Residents Services

APP. REF. NO: 64665/APP/2015/814

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 then 10 dewlling 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. ADVERTISMENT 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 29 WARREN DRIVE RUISLIP MIDDX

Development: Single storey rear extension, conversion of roof space to habitable use to include a rear dormer with Juliet balcony, 2 front roof lights and conversion of roof from hip to gable end with new gable end window

LBH Ref Nos: **64665/APP/2015/814**

Drawing Nos: 2412
2412/1
Photographs
Location Plan (1:1250)
Block Plan (1:500)

Date Plans Received: 05/03/2015 **Date(s) of Amendment(s):**

Date Application Valid: 17/03/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises of a two storey semi-detached house located on the west side of Warren Drive which lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). The property is constructed of red brick and the rear garden is flat, enclosed and east facing. There is hardstanding to the front for parking and a shared access with no. 33 Warren Drive.

1.2 Proposed Scheme

The application seeks planning permission for the erection of a single storey rear extension involving alteration to roof of existing single storey side element.

The proposed extension would measure 3m deep, 5.7m wide, 2.6m to eaves and 3.4m to apex. The rear dormer window would measure, 3.7m deep, 6m wide and 3m high with a flat roof with a Juliette balcony forming part of a full hip to gable. The dormer would be set above the eaves for 0.5m and 0.3m from the roof edges and 0.3 from the ridgeline.

The extension is intended to provide a ground floor for additional living accommodation. In the loft it would contain an extra bedrooms, resulting in 3 bedroom dwellinghouse.

1.3 Relevant Planning History
Comment on Planning History

There is no planning permission related to the application site.

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 Eastcote Residents Association and 6 neighbouring properties were consulted by letter dated 19.3.15 and a site notice was displayed on 18.4.15. One objection was received, in summary:

- another floor of unsightly windows that will overlook our property even more.
- takes away our privacy
- de-value our house.

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.
BE22	Residential extensions/buildings of two or more storeys.
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	(2015) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application for planning permission relate to the effect of the proposal on the character and appearance of the original dwellinghouse, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property and the availability of parking.

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. Furthermore Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

Paragraph 3.3 of the HDAS states that single storey rear extensions proposed on semi-detached houses with a plot measuring 5m wide or more should be no more than 3.6m deep. Likewise paragraph 3.7 states that such extensions should be no more than 3.4m in height. This is to ensure that the extension appears subordinate to the main house.

The proposed extension does not exceed the guidance set out in the HDAS guidance in terms of its overall height, bulk and rearwards projection. As such, it would not have unsympathetic impact upon the character and appearance of the dwellinghouse and locality.

The guidance contained within paragraph 7.11 of the Council's HDAS Residential Extensions states that applications for the conversion of hip-end roofs into a gable end roof will normally be refused because the development would unbalance the overall appearance of the semi-detached or terraced house. Paragraph 7.12 further states that if your property is attached to a semi-detached or terraced house which has already carried out such development as permitted development, it may be possible to re-balance by carrying out a hip-gable. In this case however, the adjoining semi detached property has not had a hip to gable. As such, it is considered that the alterations do detract from the character and appearance of these pair of properties and results in an intrusive form of development within the streetscene. The impact of such a development is further exacerbated by the size, scale and bulk of the roof resulting from the loft conversion.

Turning to the rear dormer, the SPD HDAS: Residential extensions at Paragraph 7.5 states that it is important to create an extension which is secondary to the size of the roof face within which it is set and that an extension that is as wide as the house and creationg in essence a flat roofed third storey will be refused. The proposed dormer, whilst set in minimally from the sides and ridge does not appear secondary to the roof face within which it is set, is almost as wide as the house and does reult in effect, in a flat roofed third storey. Thus the dormer by reason of its size, scale, bulk and design would fail to harmonise with the architectural composition of the original semi-detached dwelling and would be detrimental to the visual amenities of the surrounding area. Therefore the proposal would 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 - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

One objection has been received, of which certain issues are not planning related such as de-value, but the overlooking assertion has been assessed. The size of the development would not cause significant harm to residential amenity of any neighbouring dwelling in terms of loss of light, loss of outlook or sense of dominance. As the proposal would create a additional side opening that would be obscured glazed, the proposal would be considered to cause no significant loss of privacy to any neighbouring dwelling. Also, the Juliette balcony, does not have a platform from which to gain a vantage point. As such, the proposal is considered to have an acceptable impact upon the residential amenities of the occupants of neighbouring properties compliant with Policies BE20, BE21 and BE24 of the Hillingdon Local plan - 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 Policy 5.3 of the London Plan (2011).

In terms of the garden area at least 60m2 of rear private garden should be retained to provide adequate amenity space for a four bedroom dwelling. The resultant amenity space would be over 100sq.m which would be in excess of the paragraph 3.13 HDAS requirement. The proposal would therefore be in accordance with Policy BE23 of the Hillingdon Local Plan Part 2.

The parking provision would remain unaffected, with a provision of 2 car parking spaces which would meet car parking standards for a 3 bedroom dwellinghouse. Therefore, it

would comply with policy AM14 of the Hillingdon Local Plan Part 2.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The roof alteration/extensions, by reason of the hip to gable end roof design and the size, scale, bulk and design of the rear dormer window would fail to harmonise with the architectural composition of the original semi-detached dwelling, would be detrimental to the character, appearance and symmetry of the pair of semi-detached houses of which it forms a part and to the visual amenities of the street scene and the surrounding area. Therefore the proposal would 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 - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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 (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

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guidance.

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