

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	<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.	ADVERTISMENT 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 Interim Director of Planning, Regeneration & Public Realm

Address: 63 LONG DRIVE RUISLIP

Development: Erection of a part single storey, part double storey rear and first floor side extension

LBH Ref Nos: 47034/APP/2022/3861

Drawing Nos: OS MAP (1:1250)
BLOCK PLAN (1:500)
SIDHU/PLAN/002
BLOCK PLAN
SIDHU/PLAN/001
SIDHU/PLAN/003
SIDHU/PLAN/004

Date Plans received: **Date(s) of Amendments(s):**

Date Application valid

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey semi detached dwelling on south side of Long Drive, opposite the junction with the Fairway. The application site is set back from the highway with an area of hardstanding, providing off road parking provision for 3 cars. The street scene is residential in character and appearance, with two storey semi detached dwellings being the prevailing form.

The site has been developed by way of side and rear extensions.

The application site is not located within a conservation area and no listed buildings are within close proximity.

1.2 Proposed Scheme

The proposed application seeks consent for a part first floor and part single storey rear extension. The single storey element would be an infill extension, built up to the boundary.

1.3 Relevant Planning History

47034/APP/2021/1913

63 LONG DRIVE RUISLIP

Alterations to existing single storey rear extension including the provision of a bi-folding door

and rooflight to the rear extension

Decision: 06-07-2021 Approved

47034/APP/2019/156 63 LONG DRIVE RUISLIP

Conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and conversion of roof from hip to gable end, with new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 18-02-2019 Approved

47034/APP/2003/1016 63 LONG DRIVE RUISLIP

ERECTION OF A SINGLE STOREY SIDE EXTENSION

Decision: 19-06-2003 Approved

47034/APP/2003/252 63 LONG DRIVE RUISLIP

ERECTION OF A SINGLE STOREY SIDE EXTENSION

Decision: 28-02-2003 Approved

47034/E/93/0381 63 LONG DRIVE RUISLIP

Erection of single-storey side and porch extension

Decision: 19-05-1993 Refused

47034/B/92/1567 63 LONG DRIVE RUISLIP

Erection of a single storey rear extension

Decision: 05-11-1992 Refused

47034/92/0958 63 LONG DRIVE RUISLIP

Erection of a single storey side and rear extension (involving demolition of existing garage)

Decision: 05-08-1992 Refused

Comment on Planning History

Relevant history attached.

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

4 neighbouring properties and South Ruislip Residents Association were consulted by letter on 28-12-22.

No objections or comments were 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

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

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

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.

Character and appearance

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design.

Policy DMHD 1 states that alterations and extensions of dwellings will be required to ensure that there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area.

Policy DMHD1 section (B)(i) states that 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.

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;

Policy DMHB 11: Design of New Development A) All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:

i) harmonising with the local context by taking into account the surrounding: · scale of development, considering the height, mass and bulk of adjacent structures; · building plot sizes and widths, plot coverage and established street patterns; · building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; · architectural composition and quality of detailing; · local topography, views both from and to the site; and · impact on neighbouring open spaces and their

environment.

- ii) ensuring the use of high quality building materials and finishes;
- iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;
- iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and
- v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The infill side/rear element would project 4m deep to match the existing rear extension, with a maximum height of 2.68m, characterised through a flat roof. The first floor element would be 3.2m and 3.8m in width, substantially set down from the main roof ridge with a hipped roof form. Whilst the proposal would be deeper than the prescribed measurements set out in Policy DMHD1, it would still appear subordinate to the host dwelling and within the character of the wider area, where development to the rear of dwellings is a common feature.

As such, the proposal would comply with the overarching aims of Policies DMHD1 and DMHB11 of the Hillingdon Local Plan Part Two (2020) and have an acceptable visual impact.

Impact on residential amenity

Policy DMHD 1 states that alterations and extensions of dwellings will be required to ensure that a satisfactory relationship with adjacent dwellings is achieved

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

The two principle properties to be impacted by the proposal are Nos 61 and 69 Long Drive.

No 61 would not be impacted by the ground floor element. The first floor element has been shown not to impede on the 45 degree sight line and would be set off from the boundary to a substantial degree. As such, it would be unlikely to cause undue harm to the amenities of the neighbouring occupiers at No 61 Long Drive.

No 69 has been extended by way of rear extension, however it is not full width. The property sits further forward on its plot relative to the application property, resulting in the side extension and proposed infill element presenting itself as an imposing built form along this boundary. Notably, on the side closest to the boundary there is a window on the rear elevation of No 69, which would be severely impacted through loss of light and outlook through this infill element. Whilst it is noted that the side extension is existing, a further projection of 4m on the boundary would result in a 6m built form on this boundary, exacerbating the harm to this window significantly, through loss of light, outlook and appearing as an overbearing form of development. The main terrace space directly outside the rear doors would also be affected in a harmful way.

At first floor level, no 45 degree sight line has been provided by the applicant for No 69, however the window closest to this boundary at first floor level appears to serve a bathroom, with the closest habitable room view unlikely to be inhibited by the first floor element.

As such, the proposal as a whole would be harmful to the amenities of the occupiers of No 69 Long Drive through its size, siting, bulk and massing resulting in a loss of outlook, light and appear as an overbearing form of development, contrary to Policies DMHD1 and DMHB11 of the Hillingdon Local Plan Part Two (2020).

Private Amenity Space:

Policy DMHD 1 section A (vi) states that sufficient garden space to be retained as a consequence of an extension. The property benefits from a good sized rear garden and sufficient private amenity space will be retained in accordance with the above policy.

Highways:

Parking would not be affected by the proposed development, As such, it would comply with Policy DMT 6 of the Adopted Local Plan.

Conclusion:

Refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The proposed development, by reason of its depth, proximity, bulk and mass would be harmful to the amenities of the occupiers of No 69 Long Drive, causing a harmful loss of outlook, loss of light and sense of enclosure, all contrary to Policies DMHD1 and DMHB11 of the Hillingdon Local Plan Part Two (2020).

INFORMATIVES

Part 1 Polices

PT1.BE1 (2012) Built Environment

Part 2 Polices:

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

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

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