

Report of the Head of Planning, Sport and Green Spaces

Address 46 DAWLISH DRIVE RUISLIP

Development: Single storey front extension involving conversion of garage to habitable room (Part Retrospective)

LBH Ref Nos: 49706/APP/2013/3361

Drawing Nos: P202 REV D
P203 REV D
P201 REV C
P101

Date Plans Received: 12/11/2013 **Date(s) of Amendment(s):** 12/11/2013

Date Application Valid: 27/11/2013

1. CONSIDERATIONS

1.1 Site and Locality

The application site is situated on the south side of Dawlish Road and comprises a two-storey terraced dwelling with an existing single storey rear extension serving a kitchen, a front porch and two parking spaces to the front of the property. The external walls of the building are covered in white render and the roof is made from red tiles.

The dwelling has also undergone a two storey side extension with flat roof and a recent single storey front extension, which is the subject of the current application that has been completed in red brick.

The neighbouring property No.44 Dawlish Road to the west, also a two storey property, has a single storey rear extension and a rear dormer window. To the east exists No.48 Dawlish Road, a two storey property with a single storey rear extension.

The street scene is residential in character and appearance comprising predominantly terraced properties. The site is situated within a developed area as identified in the policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

The application seeks retrospective planning permission for the conversion of the garage into a bedroom and shower room. In addition Part Retrospective planning permission is sought to reduce the depth of the existing front extension by 0.2m. The front porch extension would measure 4.93m wide, 1m deep and 3.60m high to the pitched roof and 2.85m to the eaves. The extension has been completed using red bricks.

1.3 Relevant Planning History

49706/A/95/0138 46 Dawlish Drive Ruislip
Erection of a single-storey rear extension

Decision Date: 21-03-1995 Approved **Appeal:**

49706/APP/2012/1427 46 Dawlish Drive Ruislip

Proposed Satellite dishes to the rear of the dwelling.

Decision Date: 31-07-2012 NFA **Appeal:**

49706/APP/2012/509 46 Dawlish Drive Ruislip

Single storey rear extension, single storey front extension and conversion of existing integral garage to habitable room for use as a bedroom (Part Retrospective)

Decision Date: 30-04-2012 Refused **Appeal:**

49706/APP/2013/1286 46 Dawlish Drive Ruislip

Single storey front extension involving conversion of garage to habitable room (Retrospective)

Decision Date: 10-07-2013 Refused **Appeal:** 18-OCT-13 Dismissed

Comment on Planning History

This application is a resubmission of planning application ref. 49706/APP/2013/1286 for a single storey front extension involving conversion of garage to habitable room (retrospective). This application was refused on 10th July 2013 for the following reason:

1. The front extension, by virtue of its size, scale bulk and design, results in an incongruous and overly dominant addition which is detrimental to the architectural composition of the existing building, the visual amenities of the street scene and the wider area. The development is therefore contrary to Policy BE1 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.

The applicant submitted an appeal (ref.APP/R5510/D/13/2203730), which was dismissed on 18th October 2013.

The application site is also subject of an Enforcement Notice (53160/303/1) which was served on 25th March 2013 and took effect on 30th April 2013 which required the applicant to:

- i) Demolish the front porch;
- ii) Remove from the land of all (sic) debris and building materials resulting from compliance with requirements (i) above.

The applicant has lodged the current scheme in an attempt to overcome the reasons that the previous scheme was refused.

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

6 neighbours and the Ruislip Residents Association were notified by letter on 28th November 2013. A site notice was also displayed on 5th December 2013. One letter received with the following objections.

1) This planning application, including existing and proposed plans, is too large scale for the property. The resulting property is more than twice the original size when it was first built and it is not in tune with the character of the area.

2) The single storey front extension should be subordinate in scale to the property. The scale, design and appearance of this extension are over-sized, over-dominant and at odd with the existing dwelling. It diminishes the scale, design, character and appearance of the bay window. The extension protrudes forward beyond the bay window, as well as being wider than the bay window.

3) This single storey front extension, together with the rainwater goods, is unacceptably closing the open gap between properties, in conjunction with the previous two-storey extension, it is clearly demonstrating the "terraced appearance". Prior to this extension, there was a clear visual separation between No. 46 and my property because of the different front building lines. This terraced effect has a long-term detrimental impact to the visual character and appearance of the street scene.

4) Section of my side exterior wall was previously accessible for maintenance purposes has now been obstructed by this single storey front extension. The extension is also extremely close to my property. Its roof design has rainwater gushing down directly onto my side exterior wall.

5) The digging of foundation is very worrying due to proximity of the extension to my property. This application, including existing and proposed plans, is out of character and not in harmony with the existing street scene as well as the wider area.

(Officer comment: The above issues are addressed in the main body of the report).

Trees and Landscape: No objection.

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:

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.

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 3.5 (2011) Quality and design of housing developments

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 and the availability of parking.

Policy BE13 ensures development harmonises 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.

HDAS: Residential Extensions paragraph 8.2 states porch extensions when combined with a garage conversion may be integrated with a forward extension of the garage not exceeding 1.0m. Furthermore, the depth of any porch extension must not extend beyond the line of any bay window.

Whilst the current scheme seeks to overcome previous concerns, the front extension would be 1m deep and extend beyond the bay window, contrary to guidance. It is considered the front extension, by reason of its depth, height and width would change the face of the building and detract from the character and appearance of the street scene in conflict with Policies BE13, BE15 and BE19.

The difference between the current scheme and the previously refused scheme is the depth of the porch would be reduced by 0.20m. The appeal inspector commented "because of its size, forward position and appearance, the extension unacceptably diminishes the bay window and dominates the front elevation of the house. The extension therefore comprises an incongruous addition which is out of keeping with the existing dwelling. In turn it detracts from the character and appearance of the street scene and wider area."

Officers are of the view that the 200mm reduction in the depth of the extension has not adequately overcome these issues and the comments of the appeal inspector are still considered valid.

The Supplementary Planning Document (SPD) HDAS: Residential Extensions: Section 11.0: Front gardens and parking, states you should avoid creating the appearance of a car park rather than a residential street, and that appropriate materials should be used.

The conversion of the garage into a habitable room would result in the loss of a parking space. There is hard-standing space to allow 1 additional car to be parked without overhanging the pavement and causing an obstruction, and it is therefore considered that pedestrian and vehicular safety would not be adversely affected by this proposal, and that the proposal would comply with Section 11.3 of the SPD: Residential Extensions and with Policy AM7 of Local Plan. There is currently no soft landscaping within the frontage of the site.

It is considered that all the habitable rooms altered by the proposal, would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2011).

The resultant amenity space would be significantly over 100 sq.m which would be in excess of paragraph 3.13 of HDAS: Residential Extensions requirement.

In conclusion, the proposed front extension would have a detrimental effect on the existing house and the character and appearance of the street scene. As such, the proposal is considered to be unacceptable and contrary to Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the SPD HDAS: Residential Extensions paragraph 8.2 and is therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The front extension, by virtue of its size, scale bulk and design, results in an incongruous and overly dominant addition which is detrimental to the architectural composition of the existing building, the visual amenities of the street scene and the wider area. The development is therefore contrary to Policy BE1 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.

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.

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

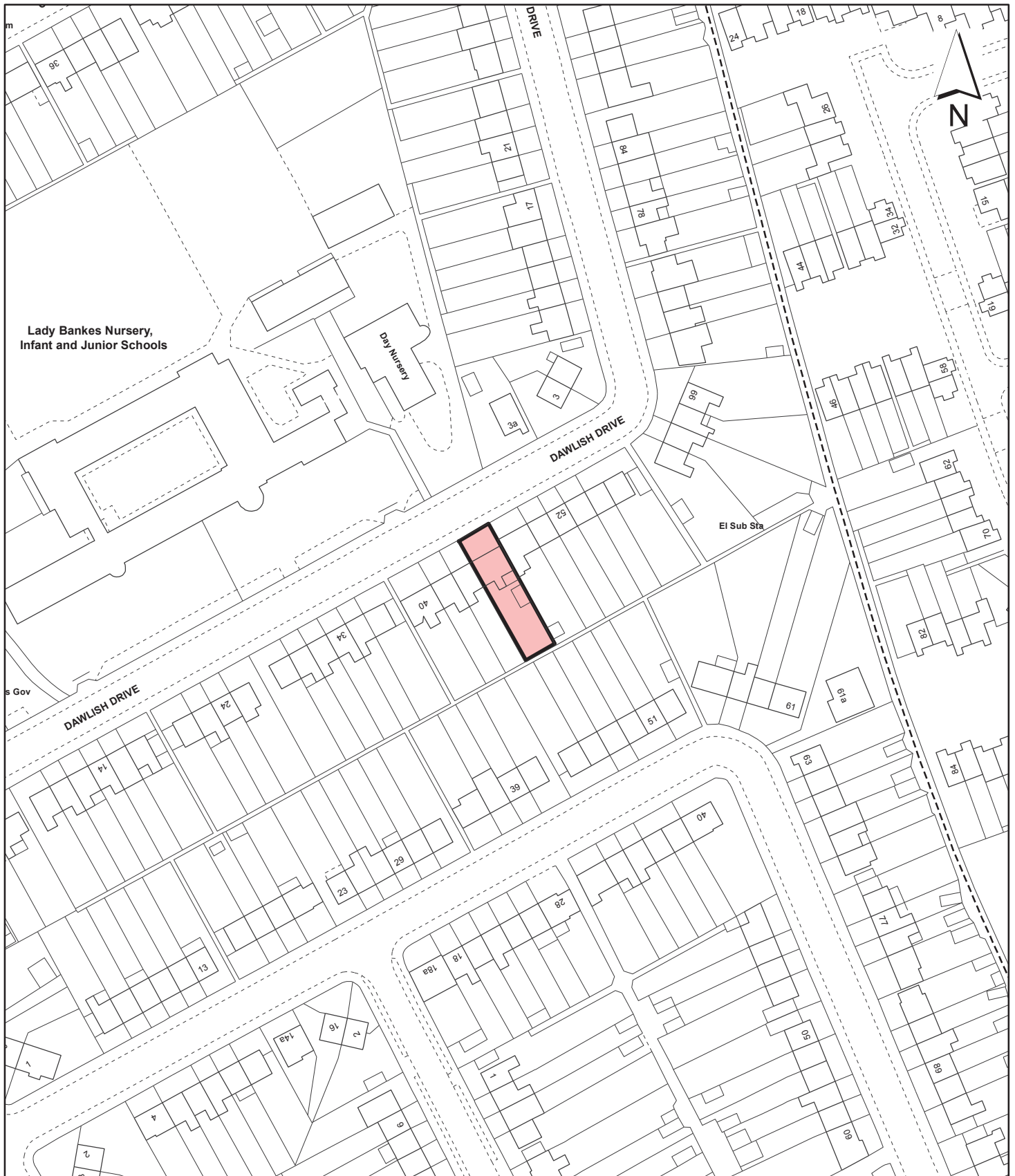
Part 2 Policies:

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.
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 3.5	(2011) Quality and design of housing developments


guidance.

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Notes

 Site boundary

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Site Address	
46 Dawlish Drive Ruislip	
Planning Application Ref:	Scale
49706/APP/2013/3361	1:1,250
Planning Committee	Date
North Application	February 2014

**LONDON BOROUGH
OF HILLINGDON**

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