

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 an Option
1.	No valid planning application objection in the form of a petition of 20 or more signatures, has been received	<input type="checkbox"/>
2.	Application complies with all relevant planning policies and is acceptable on planning grounds	<input type="checkbox"/>
3.	There is no Committee resolution for the enforcement action	<input type="checkbox"/>
4.	There is no effect on listed buildings or their settings	<input type="checkbox"/>
5.	The site is not in the Green Belt (but see 11 below)	<input type="checkbox"/>
REFUSAL RECOMMENDED: GENERAL		
6.	Application is contrary to relevant planning policies/standards	<input type="checkbox"/>
7.	No petition of 20 or more signatures has been received	<input type="checkbox"/>
8.	Application has not been supported independently by a person/s	<input type="checkbox"/>
9.	The site is not in Green Belt (but see 11 below)	<input type="checkbox"/>
RESIDENTIAL DEVELOPMENT		
10.	Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha	<input type="checkbox"/>
11.	Householder application in the Green Belt	<input type="checkbox"/>
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	<input type="checkbox"/>
13.	Refusal of change of use from retail class A1 to any other use	<input type="checkbox"/>
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.	<input type="checkbox"/>
CERTIFICATE OF LAWFULNESS		
15.	Certificate of Lawfulness (for proposed use or Development)	<input type="checkbox"/>
16.	Certificate of Lawfulness (for existing use or Development)	<input type="checkbox"/>
17.	Certificate of Appropriate Alternative Development	<input type="checkbox"/>
CERTIFICATE OF LAWFULNESS		
18.	ADVERTISEMENT CONSENT (excluding Hoardings)	<input type="checkbox"/>
19.	PRIOR APPROVAL APPLICATION	<input type="checkbox"/>
20.	OUT-OF-BOROUGH OBSERVATIONS	<input type="checkbox"/>
21.	CIRCULAR 18/84 APPLICATION	<input type="checkbox"/>
22.	CORPSEWOOD COVENANT APPLICATION	<input type="checkbox"/>
23.	APPROVAL OF DETAILS	<input type="checkbox"/>
24.	ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where the Heads of Terms have already received Committee approval	<input type="checkbox"/>
25.	WORKS TO TREES	<input type="checkbox"/>
26.	OTHER (please specify)	<input type="checkbox"/>

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

Item No. **Report of the Head of Development Management and Building Control**

Address: 64 HARTLAND DRIVE RUISLIP

Development: Variation of Conditions 2 (Approved Plans) of planning permission ref. 40278/APP/2024/90, dated 28-03-2024 (Erection of a single storey extension to the rear, following the demolition of existing outbuilding.) to install a roof lantern.

LBH Ref Nos: **40278/APP/2026/67**

Drawing Nos: TQRQM26008001106424
TQRQM22272105100948
TQRQM23275112614898
DRW-01L

Date Plans received: 21-01-26 **Date(s) of Amendments(s):**

Date Application valid 21-01-26

1. SUMMARY

The proposed variation to Condition 2 (Approved Plans) of permission 40278/APP/2024/90 seeks the inclusion of roof lantern to the roof of the proposed rear extension.

The proposed roof lantern would not have detrimental impact upon the character and appearance of the building nor the surrounding area, and will not negatively impact the amenities of the neighbouring properties.

The proposal therefore remains compliant with the Hillingdon Local Plan and the London Plan, and the variations are considered acceptable subject to the re-imposition of all previously attached conditions and the updating of Condition 2 to reflect the revised plans.

2. 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 the original permission (ref. 40278/APP/2024/90, dated 28-03-2024)

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 Drawing Numbers:

TQRQM26008001106424 (Site Location Plan)
DRW-01L (Existing, Approved and Proposed Plans and Elevations)

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).

3. HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall 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).

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

5. 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.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

INFORMATIVES

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a mid-terrace dwelling located on the western side of Hartland Drive. The application site benefits from an area of hardstanding to the front for off street parking and a rear garden.

The surrounding area is predominantly residential in character. The property is attached to 62 Hartland Drive along the northern site boundary and is attached to 66 Hartland Drive along the southern site boundary.

The application site is not designated within a Conservation Area nor an Area of Special Local Character. The application site does not contain any Listed Buildings. The application site does not contain any Trees subject to a Tree Preservation Order. The site does not lie within a Surface Water Flood Zone or Critical Drainage Area.

3.2 Proposed Scheme

This application seeks permission for the variation of Conditions 2 (Approved Plans) and 5 (Additional Windows and Doors) of planning permission ref. 40278/APP/2024/90, dated 28-03-2024 (Erection of a single storey extension to the rear, following the demolition of existing outbuilding.) to install a roof lantern.

3.3 Relevant Planning History

40278/APP/2024/90	64 HARTLAND DRIVE RUISLIP	Erection of a single storey extension to the rear, following the demolition of existing outbuilding.
Decision: 28-03-2024	Approval	
40278/APP/2022/2898	64 HARTLAND DRIVE RUISLIP	Erection of a brick conservatory to rear and demolition of existing garage at rear of garden.
Decision: 16-12-2022	Refusal	Appeal: 06-07-23 Dismissed
40278/APP/2017/2630	64 HARTLAND DRIVE RUISLIP	Conversion of roofspace to habitable use to include a rear dormer and 3 front rooflights (Application for a Certificate of Lawful Development for a Proposed Development)
Decision: 13-09-2017	Approval	

Comment on Planning History

The planning history for the site is listed above.

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

3 neighbouring properties and the South Ruislip Residents Association were consulted on 27-01-

26, with the consultation period expiring on 17-02-26.

No comments were received.

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
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
NPPF4 -24	NPPF4 2024 - Decision making
NPPF12 -24	NPPF12 2024 - Achieving well-designed places

In addition: 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)
West London Waste Plan (2015)
The London Plan (2021)

The National Planning Policy Framework (NPPF) (2024) 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 DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The would be not detrimental impact upon the neighbouring amenities of adjacent properties following the installation of roof lanterns

Therefore the proposal remains compliant with Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

7.2 Impact on Street Scene

The main considerations are the design and impact on the character of the existing property, the impact upon the street scene and locality, the impact upon the amenities of adjoining occupiers, the implications of the reduction in size of the rear garden and car parking provision.

Character and Appearance:

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) 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) states that new development will be required to be designed to the highest standards and incorporate principles of good design.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extensions to dwellings should not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

With specific regard to rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property

and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;

vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;

viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and

ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

The impact of the proposal on the street scene was fully assessed under planning permission ref. 40278/APP/2024/90.

With respect to the impact on the character and appearance of the dwelling and the wider street scene, the proposed amendments are confined to the rear elevation and are not visible from Hartland Drive, Ruislip

The proposal therefore remains compliant with Policies BE1, DMHB 11 and DMHD 1 of the Hillingdon Local Plan and is considered acceptable in terms of its impact on the character and appearance of the dwelling and the wider area.

7.3 Traffic Impact / Pedestrian Safety

Parking and Highway Safety:

The proposal is in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

7.4 Carparking & Layout

See above.

7.5 Urban Design, Access and Security Considerations

Light and outlook:

It is considered that all the resulting habitable room, and those altered by extension, maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

External Amenity Space Provision:

A sufficient amount of private amenity space will be retained to meet the minimum standards set out in Table 5.3 (Private Outdoor Amenity Space Standards) of the Hillingdon Local Plan Part 2: Development Management Policies (2020). The proposal, therefore, would not undermine the provision of external amenity space, in accordance with Policy DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

7.6 Other Issues

Conclusion:

The main body of the report demonstrates that the proposed development complies with the relevant policies set out in the Hillingdon Local Plan: Part One Strategic Policies (2012) and Part Two - Development Management Policies (2020). It is therefore concluded, taking all matters into account, that planning permission should be granted subject to conditions.

8. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (2012)
Hillingdon Local Plan Part 2 (2020)
The London Plan (2021)
National Planning Policy Framework (2024)

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