Residents Services

APP. REF. NO: 69783/APP/2015/4367

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

Item No. **Report of the Head of Planning, Sport and Green Spaces**

Address 25 WOODLANDS AVENUE RUISLIP

Development: Application for a non-material amendment to planning permission Reference: 69783/APP/2014/749 dated 25/05/2014 to allow installation of 3 roof lanterns to single storey rear element and alterations of rear fenestration to include 3 sets of French doors (Part two storey, part single storey side/rear extension and conversion of attached garage to habitable use involving alterations to front elevation)

LBH Ref Nos: **69783/APP/2015/4367**

Drawing Nos: DD99-01-B1
DD99-04-B1

Date Plans received : 27/11/2015 **Date(s) of Amendment(s):**

Date Application Valid: 27/11/2015

1. DETAILS

Application 69783/APP/2014/749 was granted permission on 25/05/2014 for the erection of a part two storey, part single storey side/rear extension and conversion of attached garage to habitable use involving alterations to front elevation

This application seeks to make the following amendments to the approved scheme:
- Insertion of three projecting roof lanterns over the single storey rear element of the approved development.
- Alterations to rear fenestration to incorporate removal of a ground floor rear window and door with window panels, and installation of replacement of three sets of French doors.

It is considered that the scale of the roof lanterns is modest in relation to the scale of the extended dwelling, and their obscured siting to the rear is such that they would not be visible from views on the streetscene and wider area. The siting and scale of the roflights are such that they would not give rise to any material impact on the protection of neighbouring residential amenities. It is also considered that they would also not give rise to any material and/or significant impact on the character and appearance of the extended dwelling and streetscene of the immediate locality.

The replacement ground floor sets of French doors would be sited to the rear of the extended dwelling and would not be materially different in scale from the approved rear window and door with window panels. As such, the French doors would not result in an appearance that is materially different from the approved rear openings, and would not give rise to a material and significant impact on the character and appearance of the extended dwelling and streetscene of the immediate locality.

As such, the amendments are considered to be of a nature that is deemed acceptable as a non-material amendment and therefore, this application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 NONSC Non Standard Condition

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan, number DD99-04-B Rev. 1, which supersedes the plans with numbers FPA-02-C Rev. C and FPA-03- Rev. B, which were approved with planning permission reference 69783/APP/2014/749, dated 25/05/2014.

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 (2015).

3. 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:

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

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