

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)
Design & Access Statement
0634/Rev. 1 A S1 of S6 (Location Plan and Existing Elevations)
Proposed Ground Floor Plans and Elevations Rev 1/B received 5 January 2012
Proposed First Floor Plan Rev 1/A received 25 November 2011

Date Plans Received: 19/05/2011 **Date(s) of Amendment(s):** 25/11/2011
Date Application Valid: 01/06/2011 05/01/2012

DEFERRED ON 21st February 2012 FOR SITE VISIT ON

This application was deferred from the committee of the 21st February 2012 for a site visit.

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 the rear 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. The rear extension would be 8.82m wide and 3.43m deep where it would adjoin the boundary with the attached neighbour, No. 7 and would have a sloping lean-to tiled roof with a maximum height of 3.36m, sloping down to 2.3m at the eaves. The proposal would provide accommodation as a family room linked internally through extended width to the dining room and kitchen.

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 included within the Ruislip Village 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 together with the Ruislip Village Conservation Area Advisory Panel and the Ruislip Residents Association were originally consulted. A site notice was also posted and the application was advertised in the press on 15th June 2011. A further consultation took place on 9th January, when 12 neighbours were consulted.

A petition signed by forty-five local residents has been received, objecting 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.

Following the re-consultation, a total of 9 individual representations have been received, 2 of which followed the re-consultation, objecting to the proposal on the following grounds:

- 1) Problems caused by past development of the application property;
- 2) Plans are of poor quality, of a poor design with tapered side wall & shallow roof form 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, the plans of the garden size indicate the garden is bigger than it actually is and plan fails to show the outbuilding;
- 4) Application property already sizeably extended and this scheme adds to the effect of cumulative over-development of the site;
- 5) Irregular shape on plot would be incompatible with surroundings and conservation area status;
- 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 effect;

- 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 increase risk of road accidents during construction as site traffic blocks access to the close. The road is used by nursery and cubs youth club.
- 17) Overbearing and overcrowd No 7 Poplar Close and result in loss light/privacy, create a 'terrace view' of the Close.
- 18) There is an existing large Chestnut tree in the rear garden that is within falling distance of the existing house contrary to what is suggested on the application form.

Officer Comments: Points 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 16, 17 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 in 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 conservation area. Following the designation, any new extension should be designed to enhance the character of the conservation area.

COMMENTS: Following the previous comments the scheme has been revised and would be considered acceptable.

CONCLUSION: Acceptable

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
LPP 5.3	(2011) Sustainable design and construction

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 Supplementary Planning Document (SPD) HDAS: Residential Extensions 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: Extensions should not exceed 3.6m in depth on a semi-detached plot with a width greater than 5m;
- Para 3.7: The roof should not exceed 3.4m in height in the case of a pitched roof, including a mono-pitch.

The plot is some 11m wide at the position of the proposed rear extension and the proposed single storey rear extension would not exceed 3.6m in depth and would in fact be below this at a depth of 3.4m and would also be within the standard guidance height of 3.4m. It is therefore, considered that the proposal would not result in unacceptable loss of sunlight or outlook such as to warrant a refusal of permission. Therefore this aspect of the proposal is considered to comply with Policies BE19, 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 no additional side facing windows. 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 of the proposed habitable rooms, and those altered by the development, would maintain an adequate outlook and source of natural light. Most of a rear kitchen wall and a rear dining room wall would be removed to create 2 archways enabling adequate natural light to be maintained to these existing rooms. 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 acceptable in general design approach with its regular shaped proposed side and rear single storey extension finished with a tiled pitched roof built to a depth of the back wall and width of the original flank wall of the house to comply with the respective relevant paragraphs 3.1 and 4.5 of the Supplementary Planning Document HDAS: Residential Extensions. The scale of glazing on the rear elevation is not considered excessive or out of character to the property and its surrounding neighbours. Accordingly the scheme is considered to preserve the character of the Conservation Area in which it is set and therefore complies with 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

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 M2 External surfaces to match existing building

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 3 and 7 Poplars Close.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

Standard Informatives

- 1 The decision to GRANT 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 GRANT 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.
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LPP 5.3	(2011) Sustainable design and construction

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 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 will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control,
3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all

vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.

- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

- 9 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 should only be carried out between the hours of 08.00 hours 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 and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

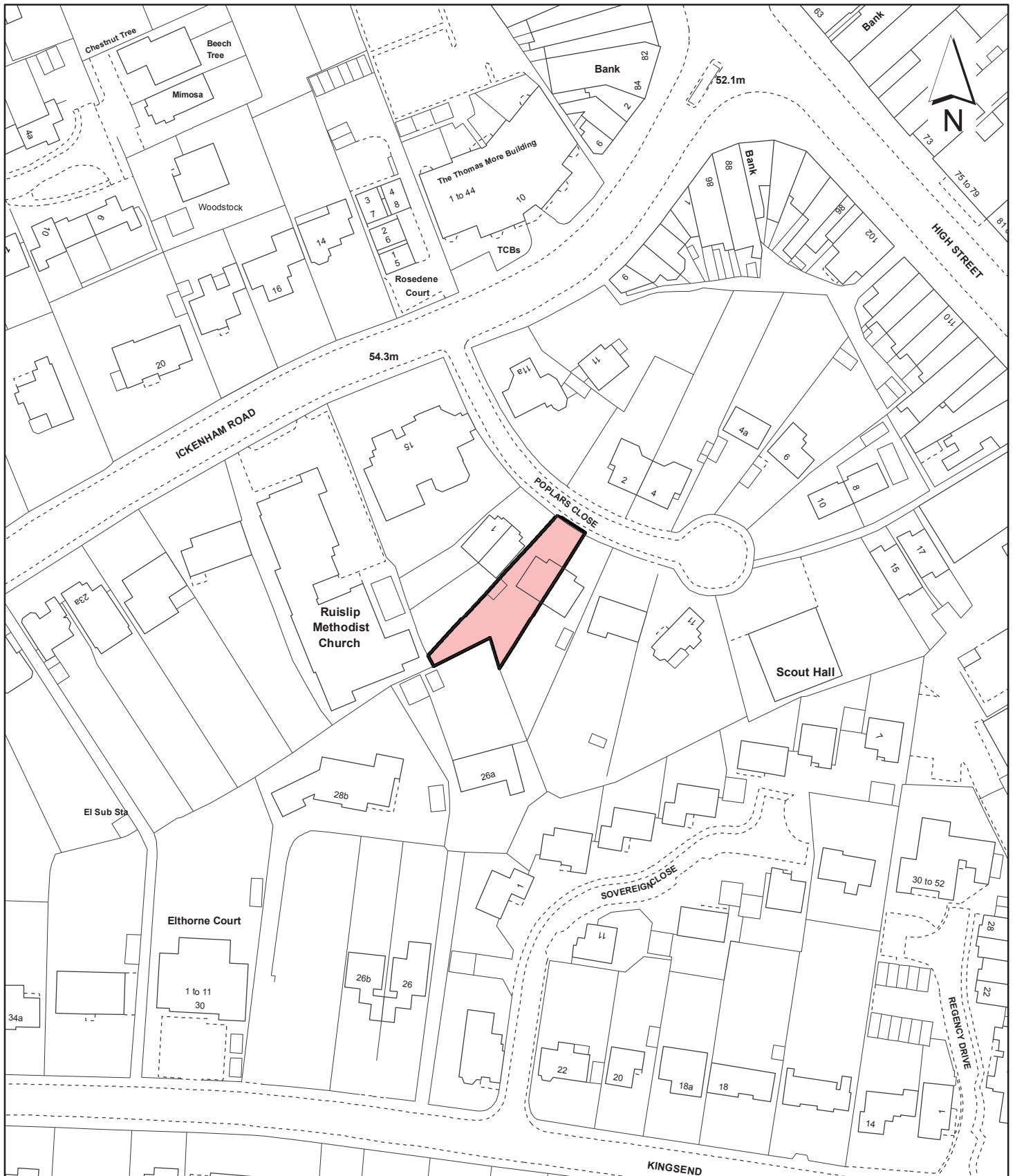
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate

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.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that 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).

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**5 Poplars Close
Ruislip**

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

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:

61775/APP/2011/1204

Scale

1:1,250

Planning Committee

North

Date

**February
2012**



HILLINGDON
LONDON