

Report of the Head of Planning & Enforcement Services

Address 11 BRIDGWATER ROAD RUISLIP

Development: Single storey detached outbuilding to rear for use a hobby room (Retrospective)

LBH Ref Nos: 45285/APP/2012/600

Drawing Nos: Location Plan to Scale 1:1250
411.PL1.002
411.PL1.003
Photographs (Supporting Information)
411.PL1.004a

Date Plans Received: 13/03/2012 **Date(s) of Amendment(s):**

Date Application Valid: 16/03/2012

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the north-eastern side of Bridgwater Road and consists of a three-bedroom, two-storey terraced house with a single storey rear extension resulting in a footprint of approximately 45sq.m. There is an outbuilding at the bottom of the rear garden to which this application relates. The application site backs on to a service road with acces to garages for the residential properties.

To the north of the site exists No.9 Bridgwater Road with an existing single storey rear extension and an outbuilding and greenhouse in the rear garden. To the south exists No.13 Bridgwater Road with a single storey rear extension and an outbuilding at the rear of the garden.

The site lies within the Developed Area as identified in the policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

1.2 Proposed Scheme

Planning permission is sought for the retention of the outbuilding at the bottom of the rear garden for use as a hobby room and bathroom. The outbuilding would be 5.10m wide, 7.20m deep and 2.70m high with a flat roof, resulting in a footprint of approximately 37sqm. There is a door and high level windows to the rear elevation and a door and windows to the front elevation facing the garden and rear elevation of the house. The outbuilding is constructed of concrete block wall and a felt flat roof with timber doors and uPVC windows.

1.3 Relevant Planning History

Comment on Planning History

The existing building is the subject of an enforcement investigation although an enforcement notice has not been served.

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

Three neighbouring properties and South Ruislip Residents Association were consulted by letter on 20th March 2012 and a site notice was posted on 27th March 2012. Three letters of objection have been received, attached to which is a petition with 37 signatories, making the following points:

1. The gardens are small enough without a brick built dwelling of this height and not necessary for a recreation room. It has been built the size of a garden flat with shower/toilet facilities and room for a small kitchen/lounge if needed. This could potentially be converted into live in accommodation.
2. The height and closeness of this outbuilding has had an effect on outlook from rear garden and bedroom windows.
3. The outbuilding fails to harmonise with the existing neighbouring back garden constructions due primarily to its height, constructional features and intended use. Due to the short length of the rear gardens to the properties on this side of Bridgwater Road this construction looks very intrusive when viewed from neighbouring properties, in conflict with policy BE13 Unitary Development Plan (UDP).
4. The building itself looks very bulky and one side of this building is less than a metre away from the neighbouring garage in the rear of the garden at No.13 Bridgwater Road. Here it is actually touching the boundary fence owned by the neighbour at No.13 and therefore considered to contravene with UDP policy BE21.
5. The height exceeds neighbouring outbuildings on this side of Bridgwater Road. The building stands 2 feet in excess of those found in other adjoining back gardens.
6. The neighbouring properties' privacy to the rear upper floors will be compromised as part of their houses can now be viewed when looking out from the double windows, the garden side, of the said building at 11 Bridgwater Road and therefore in conflict with UDP Policy BE24.
7. If the planning application 45285/APP/2012/600 was to be approved this would set a precedent to permit others to construct similar buildings in size. Leading to creating an over-crowding effect to these rear gardens and all nuisances so associated.
8. Concerns raised over drainage of waste and sewage may not comply with regulations.
9. The application should state clearly what a hobby room is and what hobby the large outbuilding is to be used for and why it requires a toilet/shower room.

Ruislip Residents Association: No comments received.

INTERNAL CONSULTEES

ENVIRONMENT PROTECTION UNIT

The above site is located in the area formerly occupied by a magazine accommodation for National Filling Factory No.7. We are not aware of any specific contamination issues at

the site and there may be large areas where contamination is unlikely. The following informative should be attached to the planning permission.

Informative

You are advised this development is on a former National Filling Factory Magazine Accommodation based on information from the local heritage centre. There is a possibility there may be some contaminating substances present in the ground. We have no specific information on the ground conditions. We would advise persons working on site to take basic Health and Safety precautions in relation to any contamination they may find. Please contact the Environmental Protection Unit on 01895 250155 if you require any advice.

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.
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.
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 issues for consideration in determining this application relate to the effect of the outbuilding 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 application property and the availability of parking.

Policy BE15 of the UDP Saved Policies September 2007 state that extensions must be in keeping with the scale, form and architectural composition of the original building. BE19 also states that new developments should complement or improve the amenity and character of the area.

Section 9 of the Council's adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions sets out criteria to assess outbuildings against: the requirements are that the proposed should be set back 500mm from the boundaries and positioned as far away from the house as possible, the external materials should be similar to the existing house, that a flat roof should be no higher than 3m and that windows would only

be permitted in elevation facing owners main house.

The outbuilding currently stands immediately adjacent to the side boundaries and is 2.70m high with a flat roof. It is considered that the structure is overlarge given the scale and character of the adjacent neighbouring outbuildings and as such would set an unwelcome precedent in the wider area. Although there are oversized outbuildings in the rear gardens of Manningtree Road, there is no record of any planning permission for these outbuildings that would justify the approval of this current planning application. As such, the proposal would be contrary to policies BE15 and BE19 of the UDP Saved Policies September 2007 and the Supplementary Planning Document (SPD) HDAS: Residential Extensions.

With regards to impact on amenity, Policy BE21 states that planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity. Adequate distance should be maintained to any area from which overlooking may occur. Concerns have been raised by neighbours regarding overlooking from the front windows of the outbuilding which would result in the overlooking of rear gardens and rear windows of neighbouring properties. As the outbuilding has steps leading to it, the raised height of the outbuilding would result in overlooking neighbouring properties. Therefore it is considered that the proposed scheme would have a detrimental impact on neighbour's amenity and is not in accordance with policies BE21 and BE24 of the UDP Saved Policies September 2007 and the Residential Extensions SPD.

For a three bedroom house, a garden area in excess of 60m² should be retained in accordance with guidance set out in the Residential Extensions SPD paragraph 9.2 and policy BE23 of the UDP Saved Policies September 2007. As a result of the outbuilding and the existing single storey rear extension, there would be approximately 55sq.m of private amenity space, contrary to policy.

HDAS: Residential Extensions states outbuildings must only be used for normal domestic uses related to the residential use of the main house. The outbuilding is intended to be used a hobby room with a shower room. No further details have been provided as to why a shower room would be required as part of the hobby room. Concerns have also been raised from neighbouring properties regarding the large outbuilding could be used as separate accommodation in the future. However, the use of the outbuilding could be conditioned to prevent it being as a separate residential accommodation.

There would be two parking spaces at the front of the property and therefore the proposal complies with Policy AM14 of the UDP Saved Policies September 2007.

In conclusion, the outbuilding, by reason of its overall size, excessive width, scale and bulk, represents an incongruous form of development that detracts from the appearance of the surrounding area. The outbuilding does not retain gaps to the side boundary, contrary to paragraph 9.2 of the Hillingdon Design & Accessibility Statement: Residential Extensions. There would be some degree of overlooking to neighbouring properties from the window installed on the front elevation and the development would fail to maintain an adequate amount of private amenity space for the occupiers of the existing occupiers. As such it is contrary to policies BE15, BE19, BE21, BE23 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and section 9.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions. This application is therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The detached outbuilding would, by virtue of its overall size, scale, bulk, proximity to side boundaries and windows on front elevation, result in an incongruous form of development to the visual detriment of the adjoining occupiers and an unacceptable degree of overlooking of the neighbouring properties and as such would constitute an un-neighbourly form of development. Therefore the proposal would be contrary to policies BE19, BE21 and BE24 of the Unitary Development Plan (Saved Policies, September 2007) and the Council's adopted Supplementary Planning Documents HDAS Residential Extensions.

2 NON2 Non Standard reason for refusal

The outbuilding would, by virtue of its failure to maintain an adequate amount of private usable external amenity space for the occupiers of the existing property, result in over-development of the site detrimental to the residential amenity of the existing occupiers. The proposal is therefore contrary to policies BE19 and BE23 of the Unitary Development Plan (Saved Policies, September 2007) and the Council's adopted Supplementary Planning Documents HDAS Residential Extensions.

INFORMATIVES

Standard Informatives

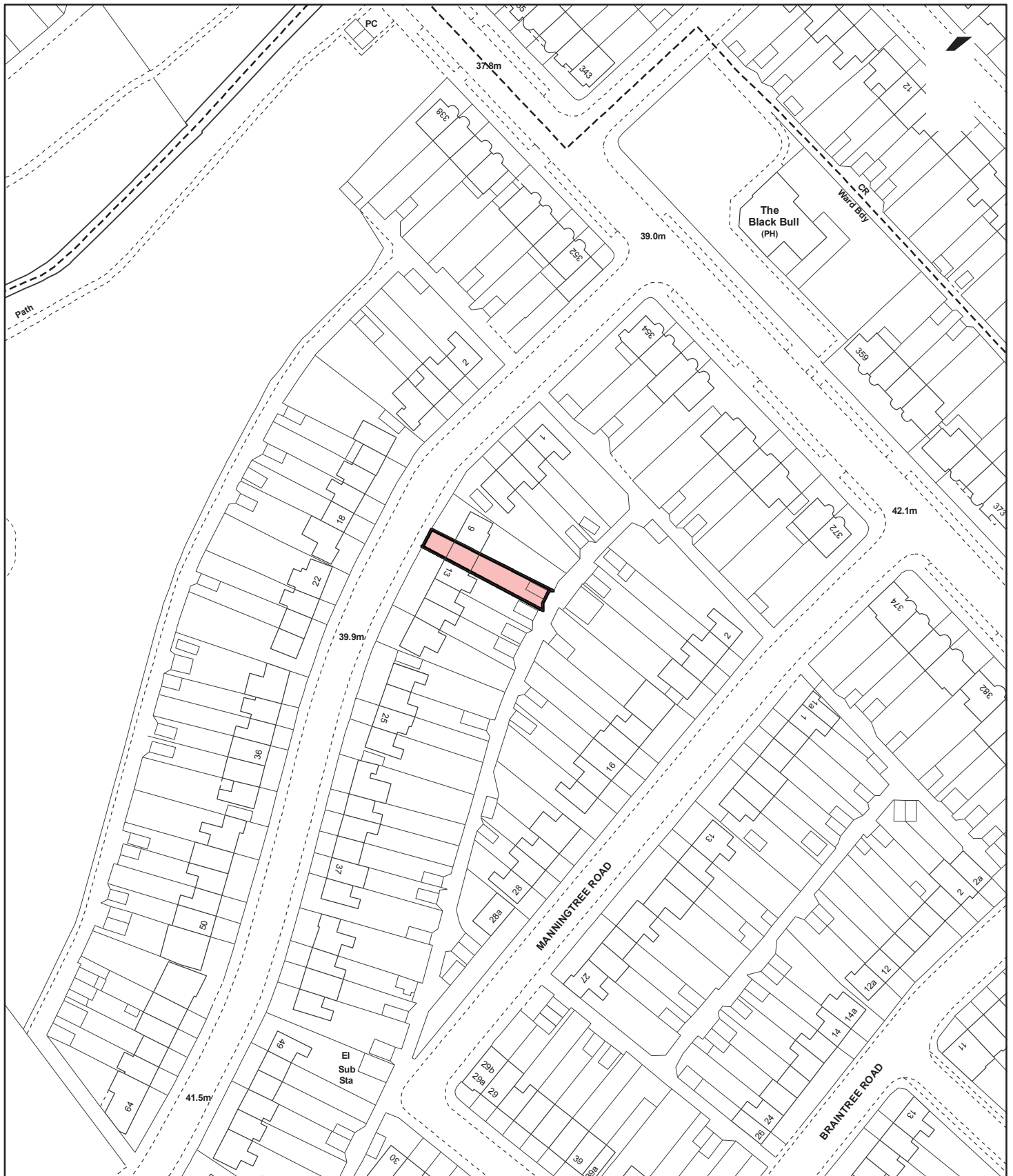
- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, 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.
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.


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	
11 Bridgwater Road, Ruislip	
Planning Application Ref:	Scale
45285/APP/2012/600	1:1,250
Planning Committee	Date
North	May 2012

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