

## 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 an 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.	ADVERTISMENT 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 the 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 changed. Interim Director of Planning, Regeneration & Public Realm can determine this application

Case Officer:

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's 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 DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM

<b>Item No.</b>	<b>Report of the Head of Development Management and Building Control</b>	
<b>Address:</b>	60 MARLBOROUGH AVENUE RUISLIP	
<b>Development:</b>	Erection of a single storey rear extension and conversion of roofspace to habitable use to include roof extension and alterations to roof profile, Juliette balcony, 1no. rear dormer, 2no. front dormers and 1no. front rooflight and amendment to fenestration (revised description)	
<b>LBH Ref Nos:</b>	78424/APP/2023/3490	
<b>Drawing Nos:</b>	ELA/6 Rev A ELA/13 Rev A ELA/14 Rev A ELA/17 Rev A ELA/1 Rev A ELA/2 Rev A ELA/3 Rev A	
<b>Date Plans received:</b>	01-12-23	<b>Date(s) of Amendments(s):</b>
<b>Date Application valid</b>	01-12-23	

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The site is located on the north side of Marlborough Avenue. It is occupied by a detached, one storey house built in brick with a tiled, hipped roof with two front projecting gable features. The area is residential in character comprising detached two storey dwellings as its immediate neighbouring properties and detached one storey dwelling and semi-detached two storey houses in its surroundings.

Number 58 Marlborough Avenue located to the west of the application site and Number 62 Marlborough Avenue 50 is located to the east of the application site.

The application site is not designated within a Conservation Area, nor an Area of Special Local Character. The site does not contain any Listed Buildings. There are no trees that are subject to a Tree Preservation Order within the site or on adjoining land. The site is located within a Critical Drainage Area.

### 1.2 Proposed Scheme

The application proposes the erection of a single storey rear extension and conversion of roofspace

to habitable use to include roof extension and alterations to roof profile, Juliette balcony, 1no. rear dormer, 2no. front dormers and 1no. front rooflight and amendment to fenestration

### 1.3 Relevant Planning History

#### Comment on Planning History

No comment.

## 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

9 neighbouring properties and Ruislip Residents Association were consulted on 07-12-23. The consultation period expired on 04-01-24. No representations were received by the end of the consultation period.

## 4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

LPP D3 (2021) Optimising site capacity through the design-led approach

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

## 5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the streetscene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

Character and Appearance:

Paragraph 135 b) of the National Planning Policy Framework (2023) states - Planning policies and

decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

Policy D3 of the London Plan (2021) requires that development proposals should: Form and enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.

Policy D4 of the London Plan (2021) states 'Development should have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establish an enhanced character for the future function of the area.'

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new development will be required to be designed to the highest standards and incorporate principles of good design.

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extensions to dwellings should not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

With regards to rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (2020) states that:

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;

The application proposes a single storey rear extension which would extend 4m deep, 3m high and full width, complying with Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

With regard to roof extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;
- ii) the Council will not support poorly designed or over-large roof extensions including proposals to

convert an existing hipped roof to a gable;

iii) raising of a main roof above the existing ridgeline of a house will generally not be supported;

iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling;

In addition, the application is proposing a conversion of roof space to habitable use including a roof extension and alterations to roof profile with a large crown and two front dormers and one large dormer. The proposed roof extension would create a new storey to the main dwelling with three new habitable rooms and three bath/shower rooms on the new first floor. The new roof form would be a mansard style with gable ends and a flat top.

The proposed rear dormer is not subservient in scale and exceeds more than two thirds of the original roof, failing to comply with policy DMHD 1. In addition, the two front dormers are out of character when compared to other bungalows in the area, the majority of which have one centralised front dormer. Further, there are no examples of crowns/flat top roofs within the immediate area nor of this scale.

While it is noted that the two neighbouring dwellings are both two storey detached properties, the roof alterations, when viewed as a whole, would appear out of character with the surrounding area, where the vast majority of properties have retained their hipped roof forms, including bungalows with the same distinctive gable features to the front. The proposed mansard roof and dormers would compete with and detract from the existing modest roof profile. In this context, it is considered that the roof form would result in an incongruous and insubordinate development that fails to respect the character of the area. Therefore, the significant increase in the overall size, prominence, scale, bulk and massing of the host dwelling would result in a development that would not appear subordinate and out of character.

Therefore, it is considered that the proposed development, when viewed as a whole, would be completely disproportionate, overly prominent and unsympathetic to the original architectural composition of the host dwelling, resulting in the proposed development having a harmful impact to original dwelling, and the character, appearance and visual amenities of the area. The proposal would therefore conflict with Paragraph 135b) of the National Planning Policy Framework (2023), Policies D3 and D4 of the London Plan (2021), Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Residential Amenity:

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Number 58 Marlborough Avenue located to the west of the application site and Number 62 Marlborough Avenue 50 is located to the east of the application site.

The proposed rear extension would project approx. 2.6m past the rear elevation of No.58 and it is not considered the windows of the rear dormer would give rise to undue overlooking.

The application site is set off the boundary with No.62 by over 2.4m. It is noted that No.62 benefits from a garage which is sited abutting the mutual boundary. The rear elevation of the main dwelling at No.62 is also set off the boundary by approx. 2m. The proposed rear extension would project 3.3m past the rear elevation of No.62 and it is not considered the windows of the rear dormer would give rise to undue overlooking.

In addition, the side windows would be conditioned to be obscured glazing and non-opening below 1.8m in the event of an approval.

Therefore, it is considered that the proposed development would not adversely effect the amenities of neighbouring occupiers, in accordance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

#### Outlook and Light:

It is considered that all the resulting habitable room, and those altered by extension, maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

#### External Amenity Space Provision:

The application site benefits from a large rear garden and would not undermine the provision of external amenity space, in accordance with Policy DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

#### Flood Risk and Drainage:

The site is within a Critical Drainage Area and in the event of an approval, an informative would be attached with advice that a water butt should be incorporated.

#### Parking and Highway Safety:

The parking provision would remain unaffected by the proposal, in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

#### Conclusion:

The proposed roof alterations would cause significant harm to the character, appearance and visual amenities of the host dwelling, street scene and surrounding area.

It is recommended that the application be refused for the reasons set out in this report.

## 6. RECOMMENDATION

**REFUSAL** for the following reasons:

1. NON2 Harm to the character of the area

The roof extensions, by reason of its excessive bulk, siting, scale, massing and design would be

unduly prominent, visually incongruous and unsympathetic to the original architectural composition of the host dwelling, resulting in the proposed development having a harmful impact to original dwelling, and the character, appearance and visual amenities of the area. The proposal would therefore conflict with Paragraph 135b) of the National Planning Policy Framework (2023), Policies D3 and D4 of the London Plan (2021), Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

## INFORMATIVES

1. On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2021). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

## 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 Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance..

### Part 1 Policies

PT1.BE1 (2012) Built Environment

### Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

LPP D3 (2021) Optimising site capacity through the design-led approach

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

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