

## Report of the Head of Planning & Enforcement Services

**Address** 54 ST MARGARETS ROAD RUISLIP

**Development:** Raising of roof to allow for conversion of bungalow to two storey dwelling to include completion of single storey rear extension with alterations to side elevation and raising of rear patio (Part-retrospective)

**LBH Ref Nos:** 42371/APP/2012/1877

**Drawing Nos:** Location Plan to Scale 1:1250  
54/2  
54/1  
54/5 Rev. B  
54/0 Rev. A  
StMargaretsrd-54/8 Rev. B  
StMargaretsrd-54/6 Rev. C  
StMargaretsrd-54/9 Rev. B  
StMargaretsrd-54/7 Rev. D

**Date Plans Received:** 31/07/2012      **Date(s) of Amendment(s):** 31/07/2012  
**Date Application Valid:** 07/08/2012      05/10/2012  
21/09/2012

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the western side of St Margarets Road and comprises a detached bungalow. The property has a front gable roof, an integral garage and a single storey rear extension which was substantially built at the time of the site visit. There is a close-boarded fence surrounding the rear garden.

To the south exists No.56 St Margarets Road, a two-storey semi-detached property with a single storey garage along the boundary adjoining the application site. The first floor side windows are obscure glazed facing the application site.

To the north exists No.52 St Margarets Road, a detached bungalow with a side garage adjacent the application site. The bungalow has an obscure glazed kitchen door and window on the side elevation facing the application site and a kitchen window facing the front of the property. To the rear of the bungalow are two bay windows that extend to the side of the properties. The window closest to the application site is the only window serving that bedroom.

The street slopes downwards north to south and is residential in character comprising a mix of two-storey houses and bungalows. On the application side of the street the properties are mainly bungalows, other than the two storey semi-detached properties at the end of the street.

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

This application seeks to raise the roof to allow for the conversion of the bungalow to a two-storey house. The proposals also include the completion of single storey rear extension with alterations to side elevation and the raising of rear patio area.

Revised plans were submitted (on 15th October 2012). The revised plans replace the crown roof with a pitched roof, raise the eaves height by 0.20m and reduce the size of the patio area.

The roof would be raised by 2m and would be of a similar design to the existing incorporating a first floor bay window. The new two storey house would be 7.35m to the ridge of the roof and 4.70m at eaves height. The proposal would also include a two storey rear extension to the rear of the original property. This would extend by 3.20m at ground floor level and by 2m at first floor level. This rear extension would have a pitched roof with a Juliet balcony on the first floor rear elevation overlooking the garden.

The windows proposed facing No.52 St Margarets Road would serve a sitting room and staircase on the ground floor, bathrooms and landing on first floor. The first floor side windows are proposed to be obscure glazed. The proposed windows facing No.56 St Margarets Road would serve a sitting room, kitchen, w.c. and hallway on the ground floor and a bedroom on first floor.

The raised patio area would be the full width of the house, 3.6m deep and 0.20m high increasing to 0.40m high extending out to the garden.

The proposal would comprise a sitting area on the ground floor, with four bedrooms and three bathrooms at first floor. Two car parking spaces on the existing hardstanding at the front of the house and the garage would be retained. The proposed materials would match the existing house.

This application differs from the previous withdrawn application (ref.42371/APP/2012/645) by removing the loft conversion, reducing the height of the roof and reducing the depth of the two storey extension.

## 1.3 Relevant Planning History

42371/A/88/2825                      54 St Margarets Road Ruislip

Erection of 2 single storey side extensions to extend garage and provide third bedroom

**Decision Date:** 16-02-1989              Approved                      **Appeal:**

42371/APP/2012/645                      54 St Margarets Road Ruislip

Raising of roof to allow for conversion of bungalow to two storey dwelling with habitable roofspace to include 4 side rooflights and completion of single storey rear extension

**Decision Date:** 21-06-2012              Withdrawn                      **Appeal:**

### Comment on Planning History

Planning application (ref.42371/APP/2012/645) was submitted in 2012 for the raising of the roof to allow for the conversion of the bungalow to a two storey dwelling with habitable roofspace, to include 4 side rooflights and completion of a single storey rear extension. However the application was subsequently withdrawn in 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 CONSULTEES

Thirteen neighbouring properties were consulted by letter on 8th August 2012 and a site notice was posted on 10th August 2012. Ten letters and a petition with 52 signatories received in relation to the original scheme objecting on the following grounds:

1. Overdevelopment of the site, in terms of height, bulk, position and over dominance;
2. Loss of privacy from the upstairs windows and the Juliet balcony;
3. The proposal would fail to harmonise with the New English 1930's development and would be out of character and appearance of the street scene;
4. The proposal would be out of keeping with the surrounding properties and become an eye-sore;
5. There is not ample parking for two cars to be parked on the front drive. The existing property only has space for one very small vehicle parked at an angle;
6. The proposed development would overshadow the adjoining neighbours' properties and appear very imposing;
7. The development would set an unwelcome precedent in the area to convert bungalows to two-storey dwellings and remove housing stock that many in the community welcome such as pensioners and the less able bodied;
8. Do not trust that the developer would not convert the roof space in the future and therefore gain the 3 storey dwelling he had originally applied for;
9. The extension on the plans which are noted as permitted development which it is not. The area marked PD has had a stop order placed on it as it does need planning permission and was built 14/2/12 without planning consent.  
(Officer Comment: Revised plans have been received removing the permitted development note).
10. The proposals close proximity to the neighbouring properties would lead to a cramped development and possibly create a terraced look;
11. St Margarets Road is not on a hill but a slight gradient;
12. No.52 St Margarets Road would be dwarfed by the proposal;
13. I am concerned that the existing bungalow foundations would be unable to support the additional level and the impact this would have on the two neighbouring properties;
14. Loss of daylight and sunlight to adjoining properties;
15. Bungalows should be left as bungalows especially when they are being altered purely for capital gain and do nothing to enhance the area;
16. The amended plans show windows on a side elevation, the tops of which are very close to the slope of the roof. In practice, the roof would actually have to be heightened to accommodate more space between the top of the windows and the actual roof;
17. The proposal, by reason of its proximity to neighbouring properties would result in the closing of the visual gap;
18. In the letter from the agent dated 12th March it states that No.52 sits above No.54, however the roof line of No.52 is level with No.54 and would be considerably over dominated by this development if it were allowed to proceed;
19. Would question the scaling and proportion of the submitted plans as they appear to give an unbalanced view of the development in relation to the properties on either side.

Ruislip Residents Association: No comments received.

Revised plans were submitted and the neighbours were reconsulted on 18th October and a site notice was displayed on 19th October 2012. Two letters of representation were received with the following objections:

1. Out of character with the adjacent properties and the street scene;
2. The proposed development is too large;
3. The side elevation window would directly face No.52.

#### **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, the provision of acceptable residential amenity for the 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 application proposes to convert the existing bungalow into a two storey house comprising a part-single, part-two storey rear extension and a raised patio. To the north of the application site is a detached bungalow set approximately 3.70m away. To the south of the site is a two-storey semi-detached property. The proposed front elevation would reflect the design of the two-storey properties in the street. On this side of the street, whilst the dwellings consist mainly of bungalows there are two storey semi-detached properties at the end of the road, which adjoin the application site and lie opposite the application site.

The proposal would result in a dwelling that sits in between the heights of the two storey house and the bungalow on either side such that the overall height of the extended property would be some 1m lower than No.56, even accounting for the fact that it is situated on slightly higher ground, and would be some 1.6m higher than No.52, which itself is situated on a slightly higher level than No.54. Given these heights, the extended property at No.54 can be seen as providing a transition between the two storey properties at 56 and 58 St Margarets Road and the bungalows at No.52 and beyond. The proposed extensions and alterations are therefore considered to be proportionate and in scale. Furthermore, there are no particular policies which prevent bungalows being converted to two storey properties and this has occurred in other parts of the borough, with a similar mix and character to the street, such as in Oak Avenue, Ickenham. The proposal is therefore not considered to detract from the character and appearance of the area and would thus comply with Policies BE13 and BE15 of the adopted UDP (Saved Policies September 2007).

The dwelling would be extended to the rear of the existing property in the form of a part-two storey and part-single storey extension. In this respect there would be no breach of the 45 degree line from the nearest habitable room windows of the adjoining properties and this element of the proposal would be set down from the proposed main roof. The two storey extension would be closest to the boundary adjoining No.52 St Margarets Road at approximately a minimum distance of 1.40m from the boundary. Furthermore, No.52 St Margarets Road has an obscure glazed kitchen window and door on the side elevation, a kitchen window facing the front of the property and a rear bay window serving a bedroom nearest to the application site. An overshadowing assessment has been carried out which indicates that there would be no impact on No.56 St Margarets Road. There would be some impact on the only window to the rear bedroom, situated on the rear elevation of No.52, in that at maximum approximately half the window would be in shadow for some 3-4 hours in the morning. There would be additional overshadowing of the kitchen/dining room windows to the side of the property, however this room is also served by a window to the front, which would be unaffected in terms of overshadowing, as a result of the proposal. Overall, therefore, whilst there would be some additional impact on No.52, it is not considered sufficient to warrant a refusal of the scheme.

The proposal also includes first floor side windows, which are shown on the plans to be obscure glazed, thus they are unlikely to result in overlooking of the adjoining properties and their gardens. The current proposal, by reason of its size, scale, bulk, height, and position has overcome the concerns from the previously withdrawn application and is

considered to have an acceptable impact on the residential amenities of this property. There would be no significant loss of light or overshadowing, nor would there be an overbearing effect. The proposal would therefore be in compliance with Policies BE19, BE20 and BE21 of the adopted UDP (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

The neighbouring property, No.56 St Margarets Road has obscure glazed windows on the side elevation facing the application site. Due to the orientation of the buildings, the 1.65m distance from the adjoining boundary and the proposed height of the house in relation to No.56 St Margarets Road, it is considered there would be no unacceptable impact on this property by way of loss of daylight, loss of sunlight, overbearing or overlooking of the house.

The first floor rear windows and Juliet balcony would be set 23m from the rear boundary. It is considered this would be a sufficient distance to not result in an unacceptable degree of overlooking to the properties adjoining the rear of the application site.

The raised patio would have a maximum height of 0.40m. Taking into consideration the downward slope of the rear garden and the close boarded fence on either side of the property, the raised patio would not result in an unacceptable degree of overlooking to the adjoining properties, thereby in compliance with Policy BE24 of the adopted UDP (Saved Policies September 2007).

In terms of the retained garden area, HDAS Guidance suggest that at least 100sq.m of rear garden should be retained to provide adequate amenity space for extended dwellings of this size. The resultant amenity space following this development would be significantly over 100sq. metres, which would be in excess of the requirements of the adopted Supplementary Planning Document HDAS: Residential Extensions.

The habitable room windows would be provided with clear glazed windows providing outlook and light, whilst bathrooms and landing windows would be obscure glazed. 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 Policies BE20 of the UDP (Saved Policies September 2007) and 3.5 the London Plan (2011).

The existing hardstanding to the frontage of the property is capable of providing parking for two vehicles. The proposal would thus be in compliance with Policy AM14 of the adopted UDP (Saved Policies September 2007).

In conclusion, the proposed two storey house is considered to be acceptable in relation to the character of the property and the surrounding area and would have a limited impact on the amenities of the adjoining properties. As such the proposal is considered to comply with Policies BE13, BE15, BE19, BE20 and BE21 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions. It 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 numbered 54/0 Rev. A, 54/1, 54/2, 54/5 Rev. B, StMargaretsrd-54/6 Rev. C, StMargaretsrd-54/9 Rev. B, StMargaretsrd-54/8 Rev. B and StMargaretsrd-54/7 Rev. D.

**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 52 and 56 St Margarets 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 windows facing 52 St Margarets 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.
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
  
- 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.

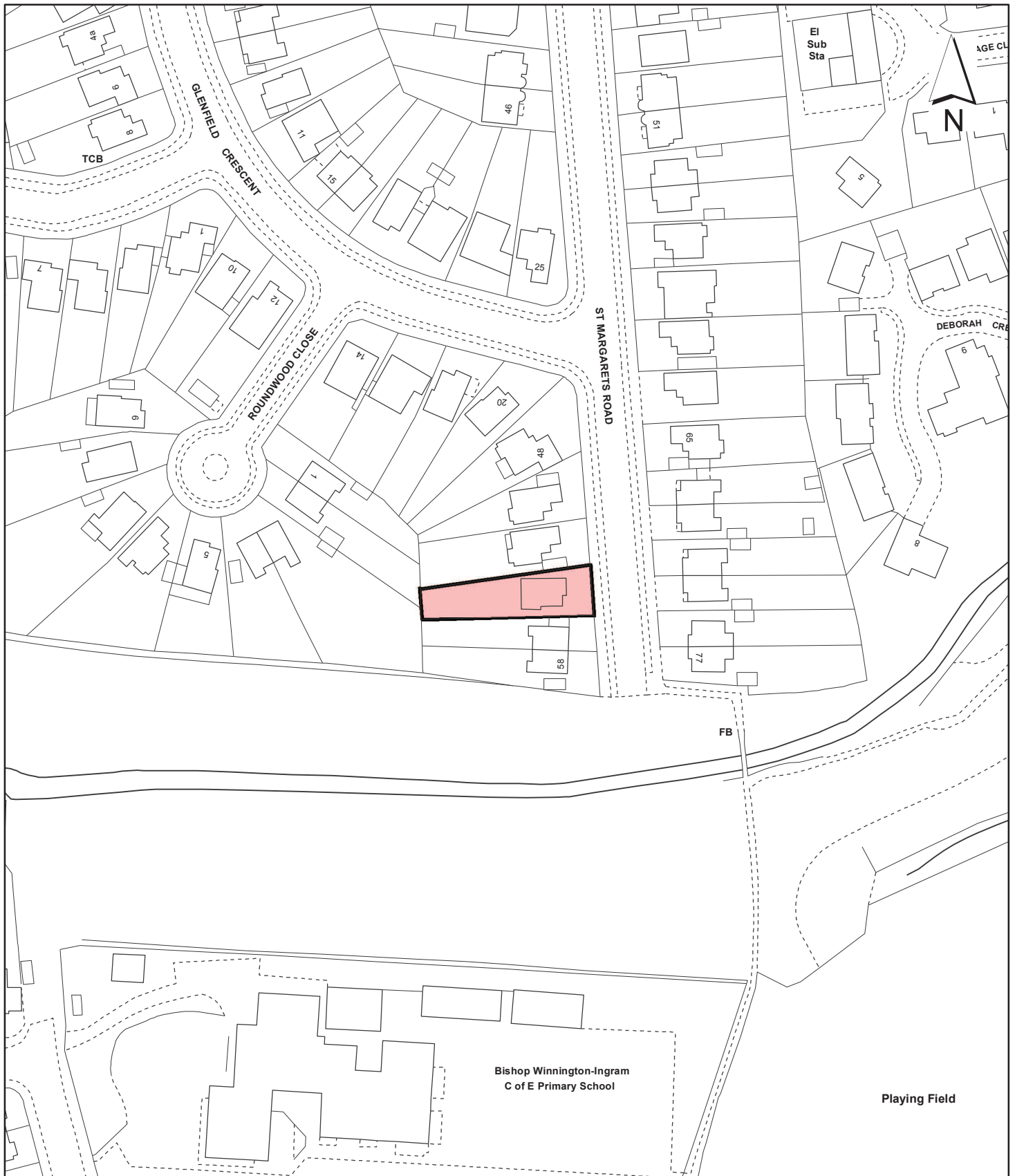
D) No bonfires that create dark smoke or nuisance to local residents.

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

**54 St. Margarets Road  
Ruislip**

Planning Application Ref:

**42371/APP/2012/1877**

Planning Committee

**North**

Scale

**1:1,250**

Date

**September  
2012**

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

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



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