Residents Services

APP. REF. NO: 69524/APP/2013/3050

DELEGATED 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

Report of the Head of Planning, Sport and Green Spaces

Address 23 WHITEHEATH AVENUE RUISLIP

Development: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 2.8 metres

LBH Ref Nos: **69524/APP/2013/3050**

Drawing Nos: 01
02
03
Location Plan to Scale 1:1250

Date Plans Received: 16/10/2013 **Date(s) of Amendment(s):**

Date Application Valid: 16/10/2013

1. RECOMMENDATIONS

1.1 Recommendations

That a certificate of lawful use or development be **REFUSED** for the proposed development described above in respect of the land edged red on the attached plans for the following reasons:

The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013, as the extension is likely to be attached to the existing garage and the combined depth would exceed 6 metres.

This determination is based on your submitted plans. All measurements are taken from existing ground level.

INFORMATIVES

2.0 Planning Considerations

Site description:

The application site is located on the north-western side of Whiteheagth Avenue, and comprises a two-storey semi-detached property with single storey side/rear garage addition.

The north-east of the site adjoins No. 21 the adjoining semi-detached property, and to the south-west of the site lies No. 25. Directly north-west of the site is a public footpath.

The site is situated within the developed area as identified in the policies of the Hillingdon

Local Plan: Part Two - Saved UDP Policies (November 2012).

Proposal:

The application seeks confirmation that prior approval is not required for the erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 2.8 metres.

Conclusion:
Two properties that share a boundary with the application site were consulted on the application on 18 October 2013. No objections were received within the 21 day consultation period. The amenity impact of the proposed extension was therefore not considered.

However, the depth of the extension would be 6 metres and the garage to the rear of the building is less than 6 metres from the rear elevation of the property. In the absence of plans to clearly demonstrate that this garage would be demolished, it is considered that the combined depth of the extension and garage would have a depth of more than 6 metres. Therefore, prior approval is required and refused.

3.0 Relevant Planning History

4.0 Any Neighbour Objections

The following neighbours were consulted for a period of 21 days expiring on the 8th November 2013, as follows:

21 WHITEHEATH AVENUE
25 WHITEHEATH AVENUE

No neighbour objections were received.

5.0 Assessment of Impact on Neighbours

Not required as no objections were received from adjoining neighbours.

6.0 ALL CLASSES

If Semi or Terrace - does exceed 6m or 8m
YES - when combined with existing garage

Is the dwelling a flat or a maisonette?
NO

Is there a planning condition removing permitted development rights?
NO

Is the building listed/in a Conservation Area?
NO

Contact Officer: Henrietta Ashun **Telephone No:** 01895 250230