

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.	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

Item No. **Report of the Head of Development Management and Building Control**

Address: 29 MYRTLE AVENUE RUISLIP

Development: Erection of an outbuilding and decking to the rear garden (Retrospective Application).

LBH Ref Nos: 79823/APP/2025/3108

Drawing Nos: ELA/21 Rev A
 ELA/14 Rev A
 ELA/1 Rev A

Date Plans received: 16-12-25 **Date(s) of Amendments(s):**

Date Application valid 16-12-25

1. SUMMARY

This application relates to the erection of an outbuilding and decking to the rear garden of a maisonette property. The main issue assessed within the report is potential the impact that the proposal may have on the character and appearance of building and the surrounding area. The report also looks into impact on the amenities of neighbouring properties, private amenity space being retained, and highways issues. The final recommendation of the report is to grant permission subject to conditions.

2. RECOMMENDATION

APPROVAL subject to the following:

1. 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:

ELA/21 Rev A (Site Location Plan)
 ELA/14 Rev A (Block Plan)
 ELA/1 Rev A (Floor Plans and Elevations)

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2021).

2. RPD13 Restrictions on Outbuildings

The outbuilding hereby approved shall not be used for purposes such as a living room, bedroom,

kitchen, as a separate unit of accommodation or for any business purposes.

REASON

To avoid any future fragmentation of the curtilage or the creation of a separate residential or business use, so as to protect the amenity of adjoining residential properties in accordance with Policies DMH 4, DMHB 11, DMHB 16, DMHB 18 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

INFORMATIVES

3. CONSIDERATIONS

3.1 Site and Locality

The application site consists of a maisonette property with a medium rear garden, and is located on the southern side of Myrtle Avenue, Ruislip. The other maisonette property is No. 27 Myrtle Avenue, Ruislip. The surrounding street scene is residential in character and consists of a mixture of maisonettes bungalows and dwellinghouses, with varying designs.

There are no planning restrictions applied to this site that impact this proposal.

3.2 Proposed Scheme

Planning permission is sought retrospectively for the erection of outbuilding and decking to the rear garden.

The proposed dimensions are as follows:

Max Depth - 4.43m

Width - 5.00m

Height (flat roofed) - 2.50m from highest natural ground level point

Raised Decking - 0.30m from highest natural ground level point

3.3 Relevant Planning History

Comment on Planning History

No relevant site history.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date: Not applicable

4.2 Site Notice Expiry Date: Not applicable

5. Comments on Public Consult

A total of 9 neighbouring properties, Eastcote Residents Association, Access Officer and Highways Officer were consulted on the application by letter dated 13-01-26. The consultation period expired 03-02-26.

1 resident commented that they had no objection as long as the building was built to permitted regulations.

Planning officer response - this would be a building control matter to enforce regulations around structural matters.

Access Officer had no objection.

Highways Officer had no objection.

6. 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 18	Private Outdoor Amenity Space
DMT 6	Vehicle Parking
NPPF4 -24	NPPF4 2024 - Decision making
NPPF12 -24	NPPF12 2024 - Achieving well-designed places

In addition: Development Plan

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

- The Local Plan: Part 1 - Strategic Policies (2012)
- The Local Plan: Part 2 - Development Management Policies (2020)
- The Local Plan: Part 2 - Site Allocations and Designations (2020)
- The West London Waste Plan (2015)
- The London Plan (2021)

Material Considerations

The National Planning Policy Framework (NPPF) (2024) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

7. MAIN PLANNING ISSUES

7.1 Impact on the amenities of the occupiers of neighbouring residential properties

Hillingdon Local Plan: Part Two - Development Management Policies (2020) 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. The supporting text for this policy states that the Council will expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook.

The adjacent neighbouring properties to the site are No. 27 and 31 Myrtle Avenue.

Given the location of the outbuilding to the rear of the garden, which is a typical location of these sort out buildings, officers do not consider there to be detrimental harm to the amenities of the neighbouring properties. It is also noted the uses of the building are stated as being a home office and store, which are considered to be acceptable for a residential outbuilding.

Officers consider the outbuilding and decking as built, in relation to neighbouring amenities, to be in compliance with policies DMHB 11 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

7.2 Impact on Street Scene

The Hillingdon Local Plan: Part One Strategic Policies (2012) Policy BE1 (Built Environment) 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.

Hillingdon Local Plan: Part Two - Development Management Policies (2020) Policy DMHB 11 (Design of New Development) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping.

The outbuilding and decking as built are located to the rear of the property and therefore would have little to no impact upon the surrounding street scene. The dimensions are similar to what is permitted under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), however as the property is a flat/maisonette it does not benefit from this permitted development right. No the less it is still a relevant assessment to make in a residential setting.

Based on the above, officers do not consider that the proposal would cause detrimental harm the character and appearance of the host building nor the surrounding area. Therefore from a design perspective the proposal aligns with the objectives of policies DMHB 11.

7.3 Traffic Impact/Pedestrian Safety

Not applicable to the consideration this application.

7.4 Carparking & Layout

The proposed development would not affect the existing parking arrangement, nor would it result in an increase in the number of journeys to the site. It is therefore considered that the proposal would not significantly exacerbate the demand for street parking or prejudice highway safety, in accordance with DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

7.5 Urban Design, Access and Security Considerations

URBAN DESIGN

Urban design matters are considered in Section 07.2 of the report.

ACCESS

The proposal would not compromise the accessibility to the site.

SECURITY

The proposal would not compromise the security of the site.

7.6 Other Issues

PRIVATE OUTDOOR AMENITY SPACE

There is enough of the private amenity garden space retained to be in accordance with the minimum private amenity space standards for a 3+ bedroom flat, as set out in Table 5.3 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), with circa 70 sqm of private amenity being retained. As such, the side extension does not undermine the provision of external amenity space for the existing occupiers at the application site, in compliance with Policies DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

CONCLUSION

Overall, the proposal is considered to not conflict with the objectives of the relevant local planning policies and therefore it is recommended that planning permission be granted subject to conditions.

8. Reference Documents

The National Planning Policy Framework (2024)

The Hillingdon Local Plan: Part One Strategic Policies (2012)

Hillingdon Local Plan: Part Two - Development Management Policies (2020)

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