

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.	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 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

Item No.	Report of the Head of Development Management and Building Control	
Address:	3 WOODVILLE GARDENS RUISLIP	
Development:	Conversion of roof space to habitable use to include a rear dormer, 3 front roof lights and conversion of roof from hip to gable end x 2.	
LBH Ref Nos:	78426/APP/2023/3512	
Drawing Nos:	P1432-01 Location & Block Plans P1432-02 Existing Ground Floor Plan, Roof Plan and Elevations P1432-03 Proposed Ground Floor Plan, Loft Plan and Elevations	
Date Plans received:	04-12-23	Date(s) of Amendments(s):
Date Application valid	04-12-23	

1. CONSIDERATIONS

1.1 Site and Locality

The application comprises a detached bungalow located on the southern side of Woodville Gardens. 1 Woodville Gardens is located along the eastern site boundary whilst 5 Woodville Gardens is located along the western site boundary. 45 Orchard Close is located to the south, at the rear of the site. 8 Woodville Gardens is located to the north, on the opposite side of the road. The application site is located within Flood Zones 2 and 3, and the rear of the application site is located within a Functional Floodplain.

1.2 Proposed Scheme

Planning permission is sought for the conversion of the roof space to habitable use to include a rear dormer, three front roof lights, the conversion of the roof from a hip to a gable end on both side elevations, and a front extension.

The proposed rear dormer would be 7.406m wide, 2.3m high and 3.68m deep. The rear dormer would be set 0.4m above the eaves, would be set in 0.55m from the sides and would be set 0.36m below the roof ridge. The proposed hip to gable end conversions would both be 4.253m wide, 3.05m high and 7.787m deep. Three rooflights would be provided on the front elevation. The proposed materials would match the existing materials. The proposed roof alterations would provide a bedroom, a bath room and storage.

The proposed front extension would be 2.98m wide and 2.35m deep. The front extension would be set back 3m from the front building line. The front extension would have a 4.267m high roof with an eaves height of 3.067m when measured from footpath level; the roof height would be 3.7m with an eaves height of 2.52m when measured from the ground level within the site. The proposed materials would match the existing materials. The front extension would provide an entrance lobby.

1.3 Relevant Planning History

Comment on Planning History

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

Consultation letters were sent to 7 local owners/occupiers. No responses were received.

Ruislip Residents Association:

No response was received.

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

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMEI 9 Management of Flood Risk

DMT 6 Vehicle Parking

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

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 street scene and surrounding area, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden, car parking provision and flood risk.

Paragraph 135 b) of the National Planning Policy Framework (2023) states that 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 (March 2021) states that development proposals should "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 (March 2021) seeks to ensure that developments deliver good design. 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 (November 2012) requires that new developments achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires all development to be designed to the highest standards and incorporate principles of good design, either complementing or improving the character and appearance of the area. Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to protect and improve the public realm, including streets.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

Part D of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street.

Part E of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) sets out specific requirements for roof extensions. 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. The Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable. All roof extensions should employ appropriate external materials and architectural details to match the existing dwelling.

Character and Appearance

The proposed rear dormer would be 7.406m wide, 2.3m high and 3.68m deep. The rear dormer would be set 0.4m above the eaves, would be set in 0.55m from the sides and would be set 0.36m below the roof ridge. The proposed hip to gable end conversions would both be 4.253m wide, 3.05m high and 7.787m deep. Three rooflights would be provided on the front elevation. The proposed materials would match the existing materials.

The proposal fails to comply with the requirements of Policy DMHD1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020). The proposal, which includes two

hip to gable end conversions and a large rear dormer would substantially alter the appearance of the property which would be visible from public viewpoints. The significant increase in the overall size, scale, bulk and massing of the host dwelling would result in a development that would not appear subordinate or harmonise with the roof of the existing dwelling. The application property is a detached bungalow with neighbouring detached bungalows either side and there are other detached bungalows within the surrounding area; it is noted that a number of detached bungalow have habitable accommodation within the roof space although these have smaller dormer windows within the front roof slope or small roof alterations/rooflights. As a result, the proposed hip to gable end conversions and rear dormer would appear out of keeping with the character and appearance of the surrounding area.

It is therefore considered that the proposed hip to gable end conversions and rear dormer would be unduly prominent, visually incongruous and unsympathetic to the original architectural composition of the host dwelling. As such, the proposed hip to gable end conversions and rear dormer would have a detrimental impact on the character and appearance of the original dwelling, and on the character and appearance of the immediate street scene and the surrounding area.

The proposed front extension would be 2.98m wide and 2.35m deep. The front extension would be set back 3m from the front building line. The front extension would have a 4.267m high roof with an eaves height of 3.067m when measured from footpath level; the roof height would be 3.7m with an eaves height of 2.52m when measured from the ground level within the site. The proposed materials would match the existing materials.

Given that the proposed front extension would be set back 3m from the front building line, would not extend beyond the existing side elevation, would match the existing eaves height and would be set below the existing front roof slope, it is considered that the proposed front extension would appear as a subordinate addition to the application property. The proposed front extension would therefore not cause harm to the character and appearance of the application property or to the character and appearance of the immediate street scene and surrounding area.

Overall it is considered that the proposed hip to gable end conversions and rear dormer would fail to comply with Policy BE1 of the Hillingdon Local Plan: Part One- Strategic Policies (November 2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), Policies D3 and D4 of the London Plan (March 2021) and Chapter 12 of the National Planning Policy Framework (December 2023).

Residential Amenity

1 Woodville Gardens is located along the eastern site boundary. The proposed front extension would be set back 3m from the front building line and so would not be visible from the neighbouring property; as such the proposed front extension would not impact on the residential amenity of 1 Woodville Gardens. The proposed hip to gable end conversions and rear dormer would not extend beyond the existing side elevations of the application property and would not project over the existing roof ridge. It is therefore considered that the proposed hip to gable end conversions and rear dormer would not cause harm to the residential amenity of 1 Woodville Gardens through the loss of light, loss of privacy or overlooking.

5 Woodville Gardens is located along the western site boundary. The proposed front extension would be set back 3m from the front building line, would not extend beyond the existing side elevation and the existing separation distance between the two properties would be retained. The proposed roof of the front extension would have the same eaves height as the existing property and would be set below the existing front roof slope. No side windows are proposed. It is therefore

considered that the proposed front extension would not cause harm to the residential amenity of 5 Woodville Gardens through the loss of light, loss of privacy or overlooking. The proposed hip to gable end conversions and rear dormer would not extend beyond the existing side elevations of the application property and would not project over the existing roof ridge. It is therefore considered that the proposed hip to gable end conversions and rear dormer would not cause harm to the residential amenity of 5 Woodville Gardens through the loss of light, loss of privacy or overlooking.

No responses were received from neighbouring properties.

The proposal thereby complies with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Other Matters

It is considered that all the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (March 2021).

Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires developments to provide good quality and useable private outdoor amenity space in accordance with the Council's standards (as per Table 5.2), whilst Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that proposals to extend dwellings retain adequate garden space.

The application property has a rear garden of 194sq.m. The proposed roof alterations and front extension would not impact on the existing external amenity space provision and so would comply with Policies DMHB 18 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments provide acceptable levels of car parking in line with the Council's Parking Standards (Appendix C Table 1).

The application property has a driveway and a parking space for one vehicle at the front of the property and an attached garage (used as a utility). The existing on-site parking space would be retained and the proposed front extension would be located on the other side of the property. The proposed roof alterations and front extension would not impact on the existing parking provision and so the proposal would comply with Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Policy DMEI 9 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments provide appropriate management of flood risk.

The application site is located within Flood Zones 2 and 3, and the rear of the application site is located within a Functional Floodplain. The proposed works would not involve extending the footprint of the property within the Functional Floodplain and an informative advising the applicant that water run off should be directed to a soakaway, tank or permeable surface shall be added to any consent granted.

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The proposed hip to gable end conversions and rear dormer, by reason of their size, scale and bulk, would be unduly prominent, visually incongruous and unsympathetic to the original architectural composition of the host dwelling, resulting in a detrimental impact on the character and appearance of the original dwelling, and would be out of keeping with the character and appearance of the immediate street scene and the surrounding area. The proposal thereby fails to comply with Policy BE1 of the Hillingdon Local Plan: Part One- Strategic Policies (November 2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), Policies D3 and D4 of the London Plan (March 2021) and Chapter 12 of the National Planning Policy Framework (December 2023).

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 - 2021 and National Planning Policy Framework 2023

DMHB Design of New Development
11

DMHB Streets and Public Realm
12

DMHB Private Outdoor Amenity Space
18

DMHD 1 Alterations and Extensions to Residential Dwellings

DMEI 9 Management of Flood Risk

DMT 6 Vehicle Parking

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

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

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
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMEI 9	Management of Flood Risk
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LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards

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