Residents Services

APP. REF. NO: 70715/APP/2016/112

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 story side extension with 1 side rooflight

LBH Ref Nos: **70715/APP/2016/112**

Drawing Nos: 104-204 Rev A
104-203
104-201 Rev A
104-202
104-206
104-208
104-209
104-207

Date Plans Received: 11/01/2016 **Date(s) of Amendment(s):**

Date Application Valid: 02/02/2016

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

Householder consent is sought for a single storey side extension with 1 side rooflight.

The proposed single storey side extension would be set back 5.5m from the principal elevation and would measure 2.95m in width and extend flush with the original rear wall of the host bungalow. The proposed side extension would benefit from a hipped roof set 150mm below the main ridgeline of the original roof and would be finished in materials to match the existing.

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/2015/2885 1 Castleton Road Ruislip

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

Decision Date: 12-10-2015 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

70715/APP/2016/111 1 Castleton Road Ruislip

Conversion of roof space to habitable space to include a rear dormer, 2 front rooflights and 1 side rooflight (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 18-02-2016 Approved

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.

70715/APP/2015/2885HH: 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 - Refused and dismissed at appeal.

Application Ref: 70715/APP/2015/2885HH was recommended for refusal on the basis of the dormer only, as it was considered to be sited in a visually prominent area and by reason of its size and scale would've had an detrimental impact upon the character and appearance of the original dwelling and surrounding area. The recommendation fore refusal was upheld by the appeal inspector, who dismissed the appeal reason of the proposed dormer having an unacceptable impact upon the host property and surrounding area.

The single storey side extension proposed as part of both previous applications was considered acceptable by virtue of its set back from the principal elevation and would not impinge upon the open gap characteristic of the street scene. The current application has omitted the rear dormer, with the single storey side extension retaining the set back from the principal elevation, and is therefore considered acceptable and recommended for approval.

It is noted that a certificate of lawful development was approved at this site for a dormer roof extension, albeit these details have not been implemented and are not shown on the plans submitted under this application. As the roof form changes as part of this consent, an informative will be added to this permission to advise that the implementation of this application could impact upon the applicants ability to implement their certificate of lawful development application, ref 70715/APP/2016/111.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- 7th March 2016

3. Comments on Public Consultations

A total of 5 neighbouring properties including the Eastcote Residents Association were consulted via letter on 04.02.16. A site notice was also displayed to the front of the premises on 11.02.16.

Comments and objections from neighbouring properties:

Objection 1 received (19.02.2016):
i. proposed extension is large and unsightly and would stand out,
ii. none of the other semi-detached properties have oversized dormers and extensions,
iii. the proposed extension is two storey,
iv. the proposed rooflights would not be in keeping with the neighbouring properties.
v. property is on a prominent corner and would appear out of character,
vi. i am registered disabled and require peace. I would need to remove for the duration of the works.

Response to objection: the proposed extension would be set back a significant distance from the principal elevation and would not impinge upon the open gap visible along Castleton Road. The proposed extension is also single storey, with the roof considered to harmonise with the original roof form of the main dwelling. The application site does not fall within a conservation area, and it is considered a single rooflight to the side elevation would not have a detrimental impact upon the application site. Unfortunately working hours and noise generated from construction works would not be considered a material planning consideration, as this cannot be controlled by the LPA.
Objection 2 received (19.02.2016):
i. there is no site notice,
ii. we oppose to works under lawful development also,
iii. side extension remains unchanged, with side window overlooking our property.
iv. extension is too bulky and out of character with the area,
iv. property is in a prominent area serving three roads,
v. no similar extensions in area and would be unsightly in such a prominent area,
vi. would like to know how the works would affect the drains.

Response: A site notice was displayed outside the property on 11.02.16. A photograph has been taken of the site notice, and no further calls or emails were taken in regards to removal of the site notice. The works carried out under lawful development do not take comments into consideration, as the works are assessed against the general permitted development order and not the Hillingdon Local Plan. The proposed extension would be on a prominent corner, however it is considered to be set back a significant margin from the front elevation, retain sufficient space from the side boundary and would not impinge upon the open gap along the street scene. Drainage issues would be assessed by Building Control, and would not be a material planning consideration.

Objection 3 received (19.02.2016):
i. works would affect me greatly,
ii. the roof of the bungalow overlooks me, therefore any addition would be a blot on the landscape,
iii. extension would overshadow my property and appear out of character with surrounding area on prominent corner.

Response: Hours of working and noise generated from construction is not a material planning consideration. There is only one high level roof light proposed to the side elevation of the proposed extension which would face towards Castleton road. The proposed extension would be on a prominent corner, however it is considered to be set back a significant margin from the front elevation, retain sufficient space from the side

boundary and would not impinge upon the open gap along the street scene.

One internal consultee, Flood Water & Management were also consulted via letter dated 04.02.16.

Flood Management: Acceptable, subject to conditions to manage and reduce surface water run off.

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.

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 single storey side extension by reason of its size, scale, siting and roof form would be an appropriate addition to the main dwelling and would comply with the objectives set out in Policies BE13, BE15 and BE19 of the Hillingdon Local Plan Part Two Saved UDP Policies (November 2012).

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. The proposed rooflight to the side elevation would face towards Cranmer Close and the remainder of Castleton Road. Additionally the rooflight would be situated at a high internal level to prevent a constant outlook when using the created space.

The proposal is considered not to conflict with Policies BE20, BE21 & BE24 of the Hillingdon Local Plan Part Two Saved UDP Policies (November 2012).

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

The site would retain two off road parking spaces to the rear of the property in accordance with Policy AM14 of the Hillingdon Local Plan Part Two Saved UDP Policies (November 2012).

The application has overcome the previous reasons for refusal by omitting the rear dormer, and by virtue of the single storey side extension being set back and retaining sufficient space from the side boundary, it is considered acceptable and recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 104-202, 104-204 Rev A, 104-206, 104-208 & 104-209.

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 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON
To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 NONSC Non Standard Condition

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:

ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

iv. provide details of water collection facilities to capture excess rainwater;

v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON
To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

INFORMATIVES

1 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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).

2 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.

3 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

4 It is noted that a certificate of lawful development was approved at this site for a dormer roof extension, planning ref 70715/APP/2016/111. The implementation of this application (planning ref 70715/APP/2016/112) could impact upon your ability to implement your certificate of lawful development application, as the roof form on both schemes differ.

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) 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 guidance.

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

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: Naim Poptani **Telephone No:** 01895 250230