Residents Services

APP. REF. NO: 70840/APP/2015/1552

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 38 WARREN DRIVE RUISLIP

Development: Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3.7 metres, and for which the height of the eaves would be 2.7 metres

LBH Ref Nos: **70840/APP/2015/1552**

Drawing Nos: 2015-25-02 Rev. A
2015-25-03 Rev. A
2015-25-04 Rev. A
2015-25-05 Rev. A
2015-25-01 Rev. A

Date Plans Received: 28/04/2015 **Date(s) of Amendment(s):**

Date Application Valid: 01/05/2015

1. RECOMMENDATIONS

1.1 Recommendations

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

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

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).

2.0 Planning Considerations

Site Description:
The application relates to a two storey semi-detached property located on Warren Drive.

The site is located within a developed area as identified in 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 4 metres, for which the maximum height would be 3.7 metres, and for which the height of the eaves would be 2.7 metres.

Conclusion:
The 4 neighbouring properties that share a boundary with the application site were consulted on the application on 5th May 2015. By the close of the consultation period on 26th May 2015, one reply was received.

3.0 Relevant Planning History

4.0 Any Neighbour Objections

40 Warren Drive, 36 Warren Drive, 1F Elstow Close and 1 Elstow Close were all consulted on the application on 5th May 2015.

Neighbour Objections received?
YES

Reply frmm no.36 Warren Drive:
"I have no objection to the rear extension which is proposed. However the shed which is to be demolished is joined to my shed as part of the same brick structure with an asbestos roof. I am concerned about damage to my part of the structure during demolition and its safety and weatherproofing when the asbestos is disturbed.

I have been contacted by a firm of surveyors that as the proposed development is within 10 feet of my property then clearance is required under the Party Wall Act. I do not wish to stop my neighbour but what redress would I have if my property was damaged?"

5.0 Assessment of Impact on Neighbours

The reply from the neighbouring property did not object to the proposed development and thus it is not necessary to make an assessment of the impact the proposed development will have on the neighbours.

The proposed single storey rear extension will be in line with the garden shed at 36 Warren Drive. As both no.38 and no.36 Warren Drive both have rear garden sheds that are attached to each other, they will both be affected by the proposed development as the proposal is to demolish the shed situated at the applicants garden. With regards to the Party Wall Act, this is a civil matter and not necessarily a planning matter, and should be resolved by the two neighbours. Therefore, in terms of prior approval, the proposal is considered to comply.

6.0 ALL CLASSES

If Semi or Terrace - does it exceed 6m or 8m in depth?
NO

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: Ayesha Ali **Telephone No:** 01895 250230