

Report of the Head of Planning & Enforcement Services

Address LAND FORMING PART OF 90 EXMOUTH ROAD RUISLIP

Development: Conversion of 1 x 4-bed dwelling into 2 x two storey 2-bed dwellings with associated amenity space and parking involving part two storey, part single storey rear and side extension

LBH Ref Nos: 67944/APP/2011/2742

Drawing Nos: Design and Access Statement
10/188/15 Rev. A
10/188/14 Rev. A
10/188/12
10/188/11
10/188/13
10/188/17 Rev. A
10/188/16 Rev. B

Date Plans Received: 09/11/2011 **Date(s) of Amendment(s):**
Date Application Valid: 14/11/2011

1. SUMMARY

The proposed extensions and conversion of the property is recommended for refusal on the grounds of adverse living conditions for future occupiers, impact on the visual amenity of this part of Exmouth Road and poor design and layout.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 R12 Extension Over Dominant Refusal

The proposed single storey side extension, by reason of its siting, attachment to the flank wall of the existing two storey side extension and resultant combined excessive width and overall design with splayed alignment of the flank elevation wall and roof form, would constitute an unsympathetic and disproportionate addition to the original house and would be detrimental to its character, appearance and architectural composition. The extension would detract from the visual amenities of the adjoining occupiers, the street scene and surrounding area generally. The proposal is therefore contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 R8 Over Intensive Devt Refusal

The floor area for one of the proposed dwellings is below the minimum required for a two-bedroom two storey dwelling. As such the proposal would result in an over-intensive use of the site and would be detrimental to the amenities and living conditions of future occupiers. The proposal is therefore contrary to Policy 3.5 and Table 3.3 of the London Plan 2011 and Policy BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

3. CONSIDERATIONS

3.1 Site and Locality

The application site is an end terraced property that is located on the east side of Exmouth Road, on the outside of a 90 degree bend in the road. This configuration results in irregular wedge shaped frontages for both the application site and the neighbouring property to the south, No. 88, and in rear gardens that fan outwards to the service road behind. Both the neighbouring end terraced properties Nos. 90 and No. 88 have extended, leaving a gap of approximately 1.8m between them. To the rear, No. 90 has a large detached outbuilding including double garage at the end of the garden accessed by a gated service road. To the front is a hardstanding area for two cars within the curtilage. The application property is attached to No. 92 Exmouth Road to the north, which has a single storey rear extension along the shared side boundary. The street scene is residential in character and appearance comprising two storey terraced houses. The application site lies within the Developed Area as identified in the UDP saved policies September 2007.

3.2 Proposed Scheme

It is proposed to subdivide and extend the existing four bedroomed dwelling into two, two bedroomed dwellings with associated external amenity space and parking.

Dwelling one would be created within the existing building attached to No.92 to the North. It would be created from blocking two internal doorways and using the existing front entrance to the property.

Dwelling two would be created from part of the existing two storey side extension to the building, a new first floor rear extension behind this and a new single storey extension to the south side facing No.88. A new entrance to this dwelling would be created to the front of the property, near the existing entrance. The single storey extension would be chamfered to fit the wedge shape of the site and leave a side passage of approximately 1m to gain independent access to the rear garden. The flank walls of this extension would be devoid of windows or other openings.

The new two storey extension would be 4.2m wide, to match the width of the existing two storey extension and project 3.2m from the rear wall of the original dwelling. The eaves height would be 5.3m to match the rest of building and the ridge of the roof would be set down by 0.5m from the ridge of the side extension. The single storey side extension would be set 1.5m behind the front wall of the existing two storey side extension. It would continue the full depth of the current building and extensions to result in a building of 7.1m at its deepest point.

No windows are proposed to the first floor flank walls of the proposed first floor extension. All of the windows would face into the gardens at the rear.

The existing rear garden is proposed to be divided into two irregular shapes, both permitting independent access to the gated rear service road. Parking for dwelling two is proposed to be at the rear, where two car spaces are shown in a garage adjoining the existing outbuilding. The rear garden division would be made at the junction of the proposed single storey extension with that of the host dwelling, No. 1. The garden remaining to No. 1 would be angled around by 90 degrees at the bottom to enable independent access to the large outbuilding at the rear.

3.3 Relevant Planning History

9353/APP/2000/512 90 Exmouth Road Ruislip
ERECTION OF A TWO STOREY SIDE EXTENSION AND A SINGLE STOREY REAR
EXTENSION

Decision: 20-04-2000 Approved

9353/APP/2010/511 90 Exmouth Road Ruislip
Part two storey, part single storey side/rear extension and first floor rear extension.

Decision: 05-05-2010 Refused

9353/B/92/0805 90 Exmouth Road Ruislip
Erection of a two storey side extension

Decision: 24-07-1992 Refused

Comment on Relevant Planning History

A previous application for part two storey part single storey side/rear extension to 90 Exmouth Road was refused in May 2010 for the following reasons:

1. The two storey side extension, by reason of its siting, attachment to the flank wall of the existing two storey side extension and resultant combined excessive width, overall design with splayed alignment of the flank elevation wall and crown roof form, would constitute an unsympathetic and disproportionate addition to the original house and would be detrimental to its character, appearance and architectural composition. The extension would detract from the visual amenities of the street scene and surrounding area, generally. The proposal is therefore contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.
2. The part two storey and part first floor rear extension, by reason of its siting, excessive width relative to that of the original house and crown roof design, would constitute an unsympathetic and disproportionate addition, failing to harmonise with the proportions, scale and form of the original house and would be detrimental to its character, appearance and architectural composition. The extension would detract from the visual amenities of the surrounding area, generally. The proposal is therefore contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.
3. The orientation of the proposed ground floor side study window adjacent to the existing 1.8m high side boundary wall would fail to provide adequate outlook to this habitable room and would also fail to ensure that adequate light would be able to penetrate it. The proposal would fail to afford an acceptable standard of amenity for future occupiers, who would be reliant on artificial means to light that room during the day, and to secure the objectives of energy conservation. As such, the application proposal is contrary to policy BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007), September 2007 and the London Plan (2008) Policy 4A.3.

4. Planning Policies and Standards

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.
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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 5.3	(2011) Sustainable design and construction

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

26 neighbouring properties and the South Ruislip Resident's Association consulted. Four letters of objection have been received which state the following:

1. Overlooking and loss of privacy to No. 88 and other properties to the side and rear;
2. Bulky, over-large extension;
3. Lack of car parking in the area and particularly on this corner;
4. Rear car parking unrealistic as rear service road is gated and people are much more likely to park on the main road at the front;
5. Drainage arrangements for both dwellings are unclear.

Two ward councillors have requested that the application be brought to committee for determination.

Thames Water Utilities: With regard to sewerage infrastructure, no objection to the planning application. It is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant

should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. With regard to water supply, this comes within the area covered by the Veolia Water Company.

Internal Consultees

Waste strategy: No Objection.

Access Officer: In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document Accessible Hillingdon adopted January 2010.

As the existing dwelling house is not particularly accessible, there would be little or no merit in applying the above policy to the proposed conversion. It is therefore suggested that the above policy is not applied.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site is within the developed area as identified in the UDP saved policies September 2007 and therefore the principle of new residential development is acceptable subject to compliance with the Saved Policies of the UDP, September 2007 and the London Plan, 2011 and the local context, which are considered elsewhere in this report.

7.02 Density of the proposed development

Not applicable to this application.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The proposed first floor rear extension complies with the Supplementary Planning Document in terms of its size and design. However, the proposed single storey side extension is by reason of its size, scale, height, bulk and wedge shaped configuration combined with the existing two storey extension would appear unduly bulky and be an awkward feature in the streetscene. The width of the existing and proposed extensions would be well over two-thirds of the original house width and as such is contrary to paragraph 5.10 of the HDAS: Residential Extensions. Furthermore, the splayed alignment of the flank wall of the side extension would not harmonise with the appearance of the original house. Extensions of this shape are not a feature of the area. The flat topped finish of the extension would be more visible than most because of the high visibility when travelling up the street and towards the corner which at the moment offers a pleasant gap between otherwise dense frontages. The side extension would therefore constitute an unsympathetic, disproportionate and incongruous addition to the original house and would be detrimental to its character, appearance and architectural composition and would be detrimental to the visual amenity of the street scene and surrounding area generally. Thus, the proposed single storey side/rear extension is considered to be unacceptable

and contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

7.08 Impact on neighbours

The siting of the proposed rear and side extensions are considered to be far enough away from No.92 not to cause adverse affect through loss of light or overshadowing and the rear two storey extension would not breach a 45 degree line of sight from any habitable room windows on the adjoining properties.

The proposed two storey extension would be 30m from the rear of properties behind the application site in Queens Walk and Melthorne Drive. This would exceed the minimum privacy distance of 21m and this element is therefore considered to be acceptable. There are also no windows prioposed which would result in the overlooking of adjoining properties.

Thus, the proposal is considered to comply with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

7.09 Living conditions for future occupiers

The living conditions for future occupiers are considered to be compromised through the smaller units created.

The internal floor area of the proposed two new dwellings, is approximately 75m² and 86.86m² each. The current London Plan 2011 has specific size standards, stating a minimum floor space requirement of 83m² for a two storey, two bedroom dwelling. Thus, one of the proposed units is below this required standard and is considered to be unacceptable and contrary to Policy 3.5 and Table 3.3 of the London Plan 2011.

The garden sizes, at 149m² and 130m², exceed the recommended sizes within the HDAS: Residential Layouts SPD of 40m² for each property and accordingly would comply with policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the requirements of the adopted Supplementary Planning Document HDAS: Residential Layouts.

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, therefore complying with Policy 5.3 of the London Plan (2011).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal makes adequate car parking provision in accordance with the Council's adopted standards and complies with the Council's adopted policies in particular policy AM14 of the Hillingdon Unitary Development Plan, Saved Policies September 2007.

7.11 Urban design, access and security

This is covered in Section 7.03.

7.12 Disabled access

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document Accessible Hillingdon adopted January 2010.

As the existing dwelling house is not particularly accessible, the Access Officer considers that there would be little or no merit in applying the above policy to the proposed conversion. It is therefore suggested that the above policy is not applied and the proposal

considered to be acceptable.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The neighbour objections are responded to in the main report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or

other status'.

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

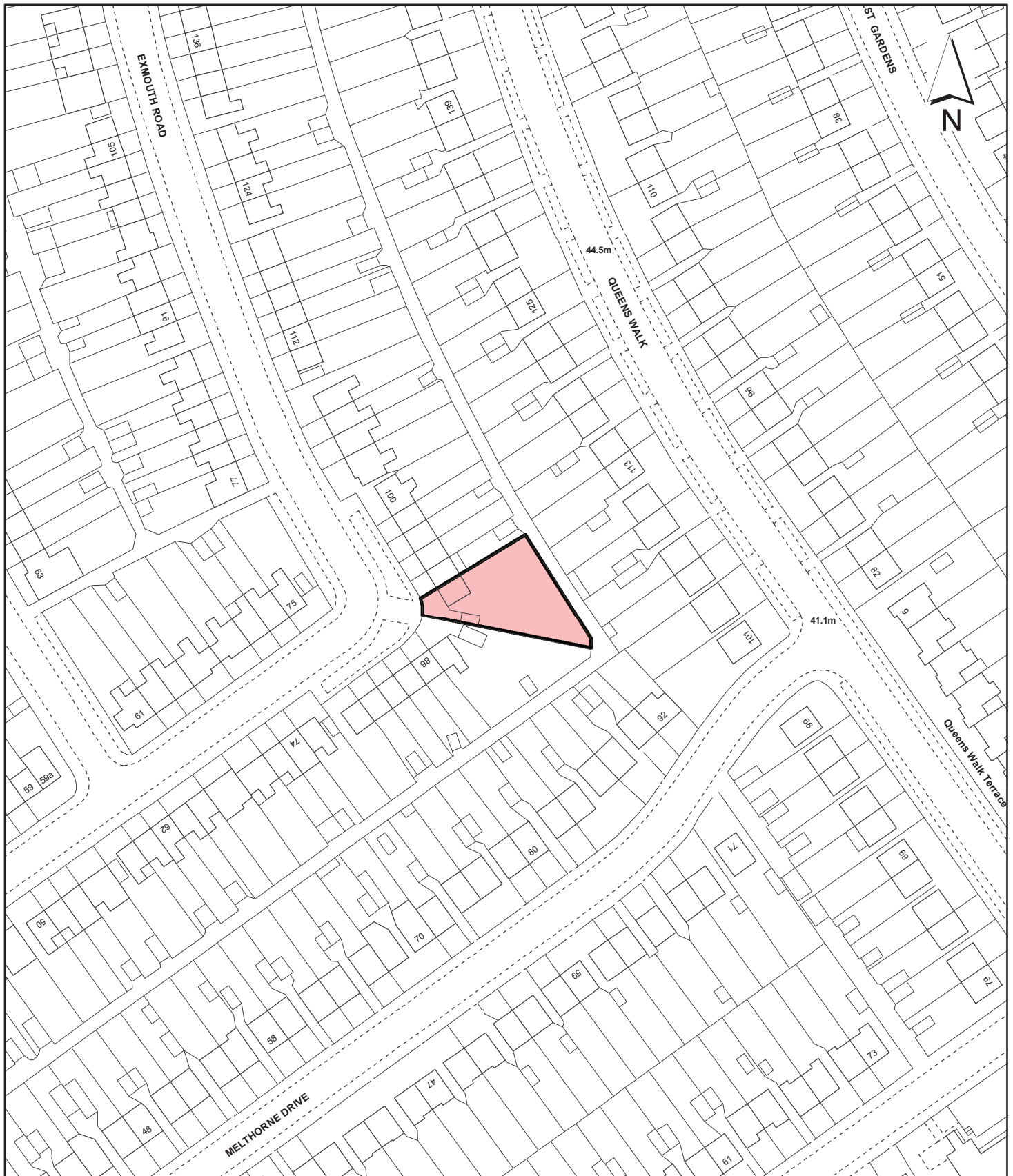
The proposal, due to the size, siting, scale, bulk and design of the single storey side/rear extension would result in a development which is considered to have an unacceptable impact on the character of the existing property and the visual amenities of the area. The proposal also results in the provision of a sub-standard unit in terms of size to the detriment of living conditions for current and future occupiers. The proposal therefore conflicts with the Policies of the Hillingdon Unitary Development Plan (Saved Policies September 2007), and the London Plan (2011) and is recommended for refusal.

11. Reference Documents


Hillingdon Unitary Development Plan (Saved Policies September 2007)
London Plan (2011)
HDAS: Residential Layouts.
HDAS: Residential Extensions.

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Notes

 Site boundary

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Site Address	
Land forming part of 90 Exmouth Road Ruislip	
Planning Application Ref:	Scale
67944/APP/2011/2742	1:1,250
Planning Committee	Date
North	December 2011

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