

## 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 informatics 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 and Enforcement**

**Address** 34 RYEFIELD AVENUE HILLINGDON

**Development:** Single storey side/rear extension

**LBH Ref Nos:** 49091/APP/2017/3961

**Drawing Nos:**  
 2017-111-04 Rev. B  
 2017-111-02 Rev. A  
 2017-111-03 Rev. A  
 2017-111-01 Rev. A  
 2017-111-05 Rev. A

**Date Plans Received:** 31/10/2017 **Date(s) of Amendment(s):** 20/12/2017

**Date Application Valid:** 31/10/2017

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The application site is located on the South-Western side of Ryefield Avenue and comprises a two storey semi-detached house with a hipped end pitched roof and a shed and greenhouse in the rear garden sited alongside the side boundaries. The application property adjoins 36 Ryefield Avenue to the South-East which benefits from a roof extension involving hip to gable roof alteration and rear dormer, and from a single storey rear extension. The neighbouring property to the North-West benefits from a rear conservatory only. The street scene is residential in character and appearance comprising two storey semi-detached houses.

The application site lies within a 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

### 1.2 Proposed Scheme

The application seeks permission for the single storey rear/side extension.

### 1.3 Relevant Planning History

49091/94/0740 34 Ryefield Avenue Hillingdon

Erection of a single storey side extension and front porch

**Decision Date:** 28-07-1994 **Approved**

49091/APP/2003/1154 34 Ryefield Avenue Hillingdon

ERECTION OF A SINGLE STOREY SIDE/REAR EXTENSION AND ERECTION OF A FRONT PORCH (APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT)

**Decision Date:** 17-06-2003 **GPD**

49091/APP/2017/3883 34 Ryefield Avenue Hillingdon

Single storey outbuilding to rear for use as a summer house (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision Date:** 20-12-2017 **Approved**

49091/APP/2017/3925 34 Ryefield Avenue Hillingdon

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 a new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision Date:** 21-12-2017 Approved

49091/C/95/0350 34 Ryefield Avenue Hillingdon

Conversion of garage to habitable room and erection of a single-storey rear extension

**Decision Date:** 10-04-1995 Approved

### **Comment on Planning History**

49091/APP/2017/3883 for Single storey outbuilding to rear for use as a summer house was APPROVED on 20 December 2017.

49091/APP/2017/3925 for 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 a new gable end window (Application for a Certificate of Lawful Development for a Proposed Development) was approved on 21 December 2017.

## **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**

7 neighbouring properties, along with the Oak Farm Residents Association, National Air Traffic Services and MOD Safeguarding - RAF Northolt, were consulted by letter dated 13/12/2017. By the close of the consultation period on 03/01/2018, comments from the neighbouring property were received.

The contents from No 32 Ryefield Avenue, which are outlined below:

No problem with No 34 extending providing the drains are checked before and after as shared and that the boundary fence stays up.

Officer comment: These points are not material planning considerations.

## **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

Part 2 Policies:

AM14 New development and car parking standards.

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  | (2016) Quality and design of housing developments  |

## 5. MAIN PLANNING ISSUES

The main issues for consideration in determination of this application would be the impact of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area and the impact on the residential amenities of the neighbouring properties along with the number of parking spaces remaining on site.

Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. Policy BE13 requires the layout and appearance of extensions to harmonise with the existing street scene and Policy BE19 ensures any new development complements or improves the amenity and character of the area.

The Council's Adopted SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) or HDAS, contains design guidance (below) for all types of extensions which should appear subordinate in scale to the original building.

Paragraph 3.0 Single Storey Rear Extensions of the Supplementary Planning Document HDAS: Residential Extensions states careful thought must be given to size, depth, location of the single storey extension to ensure it appears subordinate and does not block daylight and sunlight received by neighbouring properties. On a semi-detached house, extensions up to 3.6 m deep will be acceptable, in addition to a range of pitched roofs which must not exceed 3.4 m at its highest point.

Section 4.0 Single Storey Side Extensions states the design of a side extension should not dominate the existing character of the original property. In order to appear subordinate the width and height should be considerably less than that of the main house and be between half and two thirds of the original house. In addition, a range of pitched roofs can be acceptable however, they must not exceed 3.4 m at their highest point. A flat roof over a single storey side extension will generally be acceptable where these are characteristic of an area.

The proposed single storey side/rear extension would be constructed flush with the front wall of the existing house, and would measure 10.8 m in length and would be characterised by a flat roof measuring a maximum height of 3 m and would extend from the rear wall of the existing house to a maximum depth of 3.6 m. One window would be inserted on the front elevation and one window and glazed doors on the rear elevation of this extension. The 3 m flat roof height complies with the maximum 3 m flat roof height for side extensions, as specified in paragraph 4.2 of the HDAS SPD. The flat roof in this instance is acceptable since there are some good examples of flat roofs along Ryefield Avenue. Two roof-lights would be inserted to the roof of side extension and two to the rear.

The HDAS states extensions to semi-detached dwellings up to a maximum of 3.6 m deep would be acceptable. The proposed extension would measure a maximum of 3.6 m in depth which would comply with HDAS SPD. The proposed single storey side/rear extension would have a width of 2.25 m, which is less than half and two-thirds of the original house width (5.5 m) so it does comply with paragraph 4.5 of the HDAS SPD. The proposed single storey side/rear extension by virtue of its size, scale, bulk, height and design would harmonise with the existing character of the dwelling and the appearance of the street scene.

The proposed extension would be in line with the recommended dimensions as stated within the supplementary guidance and would appear subordinate to the main dwelling by virtue of its size, scale, bulk, height and design and would harmonise with the existing character and appearance of the original dwelling and street scene. The proposed extension would comply with the objectives set out in Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires new extensions by virtue of their siting, bulk and proximity would not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 should protect the privacy of the occupiers and their neighbours.

With regards to the impact on neighbouring amenity, the application site benefits from two adjoining neighbours to either side at Nos.36 and 32 Ryefield Avenue

The adjoining neighbour at No. 32, benefits from a rear conservatory. Given the distance from the adjoining properties and the existing light structure (garage) on the neighbourhood boundary, the proposal by virtue of its size and scale would not have an adverse impact upon the adjoining neighbours at No. 32 Ryefield Avenue. Also, the 3.6 m depth for the proposed single storey rear extension complies with the 3.6 m deep rear extension as specified in HDAS SPD. As such, the proposal would not result in a loss of their residential amenities and light levels, by way of appearing overbearing, visually intrusive, overshadowing, and loss of outlook and light.

The counterpart of semi at No. 36, benefits from an approximately 3 m deep single storey rear extension. The proposed side/rear extension would project by approximately 0.6 m beyond the rear wall of the adjoining neighbour's rear extension. As such, the proposed side/rear extension would not result in loss of outlook from their rear aspects and would not appear an over-dominant and visually intrusive addition, and is considered to have a minimal impact upon the residential amenities of the adjoining neighbour at No. 36 Ryefield Avenue.

The proposed development would not result in a detrimental impact upon the residential amenities and light levels of the adjoining neighbours and would be in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan Part Two: Saved UDP Policies (November 2012).

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

In terms of the provision of usable garden area, paragraph 3.13 of the HDAS SPD

specifies that at least 100 sq.m of rear private garden should be retained for adequate amenity space for a 4-bedroom dwelling (which is what the application dwelling would comprise after development). The proposed development would result in the retention of a usable rear garden area of approximately 110 sq.m, which is marginally above the requirement for a 4-bedroom dwelling. The proposal would therefore accord with the amenity space requirements of the HDAS SPD and provide adequate external amenity space for the occupiers of the existing dwelling in line with the requirements of Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The existing hardsurfaced front garden is capable of accommodating at least 2 parking spaces, a provision which is considered adequate for a dwelling of this size. As such, the proposal would not have any conflict with the objectives of Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Given the above considerations, the application is therefore 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 submitted plans, numbers 2017-111-03 Rev. A 2017-111-04 Rev. B and 2017-111-05 Rev. A.

##### **REASON**

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

#### **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 BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

#### **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 BE24 of the

## 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 (2016). 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.
- 2 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).

## 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 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 GRANT 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 - The spatial development strategy for London consolidated with alterations since 2011 (2016) and national guidance.

### Part 1 Policies:

PT1.BE1 (2012) Built Environment

### Part 2 Policies:

|      |  |
|------|--|
| AM14 | New development and car parking standards.                     |
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings               |

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| BE19     | New development must improve or complement the character of the area.  |
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| HDAS-EXT | Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008 |
| LPP 3.5  | (2016) Quality and design of housing developments  |

- 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. This planning permission is not valid for a development that results in any form of encroachment.
- 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 - Residents Services, 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 proposes 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 ODPM, available free of charge from the Planning Services Reception Desk, Civic Centre, Uxbridge, UB8 1UW.

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:** Maria Tomalova

**Telephone No:** 01895250320