Residents Services

APP. REF. NO: 70715/APP/2015/2885

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 1 CASTLETON ROAD RUISLIP

Development: Single storey side extension and conversion of roofspace to habitable use to include a rear dormer, 3 front rooflights, 1 rear rooflight and 1 side rooflight

LBH Ref Nos: **70715/APP/2015/2885**

Drawing Nos: 104-101 Rev. A
104-104 Rev. B
104-102 Rev. A
104-109 Rev. C
104-106 Rev. B
104-107 Rev. B
104-108 Rev. B
104-103

Date Plans Received: 03/08/2015 **Date(s) of Amendment(s):**

Date Application Valid: 17/08/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application dwelling comprises of a semi-detached bungalow sited on the corner junction of Castleton Road and Cranmer Close. The property is characterised by a hipped roof and benefits from a fair sized front and rear garden which is joined by the area of open land to the north west elevation of the main dwelling.

The property benefits from a detached garage with area of hardstanding which can accommodate a total of 2 cars and a single storey conservatory across the rear elevation.

The surrounding area falls within the residential area of Ruislip and and is characterised mainly by two storey semi-detached and terraced dwellings.

1.2 Proposed Scheme

Full planning consent is sought for the construction of a single storey side extension and conversion of roof space to habitable use and insertion of 3 rooflights across front elevation. This is an amended resubmission involving the reduction in size of the proposed rear dormer.

The proposed single storey side extension would measure 2.95m in width and would extend flush with the rear elevation of the original dwelling. The roof would be set down from the ridge height of the host dwelling by 150mm with the eaves finishing level with the original eaves height.

The conversion of the roof space would involve the construction of a rear dormer across the rear roof slope of the original bungalow and the proposed single storey side extension. The proposed dormer would be characterised by a flat roof and would measure 3.75m in width, 1.9m in height and would project to a maximum depth of 2.6m.

The application also proposes 2 roof lights to the front roof slope of the original dwelling

and a rooflight to the front and side elevation of the proposed extension.

1.3 Relevant Planning History

70715/APP/2015/2018 1 Castleton Road Ruislip

Single storey side extension, conversion of roof space to habitable use to include a rear dormer, 3 front rooflights, 1 side rooflight and 1 rear rooflight (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 29-07-2015 Refused

70715/APP/2015/908 1 Castleton Road Ruislip

Single storey side extension and conversion of roof space to habitable use to include a rear dormer and 3 front and 1 side rooflights

Decision Date: 14-05-2015 Refused

Comment on Planning History

70715/APP/2015/908HH: Single storey side extension and conversion of roof space to habitable use to include a rear dormer and 3 front and 1 side rooflights - Refused.

The current resubmission has been amended in regards to the size of the proposed rear dormer and reduction in width of the proposed single storey side extension.

The rear dormer has been reduced by 13.6m3 in volume, by reducing its overall height, length and width and increasing its set in from the side wall.

The proposed single storey side extension has been reduced in width by 50mm, which is not a significant reduction however it was always considered an appropriate addition in the initial application.

In regards to the positioning of the application site on the corner junction of Castleton Road, the proposed rear dormer would still be considered a prominent and overbearing feature to the rear roof slope and would fail to harmonise with the existing character of the street scene and surrounding environment.

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

A total of 5 neighbouring properties along with the Eastcote Residents Association and Thames Water were consulted via letter on 18.08.15. A site notice was also displayed to the front of the premises on 25.08.15.
By the end of the consultation period, 3 letters of objections were received from neighbouring dwellings.

32 Cranmer Close: The proposed building work will effect me greatly, as the whole of the bungalows roof overlooks me and if there was to be any form of window in the roof it would result in an invasion of my privacy and overlooking of my front drive, door and garden.
The large boxed dormer would look horrible within the surrounding area.

3 Castleton Road: My objections remain unchanged from the from previous application.
- The extension remains large and unsightly, not in keeping with the locale.
- The roof and dormer would stand out, as it is the main access for the estate and is on a corner junction.
- There are similar bunglaows in the area but none have an oversized dormer and multiple roof windows.
- My property would be significantly overlooked by No.1, and would result in a loss of privacy in my back garden.
- The extension would alter the appearance of the bungalow into a two storey dwelling.
- The three rooflights across the front would not be in keeping with the attached property or local area.
- Any changes to internal walls will have an impact on the integrity of my bungalow as they are attached.
- The proposed bathroom would be against the party wall, and woudl lead to disruption to myself. I am registered disabled and require peace and quiet most of the time. The works would result in me having to move out while the works are carried out.

2 Castleton Road: We continue to express our objections following the revised application.
- It appears the proposed works would be more extensive than those described in the letter.
- The proposed dormer appears reduced, however is still bulky and dominant, plus an addtional roof light next to the dormer window.
- The side extension appears unchanged, and we feel it would be far too dominant and mulky and such an extension would be out of keeping with the character of the area.
- The site is on a corner junction which serves the whole estate.

Joint submission by residents of No.2, 3 ,5 Castleton Road & No.32 Cranmer Close:
A joint objection stating there are many semi-detached bungalows which were all built at the same time, and none have a huge roof extension. All these bungalows are mock tudor with very distinctive characteristics. the proposed works would be unsightly and out of place in especially such a prominent position.

Thames Water: With regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

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:

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.

AM14	New development and car parking standards.
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 planning issues are the effect of the development on the character and appearance of the original building, the street scene and the level of impact on the residential amenity and light levels of the adjoining neighbours.

Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. Policy BE13 requires the layout and appearance of extensions to harmonise with the existing street scene and Policy BE19 ensures any new development complements or improves the amenity and character of the area.

The Council's Adopted SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) or HDAS, contains design guidance (below) for all types of extensions which should appear subordinate in scale to the original building. Section 4.0 states careful consideration should be given to the location of extensions to buildings, building line, frontages and entrances should be respected.Section 7.0 Loft Conversions and Roof Alterations, The degree of visibility and prominence of rear roof slopes varies considerably and therefore as a general rule the more visible a roof is from public areas the more important that it be well designed.

The proposed single storey side extension would be set back 5.5m from the principal elevation of the main dwelling, would measure 2.95m in width, would finish flush with the rear elevation of the host dwelling and would be characterised by a hipped roof that would replicate the existing roof form. It would be set in from the side boundary sufficiently to ensure that the characteristic open gap at the junction of roads is not impinged upon to an unacceptable degree, despite the fact that it would be forward of the building line of Cranmer Close. The single storey side element of the extension is considered an appropriate addition to the bungalow.

The proposed rear dormer would in virtue of its scale, form and proportion to the bungalow would fail to harmonise with the character of the original bungalow.

The proposed rear dormer would be set down approximately 150mm from the ridge height of the original bungalow, however it would result in a significant portion of the original rear roof space being dominated by a dormer. Furthermore due to the prominent location of the application site, it is considered the proposed dormer would be an overbearing feature along the rear roof slope and would fail to harmonise with the character of the existing street scene. Along with the addition of four roof lights, would result in a cluster of windows across the visually prominent roof slopes and fail to harmonise with the character and appearance of the street scene and surrounding area.

The addition of a rear dormer and addition of four rooflights across the front and side elevation of a bungalow that is sited in a prominent position on the corner junction of Castleton Road and Cramer Close would fail to harmonise with the character and appearance of the surrounding area and therefore contrary to the objectives of HDAS and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan.

Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires new extensions by virtue of their siting, bulk and proximity would not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 should protect the privacy of the occupiers and their neighbours.

Due to the corner junction position of the application site, the proposed side extension would have a negligible impact on the privacy and light levels of its neighbouring properties. Due to the height of the windows it is considered there would be a minor level of overlooking into No. 3 Castleton Road, and No. 32 Cramer Close's rear gardens, however due the character of the surrounding area a small level of overlooking would be anticipated as the site falls within a built up residential area. The rear dormer would primarily face their own garden and would not result in an adverse loss of sunlight and daylight to any of the adjoining neighbouring properties. The proposal is considered not to conflict with Policies BE20 and BE21 of the Local Plan.

The amenity space remaining would exceed the required 60m2 for a three bed property.

The roof conversion would result in an additional bedroom and a 3 bedroom bungalow. The existing two off road parking spaces are considered sufficient to serve the needs of the occupiers of the dwelling and compliant with Policy AM14 of the Local Plan.

The proposal is recommended for refusal due to the impact on the character and appearance of the dwelling and the surrounding area, virtue of its scale, proportion and prominence.

For the reasons given relating to scale, proportion and impact on the application property and the surrounding area it is recommended that permission be refused.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed rear dormer window, by reason of its siting in this open prominent position, size, scale, bulk and design, would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and 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

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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guidance.

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