

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 Planning, Environment and Community 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 & Enforcement Services**Address** 6 PRIORY CLOSE RUISLIP MIDDLESEX**Development:** ERECTION OF A TWO STOREY FRONT EXTENSION**LBH Ref Nos:** 58507/APP/2003/2492**Drawing Nos:** 2704/1 Rev. B**Date Plans Received:** 23/10/2003**Date(s) of Amendment(s):** 10/06/2010**Date Application Valid:** 23/10/2003**1. CONSIDERATIONS****1.1 Site and Locality**

The application site is located on the north west side of Priory Close. It comprises a two storey semi-detached house. The site originally had one dwelling house on the site. Planning permission was granted on appeal (ref 32196/APP/2001/2643) to convert the house into 2 semi detached houses involving extensions to the front, side and rear of the original house. The application site is included within the Ruislip Manor Conservation Area. Since this current application was submitted in 2003 planning permission has been granted Ref 63106/APP/2007/2850) in November 2007 for a two storey detached four bedroom house adjoining No 6 Priory Close in land formerly serving No. 4 Priory Close.

1.2 Proposed Scheme

Planning permission is sought for a two storey front extension including a double storey bay. The proposed extension would have a width of 3m, a depth of 2.65m inclusive of the 2 storey bay window and an overall height of 2.6m. The proposed two storey extension would enable the enlargement of the study at ground floor level and the second bedroom at first floor level.

1.3 Relevant Planning History**Comment on Planning History**

58507/APP/2010/1470 - Part two storey, part single storey rear extension involving the demolition of existing rear extension. 8 Week expiry date for determination 9 September 2010

58507/APP/2003/2053: Withdrawn 8 June 2010.

32196/APP/2001/2643: No 6 and 7 Priory Close: Erection of a two storey side extensions, single storey side extensions and single storey rear extensions and conversion into two dwelling houses. Granted on Appeal 27 February 2003

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

Two letters of objection was received. A letter was received from the Ruislip Residents Association objecting to the scheme on 3 grounds of: (i) considering the scheme as over-development of the site when considered in the context of the previous planning permissions granted for the site and the size and scale of development found amongst the other properties on the close, (ii) on the grounds of the loss of privacy and overlooking to the original house at No 4 Priory Close; (iii) on grounds of the design and materials used would not conform with the character of the street and the conservation area.

The second letter of objection from the neighbour at No 4 shared the same concerns expressed by the Ruislips Residents Association.

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OE1	Protection of the character and amenities of surrounding properties and the local area

5. MAIN PLANNING ISSUES

The principal planning issues raised by this application are considered to be firstly whether the design is in keeping and character of the house and in harmony with the wider streetscene and conservation area and secondly whether the extension raises presents unacceptable amenity issues in terms of potential loss of privacy, overlooking and over-dominance to the occupants of the adjoining houses.

In terms of streetscene appearance the front extension would be proportionate to the design of the house. The extension is considered in terms of design detailing, scale and siting would maintain the overall appearance of the house and would not unbalance the relationship to No 7 the adjoining semi-detached house or be out of harmony with the wider streetscene.

The front extension would maintain a minimum 1 metre gap to the site boundary with No 5 Priory Close (a new dwelling house built to land formerly serving No 4 Priory Close) and in visual aspect terms it is not considered the front extension would be over-dominant to this recently built detached house.

The Conservation Officer has raised no objection in principle to the scheme as the extension is considered would have little or no impact upon the character or appearance of the Conservation Area. A condition would be attached to any planning permission

issued which would ensure that the external materials used for the proposed development would match those already used on the existing house. In summary the design of the proposed development would be a sympathetic addition to the built character of the neighbourhood.

In respect of the potential amenity issues to neighbours the extension would be set in line with that of the principal elevation of 5 Priory Close. A minimum 1 metre gap to the side boundary would be retained thereby avoiding an undue degree of overbearing to this adjoining house. The proposed extension would enable adequate levels of sunlight and daylight to access the site and adjoining properties at No 4, 5 and 7 Priory Close. It is not considered the proposed extension would accentuate any issues of privacy to occupants of adjoining properties as the extension faces onto Priory Close and would not overlook, the private rear amenity space of the adjoining properties at No 4 or No 5. The angle of outlook between the ground and first floor windows of the proposed extension and the street facing windows at No 5 Priory Close is considered too oblique to cause any unacceptable issues of overlooking to these habitable rooms. The proposal therefore complies with Policies BE20 and BE24.

The proposed development is considered to relate satisfactorily with the appearance of the streetscene and the character of and appearance of the conservation area in line with Policy BE8, BE13, BE15, BE19, BE20, BE21 BE24 and OE1 of the Saved Policies of the Hillingdon Unitary Development Plan.

6. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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 HH-OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved, including maintaining at minimum a clear 1 metre gap to the southern site boundary, unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 CAC12 Samples of materials

Samples of all materials and finishes to be used for all external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority before commencement of any works.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE4 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

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) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
Policy No.

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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OE1	Protection of the character and amenities of surrounding properties and the local area
- 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 - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

- 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, Environment and Community 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: Gareth Gwynne

Telephone No: 01895 250230