

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** 35 PARK AVENUE RUISLIP**Development:** Single storey side extension**LBH Ref Nos:** **5028/APP/2015/3294****Drawing Nos:** Location Plan (1:1250)
BD/15/22/1
BD/15/22/2**Date Plans Received:** 01/09/2015**Date(s) of Amendment(s):****Date Application Valid:** 01/09/2015**1. CONSIDERATIONS****1.1 Site and Locality**

The application site is located on the northern side of Park Avenue, on the corner with the junction of Sherwood Avenue. It comprises a two storey detached house set within a good sized plot. The property benefits from a good sized front, providing parking for at least 2 cars and a long rear garden.

The street scene is residential in character and appearance comprising large detached houses of varying designs, set within large plots.

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

1.2 Proposed Scheme

The application is for the erection of a single storey side extension

1.3 Relevant Planning History

5028/APP/2014/3264 35 Park Avenue Ruislip

Single storey rear extension

Decision Date: 12-01-2015 Approved

Comment on Planning History

5028/APP/2014/3264 - Single storey rear extension (approved)

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

The following neighbours were consulted for a period of 21 days expiring on the 25 September 2015 as follows: -

- 9 Broadwood Avenue

- 33 Park Avenue
- 36 Park Avenue
- 34 Park Avenue
- 37 Park Avenue

One response was received from a neighbour who advised the rear extension as approved is not as built with it extending substantially further into the garden and is higher. This application is for a side extension based on the originally submitted planning application, showing a significantly smaller rear extension and does not reflect the current structure of the property.

Officer Response: for the purpose of the assessment of this application the plans showing the rear extension as approved have been accepted. However it is noted that the plans show 5 window panels along the side elevation, which when viewed during the site visit has increased to 7 and the thickness of the combined soffit and eaves appears significantly greater in the site photos than are shown on the submitted plans, suggesting the rear extension has not been built in accordance with the approved plans. This would be a separate issue to be taken up by the Enforcement team.

Ruislip Residents Association: No response has been received

Trees/Landscape: Acceptable

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.

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

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

LPP 3.5 (2015) Quality and design of housing developments

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 residential amenity of the

neighbouring dwellings and provision of acceptable residential amenity for the application property.

The single storey side extension measures 1.85m wide by 10.2m deep along the full depth of the original dwelling and has a pitched roof of 3.4m high. It is situated on the eastern side elevation and set aback from the boundary with the adjoining road Sherwood Avenue by 0.25m. HDAS advises that careful consideration should be given to the design of a side extension and it should not dominate the existing character of the original property. A maximum height of a pitched roof would 3.4m and the width should be considerably less than the original dwelling. However the application site comprises a corner plot. The feature of similar corner plots, in close proximity to the application site are all properties with a set back from the rear of the footway on the return road. This set back defines the immediate open character of the area. The current proposal would only provide a set back of approximately 0.25m which is primarily to allow for guttering. It is important to note that policy BE13 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012) seeks to ensure development is not harmful to the character of the area and it is not a case of solely complying with HDAS guidance. As such it is considered that the proposal would erode the open character of this prominent corner location, to the detriment of the existing and adjoining properties, the streetscene and the wider area. Therefore, it is considered that the single storey side extension would detract from the visual amenities of the surrounding area and would not be in compliance with policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved Policies (November 2012) and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

It is not considered that there would be any loss of amenity or overlooking to the adjacent properties.

Paragraph 5.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The property benefits from a good sized rear garden and adequate garden space would be retained.

There is no impact on parking provision as a result of this proposal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed side extension by virtue of its overall size, scale, bulk and proximity to the boundary would result in the loss of an important gap characteristic to the area and erode the open character of this prominent corner location, to the detriment of the character and appearance of the existing and adjoining properties and the visual amenities of the street scene and the wider area. The development would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

- 1** On this decision notice policies from the Council's 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 (2015). 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

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.
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HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

guidance.

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