

Report of the Head of Planning & Enforcement Services

Address 67 EASTCOTE ROAD RUISLIP

Development: Part two storey, part single storey rear extension with 3 rooflights involving demolition of conservatory to rear

LBH Ref Nos: 32752/APP/2011/1685

Drawing Nos: Location Plan to Scale 1:1250
11101/01
11101/02
11101/07 Rev. A
11101/06 Rev. C
11101/05 Rev. B

Date Plans Received: 08/07/2011 **Date(s) of Amendment(s):** 08/07/2011
Date Application Valid: 19/07/2011 20/07/2011
27/09/2011

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the northern side of Eastcote Road and comprises a detached dwelling with a gable end front element and hipped roof protruding back to the rear. An original attached garage is located on the western elevation. The garage is set back 3m from the front wall of the building and shares a party wall with the garage of the adjoining property No. 65 Eastcote Road.

The house is set back 11m from the road with a 10m wide area of hard standing with soft landscape planting along both flanks separating the site from Nos. 65 and 69 Eastcote Road. A 48m deep garden runs to the rear and is bounded by northern boundary by flank wall of No.12 Blaydon Close.

Along the western boundary, stands the adjoining property No.65 Eastcote Road which has no existing extension to the original property. Along the eastern boundary lies No.69 Eastcote Road which has both a roof extension on both flanks and a two storey rear extension. These elements received planning permission in 2009 ref. 4133/APP/2009/1210.

The street scene is residential in character and appearance and the application site lies within the Developed Area, as identified in the Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

1.2 Proposed Scheme

Planning permission is sought to demolish the existing conservatory and construct a part two storey, part single storey rear extension. To the rear, the proposed single storey extension would measure 4m deep and would extend the full width of the dwelling and further 1.5m out to the common boundary with No. 65 infilling the area directly behind the existing garage. It would be finished with a hipped roof with a maximum height of 3.8m to the top of the roof. The roof would include 3 rooflights providing additional light to the proposed new utility room and lounge.

The proposed two storey element would be set in from both adjoining boundaries (2.35m from No.65 and 1.1m from No. 69 Eastcote Road) and would project 3m into the rear garden measuring the width of the dwelling at 6.3m. It would be finished with a hipped roof that would be set down 1.2m from the ridge of the existing dwelling with a maximum height of 7.3m.

1.3 Relevant Planning History

32752/APP/2011/1686 67 Eastcote Road Ruislip

Conversion of roof space to habitable use to include 2 side dormers, 1 front rooflight and conversion of rear of roof from hip to gable end with a new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 14-09-2011 **Approved** **Appeal:**

Comment on Planning History

A recent application 32752/APP/2011/1686CLD for a proposed lawful development was granted permission on the 14/09/2011. The application was for the conversion of roof space to include 2 side dormers, 1 front rooflight and conversion of rear of roof from hip to gable end which was granted as this met the permitted development criteria.

Officer's Comments: Both the scheme proposed under the granted lawful development certificate and the current application subject of this assessment are different, meaning it would not be possible to implement both schemes if this application is deemed acceptable. It was therefore considered that both schemes should be assessed separately rather than under a single planning application.

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

10 neighbouring properties as well as Ruislip Residential Association were consulted on the 20/07/2011.

3 letters of objection were received. The issues raised concerns over the re-sited bathroom window in relation to privacy and also the effects over additional drainage required which could overload the existing system.

Officer Comments: The bathroom window located on the flank is shown to be obscure glazed. If the application is deemed acceptable, a condition could be attached requiring this window to retain the obscure glazing and therefore addressing any potential

overlooking concerns. If the application is approved, the owner would also need to meet the building regulation standards and any drainage issues would be addressed under building control application.

Landscape: No objections and no conditions necessary.

Ward Councillor: Requests that the application is reported to committee.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

AM14	New development and car parking standards.
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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LPP 5.3	(2011) Sustainable design and construction
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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, on the street scene and surrounding area, on residential amenity, provision of private amenity space and car parking.

The proposal would not be visible from Eastcote Road as the two storey and single storey elements would be positioned directly behind the existing dwelling. The two storey rear element would meet the criteria set out in Section 6 of the Hillingdon Supplementary Planning Document (SPD) HDAS: Residential Extensions in so far as, it would project less than 4m out from the rear wall. It would also be finished with a hipped roof that would sit comfortably behind the existing hipped element and set down 1.2m from the existing ridge line. The proposed two storey rear extension would retain a minimum gap of 1.0m to the side boundaries with Nos. 65 and 69 Eastcote Road, as required by policy BE22 of the saved UDP, September 2007. As such, the extension would not result in an unacceptable closing of the visually open gap with the neighbouring property and would therefore

maintain the open character and would protect the architectural form of both the original house and the surrounding area. It would not appear disproportionate to the scale and form of the original house.

Similarly the single storey element would appear subordinate to the main dwelling. The proposed width, depth and height would not cause a detrimental impact on the appearance of the dwelling and generally conforms to Section 3 of the Hillingdon Supplementary Planning Document (SPD) HDAS: Residential Extensions. This element would be finished with a hipped roof that complements the overall appearance of the existing dwelling and the proposed two storey element to the rear.

As such, it is considered that the proposal would appear sub-ordinate to the main house, and that it would not dominate the house or the street scene and therefore would be in compliance with policies BE13, BE15, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and sections 3.0 and 6.0 of the Hillingdon Design & Accessibility Statement(HDAS): Residential Extensions.

With regard to the occupiers of the adjoining properties, it is considered that the proposal would not cause any adverse effect on their amenity. The two storey element would project 3m to the rear and would not infringe within a 45 degree line from the nearest 1st floor windows of both the adjoining houses. Thus this aspect of the scheme would accord with the HDAS. Similarly, the single storey rear extension would be 4m deep, again complying with the HDAS guidance for detached properties.

With regard to privacy, there would be no additional windows in the flank wall of proposed two storey element. It is however, proposed to include one window on either flank of the existing dwelling. Both these windows are secondary windows providing light to hallway and bathroom. These would project onto the existing flank walls of both No.65 and 69 Eastcote Road and therefore would not lead to any additional loss of privacy. A condition is attached requiring these windows to retain obscure glazing.

There would be no loss of outlook, no loss of privacy or light, nor any overshadowing or visual intrusion. As such, the application proposal would not represent an unneighbourly form of development and in this respect would be in compliance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and section 3.0 and 6.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

Over 100sq.m of private amenity space would be retained, and off road parking is considered to be acceptable in the form of a garage space and a large area of hard standing to the front. Therefore the proposal is in accordance with policies BE23 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

6. RECOMMENDATION

APPROVAL subject to the following:

1 HH-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 HH-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 HH-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 HH-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 65 and 69 Eastcote Road.

REASON

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

5 HH-RPD2 Obscured Glazing and Non-Opening Windows (a)

The window(s) facing flank walls of No.s 65 & 69 Eastcote Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

INFORMATIVES

- 1** The proposed lawful development approved on 14/9/2011 (32752/APP/2011/1686CLD) for the conversion of roof space to include 2 side dormers, 1 front rooflight and conversion of rear of roof from hip to gable may not be constructed in conjunction with this planning permission. Both developments are different and a combination of both schemes would require the benefit of further planning permission.

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.

AM14	New development and car parking standards.
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.
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LPP 5.3	(2011) Sustainable design and construction
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

- 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.

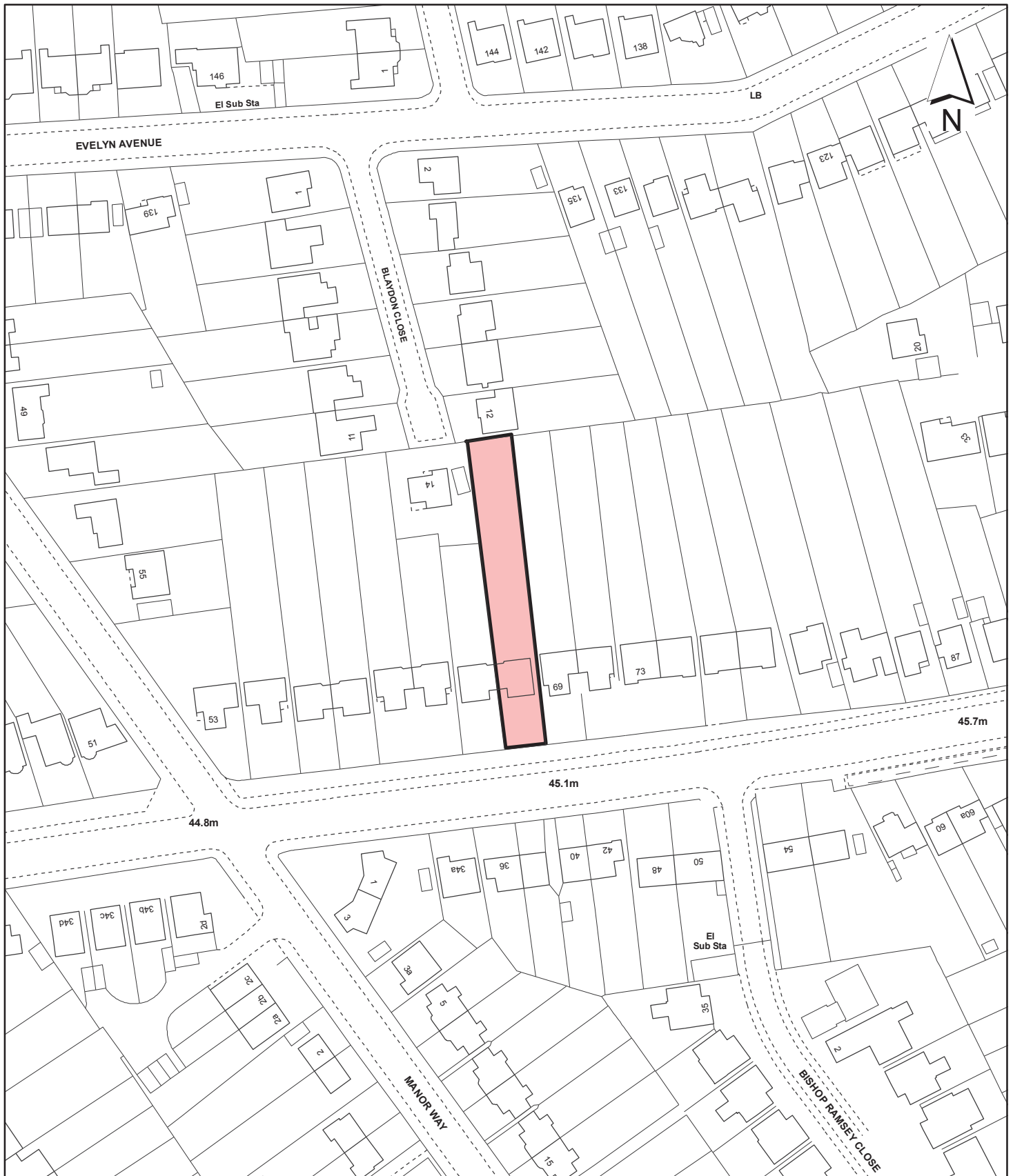
D) No bonfires that create dark smoke or nuisance to local residents.

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: Eoin Concannon

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**67 Eastcote Road
 Ruislip**

Planning Application Ref:

32752/APP/2011/1685

Planning Committee

North

Scale

1:1,250

Date

**October
 2011**

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

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



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