

Report of the Head of Planning & Enforcement Services

Address 8 ST MARTINS APPROACH RUISLIP

Development: Single storey rear extension, involving demolition of existing garage.

LBH Ref Nos: 44613/APP/2010/2283

Drawing Nos: BL/2010/1
BL/2010/3

Date Plans Received: 29/09/2010 **Date(s) of Amendment(s):**

Date Application Valid: 22/10/2010

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the east side of St Martins Approach and comprises a two storey semi-detached house with a detached garage to the rear along the northern side boundary, forming a pair of semi-detached garages with that at 10 St Martins Approach. The attached house, 6 St Martins Approach, lies to the south and has not been extended. To the north lies 10 St Martins Approach, also a two storey semi-detached house. The street scene is residential in character and appearance comprising two storey semi-detached houses of similar design, with pairs of semi-detached garages to the rear, and the application site lies within the Moat Drive Area of Special Local Character, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The application site is also covered by an Archaeological Priority Area.

1.2 Proposed Scheme

It is proposed to erect a part single storey rear extension involving the demolition of the existing garage. An application for a larger single storey rear extension was refused planning permission in June 2010. The applicant attempts to overcome the previous reasons for refusal by reducing the width and depth of the rear extension, and by replacing the dummy-pitch roof previously proposed with a pitched roof. The single storey rear extension would be in set 250mm from the side boundary with 10 St Martins Approach. It would measure 4.38 wide, 4.96m deep and finished with a ridged roof, 2.6m high at eaves level and 3.65m high to ridge level.

The proposed extension would be attached to the rear elevation of the original house via a link extension measuring 1.65m wide, 1.2m deep and finished with a ridged roof 3.4m high at its highest point. The single storey rear extension would comprise a hall (with side doors), w.c and kitchen (with front and rear windows and side doors). An additional parking space measuring 2.0m wide and 3.8m deep is provided in the front garden of the

application property.

The previously refused application proposed a part single storey rear extension incorporating the existing detached garage. It was shown to measure 4.6m wide, 6.7m deep and finished with a flat roof with dummy pitches on all sides, 2.6m high at eaves level and 3.6m high at its highest point. The proposed extension was shown to be attached to the rear elevation of the original house via a link extension measuring 1.7m wide, 1.2m deep and finished with a ridged roof 3.4m high at its highest point.

1.3 Relevant Planning History

44613/APP/2010/2287 8 St Martins Approach Ruislip

Single storey side extension with 2 rooflights (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 25-11-2010 Approved **Appeal:**

44613/APP/2010/697 8 St Martins Approach Ruislip

Conversion of roof space to habitable use to include a rear dormer with Juliette style balcony (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 27-05-2010 Approved **Appeal:**

44613/APP/2010/699 8 St Martins Approach Ruislip

Erection of a part single storey rear extension.

Decision Date: 07-06-2010 Refused **Appeal:**

Comment on Planning History

Planning permission (ref: 44613/APP/2010/699) for erection of a part single storey rear extension was refused on 7 of June, 2010 for the following reasons:

The proposed part single storey rear extension by reason of its size, siting, roof design, appearance and length of projection in relation to the original house, would result in a disproportionate and incongruous addition that would fail to appear subordinate to the appearance of the original house. It would be detrimental to the appearance of the original house and would detract from the character and appearance of the street scene and surrounding area generally, and the character and visual amenities of the Moat Drive Area of Special Local Character, contrary to Policies BE5, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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: 10 neighbouring properties, the Ruislip Residents Association and Ruislip Village Conservation Panel have been consulted. One letter of objection has been received which states the following:

1. The garage has been described as detached when it is semi-detached to the garage at no.10;
2. There is no tarmac in the front drive, it is crazy paved. Nobody in the six semi-detached houses have dug up the front gardens;
3. All the garages have flat roofs and the proposal would result in an unbalanced appearance. The proposed roof is entirely out of character;
4. Concern is expressed over drainage and damage to the garage at no.10.
5. The proposed roof is out of character;

Case officer comments: Points 1, 2, 3 and 5 have been addressed in the main body of the report, and as for point 4 above, this is not a material planning consideration.

English Heritage: the present proposal is not considered to have any affect on any significant archaeological remains.

Internal:

Urban Design/Conservation Officer:

Background: The site falls within the Moat Drive ASLC and is adjacent to the Ruislip Village CA. The property is semi-detached, probably 1940s, and is similar to the adjacent properties in the street scene. There is an existing garage set back from the street and is attached with the garage of No 10.

Comments: This is a revision for a previously refused scheme. Following the comments made, the extension has been reduced in depth, to be in line with the adjacent garage. The roof form has also been revised to a hip. In parallel, the applicant has also submitted an application for Certificate of Lawful Development (CLD) for a side extension.

Whilst there would be no objections to the rear extension itself, it is felt that the link between the main house and the extension relates poorly to the existing single storey lean to rear extension across the width of the house. This, together with the slightly higher roof of the extension results in an incoherent roof form. In this instance, however, we would not wish to object to the same as this would not be visible from the street scene.

Ideally, the rear extension should be assessed with the proposed side extension under CLD, and should be in relation with the proposed rear extension. Since this extension is within permitted development rights, we would not wish to raise an objection in this instance.

Conclusion: Not ideal but acceptable in this instance.

Case Officer Comments: Whilst the comments of the Conservation officer are noted, the issue relating to the impact of the proposed extension on the character and appearance of the property and the ASLC are covered in the main report. With regard to considering the application in conjunction with the CLD application, it is the case that each application has to be considered on its own merits, regardless of whether the side extension is lawful or not.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE1	Development within archaeological priority areas
BE5	New development within areas of special local character
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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework): 3.0-Rear Extensions and Conservatories: Single Storey. 11.0-Front Gardens and Parking.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the proposal on the character and appearance of the original house, visual amenities of the street scene, surrounding area and the Moat Drive Area of Special Local Character, and on residential amenity.

The proposed single storey rear extension has been reduced in depth and width and whilst the depth and height exceed HDAS guidance, it should be noted that the proposal is a reduction in depth on the existing garage footprint. In terms of the height, the main roof is designed as a hip and thus it is only a small proportion of the overall size of the roof that exceeds the normal 3.4m limitation. Given its location to the rear and its limited visibility within the street scene it is considered that it would be difficult to justify a refusal on the scale and size of the extension. In terms of the link between the main house and the extension, this roof is set between the existing single storey lean to rear extension across the width of the house and the proposed rear extension. It would not be visible from the street and whilst it would be visible from the two adjoining properties, its appearance is considered acceptable in terms of the limited impact it would have on the appearance of the property and the street scene.

The pair of semi-detached garages to the rear of houses in the street are very similar in

design and form part of the character and visual amenities of the street scene. Their flat roof design helps to minimise their impact on the street scene. The proposal, whilst it would have a limited impact on the character and appearance of the existing property, would have little impact on the character of the street scene or the Moat Drive Area of Special Local Character and is thus considered to comply with policies BE5, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The proposed extension would be over 4.4m from the side boundary with 6 St Martins Approach and the existing garage at 10 St Martins Approach would screen the impact of the proposed development from that house. Therefore, it is considered that the proposal would not harm the residential amenities of adjoining occupiers through overdominance, visual intrusion or overshadowing. No windows are proposed facing 10 St Martins Approach and the existing side boundary with 6 St Martins Approach would prevent overlooking from the French windows facing that house. The windows and doors to the rear extension would provide an adequate outlook and natural light to the rooms they would serve. As such, the proposal would comply with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the London Plan (2008) Policy 4A.3.

In terms of policy AM14 of the saved UDP, September 2007, the dimensions of the new parking bay in the front garden do not comply with the Council's adopted parking standards (2.4m wide and 4.8m deep). However, the existing side drive to the application property is of a width and length that accommodates two parking spaces, in accordance with Council parking standards. In accordance with policy BE38 of the saved UDP, September 2007 and paragraph 11.2 of the HDAS: Residential Extensions, some 25% of the front garden would remain as soft landscaping.

In accordance with policy BE23 of the saved UDP, September 2007, over 100sq.m of private amenity space would be retained.

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 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).

3 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).

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 6 St Martins Approach.

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.

BE1	Development within archaeological priority areas
BE5	New development within areas of special local character
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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework): 3.0-Rear Extensions and Conservatories: Single Storey. 11.0-Front Gardens and Parking.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

- 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: Sonia Bowen

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**8 St Martins Approach
Ruislip**

Planning Application Ref:

44613/APP/2010/2283

Planning Committee

North

Scale

1:1,250

Date

**January
2011**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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



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