

Report of the Head of Planning & Enforcement Services

Address 54 ST MARGARETS ROAD RUISLIP

Development: Raising of roof to allow for conversion of bungalow to two storey dwelling with habitable roofspace to include 4 side rooflights and completion of single storey rear extension

LBH Ref Nos: 42371/APP/2012/645

Drawing Nos: stmargaretsrd-54/6 reva
stmargaretsrd-54/5 reva
Location Plan to Scale 1:1250
stmargaretsrd-54/8
stmargaretsrd-54/0
stmargaretsrd-54/1
stmargaretsrd-54/2
stmargaretsrd-54/3

Date Plans Received: 19/03/2012 **Date(s) of Amendment(s):**

Date Application Valid: 23/03/2012

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the western side of St Margarets Road and comprises a detached bungalow. The property has a front gable roof, an integral garage and a single storey rear extension which was substantially built at time of site visit.

To the south exists No.56 St Margarets Road, a two-storey semi-detached property with a single storey garage along the boundary adjoining the application site. The first floor side windows are obscure glazed facing No.54 St Margarets Road. To the north exists No.52 St Margarets Road, a detached bungalow with a side garage along the application site. The bungalow has an obscure glazed kitchen door and window on the side elevation facing the application site and a kitchen window facing the front of the property. To the rear of the bungalow are two bay windows that extend to the side of the properties. The window closest to the application site is the only window serving that bedroom.

The street slopes downwards north to south and is residential in character comprising a mix of two-storey properties and bungalow properties. On the application side of the street consists mainly of bungalows, other than the two storey semi-detached properties at the end of the street. The site is situated within the developed area as identified in the policies of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

1.2 Proposed Scheme

This application seeks to raise the roof to allow for the conversion of the bungalow to a two-storey house with habitable rooms in the roof.

The roof would be raised by 3.45m and would be of a similar design to the existing incorporating a first floor bay window. The house would be 8.80m to the ridge of the roof and 5.10m at eaves height. The proposal would include a two storey rear extension to the rear of the original house by 3.2m at ground floor and 2m at first floor. This rear extension would have a pitched roof with a Juliette balcony on the first floor rear elevation overlooking the garden.

The windows proposed facing No.52 St Margarets Road would serve a sitting room and staircase on the ground floor, bathroom, bedroom and landing on first floor and velux windows in the roof space serving a bathroom and bedroom. The windows proposed facing No.56 St Margarets Road would serve a sitting room, kitchen, w.c. and hallway on the ground floor, bedroom on first floor and rooflights in the roof space serving a bathroom and bedroom.

The proposal would create a sitting area on the ground floor, with three bedrooms and two bathrooms at first floor and a bathroom and bedroom in the roofspace. Two car parking spaces on the existing hardstanding at the front of the house and the garage would be retained. The proposed materials would match the existing house.

1.3 Relevant Planning History

42371/A/88/2825

54 St Margarets Road Ruislip

Erection of 2 single storey side extensions to extend garage and provide third bedroom

Decision Date: 16-02-1989

Approved

Appeal:

Comment on Planning History

None.

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

EXTERNAL CONSULTEES

Fourteen neighbouring properties were consulted by letter on 26th March 2012 and a site notice was posted on 12th April 2012. One letter of support has been received making the following points:

1. The proposal would be of benefit to the local area. The property had fallen into poor state and brought down the general standard of the road. The conversion will improve the property and therefore enhance the road to everyone's benefit including the overall appeal and value of the local properties.

2. The conversion to this property, build quality and finish is superb and enhances St. Margarets Road. That site when in construction stage was excellently managed, clean and tidy daily with minimal disruption to the street.

Twelve letters and a petition with 75 signatories have been received objecting on the following grounds:

1. The proposal is oversized in height, bulk, position and projection and it would be over dominant and the appearance will fail to harmonise with the existing street scene.
2. The proposal is too big in size, height, bulk, position and projection and it would be over-dominant and out of character in the street causing a loss of privacy, light and over shadowing to No.52 St Margarets Road.
3. Owner of No.52 St Margarets Road is against the 2 metre fence being erected on her boundary, as her fencing has only been up for approx. 3 years and cost a considerable sum to install.
4. St Margarets Road is not a hill and the properties do not sit on a hill and I dispute the planning statement that states "I therefore confirm that No. 54, even though up hill on St Margarets Road will not sit significantly above the two storey property at No.56. So will definitely be considerably bigger than my bungalow at No.52 St Margarets Road.
5. It is clear from the plans submitted that the development would be completely out of scale to the existing property footprint and would therefore be totally out of context with both adjacent and surrounding properties. The development is also not in keeping with the character of the surrounding properties.
6. The two first floor rear windows overlook the gardens that back on to No.54 St Margarets Road. Could this glass be made obscure glazed to prevent a loss of privacy.
7. The Existing Front Elevation Plan has a label 'Substantially built existing PD Extension behind'. This extension hasn't been completed, it was commenced on 14/2/12 and hasn't been completed as an inspection by council staff found that it was in need of planning permission. Therefore this element should have been removed from the Existing Front Elevation Plan as it gives the reader the impression that the footprint of the property is much larger than it really is.
8. The height, bulk and position relating to the neighbouring properties especially those on either side would result in an over bearing form of property development. The present outlook between the properties would be greatly cramped and reduced. The property at No.52 faces an easterly direction and the loss of sunlight due to the path of the sun (east to west) would result in it being considerably overshadowed and in a considerable amount of shade. As such the resulting overall loss of daylight would be unacceptable.
9. The proposal by virtue of its overall and very close proximity would result in the closing of the visual gap between both existing properties on either side. This would lead to cramped development which would be detrimental to the street scene which is a type of cul de sac with the River Pinn and open space at the southern end, a very short distance away.
10. I would also question the scaling and proportion of the submitted plans as they appear to give an unbalanced view of the development in relation to the properties on either side. I object to it most strongly.
11. The size of the proposed extension is disproportionate to the bungalow at No.52 which would appear to be dwarfed by the proposed extension.
12. Although the plans state that the altered dwelling would be two storey, I believe this is incorrect as the roof area of this property would be utilised as a living space and this in effect would mean it would be three storey.
13. The proposed development would not be in keeping with the original New English Homes 1930's style development.
14. The proposed development is too big and would not be in keeping with the other properties in the street and will become an eyesore.
15. Approval would set an unwelcome precedent. At present there is a good varied stock of both one and two storey dwellings on this residential road which presents a pleasing

aspect for residents. If proposals to increase the scale of properties as outlined here are given the go ahead, this balance would be lost.

Ruislip Residents Association:

We are writing in support of affected local residents objecting to this proposed development which amongst other things will be completely out of keeping with the existing street scene spoiling the existing character. The proposal is also considered overdevelopment with little concern for the effects on immediate neighbours.

Possible unauthorised work on the site recently had to be stopped as it needs firstly to be established whether under permitted development rules and now of course a full planning application has been submitted.

We understand that this application will go before the full planning committee for consideration and there is likely to be a local petition against the proposals too. Would you also take our views into account in your deliberations and inform us of the outcome in due course.

INTERNAL CONSULTEES:

Tree and Landscape Officer:

Tree Preservation Order (TPO)/Conservation Area: No

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (on-site): There are several mature shrubs/small trees within the rear garden, however none are features of merit and none constrain development.

Conclusion (in terms of Saved Policy BE38): Acceptable

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- | | |
|------|------------------------------------------------------------------------------|
| 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. |
| BE22 | Residential extensions/buildings of two or more storeys. |
| 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 issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the property and the availability of parking.

Policy BE13 requires development to harmonise with the existing street scene or other features of the area which are considered desirable to retain or enhance. Policy BE15 allows proposed extensions to existing buildings where they harmonise with the scale, form, architectural composition and proportions of the original building. BE19 ensures new development complements or improves the amenity and character of the area.

The application proposes to convert the existing bungalow into a two storey house with habitable roof space. To the north of the application site is a detached bungalow set approximately 3.70m away. To the south of the site is a two-storey semi-detached property. The proposed front elevation would reflect the design of the two-storey properties in the street. On this side of the street, whilst the dwellings consist mainly of bungalows there are two storey semi-detached properties at the end of the road, which adjoin the application site and opposite the application site. Given that the proposed development is comparable in terms of its scale to the existing two storey properties immediately adjoining and opposite the site, it would be difficult to argue that the proposed extensions are disproportionate and incongruous in the street, even taking into account that No.56 and adjoining properties are bungalows. Furthermore, there are no particular policies which prevent bungalows being converted to two storey properties and this has occurred in other parts of the borough, such as in Oak Avenue, Ickenham. The proposal is therefore not considered to detract from the character and appearance of the area and would comply with Policies BE13 and BE15 of the adopted UDP (Saved Policies September 2007).

The two storey house would extend to the rear of the property, part-two storey and part-single storey. There would be no breach of the 45 degree line. Whilst this element of the proposal would be set down from the proposed main roof, it would be closest to the boundary adjoining No.52 St Margarets Road. Furthermore, No.52 St Margarets Road has an obscure glazed kitchen window and door on the side elevation, a kitchen window facing the front of the property and a rear bay window serving a bedroom nearest to the application site. An overshadowing assessment has been carried out which indicates that whilst there would be no impact on No.56 St Margarets Road, there would be a substantial increase in overshadowing to No.52 St Margarets Road, particularly to the only window to the rear bedroom window, situated on the rear elevation of No.52, and to the kitchen/dining room windows to the side and front of the property. The assessment indicates that these windows would be overshadowed for a considerable part of the day. The proposal also includes rooflights which are set at a finished floor level and any other proposed windows in the side elevations are secondary windows or to non-habitable rooms and could be conditioned to be obscure glazed, thus they are unlikely to result in overlooking of the adjoining properties and their gardens. However, the proposal, by

reason of its size, scale, bulk, height, and position would have an unacceptable impact on the residential amenities of this property by way of loss of light, overshadowing and an overbearing effect, contrary to Policies BE19, BE20 and BE21 of the adopted UDP (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

The neighbouring property, No.56 St Margarets Road has obscure glazed windows on the side elevation facing the application site. Due to the orientation of the buildings, the 1.65m distance from the adjoining boundary and the proposed height of the house in relation to No.56 St Margarets Road, it is considered there would be no unacceptable impact on this property by way of loss of daylight, loss of sunlight, overbearing or overlooking the house.

The first floor rear windows and Juliett balcony would be set 21m from the rear boundary. It is considered this would be a sufficient distance to not result in an unacceptable degree of overlooking to the properties adjoining the rear of the application site.

The upper level bedroom in the roofspace would only have roof lights. The floor levels are not indicated, however, assuming these are at the eaves level the roof lights would be approximately 1.3m above finished floor level. At such a high level, there would not be a concern in relation to overlooking from the roof lights to neighbouring properties, however, roof lights at such a height would offer no or poor outlook to the detriment of future occupiers of this room, and an objection is raised to the scheme in this regard as it would be contrary to Policy BE19 of the adopted UDP (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

In terms of the garden area at least 100sq.m of rear garden should be retained to provide adequate amenity space for the extended dwelling. The resultant amenity space would be significantly over 100sq.m. which would be in excess of the requirements of the adopted Supplementary Planning Document HDAS: Residential Extensions.

The existing hardstanding to the frontage would provide parking for two vehicles. The proposal would, thus, be in compliance with Policy AM14 of the adopted UDP (Saved Policies September 2007).

The Trees and Landscape officer has no objections to the proposal.

In conclusion, the proposal would have an unacceptable impact on the adjoining bungalow, No.52 St Margarets Road and would result in rooms with no or poor outlook to the detriment of future occupiers. As such the proposal is considered to be unacceptable and conflict with Policies BE19, BE20 and BE21 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions and is therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development by reason of its size, scale, bulk, height, position and side windows in relation to the neighbouring bungalow, 52 St Margarets Road, would result in

a form of development which would be detrimental to the amenities of the occupiers of this property by reason of over-domination, overshadowing, loss of sunlight and loss of privacy. The proposal is therefore contrary to Policies BE19, BE20, BE21 and BE24 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposal due to the lack of outlook (other than from roof lights) afforded to the proposed upper level bedroom in the roof space would result in an oppressive environment to that bedroom. As such the proposal would fail to provide a satisfactory residential environment for future occupiers, contrary to Policy BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007), Policy 5.3 of the London Plan (July 2011) 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).

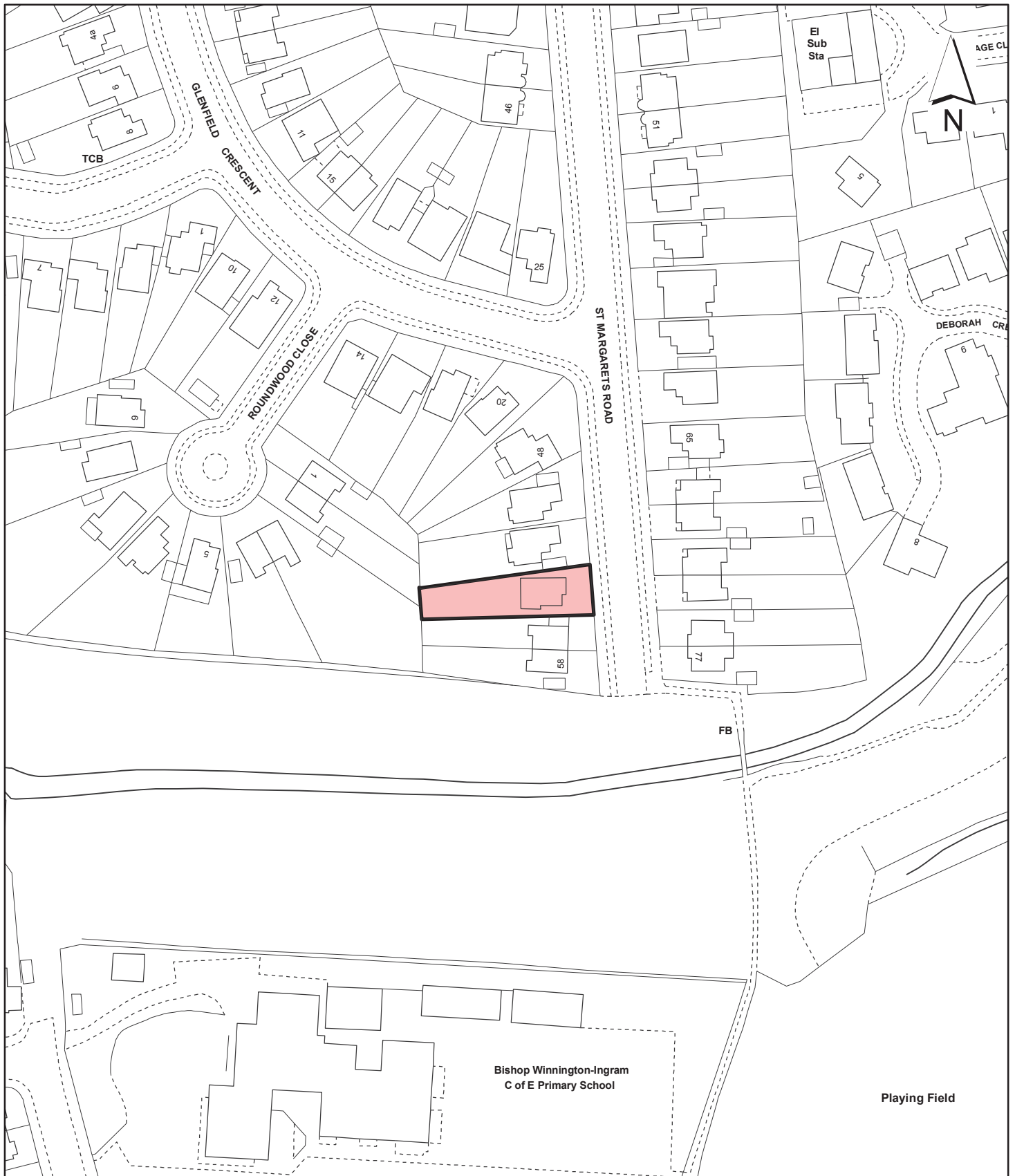
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
Policy No.

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.
BE22	Residential extensions/buildings of two or more storeys.
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

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	<p>Planning Committee</p> <p>North</p>	<p>Date</p> <p>May 2012</p>	



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