

Report of the Head of Planning, Sport and Green Spaces

Address 24 RUFFLE CLOSE WEST DRAYTON

Development: Loft conversion to create accommodation in roof space, creation of side dormer, new windows to elevations and a roof light.

LBH Ref Nos: 69256/APP/2013/1601

Drawing Nos: 2K13/3/1 Rev B

Date Plans Received: 13/06/2013 **Date(s) of Amendment(s):** 25/07/2013

Date Application Valid: 17/06/2013

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey end of terrace dwelling located at the end of the cul-de-sac, Ruffle Close. The property is set off a small parking forecourt, off the main highway of Ruffle Close, which contains 6 terraced dwellings with associated parking spaces.

The 3 bedroom dwelling has a rear garden and two allocated parking spaces. To the rear and side of the dwelling is a private garden area which acts as the amenity space for the occupiers of the property.

To the north, adjacent to the site is an area of publically accessible open space (approx 200sqm in area), and larger areas of publically accessible open space exist a short distance from the site to the north (50m from the site and approx 1,700sqm in area) and to the east (the park is approximately 120m from the site and is over 8,300sqm in area).

1.2 Proposed Scheme

The application seeks full planning permission to convert the loft space to create 2 additional bedrooms. Windows (including a dormer) and roof lights would be inserted into the roof to facilitate the proposal.

1.3 Relevant Planning History Comment on Planning History

No previous planning applications at the site.

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

Site Notice: Erected: 23rd July 2013. Expired 20th August 2013.

3 neighbouring occupiers were notified of the proposed development. No consultation responses received from any neighbouring occupier.

The Tree Officer has raised no objection to the proposal.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- AM14 New development and car parking standards.
- AM7 Consideration of traffic generated by proposed developments.
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- 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.
- 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.

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, the availability of parking and amenity space.

Overlooking:

The proposed dormer faces to the north and would not overlook any neighbouring properties. The windows proposed in the west elevation would not overlook any habitable room windows. The window facing the front of the property would overlook the road/close and is similar to the many windows facing the front street (no objection is raised in terms of overlooking).

Appearance:

The window in the east elevation is considered to relate acceptably (in visual terms) to the

rest of the front of the house. The dormer is designed to provide adequate head room for the stairs leading to the loft area. The size and design of the dormer are such that it is not considered that it would cause such harm to the appearance of the area or main house and to warrant refusal of the application. Dormers are a common feature in this particular close.

The alterations to the facades in the west elevation would not be visible from the public domain and the level of harm to the appearance of the dwelling and the visual amenities of the surrounding area would not be considered so great to be considered contrary to Policy.

Living conditions:

It is considered that all the proposed habitable rooms, and those altered by the development, would have an adequate outlook and source of natural light, therefore complying with Policies BE20 of the Local Plan Part 2.

Amenity Space:

The existing dwelling benefits from 87sqm of amenity space. The Council's guidance indicates that 100sqm of space should be provided for dwelling with 4 or more bed rooms.

The existing garden is less than this size. To understand if the short fall of amenity space would be acceptable, officer's considered the proximity of areas of publically accessible open space. In this case within 200m of the site are 3 areas of open space, one of which is immediately adjacent to the site, and one is a park of over 8,300sqm of space. Given there is an existing garden at the dwelling, and given the close proximity of open space to the site, it is not considered that the proposal would result in such harm to future occupiers as to warrant refusal of the application.

Parking:

The proposed development would not alter the parking spaces allocated to the occupiers of the application property in front of their principal elevation. Therefore, the development would comply with adopted Car Parking Standards.

The proposed development would have an acceptable impact on the visual amenities of the surrounding area and the residential amenity of the neighbouring occupier and is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HH-T8 Time Limit - full planning application 3 years

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 HH-M2 External surfaces to match existing building

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.

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 Local Plan: Part Two Saved UDP Policies (November 2012).

3 HH-OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 HH-RPD1 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.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

AM14 New development and car parking standards.

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| AM7 | Consideration of traffic generated by proposed developments. |
| HDAS-EXT | Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008 |
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| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
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| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |

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: Matt Kolaszewski

Telephone No: 01895 250230



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| <p>Notes</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 2013 Ordnance Survey 100019283</p> | <p>Site Address</p> <p align="center">24 Ruffles Close West Drayton</p> | | <p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p> |
| | <p>Planning Application Ref:</p> <p align="center">69256/APP/2013/1601</p> | <p>Scale</p> <p align="center">1:1,250</p> |  |
| | <p>Planning Committee</p> <p align="center">Central & South</p> | <p>Date</p> <p align="center">August 2013</p> | |