

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 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

Report of the Head of Development Management and Building Control

Address: 6 MANSFIELD AVENUE RUISLIP

Development: Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.00 metres, for which the maximum height would be 3.17 metres, and for which the height of the eaves would be 2.95 metres

LBH Ref Nos: 78903/APP/2024/1852

Drawing Nos: 2422-L-150
2422-A-150
2422-A-250

Date Plans received: 10-07-24 **Date(s) of Amendments(s):**

Date Application valid 10-07-24

1. RECOMMENDATION

1.1 Recommendations

That a certificate of lawful use or development be **GRANTED** 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.

CONDITIONS

INFORMATIVES

1. 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 which are audible at the site boundary shall only be carried out between the hours of 08.00 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 or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British

Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) 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.

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).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

3. 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 may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

2.0 Planning Considerations

The application seeks prior approval for the "Erection of a single-storey rear extension that would extend beyond the rear wall of the original house by 4.00 metres, for which the maximum height would be 3.17 metres, and for which the height of the eaves would be 2.95 metres."

The site contains a two-storey semi-detached dwelling located at the west side of Mansfield Avenue, Ruislip. The site is not located in a conservation area, world heritage site or an Area of Outstanding Natural Beauty.

In the London Borough of Hillingdon, there is an Article 4 Direction that restricts single-storey rear extensions under the prior approval process to no more than 4 metres in depth. The rear extension would not exceed 4 metres in depth.

The proposal has been assessed against Schedule 2, Article 3, Part 1, Class A of the GPDO (2015) (as amended) and is considered to comply with the terms of the legislation.

3.0 Relevant Planning History

4.0 Any Neighbour Objections

4 neighbours were consulted on 24-07-24 and the closing date for the receipt of responses was 14-08-24.

One neighbour objection were received during this period with regards to the proposed use for this extension to convert the dwelling house to a House of Multiple Occupation. Although, this concern has been taken into consideration, it has been concluded that in this moment in time there are no issues with the proposed scheme and that the proposed extension would remain ancillary to the residential use of the single family dwelling.

5.0 Assessment of Impact on Neighbours

The Council consulted neighbouring properties although there was one objection to this application, the assessment of the proposed depth, width, and height has concluded that it would have no harmful impact on residential or visual amenity. The proposed points of concern are raised in respect to the use of the property, which is not a material planning consideration in this instance, as there is no evidence that the property does not operate as a single family dwelling.

In this particular case and considering that a representation was received, an assessment on the potential impact on the residential amenity has been carried out. 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.

With regard to single storey rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states, amongst other criteria, that:

- 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;
- Single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- 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;
- In Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- Balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted.

The proposed single storey rear extension would extend beyond the original rear building line by 4.00 metres for which the maximum height would be 3.17 metres. It is noted that with a maximum depth of 4.00 metres, the proposed extension does not technically comply with the requirements of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). However, the proposed depth is considered reasonable and would not have a harmful impact on amenity. It should be noted that no concerns with regards to harm on amenity have been raised by

neighbouring residents. Under these terms, the prior approval is recommended for approval.

6.0 PRIOR APPROVAL - HOUSEHOLDER

If Semi or Terrace - does exceed 6m or 8m?

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

Is the dwelling a flat or a maisonette?

NO

Does the proposed extension extend beyond the 4m permitted under the Article 4 Direction?

NO

Is the ridge height in excess of 4 metres?

NO

If the extension is within 2m of the boundary, is the eaves height in excess of 3 metres?

NO

7.0 Other including Measurements

All measurements have been taken from the plans submitted to support this application.

Contact Officer:

Sharon Singh

Telephone No: