

## 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 | <input type="checkbox"/> |
| 2. Application complies with all relevant planning policies and is acceptable on planning grounds                | <input type="checkbox"/> |
| 3. There is no Committee resolution for the enforcement action                                                   | <input type="checkbox"/> |
| 4. There is no effect on listed buildings or their settings                                                      | <input type="checkbox"/> |
| 5. The site is not in the Green Belt (but see 11 below)                                                          | <input type="checkbox"/> |

**REFUSAL RECOMMENDED: GENERAL**

- |                                                                    |                          |
|--------------------------------------------------------------------|--------------------------|
| 6. Application is contrary to relevant planning policies/standards | <input type="checkbox"/> |
| 7. No petition of 20 or more signatures has been received          | <input type="checkbox"/> |
| 8. Application has not been supported independently by a person/s  | <input type="checkbox"/> |
| 9. The site is not in Green Belt (but see 11 below)                | <input type="checkbox"/> |

**RESIDENTIAL DEVELOPMENT**

- |                                                                                      |                          |
|--------------------------------------------------------------------------------------|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | <input type="checkbox"/> |
| 11. Householder application in the Green Belt                                        | <input type="checkbox"/> |

**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 | <input type="checkbox"/> |
| 13. Refusal of change of use from retail class A1 to any other use                                                                   | <input type="checkbox"/> |
| 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.  | <input type="checkbox"/> |

**CERTIFICATE OF LAWFULNESS**

- |                                                                 |                          |
|-----------------------------------------------------------------|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | <input type="checkbox"/> |
| 16. Certificate of Lawfulness (for existing use or Development) | <input type="checkbox"/> |
| 17. Certificate of Appropriate Alternative Development          | <input type="checkbox"/> |

**CERTIFICATE OF LAWFULNESS**

- |                                                                                                                 |                          |
|-----------------------------------------------------------------------------------------------------------------|--------------------------|
| 18. ADVERTISEMENT CONSENT (excluding Hoardings)                                                                 | <input type="checkbox"/> |
| 19. PRIOR APPROVAL APPLICATION                                                                                  | <input type="checkbox"/> |
| 20. OUT-OF-BOROUGH OBSERVATIONS                                                                                 | <input type="checkbox"/> |
| 21. CIRCULAR 18/84 APPLICATION                                                                                  | <input type="checkbox"/> |
| 22. CORPSEWOOD COVENANT APPLICATION                                                                             | <input type="checkbox"/> |
| 23. APPROVAL OF DETAILS                                                                                         | <input type="checkbox"/> |
| 24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval | <input type="checkbox"/> |
| 25. WORKS TO TREES                                                                                              | <input type="checkbox"/> |
| 26. OTHER (please specify)                                                                                      | <input type="checkbox"/> |

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

|                                |                                                                                                                                                                                                            |                                 |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <b>Item No.</b>                | <b>Report of the Head of Planning, Sport and Green Spaces</b>                                                                                                                                              |                                 |
| <b>Address</b>                 | 35 KESWICK GARDENS RUISLIP                                                                                                                                                                                 |                                 |
| <b>Development:</b>            | Conversion of roofspace to habitable use to include 2 front dormers and 1 rear dormer, 2 rear rooflights, conversion of roof from hip to gable end (both sides) and external alterations to east elevation |                                 |
| <b>LBH Ref Nos:</b>            | <b>71383/APP/2015/4265</b>                                                                                                                                                                                 |                                 |
| <b>Drawing Nos:</b>            | 150908/02<br>150908/03<br>150908/04<br>150908/05<br>150908/01                                                                                                                                              |                                 |
| <b>Date Plans Received:</b>    | 19/11/2015                                                                                                                                                                                                 | <b>Date(s) of Amendment(s):</b> |
| <b>Date Application Valid:</b> | 24/11/2015                                                                                                                                                                                                 |                                 |

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The application site comprises a single storey detached dwelling, which is located on the southern side of Keswick Gardens, and on the western side of the corner where Keswick Gardens forms a loop with St Edmund Avenue.

The application dwelling has a hipped roof with crown ridge, a central front gable projection (with glazed opening) and side/rear chimney stacks. The front garden is mainly hardsurfaced but it does not facilitate any off-street parking, given its relatively small size and the absence of a dropped kerb. To the rear, there is a bricked terraced raised patio with steps leading into a lower level spaciouly sized rear garden.

The main streetscene is residential in character and appearance comprising predominantly single storey detached properties with varying designs, and a number of which have had their roofspaces converted and their original hipped roofs altered to gable ends. The site lies within the 'developed area' as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

### 1.2 Proposed Scheme

This application seeks permission for the conversion of the roofspace to habitable use to include two front dormers, one rear dormer, two rear rooflights and alteration of the roof from hip to gable end (both sides).

External alterations to the eastern elevation are also proposed to incorporate the removal of two small windows and the insertion of a new door.

### 1.3 Relevant Planning History

71383/APP/2015/4264      35 Keswick Gardens Ruislip

Single storey rear extension and conversion of roofspace to habitable use to include a rear dormer and 2 front rooflights and conversion of roof from hip to part gable end to both sides, involving alteration to side elevation (Application for a Certificate of Lawful Development for a

Proposed Development)

**Decision Date:** 08-01-2016      **Approved**

#### **Comment on Planning History**

71383/APP/2015/4264 - Single storey rear extension and conversion of roofspace to habitable use to include a rear dormer and 2 front rooflights and conversion of roof from hip to part gable end to both sides, involving alteration to side elevation (Application for a Certificate of Lawful Development for a Proposed Development)  
Decision: Approved on 08/01/2016.

## **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**

3 neighbouring properties and the Ruislip Residents Association were consulted by letter on 24/11/1015 and a site notice was displayed in the area on 03/12/1015. No responses were received.

## **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:

AM14      New development and car parking standards.

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.

BE22      Residential extensions/buildings of two or more storeys.

BE23      Requires the provision of adequate amenity space.

BE24      Requires new development to ensure adequate levels of privacy to neighbours.

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 issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the

visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property and provision of adequate off-street parking spaces.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design.

Furthermore Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development that fails to harmonise with the existing streetscene or fails to safeguard the design of existing and adjoining sites.

With regards to the proposed alteration of the existing hipped roof of the dwelling to gable ends on both sides, there is no material objection to this element of the proposal. There is no presumption against the conversion of hipped roofs at detached dwellings to gable end roofs in the guidance contained in the adopted HDAS SPD: Residential Extensions (December 2008). Even though the proposed conversion would result in an increase of the crown ridge width from 2.7m to 11m, the resultant gable end roof would not constitute a precedent in the immediate locality. The resultant gable end roof would be no higher than the existing roof ridge height, and it would also be no higher than the existing hipped roof of the adjacent dwelling to the west at No. 31 Keswick Gardens. The resultant gable end roof would not displace the visual prominence of the existing central front gable projection as a distinctive architectural feature of the dwelling. The resultant roof would not project beyond the existing footprint of the dwelling, and as such, it would not appear to be obtrusive or dominant in relation to the adjacent and neighbouring dwellings, and on the Keswick Gardens/St Edmunds Avenue streetscenes.

With regards to the proposed two front dormers, paragraph 7.2 of the HDAS SPD specifies that front dormer windows located on the principal front elevation of a property, facing the road will not be acceptable for most buildings of two or more storeys, unless this is an original character of the area. It further specifies that front roof extensions will however be considered acceptable on bungalows subject to meeting design criteria. In this instance, the proposed front dormers are considered acceptable, as they would not constitute a precedent in the immediate locality. The proposed front dormers would be set down from the ridge of the altered gable end roof by 0.3m and would be set above the eaves of the roof by 0.9m. The dormers would be set-in from the sides of the roof by 1m and would each be 2.25m high and 2m wide. Given that the front dormers would be sited either side of the front gable projection and the extended front elevation of the dwelling would be 11m wide, it is considered that the front dormers would constitute acceptable secondary and subordinate additions. The dormers would have acceptable pitch-roof design and achieve sufficient visual containment in the front roofslope of the resultant gable end roof, thereby compliant with the guidance contained in paragraph 7.2 of the HDAS SPD.

With regards to the proposed rear dormer, paragraph 7.5 of the adopted HDAS SPD: Residential Extensions (December 2008) gives advice that it is important to create a roof extension that will appear secondary to the size of the roof face within which it will be set. It further advises that roof extensions, which would be as wide as the house and create the appearance of an effective flat roofed third storey will be refused. Paragraph 7.8 of the adopted HDAS SPD: Residential Extensions (December 2008) specifies that as a guide, any roof extension or dormer window to a large detached house should be set at least 1m below the ridge level, above the eaves level and from the sides of the roof. Even though the rear dormer would be set down from the ridge and set above the eaves of the new gable end roof by 0.6m, the proposed dormer would be substantially set-in from the side

boundaries of the new roof by 3.5m. The rear dormer would be 4m wide, which is less than half of the width of the extended rear roofslope, and as such, it would achieve sufficient visual containment within the extended roofslope. The proposed rear dormer would constitute an acceptable secondary and subordinate addition in the enlarged rear roofslope, and it would constitute a sympathetic addition to the existing dwelling. It would be in keeping with the character and appearance of the dwelling and the immediate locality. As such, the proposed development in respect of the rear dormer would accord with the design objectives and guidance of the adopted HDAS SPD: Residential Extensions (December 2008), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that the scale, design and proportion of the proposed two rear rooflights are modest and acceptable in design terms. It is also considered that the proposed external alterations to the eastern side elevation incorporating the removal of the side windows and the insertion of a new door are considered acceptable in design terms.

With regards to the impact on neighbouring amenity, it is considered that any direct and/or oblique views offered from the rear dormer window and rear rooflights over the adjacent neighbouring residential garden and the St Edmunds Avenue highway would not be sufficient to cause an unacceptable level of overlooking and loss of privacy. The front dormers would only offer views out towards and over the Keswick Gardens highway. It is therefore considered that the proposal would not have any significant harm on the residential amenities of the occupiers of the neighbouring properties in terms of increased overshadowing, loss of sunlight, loss of outlook and visual intrusion. As such, the proposal is in compliance with Policies BE20, BE21, BE22 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Paragraph 5.13 of the HDAS SPD requires sufficient garden space to be retained as a consequence of an extension. The proposal would result in the creation of a five-bedroom dwelling, which would require the provision of a minimum garden area of 100 sq.m. The upper level siting of the enlarged roof, front/rear dormer and rooflights is such that it would not displace the existing usable area in the rear garden, which is approximately 237 sq.m, and which significantly exceeds the minimum required. Adequate garden/amenity space would be therefore be retained for the occupiers, in compliance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposal would have no conflict with Policy AM14 of the Local Plan (Part Two) in respect of off-street parking provision, given that there is no existing provision on the site. It is noted that there are no restrictions on on-street parking in the locality, and that there are no significant on-street parking pressures.

Given the above considerations, the application is 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 150908/04 and 150908/05.

**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).

**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.

- 2**            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).

**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:

|          |                                                                                                                      |
|----------|----------------------------------------------------------------------------------------------------------------------|
| AM14     | New development and car parking standards.                                                                           |
| 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.                                                              |
| BE22     | Residential extensions/buildings of two or more storeys.                                                             |
| BE23     | Requires the provision of adequate amenity space.                                                                    |
| BE24     | Requires new development to ensure adequate levels of privacy to neighbours.                                         |
| 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.

prior 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

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:** Victor Unuigbo

**Telephone No:** 01895 250230