

Report of the Head of Planning & Enforcement Services

Address 5 POPLARS CLOSE RUISLIP

Development: Single storey side/rear extension.

LBH Ref Nos: **61775/APP/2011/1204**

Drawing Nos: 0634/Rev. 1 A S1 of S6 (Existing Floor Plans)
0634/Rev. 1 A S3 of S6
0634/Rev. 1 A S4 of S6
0634/Rev. 1 A S5 of S6
Design & Access Statement
0634/Rev. 1 A S6 of S6
0634/Rev. 1 A S1 of S6 (Location Plan and Existing Elevations)

Date Plans Received: 19/05/2011 **Date(s) of Amendment(s):**
Date Application Valid: 01/06/2011

1. **CONSIDERATIONS**

1.1 **Site and Locality**

The application relates to a semi-detached house dating from the 1930's on the south-western side of Poplar Close, a cul-de-sac serving eleven dwellings and a scout hall. Poplar Close is off Ickenham Road, near the junction of Ickenham Road with High Street.

The site is within the Developed Area as identified in the Hillingdon Unitary Development Plan (UDP) and the Ruislip Village Conservation Area.

1.2 **Proposed Scheme**

The proposal is for a side and rear extension that would wrap around a rear corner of the footprint of the existing house. The forwardmost wall of the side extension would be set 3m back from the front corner of the house. The side extension would be 2m wide at its forwardmost wall and increase in width to the rear, to a maximum of 2.7m as the flank of the side extension would follow the line of the side boundary of the plot which tapers out to the rear. The rear extension would be 9.5m, 3.4m deep where it would adjoin the boundary with the attached neighbour, No. 7 and would have a sloping lean-to type tiled roof with a maximum height of 3.45m, sloping down to 2.84m at the eaves. The proposal would provide accommodation as a family room and a w.c./shower-room.

1.3 **Relevant Planning History**

61775/APP/2006/1154 5 Poplars Close Ruislip

CONVERSION OF ROOF FROM HIP TO GABLE END AND INSTALLATION OF A REAR DORMER AND TWO FRONT ROOF LIGHTS (INVOLVING DEMOLITION OF EXISTING DETACHED GARAGE)
(APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT)

Decision Date: 14-06-2006

GPD

Appeal:

Comment on Planning History

The house has been extended in the past with a hip to gable roof alteration for a loft conversion under Permitted Development rights. This was undertaken prior to the property being designated as within a Conservation Area.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 23rd September 2011

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

The occupiers of nine neighbouring properties were consulted, a site notice was also posted on site and the application was advertised in the press on 15th June 2011.

A petition signed by forty-five local residents has been received. This makes objections on the grounds that the proposal would be visually detrimental to the Conservation Area, overdevelopment, would overbear and infringe on neighbouring properties, would create a terrace effect, would generate noise, disturbance and other inconvenience, intrusion to private gardens and would create parking chaos.

4 individual representations have been received objecting to the proposal on the following grounds:

- 1) problems caused by past development of the application property;
- 2) plans are of poor quality and lack detail;
- 3) useable size of rear garden has been reduced by a very large brick outbuilding built in 2008 at the bottom of the rear garden;
- 4) application property already sizeably extended;
- 5) irregular shape on plot would be incompatible with surroundings;
- 6) roof would reduce daylight to No. 7 Poplars Close;
- 7) hemming in effect to No. 7 Poplars Close;
- 8) would extend well beyond existing building line;
- 9) does not maintain existing spaces between properties;
- 10) significantly reduces amenity space;
- 11) terracing affect;
- 12) obtrusive, incongruous and cramped overdevelopment of the site, out of keeping with the layout and open character of the surrounding area;
- 13) loss of a significant amount of light and suffer a blockage of the open aspect;
- 14) history of noise and congestion caused by last extension;
- 15) no consultation with direct neighbours;
- 16) would cause disruption to neighbours and others using the road, i.e. nursery and cubs.

Officer Comments: Points 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 16 are covered in the main report. With regard to point 2, the plans are sufficiently detailed to be able to make a decision on the application, point 1, 14 and 15 are not planning matters.

Ruislip Residents Association: The proposals would have a claustrophobic affect, the rear extension would project well beyond the building line of adjacent properties, the character of dwelling would be altered to its detriment and an unfavourable aspect would be created for nearby residents.

Nick Hurd MP has written to register his concerns following contact by a constituent.

Ward Councillor: Has requested that the application be considered at committee.

Conservation and Urban Design Officer:

BACKGROUND: This is an attractive semi-detached property from 1930s, and has been added to the Ruislip Village Conservation Area in 2009. The house has been extended in the past with a loft conversion and hip to gable end under permitted development rights. This was undertaken prior to the area being designated as a conservation area. Following the designation, any new extension should be designed to enhance the character of the conservation area.

COMMENTS: The scheme proposes a wrap around side and rear extension, following the angular plot boundary. Whilst the extension is set back, this would lead to a poorly designed extension with a tapered side wall. The resulting roof form is very shallow and again, given the angular foot print of the extension, relates poorly to the main house. It is, therefore unacceptable from a conservation and design point of view.

RECOMMENDATION: It is felt that the extension should follow the footprint of the main house, which would also resolve the roof form.

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

Part 2 Policies:

BE4 New development within or on the fringes of conservation areas
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.
BE23 Requires the provision of adequate amenity space.
BE24 Requires new development to ensure adequate levels of privacy to

neighbours.

AM14 New development and car parking standards.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The main considerations are the design and impact of the extension on the house and wider locality, the impact on the amenities of adjoining occupiers and car parking considerations.

With regard to impact on neighbouring amenity, Policy BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) is relevant and should be considered. The policy states that planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

The Hillingdon Design and Accessibility Statement Residential Extensions Supplementary Planning Document (SPD) provides the following guidance in respect of house extensions:

With regard to loss of light or outlook to adjoining occupiers, Section 3 of the SPD sets out criteria to assess single storey rear extensions against. This includes the following thresholds:

- Para 3.4: Should not exceed 3.6m in depth on a semi-detached plot;
- Para 3.7: The roof should not exceed 3.4m in height in the case of a pitched roof, including a mono-pitch.

The proposed single storey rear extension would not exceed 3.6m in depth or 3.4m in height. As such, the proposal would accord with the aforementioned policies and guidance. The plot is some 11m wide at the position of the proposed rear extension. Therefore this aspect of the proposal is considered to comply with Policies BE20 and BE21 of the UDP (Saved Policies, September 2007).

With regard to any loss of privacy, it is considered that the proposal would not have an adverse affect on the amenity of adjoining residents. The proposal would involve two side windows, one of which is to the bathroom and the other is a secondary window, thus both could be conditioned to be obscure glazed and non-opening below a height of 1.8m to ensure that there is no loss of privacy to the adjoining occupiers. The proposal is thus, considered to accord with Policy BE24 of the UDP Saved Policies, September 2007 and the Supplementary Planning Document HDAS: Residential Extensions.

It is considered that all the proposed habitable rooms, and those altered by the development, would maintain an adequate outlook and source of natural light. Most of a kitchen wall would be removed to create an archway and a dining room would have extensive glazing where it would adjoin the rear extension. The rear extension would have three units of glazing that would face a southerly direction. The proposal is considered to comply with Policy BE20 of the UDP (Saved Policies, September 2007).

With regard to the design and appearance of the proposal, Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) requires that the layout and

appearance must harmonise with the existing street scene and Policy BE15 goes on to state that extensions must be in keeping with the scale, form and architectural composition of the original building. The application is considered unacceptable due to its contrived design, whereby the extension follows the angular plot boundary. This has resulted in a poorly designed extension with a tapered side wall. The resulting roof form is very shallow and again, given the angular foot print of the extension, relates poorly to the main house. It is, therefore unacceptable from a design point of view. Although the proposed extension is set back into the plot it would be visible from a public vantage and would neither preserve nor enhance the character of the Conservation Area in which it is set. The proposal is therefore contrary to Policies BE4, BE13, BE15 and BE19 of the UDP (Saved Policies, September 2007).

The house has at least four bedrooms and as such would require 100sq.m garden space to meet the standard set out at paragraph 3.13 of the Supplementary Planning Document HDAS: Residential Extensions. Taking into account an outbuilding in the back garden, an amenity area of some 144sq.m would remain. The proposal is acceptable with regard to Policy BE23 of the UDP (Saved Policies, September 2007).

Policy AM14 of the UDP (Saved Policies September 2007) refers to the Council's car parking standards contained under Annex 1. The standards indicate that a maximum of 2 car parking spaces would be permitted in order to comply with the policy. The former front garden of the application property has been hardsurfaced and can accommodate two cars. The proposal would comply with Policy AM14 of the UDP (Saved Policies, September 2007).

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed side extension, by reason of its size, scale and design, particularly the awkward roof design, would result in an incongruous feature and cramped appearance that would relate poorly to the existing dwelling, and would therefore be detrimental to the appearance and character of the existing dwelling, the street scene and the Ruislip Village Conservation Area, contrary to Policies BE4, BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

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).

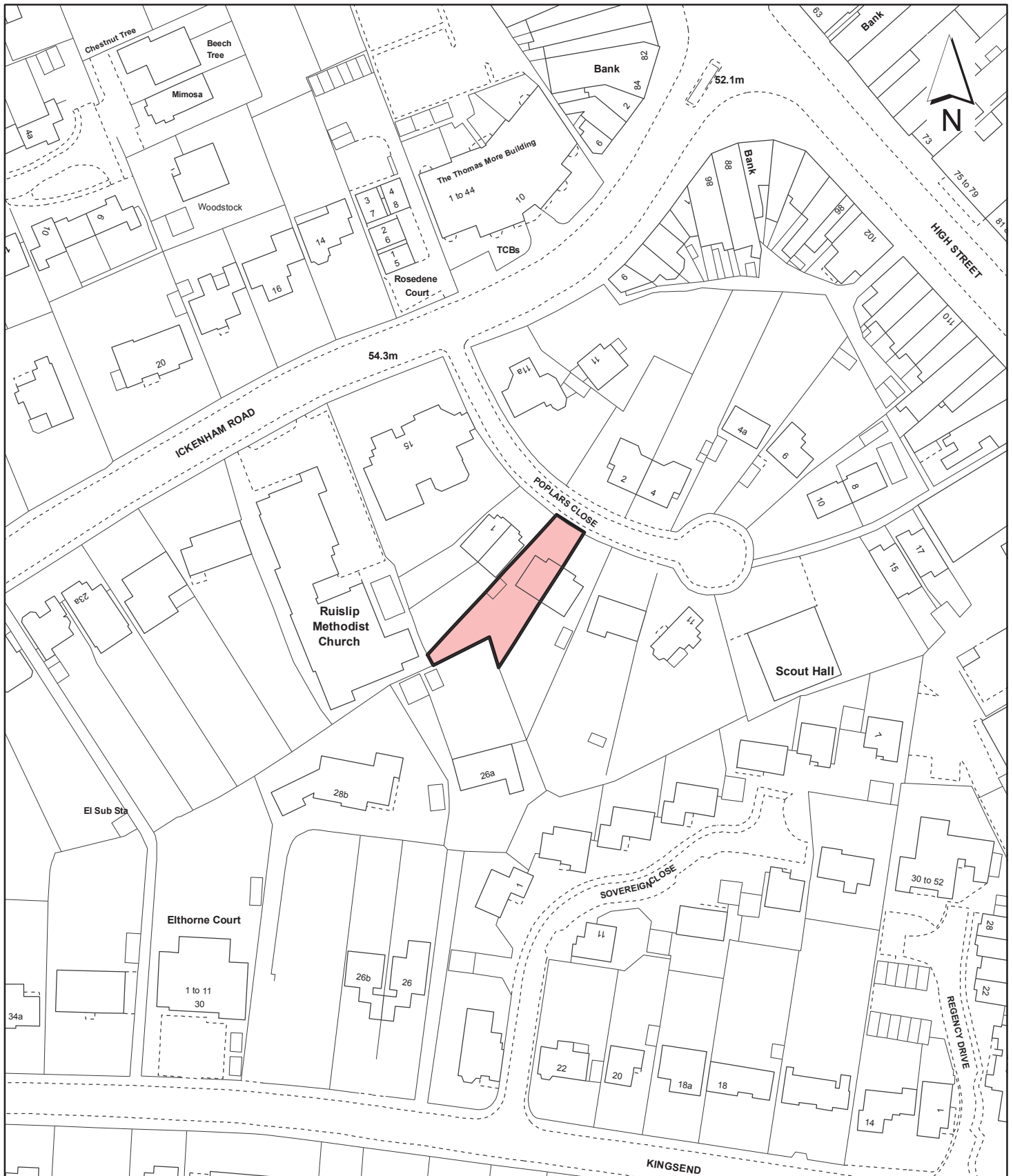
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Policy No.

BE4	New development within or on the fringes of conservation areas
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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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Notes



Site boundary

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Site Address

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Ruislip**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services

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Telephone No.: Uxbridge 250111

Planning Application Ref:

35910/APP/2011/718

Scale

1:1,250

Planning Committee

North

Date

**November
2011**



HILLINGDON
LONDON