

Report of the Head of Planning & Enforcement Services

Address 48 PINN WAY RUISLIP

Development: Part two storey part first floor rear extension, part single storey rear/side extension, single storey side extension (repositioning utility), installation of additional windows to side elevations, involving demolition of (1) existing conservatory to rear, (2) existing attached garage to side and (3) existing lean-to utility to side

LBH Ref Nos: 17220/APP/2011/2804

Drawing Nos: Location/Block Plan
601.301-1
Photographs
601.301-4 Rev. A
Email from agent
601.301-5 Rev. B
601.301-3 Rev. C

Date Plans Received:	18/11/2011	Date(s) of Amendment(s):	18/11/2011
Date Application Valid:	06/12/2011		18/01/2012
			26/01/2012

1. CONSIDERATIONS

1.1 Site and Locality

The application property is a three-bedroom detached house on the southwestern side of Pinn Way, mid way between the junctions with St. Martin's Approach, to the northwest, and Eastcote Road, to the southeast.

The street scene is residential in character and appearance comprising detached properties. The two storey elements of the properties either side are spaced 4m and 5m apart respectively for Nos. 46 to the north and 50 to the south. No. 46 has a single storey rear extension projecting approx. 4m from the rear and a single storey garage to the side facing No. 48 and forming part of that boundary. No. 50 to the south has a rear single storey flat roofed extension and large flat roofed dormer roof extension.

The application property has an attached flat roofed garage to the south, next to No. 50. This projects from the front wall of the house slightly, but behind, the two storey bay window. To the north, next to No. 46, is an attached single storey side, partially glazed, extension. On the rear of the application property is a conservatory.

The site is within the Moat Drive Area of Special Local Character and within an Archaeological Priority Area. The site lies within a Developed Area as identified in the

policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

1.2 Proposed Scheme

This scheme is a revision of the previously approved scheme for single storey extensions at this property. The current scheme includes the majority of the previous scheme but with the addition of the first floor element of the rear extension and a replacement side extension to the north of similar shape, size and location. The previously approved dummy roof at the front would be replaced with a parapet wall, reflecting the original extension. On the ground floor the proposal would create a new fourth bedroom at the front with ensuite and playroom behind and extended kitchen and dining room to the rear. On the first floor the proposal would create a larger third bedroom, two new obscure glazed side windows would be inserted in the wall facing No. 50 that would serve a study and new ensuite bathroom to the main bedroom. Two new rooflights would be inserted in the side roofslope of the original roof facing No. 50. The individual elements of the scheme are as follows:

The proposed single storey side extension as viewed against the eastern, front elevation:

The proposed single storey side extension would be on the same footprint as the existing garage, which projects 0.74m from the front wall of the main house. The proposed increased height parapet wall would replace the approved proposed dummy roof at the front and, as previously, a flat roof behind at 3m high. The proposed parapet wall would be 3.35m in height, 0.47m above the height of the existing garage parapet. The front extension would have a three-light window facing the street, as previously approved.

South, side elevation facing No. 50:

Two new obscure glazed first floor windows in the side walls of the original house would serve an ensuite bathroom and study. The proposed study would also be lit by the proposed two new rooflights.

West, rear elevation:

A rear two storey extension above the approved flat roofed single storey rear extension is proposed which would extend to the width of the two storey element of the original house, at 9.9m wide. The side walls would continue from the existing flank walls of the main house. The new eaves and roof would follow the line of the existing eaves and ridge and pitch, finishing in a hipped end. The extension would project 4m from the existing rear wall. The bedroom would be lit by a traditional window. To the side of the proposed two-storey extension would be a single storey flat roofed extension, facing No. 50, as previously approved. The two storey element would be sited over 2m inside the property boundary adjacent to No. 46.

North, side, facing No.46:

The existing white pvc and part glazed lean-to extension would be replaced with an extension of the same form and amount of glazing. The existing extension is set back by 4.68m from the edge of the existing front porch and is 5.2m long, 2.3m to eaves and 2.68m to the highest part of the lean-to roof. The proposed replacement would be set back by 3.4mm from the edge of the existing front porch and is 5.3m long, 2.1m to eaves

and 2.8m to the highest part of the lean-to roof. It would have a door to the front, as does the existing extension. On this side, two new ground floor windows are proposed, one to either side of the replacement side extension, obscure glazed, serving the hallway and downstairs wc. Also on this elevation a new high level window is proposed to serve an existing en-suite bathroom.

Materials:

The materials of the ground floor at the rear are proposed to be wood cladding. Otherwise the materials would match the existing property. This would comprise brick at the front, for the garage conversion and white render with partial glazing for the replacement lean-to and white render to sides and first floor rear extensions.

1.3 Relevant Planning History

17220/APP/2011/1920 48 Pinn Way Ruislip

Conversion of attached garage to side to habitable use and single storey rear extension involving demolition of conservatory to rear

Decision Date: 14-10-2011 **Approved** **Appeal:**

Comment on Planning History

17220/APP/2011/1920 Single storey side and rear extensions approved 14 October 2011.

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

11 neighbouring properties and Ruislip Residents Association were consulted on 8 December 2011. 6 letters and 3 petitions (two with 20 signatures and one with 6 signatures) have been received objecting to the proposal on the following grounds:

1. Extending beyond permitted development is not within keeping of the character of the house or others of the same style within the road;
2. The house has been modified already to the front and rear;
3. Further modifications would not be in keeping with other properties in the road;
4. No consultation has taken place with neighbours where opinions could have been voiced;
5. Too bulky;
6. Reduce light to side window of No.46;
7. Overlooking from obscure glazed side windows when opened;
8. Excessive glazing in single storey side extension.

Case Officer: matters raised in 1, 2, 3, and 5 relate to the visual impact of the scheme and appearance and are addressed in the body of this report. Item 4 relates to consultation. A check has confirmed letters were sent and consultation has been carried out in accordance with statutory requirements. Items 6 and 7 relate to impacts to neighbours which are addressed in the body of the report, as is Item 8.

English Heritage, Greater London Archaeology Advisory Service: No comment

Conservation and Design Officer:

Background: This is an attractive 1930s detached house within the Moat Drive ASLC. Moat Drive was built around a central island of trees and vegetation and is characterised by 1930s large detached houses. The majority of houses follow a similar house shape, being of a stepped form where any extensions to the properties tend to be set back following the original form of the house.

Planning permission has already been given for the conversion and extension of the existing garage.

Comments: The scheme proposes a wrap around single storey side and rear extension and a two storey rear extension, along with the demolition of existing garage and other extensions.

From a conservation and design point of view, any new build extension should remain subordinate to the main house. In this instance, ideally the new side extension (replacing the garage) should be set back from the front wall (i.e not the bay) by at least 1m. However, it is noted that there has been a previous planning approval re a similar extension, and given the circumstances it would not be inappropriate. There would, therefore, be no objection to this matter in this instance.

To the rear, the proposed two storey extension would cover the entire width of the existing rear elevation. This would not be considered subordinate to the house and would be as such unacceptable from a design point of view. It is therefore unacceptable.

Recommendation: The two storey rear extension should be reduced in width so that it appears subordinate and would not cover the entire rear elevation.

Conclusion: Unacceptable.

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.
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE5	New development within areas of special local character
AM14	New development and car parking standards.
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 considerations in respect of this proposal are the potential impact on the character and appearance of the existing property, the visual amenity of the surrounding area, residential amenity, the provision of usable private amenity space and car parking. The application was subject to pre-application advice.

With regard to the appearance of the proposals, the front of the side extension would come forward of the front building line to extend as far forward as the bay window. This is identical to the approved side extension. The previous approval forms an important material consideration, and as such no objection is raised to this part of the proposed scheme.

The proposed increased height of the existing parapet wall would exceed the HDAS recommended 3.1m by 0.27m. In this case the parapet would be high enough to provide sufficient screen to the rooflights behind, whereas at 3.1m this would be in doubt. As this element follows the design of the existing garage and is more reflective of the period of the property than the approved dummy pitched roof, this element is considered to be acceptable. The remainder of the roof of the proposal, to be a flat roof 3m in height, meets the requirement of HDAS. The side extension to the north would replace an existing side extension in form and size with rendered walls and a glazed roof with high side windows running inside the boundary to No.46 and below the height of the boundary wall. This element is considered to be acceptable in largely matching the subsidiary nature of the existing lean-to and constructed in matching materials to the main house.

The rear extension would not breach the 45 degree rule set out in the HDAS Residential extensions guidance.

There had been a Juliette balcony proposed, however the scheme was amended and the balcony has been removed from the proposals and replaced with a conventional window.

The roof of the two storey element, would follow the line of the original roof resulting in a roof form that would not appear subservient to the main house, as highlighted by the Conservation and Design Officer. Normally a set-down of 0.5m from the original ridge height would be sought. However, in this case such a height reduction would result in either creating a crown roof in order to maintain the pitch of the existing roof slopes, creating a clumsy element, or, to maintain a ridge design, it would result in differing roof slopes which would create a roofscape out of character with the existing dwelling and the character of the area. As such the proposed roof design is considered acceptable.

With regards to the width of the first floor rear extension, this would cover the entire width of the existing rear elevation. This would not be considered subordinate to the house and

would be as such unacceptable from a design point of view. It should be remembered that the site is located in an area of special local character. In such areas it is important to ensure proposals harmonise with (not dominate) the design features and symmetry of the original building. At 4m in depth the extension is substantive in size. As such the lack of subordination would have a major impact on the appearance of the property and the wider street scene. It would also create a substantial elongated roof which due to the extension not being subordinate would represent an incongruous feature. It should be noted that no similar extension to the proposed rear extension exists in Pinn Way.

It is not considered that the full width first floor extension would harmonise with the design and architectural composition and proportions of the existing dwelling contrary to policy BE5 and BE15 of the Unitary Development Plan. The scheme is considered unacceptable in this regard.

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).

With regard to residential amenity, the continued glazing of the replacement single storey side extension already exists. The replacement structure would still be of the same height, behind and below the existing side boundary with No. 46 which comprises the brick wall of the garage belonging to No. 46. This element is considered to have no additional impact on privacy. The extension to the side facing No. 50 would be largely in the form as approved and so is considered acceptable. The proposed new side windows facing No. 50 are proposed to be obscure glazed and a condition is recommended to ensure they would be non-opening above a finished floor level of 1.8m. The proposed two storey rear extension would be sited some distance away from the properties either side, at 4m and 5m to Nos. 46 and 50 respectively and beyond the 45 degree sight line recommended in HDAS. There would be some overshadowing to the downstairs side window of the rear single storey extension to No. 46. As this is not a primary window to a habitable room, this element is considered to be of insufficient weight to refuse permission. The proposed two storey extension would be 4m from the side window to No. 46. However, this window is already partially obscured by a 1.8m wall and the permitted single storey extension. The orientation is such that no material shadowing would occur. The 25 degrees referred in the objections is not applicable in this context (para. 6.21 HDAS) to a subsidiary side window. The proposed two storey element of the proposals and the amount of roof are considered to fit well with the rear 'back-scape' of the properties. Although a new element in this context, the proposed two storey rear extension is considered not to affect the amenities of neighbouring properties detrimentally as there are already rear single storey extensions to the depth proposed, relatively generous distances between properties and deep rear gardens to provide sufficient spaciousness and privacy. The proposal is considered acceptable with regard to Policies BE20 and BE24 of the UDP Saved Policies September 2007.

There would be 380sq.m of rear garden remaining which would comply with HDAS requirements and the property would retain off-street parking for one space, as per the previous application, and could accommodate a second space where required in the future. The proposal is considered to be acceptable with regard to Policies BE23 and AM14 of the UDP Saved Policies September 2007.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed first floor rear extension, by virtue of its overall size, and in particular its width would result in incongruous addition which would be detrimental to the architectural composition, proportions and symmetry of the existing building and would be harmful to the character and appearance of the Moat Drive Area of Special Local Character. The proposal would therefore be contrary to policies BE5, BE15 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

INFORMATIVES

Standard Informatives

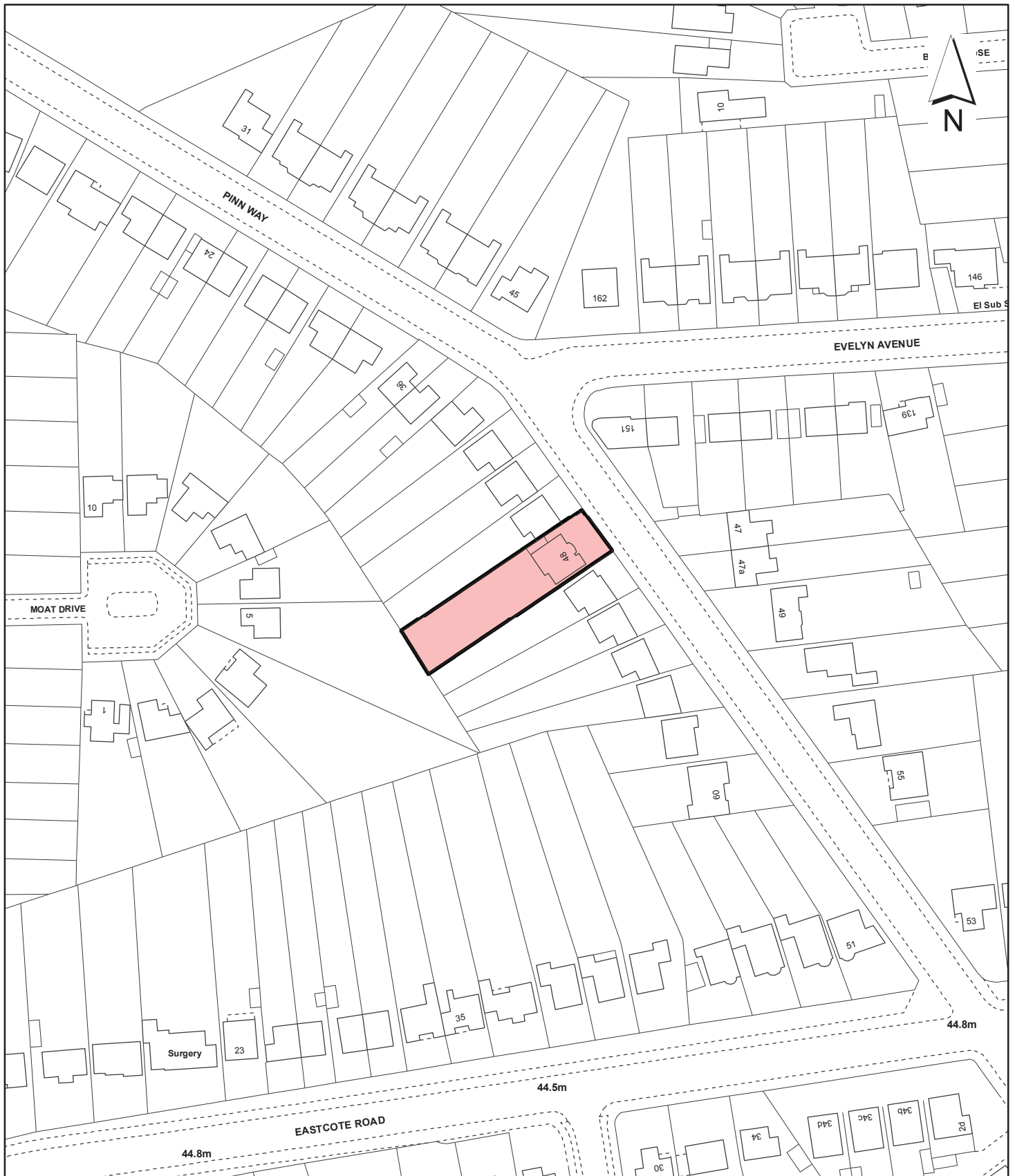
- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, 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.
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE5	New development within areas of special local character
AM14	New development and car parking standards.
LPP 5.3	(2011) Sustainable design and construction


HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement,
Supplementary Planning Document, adopted December 2008

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Notes

 Site boundary

For identification purposes only.

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Site Address	
48 Pinn Way Ruislip	
Planning Application Ref:	Scale
17220/APP/2011/2804	1:1,250
Planning Committee	Date
North	January 2012

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