

## Report of the Head of Planning & Enforcement Services

**Address** 48 PINN WAY RUISLIP

**Development:** Part two storey, part single storey rear extension and single storey side extension involving installation of additional windows to side elevations, involving demolition of existing conservatory to rear and existing attached garage to side

**LBH Ref Nos:** 17220/APP/2012/1437

**Drawing Nos:** Location Plan/Block Plan  
701.301-1  
701.301-2  
701.301-3  
701.301-4  
701.301-5

**Date Plans Received:** 13/06/2012

**Date(s) of Amendment(s):**

**Date Application Valid:** 18/06/2012

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application property is a three-bedroom detached house on the south western 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. With the exception of No. 46 there have been no substantive alterations to the original roof forms of the dwelling houses on this section of Pinn Way. 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 approximately 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 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 refused scheme for a part two storey, part

single storey rear extension. The previous scheme was refused in respect of the two storey rear extension, there were no grounds of refusal relating to the single storey side or rear extensions.

The depth of this current scheme's two storey extension is identical to the previously refused scheme at 4 metre from the original rear wall the house. However this scheme differs with respect to the two storey element in two key aspects namely (i) by proposing a subservient roof set 500mm below the main ridge and (ii) by proposing to set the 2 side elevations to the two storey element of the rear extension 688mm in from the existing flank walls of the house.

The new roof as in the previous scheme would be a hipped end.

The current scheme is identical in footprint, height and treatment of the roof and elevations as the previous refused scheme with respect to the single storey side and rear extension on the north west elevation with this side and rear extension 200mm wider in footprint than the garage, finished with a parapet wall. The parapet wall would be 0.47m above the height of the existing garage parapet. The single storey side extension would projects 0.74m forward from the front wall of the main house, as does the existing garage. No windows are proposed in the side of the extension, 2 roof lights are proposed identical to the previous scheme.

As with the previous scheme 2 new obscure glazed first floor windows in the side walls of the original house are proposed that would serve an ensuite bathroom and study fixed closed below 1.7m above the internal floor they serve.

The other proposed single storey side extension on the south east elevation replacing an existing utility room would be identical to the previous scheme with a lean to roof containing two roof lights. 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 3.4m 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.

2 obscured glazed windows are proposed in the existing side elevation at ground floor serving the hallway and downstairs wc and a fixed closed window on the first floor that would be also be obscured glazed 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:**

17220/APP/2011/2804 48 Pinn Way Ruislip

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

**Decision Date:** 13-03-2012 Refused **Appeal:**08-JUN-12 Dismissed

### **Comment on Planning History**

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

17220/APP/2011/2804 - 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. Refused 20 March 2012 for the following reason:

1. 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).

a subsequent appeal was dismissed on the 8th June 2012.

## **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:

9 neighbouring properties and Ruislip Residents Association were consulted in writing. 7 written responses have been received. 6 letters of objection were received and 1 letter stating no objection. The objection can be summarised as based on the following grounds:

- 1) The scheme is bulky and out of character with the area.
- 2) The 2 storey extension is not subservient to the main house.

Case Officer: Both these points raised relate to the visual impact and appearance of the scheme and are addressed in the body of this report.

The letter from a neighbour stating no objection considers the houses on the street were well suited for growing families and provided the extension was being proposed to serve this end it was not warranted to raise an objection to the scheme.

English Heritage Greater London Archaeology Advisory: No objection.

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

INTERNAL:

CONSERVATION AND URBAN DESIGN OFFICER:

I have considered the current set of drawings regarding the above application and confirm that whilst a rear addition would be acceptable in principle, as currently proposed the addition appears overly deep and oddly positioned on the building.

Ideally, the addition should be repositioned so that it covers about two thirds of the rear elevation and sits either to the left or right of the elevation. My preference would be to sit it over to the left to off balance the bulk of the single storey side addition. The elevation would also benefit from the omission of the horizontal timber cladding, which appears to cut the building in half visually. A slight set back at ground floor on the line of the flank wall of the original house, would break up the massing of the elevation and give the building a more traditional, vertical emphasis.

LANDSCAPE OFFICER:

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

- No trees or other significant landscape features will be affected by the proposal
- The loss of the garage equates to the loss of a parking space on the site. There remains space for one off-street parking space on the existing driveway. There is no reference to a requirement for additional parking. If additional parking is to be provided there will be a loss of front garden (soft) space. The council seek to retain front gardens and recommend a minimum area of 25%.

RECOMMENDATIONS: No objection, subject to the above considerations and condition H10.

#### **4. UDP / LDF Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

- |      |  |
|------|--|
| BE3  | Investigation of sites of archaeological interest and protection of archaeological remains |
| 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.                                    |
| 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.
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 planning consideration with respect to this application is whether this revised scheme adequately addresses the previous reason of refusal and the Inspector's reasoning for dismissing the appeal and whether it introduces any new reasons of refusal on design grounds with regard to the potential impact on the character and appearance of the existing property and the general visual amenity of the surrounding area. The Inspector's own reasoning in dismissing the appeal needs to be given due material weight and consideration in assessing whether this scheme is deemed acceptable.

The Council considered the previous scheme with its full width 1st floor extension, without a proposed subservient roof combined with its overall scale would not harmonise with the design, architectural composition and proportions of the existing dwelling. As such it was considered it failed to be subordinate to the existing house and would present an unacceptable form from an urban design point of view. Material to this is the location of the property in an Area of Special Local Character (ASLC) and in Pinn Way, a street with no similar extensions to the proposed rear extension. These factors give weight and importance to ensure proposed new extensions harmonise with (and not dominate) the design features and symmetry of the original building, or impact upon the character of the street and the surrounding area or indeed set an unwelcome precedent in Pinn Way.

In terms of depth a 4m deep 2 storey rear extension on a detached property is consistent with the Council's design guidance. However paragraph 6.4 of the Supplementary Planning Document HDAS: Residential Extension states that two storey rear extensions "should always be designed so as to appear subordinate to the original house." With regard to this issue of appearing subordinate the previous scheme was considered insufficiently subordinate in the design of the 2 storey rear extension given the proposed scale and depth of the extension, the ridge of the roof not being set below the main ridge of the house, the 2 storey extension being full width and it introducing an elongated roof form at odds with the short length of main ridge (which is almost pyramidal on the existing roof) and this was considered to represent an incongruous feature.

The Inspector shared the Council's view and elaborated further on the design shortcomings in stating in paragraph 4 of his appeal decision:

"The controversial element of the proposals from the Council's perspective is the scale and form of the rear extension which is being sought at first floor level; the authority deems that because of its size this would unduly impact upon the composition, proportions and symmetry of the existing building. To my eye the existing building has a pleasantly proportioned principal roof form with the hips, degree of pitch and ridge height and length, and the walls below it, coming together to make a comfortable contribution to the wider scene. The appeal proposal would noticeably alter this to create a roof and upper level with an unduly bulky nature and a key design quality of the existing home

would be lost by the sizeable rearward projection following the same roof and vertical wall lines as the existing property. The scheme lacks subservience to the main dwelling and thus would detract from it in both appearance and character terms. It would not represent good quality design appropriate to the case in hand; it would be ungainly."

The current comparable scheme seeks to address these issues and indeed goes some way towards addressing these concerns by (i) setting the extension in from the existing 2 storey flank walls of the property and (ii) by setting the ridge of the proposed 2 storey rear extension 500mm below the main roof ridge, in accordance with the Council's adopted SPD. However on balance it is considered the revised scheme remains unacceptable by failing to address sufficiently both the Council's and the Inspector's design concerns with regard to the scale of the 2 storey rear extension with (i) an insufficient set in from the flank walls of the house and (ii) by failing to reduce the depth of the extension. Furthermore it would introduce a large two storey built element centred on the back of the existing rear wall of the house that is at odds with the existing asymmetrical roof form, features and character of the property.

With regard to the proposed single storey elements to the scheme and the introduction of the proposed windows in the existing flank walls of the house these are identical externally to the previous scheme. These elements were considered acceptable in visual appearance terms and amenity terms previously and this again equally applies with this current application.

The proposed two storey rear extension would be sited some distance away from the properties either side, and beyond the 45 degree sight line recommended in HDAS. Issues of overshadowing were considered with the previous scheme and on balance the level of overshadowing was considered such that it did not provide a reason for refusal. This conclusion applies again with this application, given this scheme occupies a smaller footprint and building envelope than the previous scheme, with its roof height lowered and the flank wall set further away from the neighbouring properties. Accordingly the proposal is 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 a previous approval on the site, 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.

#### CONCLUSION:

The amended scheme goes some way to addressing the previous reason with respect to the two storey rear extension and the concerns of the Inspector on this aspect of the previous scheme, by not proposing to build the two storey extension of the existing flank walls of the house and by introducing a subservient roof. However and on balance this revised scheme is considered to remain an unacceptable proposal by virtue of its overall scale, size, and by the introduction of a proposed 2 storey rear extension set to be built symmetrically on the back of the property which would be at odds with the asymmetry of the suburban house and detrimental to the architectural composition and proportions of the existing house and thereby harmful to the character and appearance of the Moat Drive Area of Special Local Character, contrary to Saved UDP Policies BE5, BE15 and BE19.

## 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 scale, size, and position set symmetrically on the back of the property would result an incongruous addition which would be detrimental to the architectural composition, proportions and asymmetry of the existing building and would be harmful to the character and appearance of the Moat Drive Area of Special Local Character thereby contrary to Saved UDP Policies BE5, BE15 and BE19.

## 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.

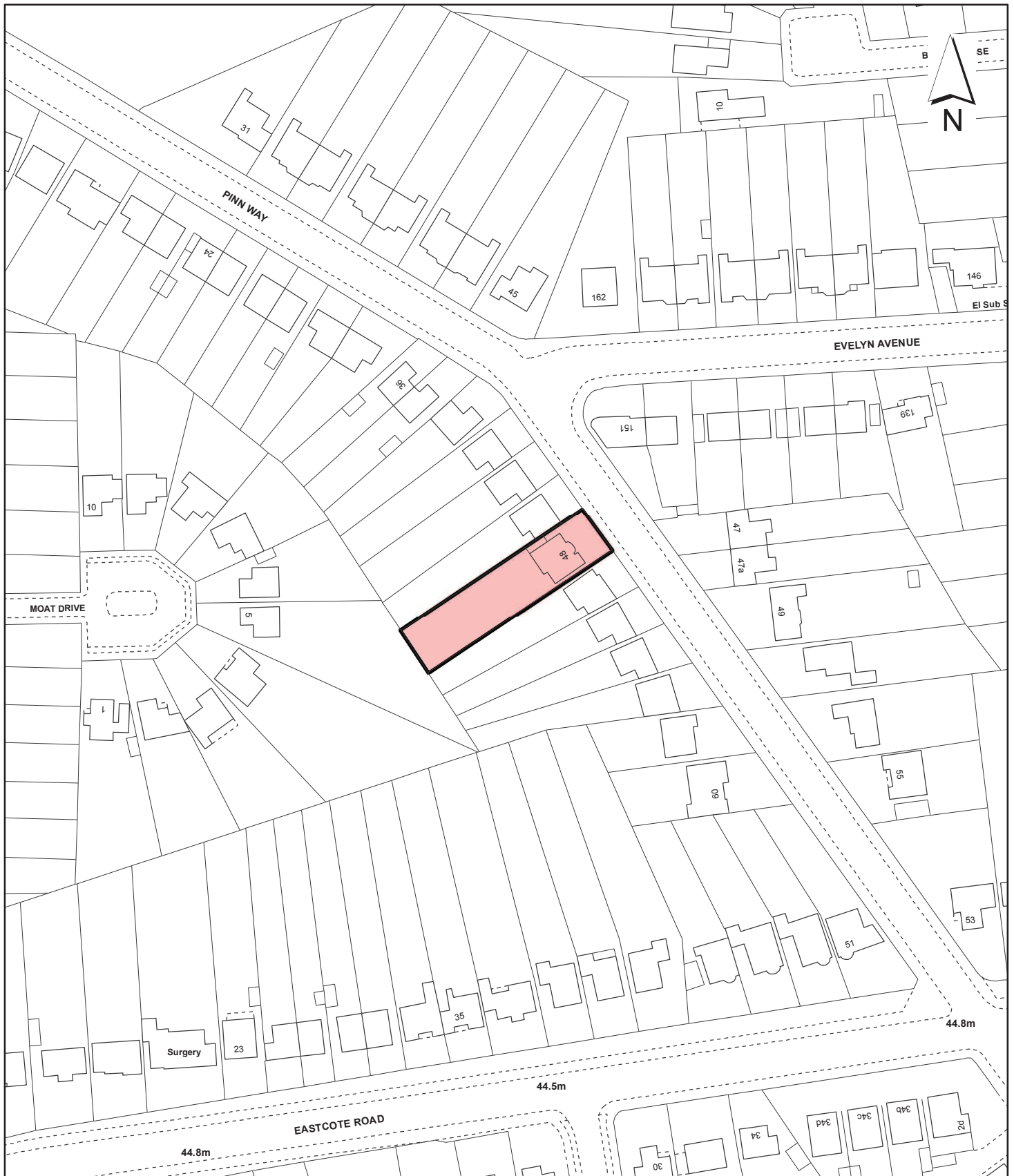
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE5	New development within areas of special local character
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HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement,  
Supplementary Planning Document, adopted December 2008

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<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2012 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;"><b>48 Pinn Way Ruislip</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b>  <b>Planning, Environment, Education &amp; Community Services</b>          Civic Centre, Uxbridge, Middx. UB8 1UW          Telephone No.: Uxbridge 250111</p>  <p style="text-align: center;"><b>HILLINGDON</b> LONDON</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;"><b>17220/APP/2012/1437</b></p>	<p>Scale</p> <p style="text-align: center;"><b>1:1,250</b></p>	
	<p>Planning Committee</p> <p style="text-align: center;"><b>North</b></p>	<p>Date</p> <p style="text-align: center;"><b>September 2012</b></p>	