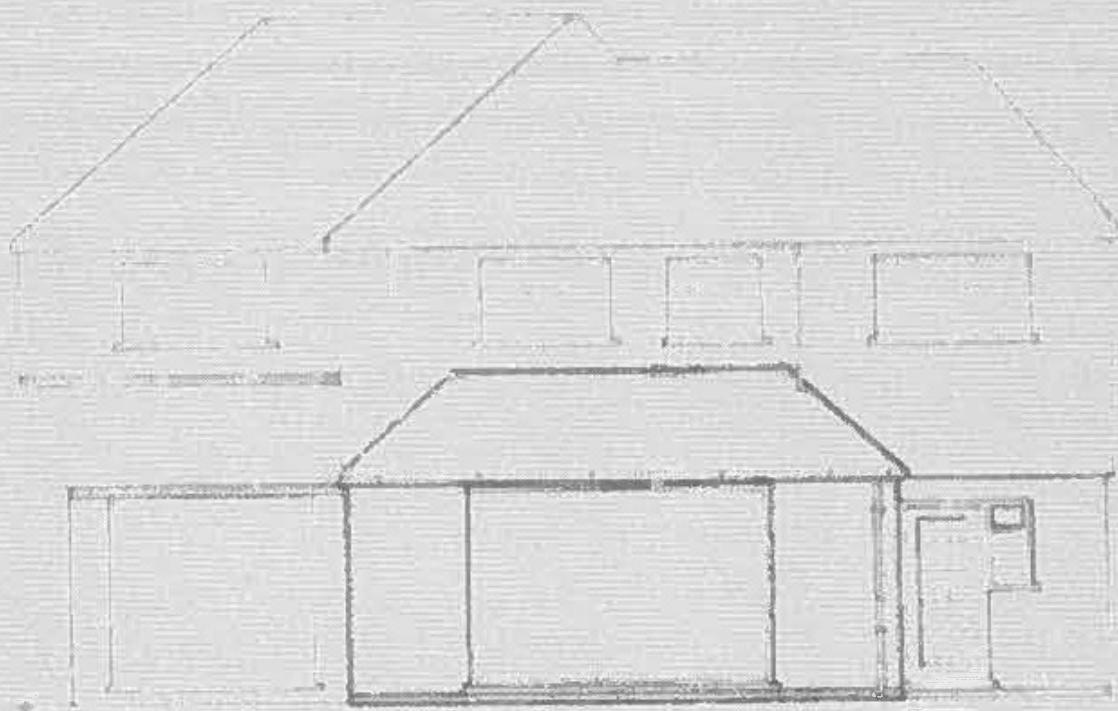
Notwithstanding anything contained in the Town and Country Planning General Development Orders 1977-1981 no additional windows shall be constructed in the walls of the development hereby approved facing 13 Church Avenue.

**REASON**

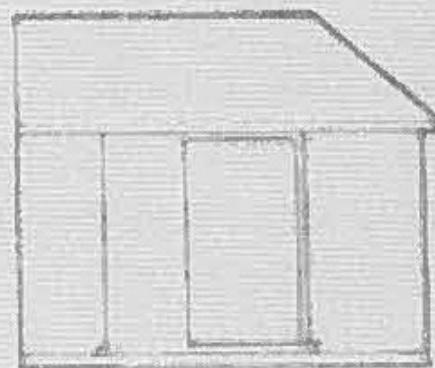
To ensure that the development does not give rise to overlooking of adjoining property injurious to the reasonable privacy of the occupiers.

  
J. Warner  
Director of Planning

17 June 1982

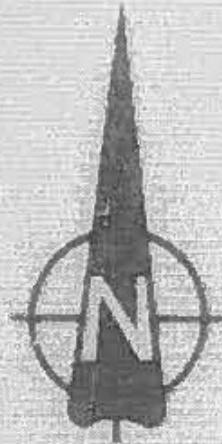


ed rear

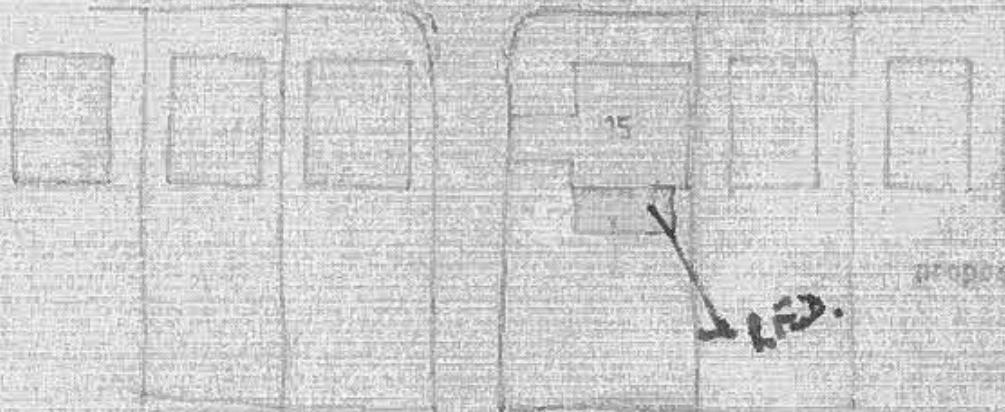


proposed side

LOCATION PLAN



CHURCH HALL



KING EDWARD ROAD  
(unadjoining)

16 15  $\Delta$  14 13 12 11  $\Delta$  10 9