

Report of the Head of Planning, Sport and Green Spaces

Address 8 WINDMILL HILL RUISLIP MIDDLESEX
Development: Roof extension
LBH Ref Nos: 68915/APP/2013/1994
Drawing Nos: RPA-406 (Location Plan)
RPA-8-WMH-400 (Block Plan)
RPA-8-WMH-401 (Pre-Existing First Floor)
RPA-8-WMH-402 (Existing First Floor)
RPA-8-WMH-403 (Existing Second (Loft) Floor)
RPA-8-WMH-404 (Pre-Existing Elevations)
RPA-8-WMH-405 (Existing Elevations)

Date Plans Received: 16/07/2013 **Date(s) of Amendment(s):**
Date Application Valid: 16/07/2013

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the western side of Windmill Hill. The building is set back from the highway of Windmill Hill and benefits from off road parking to the front driveway. The property is adjoined by detached dwellings to the south and north. The dwelling has a private garden to the rear of the building. The street scene is residential in character and appearance and the application site lies within the developed area as identified in the Hillingdon Local Plan: Part 1 -Strategic Policies (November 2012).

1.2 Proposed Scheme

Retrospective planning permission is sought for a roof extension. The hipped roof has been converted to a gable end to the front and rear elevations. The ridge height has increased by approximately 2.5m above the original ridge height whilst the height of the eaves has increased by 0.80m. A single window unit has been installed on both the front and rear elevations and solar panels have been installed on the roof on the left side elevation.

1.3 Relevant Planning History

68915/APP/2012/3128 8 Windmill Hill Ruislip Middlesex

Conversion of roof space to habitable use to include conversion of roof from hip to gable end at front and rear and alterations to roof.

Decision Date: 13-02-2013 Refused **Appeal:**

68915/APP/2013/1225 8 Windmill Hill Ruislip Middlesex

Conversion of roof space to habitable use to include conversion of roof from hip to gable end to front and rear with a new gable end window to rear (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 02-07-2013 **Refused** **Appeal:**
68915/APP/2013/718 8 Windmill Hill Ruislip Middlesex

Conversion of roof space to habitable use to include conversion of roof from hip to gable end to front and rear with a new gable end window to rear (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 19-04-2013 **Refused** **Appeal:**

Comment on Planning History

An enforcement notice has been served in relation to the alterations to the roof and the principle elevation. Since the notice was served, an unauthorised "lean-to" garage with a mono pitched roof has been erected. However, this does not form part of this application.

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

Consultation letters were sent to 6 local owners/occupiers and a site notice displayed.

One objection was received:

i) There appears to be a large amount of building work going on and there may be a plan to extend to the side and/or rear

ii) The roof is higher than is shown on the plans

iii) The roof crenellation and the large second floor front facing window look out of place

8 letters of support were received:

a) The Art Deco design is unique and contemporary with the period during which the original property was built

b) The works are aesthetically pleasing

c) The houses along Windmill Hill are all different styles, sizes and heights - adds to the diversity of the street

d) A stylish addition to Windmill Hill

e) The details enhance the house

f) The works have been carried out in sympathy with the area

g) The solar panels are discreet

Ruislip Residents Association:

Further to our letter dated 13 July regarding the unauthorised construction work we note that the above mentioned application has been submitted in an attempt to regularise matters.

As the current building is almost the same as the design previously refused under application no 68915/APP/2012/3128, we believe the same reasons for refusal apply to this application previously i.e. that the building is an incongruous and visually intrusive form of development which is detrimental to the character and appearance of the host dwelling, the street scene and the surrounding area. We therefore trust that officers will take the same view when considering this application.

Ward Councillor:

Please determine the application at the North Planning Committee

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.

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.

LPP 3.3 (2011) Increasing housing supply

LPP 3.5 (2011) Quality and design of housing developments

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 development on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area and the impact on residential amenity of the neighbouring dwellings.

The original building comprised of a clay tiled hipped roof which has been removed and replaced with a ridged roof with a dominant gable end on the front elevation, facing the highway. The main street scene of Windmill Hill is characterised by a number of dwellings with gable ended roofs, however the majority of the gable ended roof features are subservient to the remainder of the front elevation of the respective neighbouring dwellings. The hip to gable extension has resulted in a tall dominant castellated gable across the full frontage width of the dwelling and so appears overly prominent and out of proportion to the remainder of the front elevation.

Although neighbouring dwellings have gable features to the front elevations, they also

benefit from a secondary set back section which are characterised by hipped roofs and therefore the gable features do not dominate the respective front elevations. As such, due to the excessive width of the hip to gable extension in relation to the front elevation of the application dwelling, it is considered to be out of character with the surrounding dwellings and the street scene of Windmill Hill. The roof extension is therefore considered to have an unacceptable impact on the appearance of the existing dwelling and the visual amenities of the surrounding area, and does not comply with Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).□

□

The development has increased the height of the roof ridge and the eaves which results in a significant change in the character of the property, and has a detrimental impact on the building's appearance. The increased height of the roof ridge and eaves result in significant harm to occupiers of the adjoining dwellings in terms of loss of outlook and increased sense of dominance. The development is thereby considered to have a detrimental impact on neighbouring amenity, contrary to Policies BE19 and BE21 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).□

□

The development does not include flank windows facing the adjoining dwellings. The views from the two new windows in the front and rear gable ends would be similar to that which the original dwelling benefited from its first floor windows. As such, the development is not considered to result in any significant loss of privacy to neighbouring occupiers, thereby complying with Policy BE24 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).□

□

The hip to gable roof extension is considered to be an incongruous and visually intrusive form of development due to its size, scale, design and appearance and has a detrimental impact on the character and appearance of the host dwelling, the street scene and the surrounding area. The development is therefore contrary to Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policies BE13, BE15, BE19 and BE21 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and the Supplementary Planning Document HDAS: Residential Extensions.□

□

The application is therefore recommended for refusal.

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The hip to gable roof extension, by reason of its size, scale, design and appearance, represents an incongruous and visually intrusive form of development detrimental to the character and appearance of the host dwelling and the visual amenity of the street scene and the surrounding area, contrary to Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The raising of the ridge and the increased height of the eaves results in a development which is detrimental to the amenity of neighbouring occupiers by reason of overdomination and visual intrusion, contrary to Policies BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Supplementary Planning Document 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) 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:

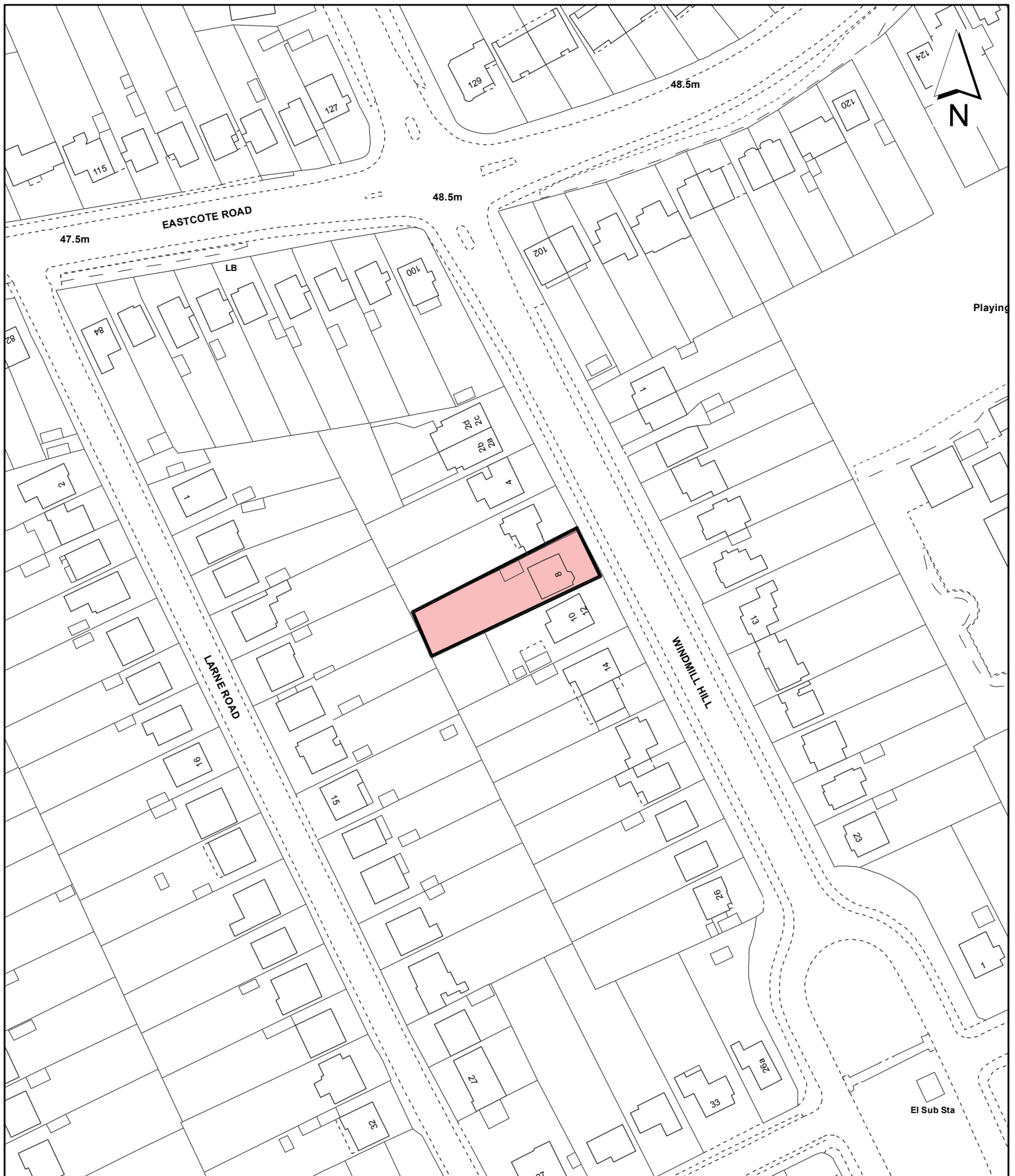
PT1.BE1 (2012) Built Environment



Part 2 Policies:

BE13	New development must harmonise with the existing street scene
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.
LPP 3.3	(2011) Increasing housing supply
LPP 3.5	(2011) Quality and design of housing developments
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

Contact Officer: Katherine Mills

Telephone No: 01895 250230



<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 style="text-align: center;">8 Windmill Hill Ruislip</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 style="text-align: center;">68915/APP/2013/1994</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	
	<p>Planning Committee</p> <p style="text-align: center;">North</p>	<p>Date</p> <p style="text-align: center;">September 2013</p>	