

## Report of the Head of Planning, Sport and Green Spaces

**Address** 29 BROADWOOD AVENUE RUISLIP

**Development:** Part two storey, part single storey rear extension and raising of roof to allow for conversion of roofspace to habitable use to include installation of rooflights to side

**LBH Ref Nos:** 33999/APP/2013/2808

**Drawing Nos:** 3243/03 Rev. B  
Location Plan to Scale 1:1250  
3242/01  
3242/02 Rev. D  
3242/SK/01

**Date Plans Received:** 25/09/2013      **Date(s) of Amendment(s):** 25/09/2013  
**Date Application Valid:** 07/10/2013

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the south side of Broadwood Avenue and comprises a two storey detached house with a hipped roof, part single storey front and side extension and a subordinate two storey part side extension with a hipped roof located to the east side.

The street scene is residential in character and appearance comprising two storey detached and semi-detached houses of varied design, and detailing. The majority of the properties in the immediate locality have been extended with single/two storey side and rear extensions.

The application site lies within the Developed Area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application site lies within the area covered by TPO No.235. There is a protected Oak tree, T4 in the rear garden of the application property.

#### 1.2 Proposed Scheme

The applicant seeks planning permission for a part two storey, part single storey rear extension and the raising of roof to allow for the conversion of the roofspace to habitable use to include installation of rooflights to side.

The single storey element would replace the existing conservatory and would extend 8.76m wide and 4m deep. The roof would be flat measuring 2.91m high. The single storey element would provide a new dining/living area.

The two storey element would be set within the centre of the dwelling and would measure 4.12m wide, 4.0m deep and 7.41m high with a hipped roof profile. This area would provide

a new bedroom.

The existing roof has a crown roof element which the applicant wishes to extend 1m to form a fully hipped roof which would also assist in converting the roof space.

### 1.3 Relevant Planning History

20314/APP/2000/929 31 Broadwood Avenue Ruislip  
ERECTION OF A TWO STOREY REAR EXTENSION

**Decision Date:** 15-08-2000 Approved **Appeal:**

20314/APP/2002/3008 31 Broadwood Avenue Ruislip

ERECTION OF A TWO STOREY SIDE EXTENSION AND TWO STOREY REAR EXTENSION AND AN INCREASE IN THE ROOF RIDGE HEIGHT AND ERECTION OF FRONT AND REAR DORMER WINDOWS (INVOLVING DEMOLITION OF EXISTING GARAGE)

**Decision Date:** 24-10-2003 Approved **Appeal:**

33999/83/1586 29 Broadwood Avenue Ruislip

Tree application (P)

**Decision Date:** 09-11-1983 Approved **Appeal:**

33999/A/92/0380 29 Broadwood Avenue Ruislip

Tree surgery to 1 Oak (T4) on TPO 235 including thinning the crown by 25% by the removal of branches of less than 2" diameter

**Decision Date:** 27-04-1992 Approved **Appeal:**

33999/APP/2000/2330 29 Broadwood Avenue Ruislip

ERECTION OF A REAR CONSERVATORY

**Decision Date:** 31-01-2001 Approved **Appeal:**

33999/APP/2008/2971 29 Broadwood Avenue Ruislip

First floor front/side extension and new window to ground floor front.

**Decision Date:** 16-12-2008 Refused **Appeal:** 06-OCT-09 Dismissed

33999/APP/2010/1374 29 Broadwood Avenue Ruislip

Erection of a first floor front extension and conversion of roofspace to habitable use involving the erection of a crown roof with front and rear dormers and 2 rooflights to sides and new window to existing front.

**Decision Date:** 20-09-2010 Refused **Appeal:**

33999/APP/2011/414 29 Broadwood Avenue Ruislip

Erection of a two storey side extension (involving part demolition of the existing single storey front/side extension)

**Decision Date:** 11-05-2011 Approved **Appeal:**

64728/APP/2008/2108 27 Broadwood Avenue Ruislip

Part single storey, part two storey front extension, two storey rear extension and conversion of roofspace for habitable use including the installation of rooflights to all elevations.

**Decision Date:** 16-09-2008      Refused      **Appeal:**  
64728/APP/2008/2834      27 Broadwood Avenue Ruislip

Erection of a part two storey, part single storey and first floor front extension involving demolition of existing garage, two storey rear extension and the conversion of roofspace for habitable use involving the installation of 5 rooflights.

**Decision Date:** 19-11-2008      Approved      **Appeal:**

#### **Comment on Planning History**

The applicant sought planning permission for a single/two storey side/front infill extension 33999/APP/2011/414 which was granted on the 11 May 2011. This consent has been implemented, however, it appears that this wasn't completed in accordance with the approved plans, which approved a small set back in the principal elevation and the existing floor plans show this as flush. However, this would not affect the determination of the current application, which would regularise the design as part of any approval.

Planning permission was refused for the erection of a first floor front extension and conversion of roofspace to habitable use involving the erection of a crown roof with front and rear dormers and 2 rooflights to sides and new window to existing front ref. 33999/APP/2010/1374, on the 29 September 2010 on the following grounds:

1. The proposed first floor side/front extension, by reason of its siting and design incorporating a crown roof and front catslide roof that would be substantially different from the hipped roof on the original house would represent an incongruous and visually intrusive form of development which would fail to harmonise with the character, proportions and appearance of the original house. It would detract from the appearance of the original house and the street scene and surrounding area generally. The proposal is therefore contrary to Policies BE13, BE15 and BE19, of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Supplementary Planning Document HDAS: Residential Extensions.

2. The proposed rear dormer by virtue of its position, size, scale, bulk and design would represent a visually intrusive and overdominant form of development in relation to the enlarged house which would be out of character with the existing and adjoining properties and detrimental to the visual amenities of the street scene and the area in general, contrary to Policies BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Council's adopted Supplementary Planning Documents HDAS: Residential Extensions.

Planning permission was refused 16 December 2008 and dismissed at appeal for a first floor front/side extension and new window to ground floor front ref. 33999/APP/2008/2971 on the following grounds:

1. The proposed first floor side extension, by reason of its siting, overall size, height, design and proximity to the side boundary, would result in an unacceptable closing of the visually open gap between this and the neighbouring property, 31 Broadwood Avenue, giving rise to a cramped form of development, which would be detrimental to the visual amenities of the street scene and character and appearance of the area. The proposal is therefore contrary to Policies BE13, BE19 and BE22, of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Supplementary Planning

Document HDAS: Residential Extensions.

2. The proposed first floor side/front extension, by reason of its siting, forward of the front elevation wall of the original house and incorporating a gable end pitched roof that would be substantially different from the hipped roof on the original house and its two storey part side extension, would appear as a visually intrusive and incongruous addition to the original house and would detract from its appearance and architectural composition. The extension would be detrimental to the visual amenities of the street scene and local area generally. The proposal is therefore contrary to Policies BE13, BE15 and BE19, of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Supplementary Planning Document HDAS: Residential Extensions.

No. 31 directly east of the application has been extended with a two storey side and two storey rear extension together with front and rear dormers and the extension of the roof height. This was granted in 2002.

No. 27 to the west of the site has been extended with a part two storey, part single storey and first floor front extension involving demolition of existing garage, two storey rear extension and the conversion of roofspace for habitable use involving the installation of 5 rooflights. This was approved in 2008.

## **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**

2 neighbouring occupiers and Ruislip Residents Association were consulted. A Site Notice was also displayed on the 15 October 2013. 2 objections were received from adjoining occupiers (it is noted that one adjoining occupier submitted a number of separate objections) on the following basis:

- i. Contrary to HDAS
- ii. This is out of character with the neighbouring properties
- iii. Does not comply with building line
- iv. Terracing effect
- v. Overdominance
- vi. Overshadowing
- vii. Loss of outlook
- viii. Loss of sunlight
- ix. Overlooking caused by upper floor windows
- x. Overlooking of patio
- xi. Bedroom larger than neighbouring bedrooms
- xii. More building will in result more flooding
- xiii. This protrusion beyond the building line especially taking into account the closeness of neighbouring properties does not complement or improve the amenity and character of the area and neighbouring properties
- xiv. The extension will increase the GF by approx 50% to a depth front to back of 14.1 m from its present depth of 9.9m approximately which will result in large dark internal spaces with no natural light

- xv. The depth of all the houses on the road front to back represented by the building line including our house No 31 and No 27 (both recently extended) and other recently extended houses is approx 10.7m
- xvi. This proposed GF extension will protrude beyond all the neighbouring houses and is out of character for the area. This GF extension is not subordinate to the original property
- xvii. The FF is obtrusive, unsightly and totally out of character with the existing house
- xviii. over development of the property and the site
- xix. The original concept for the houses in this street, this area was originally a wood which was afforded the right to be developed on the understanding that the mature oak and other trees TPO'S were retained and this is a consideration on all applications to help retain the vistas and the green nature of the views afforded around the properties
- xx. The rear protrusion of the proposed extension will greatly affect vistas along the rear of all the properties
- xxi. Poor designs
- xxii. Approval of this scheme will result in a reduction in quality of development in the area and is contrary to numerous planning policies and guidelines"
- xxiv. The plans submitted for the proposed rear ground and first floor extension do not show the full spread of the mature oak tree which is subject to a preservation order TPO.
- xxv. The size of the oak with the intrusion of the proposed development into the garden of number 29 would further severely restrict our right to light.

Ruislip Residents Association:

We are writing in support of near neighbour objections to the proposed alterations entailing part two storey, part single storey rear extension and raising of roof to allow for conversion of roofspace to habitable use including installation of roof lights to side. The application conflicts in a number of key areas with the Hillingdon Design and Accessibility Statement Supplementary Planning Document-Residential Extensions.

The increased bulk of the extended dwelling would exceed the existing building line of neighbouring properties and it would not be subordinate to the existing as required by (HDAS). It would be out of character with other properties and raising the roof could lead to overlooking of immediate property and thereby loss of amenity. It would also not be in keeping with the existing street scene and character of the area.

In summary we believe these are valid reasons for refusal but in any event would request that the case be referred to full planning committee for decision and we be kept informed.

No.31 Broadwood Avenue has also submitted an independant daylight and sunlight report which makes the following observations/conclusion:

We have undertaken a Preliminary Review of the daylight, sunlight and rights of light issue. We have concluded that the proposal is likely to breach the preliminary BRE 45 degree test for planning in respect of the rear lounge window.

A referral has been received from two Ward Councillors for the scheme to be heard and determined at Planning Committee.

INTERNAL

Trees and Landscaping

This site is covered by TPO 235. There is a large, protected Oak tree (T4 on TPO 235) in the rear garden. It is a high value tree and warrants protection during development and long-term retention. Given that construction-related activity and storage of materials could cause damage to the tree, protective fencing (in accordance with BS 5837:2012) should be erected across the rear garden, approximately 10m from the rear of the house to protect the Oak. The various trees in/around the garden are shown on the plans, however the Oak should be shown as retained and the location of protective fencing should also be shown on the plans. Subject to the revision of the plans and conditions RES8 (implementation) and RES10, this scheme is considered acceptable in terms of Saved Policy BE38 of the UDP.

OFFICER COMMENT: Amended plans have been received and the relevant conditions have been imposed.

#### **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.  
AM14 New development and car parking standards.  
HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008  
LPP 3.5 (2011) Quality and design of housing developments  
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 existing property, the impact upon the visual amenities of the surrounding area, the impact on the amenity of adjoining occupiers, the provision of acceptable residential amenity space for the application site and car parking provision.

## Character of the Property

Policy BE15 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all extensions and alterations to harmonise with the architectural composition of the original house.

Section 3.0 of the adopted Supplementary Planning Document HDAS: Residential Extensions requires single storey rear extensions to be no more than 4.0m deep and 3.0m high with a flat roof.

Section 6.0 discusses two-storey rear and first floor rear extensions. Paragraph 6.4 states that the extension should be designed to appear subordinate to the original house. In particular extensions should not protrude too far from the rear of the property, as such guidelines have been imposed. On the basis that the 45-degree line of sight is not breached, then a maximum depth can be applied. In this case, in order for an extension to appear subordinate, the maximum depth permitted for a detached property is 4m.

Paragraph 6.6 states that the height of the building should not exceed the height of the existing building. The roof should be subordinate and approximately 500mm below the existing ridge.

The depth, width, height and roof profiles of the proposed single storey and two storey rear extension would be consistent with Sections 3.0 and 6.0 adopted Supplementary Planning Document HDAS: Residential Extensions and the materials proposed match the existing house. Thus, it is considered that the proposed extension by virtue of its size, scale, height and general proportions would harmonise with the existing property in terms of its character and appearance. The proposal would therefore comply with Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Supplementary Planning Document HDAS: Residential Extensions Sections 3.0 and 6.0.

## Visual Amenities of the Streetscene

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require all extensions to harmonise with the streetscene and complement or improve the character of the area.

It is noted that the majority of the properties in the immediate locality have been extended and the application site appears smaller in terms of its height and bulk than the directly adjoining neighbours. The raising of the ridge height would provide a fully hipped roof profile which would be preferable than the current roof profile which appears somewhat disjointed. Furthermore the height of the roof would sit below the ridge height of the adjoining properties and would not appear prominent.

The rear of the property has been extended with a ground floor conservatory, which it is proposed to demolish as part of the development. It is considered that the proposed rear extensions would comply with the requirements of the adopted Supplementary Planning Document HDAS: Residential Extensions and would appear subordinate and in keeping with surrounding extensions.

The proposed first floor rear extension would be set in a considerable distance from each

of the side boundaries such that it would ensure that the separation between the neighbouring properties is sufficient, at first floor level, to not result in any form of a terracing effect at the rear or over-dominance. This set in would result in a centralised first floor rear extension, which in terms of its overall size, scale, bulk and height would be subordinate to the main dwelling.

Overall, it is considered that the overall siting, size, scale, massing and bulk of the proposed development would ensure that it would have an acceptable impact on the surrounding area and harmonise with the visual amenities of the locality. It is therefore considered that the proposed development would comply with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### Impact on Neighbouring Properties

Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that planning permission will not be granted for new development which by reason of its siting, bulk and proximity, would result in a significant loss in residential amenity. Likewise Policies BE20 and BE24 resists any development which would have an adverse impact upon the amenity of nearby residents and occupants through loss of daylight and privacy.

Section 6.2 states that "two-storey rear extensions will only be allowed where there is no overdominance, over-shadowing, loss of outlook or daylight." In order to assess this, any extensions at first floor level "should not extend beyond a 45-degree line of sight taken from the nearest of the first floor window of any room of the neighbouring property".

No. 31 to the east of the application site currently projects 1.20m beyond the existing building line of the application site (this does not take into account the existing conservatory which is proposed to be demolished). No. 27 currently projects 1.10m beyond the original building line of the application site (again not taking into account the existing conservatory).

Objections have been received regarding the potential impact on the neighbouring occupiers in terms of loss of daylight, sunlight, outlook, overlooking and overdominance. Furthermore, an independent daylight and sunlight report has also been submitted by a neighbouring occupier on the basis that the proposed development would breach the Building Research Establishment (BRE) Standards. Paragraph 6.21 of HDAS takes into account findings from the Building Research Establishment's report for Daylight and Sunlight, 1991. Paragraph 6.22 explains that in order to ascertain the impact a two-storey rear extension would have on the daylight and sunlight of a neighbouring property, the 45-degree line of sight is implemented and used to assess the impact.

As demonstrated in the applicants plans, the proposed two storey element would not breach the 45-degree line of site from the neighbouring properties nearest habitable room windows. In addition the proposed 4m deep single/two storey rear extension development would be sited 2.8m beyond the rear building line of No. 31 Broadwood Avenue and 2.9m beyond the rear building line of No. 27 Broadwood Avenue.

The two storey element would be positioned in the centre of the rear of the property and would be sited 3.3m away from the shared boundary of No. 31. As No. 31 extends to the boundary with the application site, the flank-to-flank wall separation distance would also



be 3.3m. The two storey element would be set in 3.32m away from the shared boundary with No. 27 and 4.66m away from its flank wall, thus ensuring that the two storey section of the extension would not breach the 45 degree guideline from either neighbouring occupier.

Whilst the neighbouring occupiers BRE assessment concludes the extension would breach the 45 degree guideline, it is clear from the plans provided that it would only be the single storey element which would breach this guideline. The BRE assessment does not include any calculations as to light levels which would be received into the applicant's dwelling and the neighbouring occupier has requested the applicant to pay for such a survey. However, the element which breaches the 45 degree guideline complies with the Council's depth and height guidance. Therefore, the Council's standard on the acceptability of single storey elements and their impacts on neighbouring dwellings concludes that the impact would be acceptable. Taking this into consideration, asking the applicant to undertake the additional survey at their own cost is not considered reasonable, as the Council is satisfied the impact to the neighbouring occupiers is acceptable, with regards to loss of light.

It is also noted that the proposed rear extensions would not have any windows on the side elevation directly facing the adjoining occupiers which would avoid any overlooking. The proposed roof lights would be positioned a level above head height and would provide oblique views to the east and west, which are considered acceptable and similar to those of the adjoining occupiers.

The proposed extension by virtue of its siting, height, depth and positioning of windows would not cause any undue loss of daylight, sunlight, visual intrusion, overdominance or loss of privacy. Therefore it is considered that the proposed development would not constitute an un-neighbourly form of development and would be in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### Garden Space

The resulting amenity space of 270 square metres would exceed 100 square metres which is considered adequate for a four bedroom property, and would be in compliance with paragraph 5.13 of HDAS and policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### Trees and Landscaping

There is a blanket TPO235 on the site and there is a large, protected Oak tree (T4 on TPO235) in the rear garden. The applicant has submitted a block plan to demonstrate that the Oak Tree would be retained and protective fencing would be erected to ensure that construction related activity would not harm the tree, given its distance to the proposed extension. In addition, tree protection conditions have been recommended and the Trees and Landscaping Officer has no objection after the submission of the amended plan. As such the scheme would accord with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### Parking

The application proposal would not result in the loss of parking on the site. Two parking

spaces are available at the front of the property which would be sufficient for the extended property. Therefore it is considered that the proposed development would not impact on existing on-site parking in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### Other Issues

A neighbouring occupier has raised the issue of drainage and flooding in their garden. The site is not within Flood Zones 2 or 3 or within a Critical Drainage Area. Therefore, there is no requirement for a flood risk assessment to be undertaken as part of the proposal and the application complies with Policies OE7 and OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### Conclusion

The proposed development complies with the Policies of the of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012) and is 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 Location Plan, 3242/01, 3242/02 Rev. D, 3243/03 Rev. B & 3242/SK/01.

#### REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

#### **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 27 and 31 Broadwood Avenue.

#### REASON

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

#### **5** RES8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

#### REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

#### **6** RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree

surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

#### REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

#### INFORMATIVES

- 1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
- 2 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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).

#### 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.
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.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2011) Quality and design of housing developments
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.

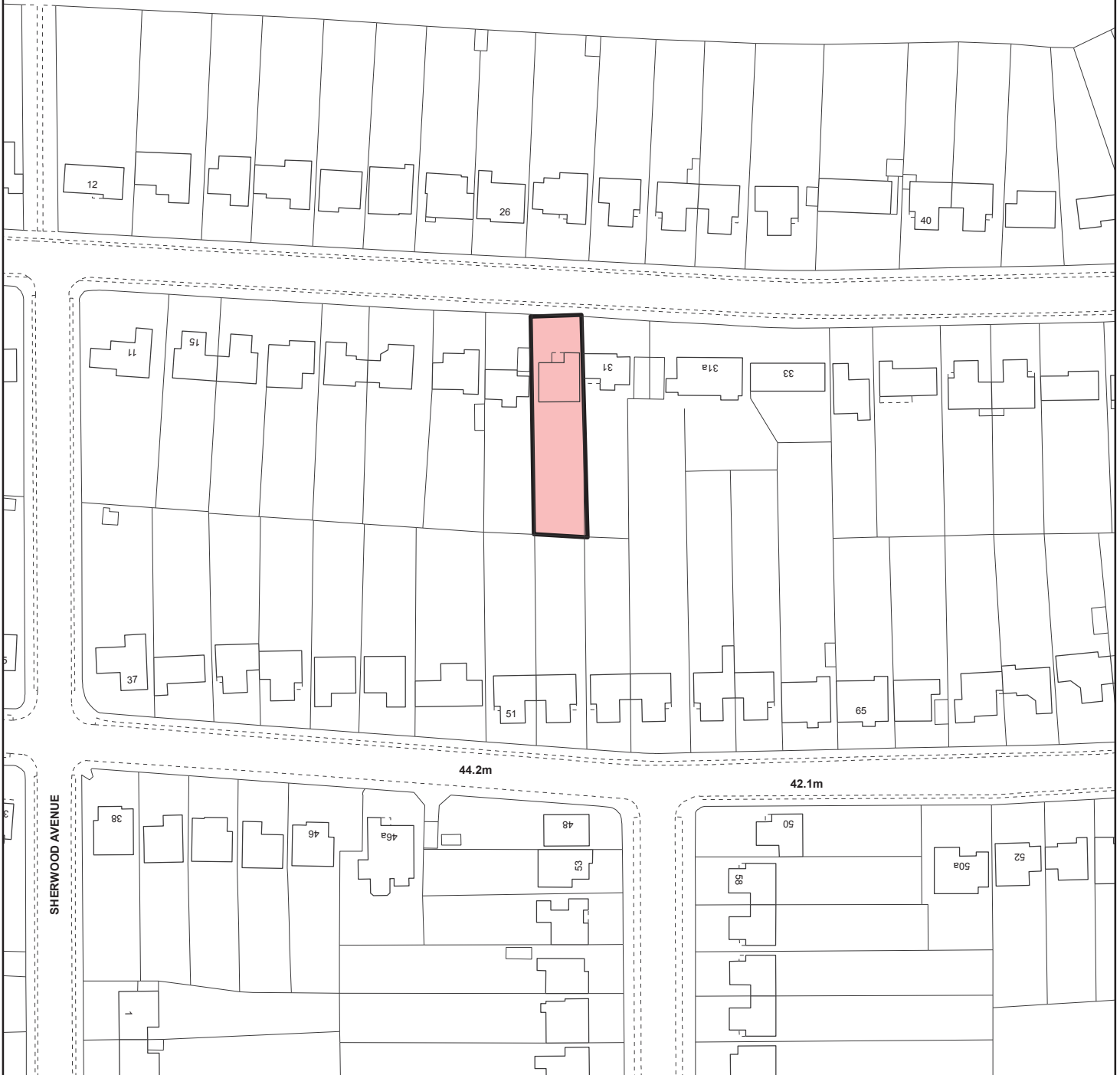
D) No bonfires that create dark smoke or nuisance to local residents.


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 (CO<sub>2</sub>) 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:** Henrietta Ashun

**Telephone No:** 01895 250230



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	Planning Application Ref: <b>33999/APP/2013/2808</b>	Scale <b>1:1,250</b>	
	Planning Committee <b>North Application</b>	Date <b>February 2014</b>	



**HILLINGDON**  
LONDON