

Report of the Head of Planning & Enforcement Services

Address 51 PEMBROKE ROAD RUISLIP

Development: Two storey side extension and single storey side/rear extension to include 3 rear rooflights and 3 front rooflights, involving demolition of attached garage to side

LBH Ref Nos: 68788/APP/2012/2348

Drawing Nos: 12/3276/2
12/3276/1
Location Plan to Scale 1:1250

Date Plans Received: 25/09/2012 **Date(s) of Amendment(s):**

Date Application Valid: 25/09/2012

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the north side of Pembroke Road and comprises a two storey detached house on a spacious plot set back from the highway. The property has a single storey side garage on the eastern elevation and a single storey rear extension. The front door is to the west of the property with a boundary fence to the side of the property with access to the rear garden. The house has a pitched roof with a bay window to the front ground and first floor and the elevations are pebble-dashed.

The eastern boundary of the subject site abuts the side boundary of No.53 Pembroke Road, which is a much wider property than the application property. It has a symmetrical front elevation with ground floor bay windows, centrally located front entrance and a loft conversion. The western boundary of the site abuts No.49, a detached property similar in size to the application dwelling, which has a single storey rear extension.

The site is situated within the 'Developed Area' as identified in the policies of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

1.2 Proposed Scheme

The application proposes the demolition of the existing garage and the erection of a two storey side extension and a single storey side/rear extension that extends off the proposed two storey extension and the existing single storey rear extension.

The proposed two storey extension would extend off the western elevation of the house and over the existing single storey side element. There would be a hipped roof over with the roof and eaves height matching the height of the existing roof. This extension would extend the full depth of the existing house at approximately 8m and would be set in from the side boundary adjoining No.49 Pembroke Road by a minimum 1.60m. There would be one first floor side window on the west elevation serving a bathroom. The roof would be converted to a store room with rooflights on the front and rear elevations.

The single storey side/rear extension would be 3.1m high with a flat roof, 3.40m deep and 4m wide. The height and depth of the extension would match the existing single storey rear extension.

The proposal would comprise two bedrooms with en-suite bathrooms, store room, a kitchen/dining room, utility room and a garage. The materials would match the existing house.

1.3 Relevant Planning History Comment on Planning History

No comments.

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

Nine neighbouring properties were consulted by letter on 28th September 2012 and a site notice has also been displayed.

Two letters and a petition with 54 signatories received objecting on the following grounds:

1. No.49 Pembroke Road would be dominated and overshadowed by the proposed very large and, in essence, three-storey house.
2. The existing garage would be demolished, thereby enlarging the gap between Nos.51 and 53-wide enough to be an even larger entrance to the back gardens, when he inevitably submits yet another scheme for building on this green space.
3. The proposal should extend eastwards instead, in the already large gap between the two houses.
4. The proposed plan would completely overshadow my property and cut off all natural light.
5. Mr Rumsey should restore the original garden boundary between Nos. 51 and 53, this would allow ample space for his plans on the right hand side of No.51 if they were ever approved and it would be facing the blank wall of No.53.
6. Restore the swing around drive to No.51 thus reducing the danger of accident by vehicles reversing into the very busy Pembroke Road.
7. The restoration of the garden boundaries would limit or restrict the access for developers to the back gardens and allow the long suffering residence a break from this silly exercise every few months.
8. If this application was successful it could set a precedent for Mr Rumsey to get his wish and build a row of houses across the back gardens of No.51 and 53 which is not acceptable to the local residences.

(Officer Comment: With regard to points 2, 5, 7 and 8, a planning application would be required for houses to be erected to the rear of the application site and would be considered on its own merits. This current application relates only to extensions to the existing property. Concerns raised regarding the restoration of boundaries would be a civil matter. The other points raised are considered in the main planning issues section of this report).

Ruislip Residents Association: No response received.

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

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal 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 BE13 requires development to harmonise with the existing street scene or other features of the area which are considered desirable to retain or enhance. Policy BE15 allows proposed extensions to existing buildings where they harmonise with the scale, form, architectural composition and proportions of the original building. BE19 ensures new development complements or improves the amenity and character of the area.

On the 7th November 2012 the adoption of the Council's Local Plan: Part 1 - Strategic Policies was agreed at the Full Council Meeting. Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) is relevant to this application. Section 1 of this policy requires development to be of a high quality of design which enhances the local distinctiveness of the area and section 2 requires that it makes a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties.

The proposed two storey side extension would be in line with the main building line, the same height as the proposed roof and the width would be less than half that of the original dwelling. It would also be set in a minimum of 1.6m, increasing to some 2.75m, from the boundary with No.49. The roof would reflect the design of the existing main roof of the house and the proposal would retain the design of the existing house. It is considered that this extension would not detract from the architectural integrity of the original house, would be subordinate to the main house and would not result in an unacceptable closing of the visual gap between the properties. As such, this element of the proposal would comply with Policies BE13, BE15 and BE19 of the UDP Saved Policies September 2007 and Section 5.0 of HDAS: Residential Extensions.

The proposed single storey side/rear element would not be more than half the width of the original house. The single storey extension would be 3.1m high with a flat roof, slightly over the 3m allowed by HDAS: Residential Extensions paragraph 3.6. Taking into consideration the height and depth of the existing single storey rear extension and the distance from the neighbouring properties, the proposal would not be out of character with the original house and the surrounding area. As such, the extension would comply with Policies BE13, BE15 and BE19 of the UDP Saved Policies September 2007 and Section 3.0 and 4.0 of HDAS: Residential Extensions.

The proposed roof conversion would comprise rooflights to the front and rear elevation, similar to the roof conversion at the neighbouring property, No. 53 Pembroke Road. It is considered this element of the proposal would not be out of character and appearance with the original house and the street scene. As such, the roof conversion would comply with Policies BE13, BE15 and BE19 of the UDP Saved Policies September 2007 and Section 7.0 of HDAS: Residential Extensions.

Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours. The proposed first floor side window would serve an en-suite bathroom and is conditioned to be obscure glazed and non-opening below 1.8m high from floor level and would therefore not result in additional overlooking of No.49 Pembroke Road, thereby complying with Policy BE24. Given the distance from the side boundary and the house at No.49, it is considered that the proposal would not harm the residential amenities of the occupiers of the adjoining detached property from increased overshadowing, loss of sunlight, visual intrusion and over-dominance.

It is considered that all the proposed habitable rooms and those altered by the development would still maintain an adequate outlook and source of natural light, therefore complying with Policy 5.3 of the London Plan (2011).

A garden area in excess of 100m² would be retained in accordance with guidance set out in the Residential Extensions SPD and Policy BE23 of the UDP Saved Policies September 2007.

The proposed scheme would provide a garage and off-street parking on the existing hardstanding frontage. The application proposal would therefore be in compliance with Policy AM14 of the saved UDP, September 2007, and the Council's adopted Car Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

This application is therefore recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 12/3276/1 and 12/3276/2.

REASON

To ensure the development complies with the provisions of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the London Plan (July 2011).

3 HO4 Materials

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 and shall thereafter be retained as such.

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 HO5 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 49 Pembroke Road.

REASON

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

5 HO6 Obscure Glazing

The first floor side window facing 49 Pembroke 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).

6 HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or

emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

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

INFORMATIVES

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

- 3 You are advised this permission is based on the dimensions provided on the

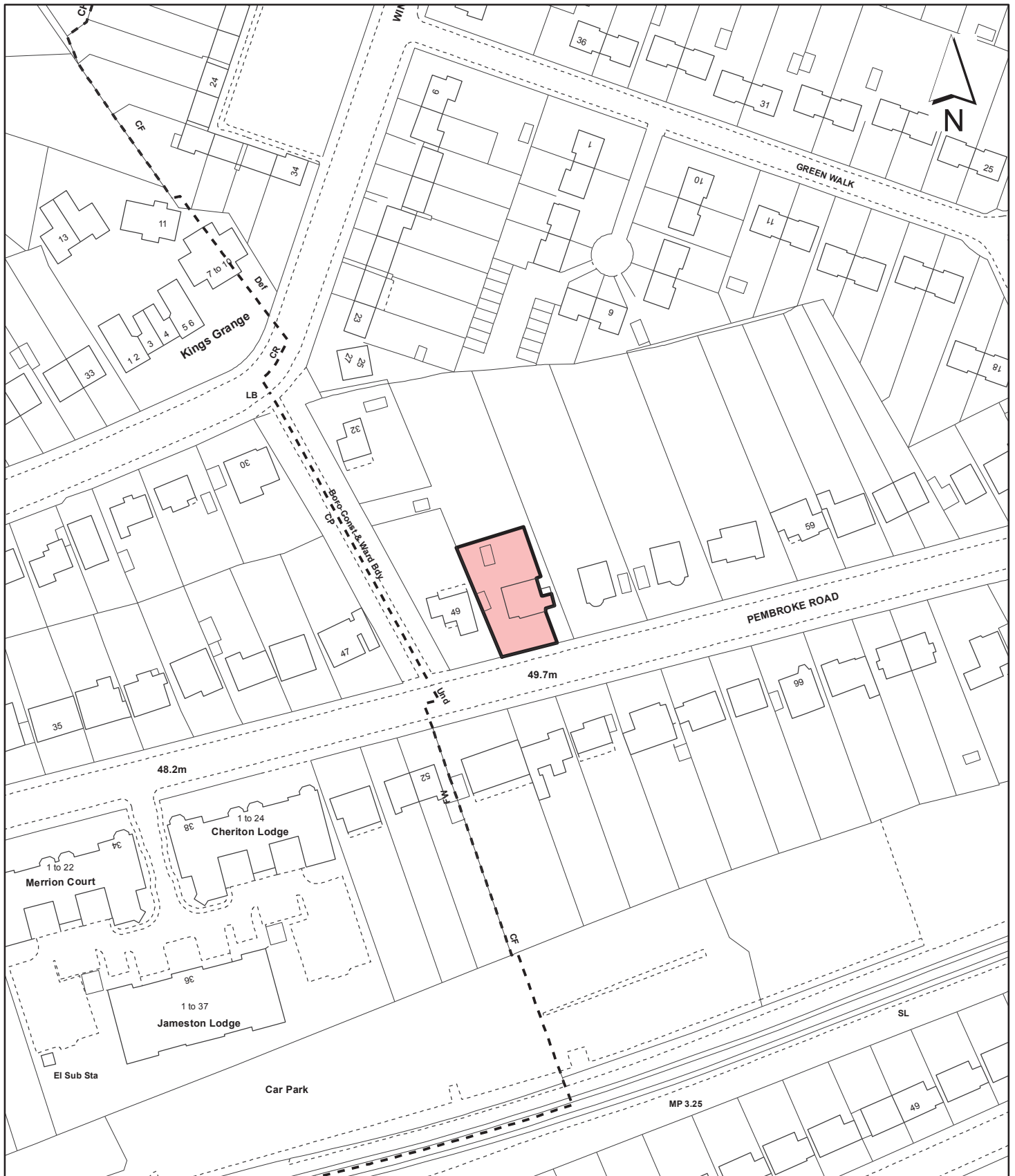
approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

- 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: Mandeep Chaggar

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**51 Pembroke Road
Ruislip**

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

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

Planning Application Ref:

68788/APP/2012/2348

Scale

1:1,250

Planning Committee

North

Date

**November
2012**



HILLINGDON
LONDON