

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	21 KING EDWARDS ROAD RUISLIP	
Development:	Single storey rear extension and single storey detached garage involving demolition of existing attached garage	
LBH Ref Nos:	28713/APP/2015/473	
Drawing Nos:	KER21-1005 KER21-1001 KER21-1002 KER21-1004 Rev. B KER21-1003 Rev. A Design And Access Statement	
Date Plans Received:	09/02/2015	Date(s) of Amendment(s):
Date Application Valid:	09/02/2015	

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two-storey detached dwellinghouse which is locally listed and located within the Ruislip Village Conservation Area on King Edwards Road, near the junction with Church Avenue situated to the west of Church Field Gardens. The building is finished in brick, smooth white render and mock Tudor Panels to the first floor. Hard and soft standing is located at the front of the application property and spacious garden to the rear. The area is predominately residential in character and appearance, consisting of mainly detached buildings.

The site is situated within a Developed Area as identified in the policies of the Hillingdon Local Plan (November 2012).

1.2 Proposed Scheme

The application seeks planning permission for a single storey rear extension and a detached garage involving the demolition of existing garage.

The single storey rear extension would have a depth of 4m on the east shared boundary and a maximum depth of 5m on west elevation, projecting 2m beyond the existing garage. This element would span the entire width of the exiting rear elevation, measuring 12.2m. The roof would be sloped with a projecting pitched roof measuring 2.8m to the eaves and 3.8m to the apex.

The proposed detached garage would have a depth of 6.6m and a width of 5m. The roof would be pitched with a height of 2.6m to the eaves and 4.4m to the apex.

The proposed single storey rear extension would provide a larger kitchen and reception room.

1.3 Relevant Planning History

28713/80/1029

21 King Edwards Road Ruislip

Garage

Decision Date: 07-07-1980 Approved
28713/A/85/1606 21 King Edwards Road Ruislip
Erection of a rear balcony.

Decision Date: 14-02-1986 Approved

Comment on Planning History

The existing garage was approved under 28713/80/1029/FUL in 1980 which is proposed to be demolished as part of this planning application.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 25th March 2015

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

4 occupiers and the South Ruislip Residents Association were consulted on 23.2.15 and a site plan was displayed on 14.3.15. One objection was received as follows:

- The proposed extension is too big and will leave a very small area of garden in comparison to the size of the house.

Conservation Officer:

COMMENTS: The proposals are acceptable in principle, but need revisions to ensure they improve the character and quality of the building and the area.

The single storey rear extension extends rearwards 4 metres and has been designed to reflect the style of the building. It is subordinate in nature and will be constructed in materials and details to match. It will not be seen from the road, and as the rear is very enclosed, it will therefore not have an adverse impact on the character or appearance of the conservation area. Furthermore, it follows guidance given in the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document - Residential Extensions, in particular, para. 3.1 which states, 'The extension should always be designed so as to appear 'subordinate' to the original house'.

It is also proposed to demolish the existing attached garage and replace it with a larger garage, orientated to face King Edwards Road. The loss of the existing garage has minimal impact. The replacement is of a reasonable size and proportion and has also been designed to match the existing property.

Minor revisions are required: The rear extension should have a pitched roof (not crown) reflecting the outstanding architectural style of the property. The new windows should have double headed segmental brick arches and timber window frames to match the existing building. The bay window roof should have a steeper pitch. The new garage door should be in timber.

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

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

BE4 New development within or on the fringes of conservation areas

BE8 Planning applications for alteration or extension of listed buildings

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.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

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

LPP 3.5 (2011) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the impact upon the character and appearance of the original dwelling, the Ruislip Conservation Area, the impact on the residential amenity and the impact on the visual amenity of neighbouring dwellings. There are no parking issues associated with this application.

The proposed rear extension would have a depth of 4m from the original rear building line of the dwellinghouse on the east shared boundary and a maximum depth of 5m on west elevation, which would project 2m beyond the existing garage that is proposed to be demolished. To ensure the extension has a subordinate appearance in relation to the main dwelling, HDAS-EXT guidance paragraph 3.4 states that an extension up to 4m deep would be acceptable with regard to a detached property. Whilst the proposal would exceed this guidance on the west projection it is not considered to adversely impact upon the character and appearance of the original dwellinghouse and integrity of the Ruislip Village Conservation Area given its rear siting adjacent to the proposed garage and only a small proportion of this element exceeds guidance.

However, this element would have a roof with a height of 2.8m to the eaves and 3.8m to the apex. HDAS-EXT guidance paragraph 3.7 states that a pitched roof should not exceed a height of 3.4m. The proposal would exceed this guidance. Furthermore it is designed with a part pitch, part falt roof which is at odds with the design and appearance of the existing dwelling. It is therefore considered to detrimentally impact upon the character and appearance of the original dwellinghouse and the Ruislip Conservation Area. This element of the proposal therefore conflicts with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: UDP Saved (November 2012) in this regard and the adopted Supplementary Planning Document HDAS: Residential Extensions.

Turning to the proposed detached garage, it is to be situated towards the rear of the application site running parallel with the western shared boundary. This element would have a width of 5m and a depth of 6.6m, which would satisfy HDAS-EXT guidance paragraph 9.5 stating that the internal dimensions should allow at least 4.8m x 3m for a single garage. This element would have a pitched roof with a height of 2.6m to the eaves and 4.4m to the apex, which would exceed HDAS-EXT guidance stating that a pitched roof should not exceed 3.4m in height. However its design in this instance is considered acceptable.

HDAS-EXT guidance paragraph 3.15 states that development should not extend past the 45-degree line of sight from adjoining neighbours taken from the middle of the nearest window of a kitchen or habitable room to maintain sunlight, daylight and outlook. The rear element is positioned a considerable distance away from the rear elements of neighbouring dwellings and therefore the proposal would not obstruct the line of sight, compliant with said guidance.

It is considered that all the proposed habitable rooms, and those altered by the development would be adequate, therefore complying with policy BE20 of the Hillingdon Local Plan saved policies (2012) and Policy 3.5 the London Plan (2011).

In consideration of garden amenity HDAS-EXT guidance states that sufficient garden space should be retained as a consequence of an extension. The proposal would reduce the amount of amenity space at the property. However, over 100sqm of amenity space would remain, which would satisfy the minimum requirement for a property of this size, hence complying with BE23 of the Hillingdon Local Plan: UDP Saved Policies (2012).

With regard to the parking provision the proposal would not create an addition bedroom and therefore would create no extra demand for parking. Therefore, the two car parking spaces located to the front of the property would suffice and hence compliant with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

In conclusion, the projection of the single storey rear extension, on its merits, is considered acceptable however, the excessive height and design of the single storey rear addition is considered to adversely impact upon the character and appearance of the original dwellinghouse, the Ruislip Village Conservation Area contrary with BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan UDP Saved Policies (November 2012). It is therefore recommended that this application be refused.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed single storey rear extension by reason of its size, scale, excessive height, materials and design would be detrimental to the architectural composition of the original dwellinghouse and the visual amenity, character and appearance of the wider Ruislip Village Conservation Area. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE8, 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. 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

Part 1 Policies:

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

Part 2 Policies:

AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2011) Quality and design of housing developments

guidance.

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