

Report of the Head of Planning, Sport and Green Spaces

Address 4 POPLARS CLOSE RUISLIP

Development: Part two storey, part single storey side/rear extension and conversion of integral garage to habitable use involving installation of bay window to front

LBH Ref Nos: 69660/APP/2013/3803

Drawing Nos: 1478 P902
1478 P903
1478 P102 REV A
1478 P101 REV A
1478 P201 REV A
1478 P202 REV D

Date Plans Received: 20/12/2013 **Date(s) of Amendment(s):** 03/04/2014

Date Application Valid: 07/01/2014

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the north side of Poplars Close in Ruislip forming part of a cul-de-sac which runs off the junction with Ickenham Road. It is a long rectangular shaped plot. The application dwellinghouse is semi-detached with no. 2 Poplars Close and has associated front hardstanding, sizeable rear garden amenity and integral garage. This is a well proportioned and relatively unaltered inter-War semi-detached property situated in the Ruislip Village Conservation Area. It is constructed of yellow London Stock bricks and features red tiles, metal windows and dormer windows. The dwelling has a driveway with space for 1 car and an integral garage which provides parking for another.

The area is characterised by such semi-detached properties mostly of the same period, all forming part of a planned layout. The site is positioned further forward than the neighbouring properties due east. To the northeast of the application site is No.4a Poplars Close, a two storey detached dwelling which is set 13.5 metres from the rear elevation of the application dwelling.

The site is situated within a Developed Area and within the Ruislip Village Conservation Area. as identified in the policies of the Hillingdon Local Plan (November 2012).

1.2 Proposed Scheme

Planning permission is sought for a part two storey, part single storey side/rear extension and conversion of integral garage to habitable use involving installation of bay window to front.

The side extension would be set back 1m from the front wall of the dwellinghouse and then extends rearward for 13.3m at ground floor level and 12.1m at first floor level. The extension would have a width of 2.25m at a height of 5.5m to eaves and 7.9m to ridgeline of the extension, which would be set down 1.2m from the highest part of the existing roof

line.

The rear extension would extend 3.6m, be 6.3m wide at two storey level then drop to single storey level flush with the common boundary with No. 2 Poplars Close. The two storey would be set in at least 1m from the common boundary with No.4a Poplars Close and 3.8m with no. 2 Poplars Close. The single storey rear element would extend 3.6m along the boundary with no.2 and extend a further 1.2m to the rear of the two storey element with a height of 2.9m with a flat roof.

The proposal would accommodate a 5th bedroom with en-suite, with 2 bedrooms enlarged at first floor and kitchen / diner at ground floor. There would be a new front access on the principal elevation facing the highway. The integral garage would be converted into a habitable room and new bay fronted window inserted in its place.

1.3 Relevant Planning History Comment on Planning History

There is no planning history associated with this site.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 12th February 2014

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

4 near neighbours and Ruislip Residents Association were consulted and site notice displayed on 18 January 2014 giving 21 days to make their representations. 3 objections were received.

External Consultees:

In summary the objections were centered on:

- Inadequate Parking for 2 vehicles and loss of soft landscaping and encroachment on the pavement.

- There is a Playgroup and Scout Troop in residence at the end of the close, which already result in significant parking and safety issues when parents and children are arriving and departing. It would seem to be ill-advised to allow this problem to be exacerbated, increasing the likelihood of a serious incident.

- The street is quite narrow and the whole road on both sides is subject to single yellow line parking restrictions. Consequently the requirement for several cars to be parked in the road would be detrimental to all in the Close.

- Inappropriate UPVC material for windows in a Conservation Area.

- Two-storey extension to the side of the property and the addition of a large double bedroom on the third floor, would destroy the symmetry of what is currently an attractive pair of period semi-detached houses, further undermining the character or appearance of the area.

- Loss of light or overshadowing and loss of privacy by the two storey rear extension.
- Plans are incorrect as they show the small existing rear ground floor extension as being 1.2m when it is actually 1.5m.
- Potential damage to the character and appearance of the close caused by disregard for the aesthetics of the original build and the potential use of inappropriate materials.
- Squeezed into such a small close destroying the environment for the existing residents. Most of the longer-standing residents moved into this close because they appreciated the qualities and character on offer.

CASE OFFICER COMMENTS: The existing dwelling has Upvc windows, as detailed in the application form and the plans are considered to be an accurate depiction of the existing dwelling at the site. The other comments are considered in the main body of the report.

Internal Consultees:
HIGHWAYS OFFICERS:
No objection.

CONSERVATION OFFICER

A proposed part two storey/part single storey side extension is acceptable in principle and as designed. It is set-back from the existing front building line, set down from the ridge and has been designed to follow the style of the existing property. It is subordinate in nature and would sustain the appearance of the streetscape. As such, it follows the advice given in the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document - Residential Extensions, in particular para. 5.0 'The Council will consider proposals for two storey side extensions in terms of their setting and with particular reference to the character and quality of the overall street scene.' A condition or a revised drawing is required to ensure that the windows replicate the existing on the property in size and design.

The new front bay window to replace the integral garage up-and-over door is an improvement to the appearance of the building.

The two storey rear extension generally accords with the guidance given in HDAS and as such would be acceptable in principle. However, it is felt that the depth, width and height of the extension is such that it would result in very large footprint, and would not be subordinate to the main house. In addition, the set-back which provides a parapet at first floor is an awkward feature. It should be, ideally, reduced and redesigned so that the rear elevation has better proportion and that it is not such a bulky obtrusive addition. There is no objection to the rear lightwell extension but would need to be integrated as part of the redesign of the rear.

CONCLUSION: Seek amendments.

CASE OFFICER COMMENT: Amended plans were received during the course of the application which reduced the size of the extension and the amended design is now considered acceptable.

A Ward Councillor has requested that the application be determined by the 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:

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

BE13 New development must harmonise with the existing street scene.

BE4 New development within or on the fringes of conservation areas

AM14 New development and car parking standards.

LPP 3.5 (2011) Quality and design of housing developments

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.

5. MAIN PLANNING ISSUES

The main planning issues to take into consideration when determining this planning application relate to the effects on the character and appearance of the original dwellinghouse, whether it enhances or preserves the Ruislip Village Conservation Area, its impact on the visual amenity of neighbouring properties and the provision of acceptable parking and residential amenity space.

Part 1 policy BE1 and part 2 policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: UDP Saved Policies (2012) contain criteria for proposal to adhere to and that it should harmonise with the original dwellinghouse and the area in which it is sensitively located. It is considered that proposal should preserve or enhance the existing features of both the streetscene and the architectural composition and proportions of the original dwellinghouse. In addition, complementing or improving the amenity and character of the area.

Paragraph 5.10 of HDAS - Residential Extensions (2012) states that the side element should be no more than two thirds of the width of the original dwellinghouse creating a subordinate relationship with the original dwellinghouse and a sympathetic appearance in the streetscene. The proposal would have a subordinate footprint in relation to the existing proportions of the dwellinghouse as it would be less than two thirds of its width. Comments were received from near neighbours objecting that there would be an unbalancing of the semi-detached properties, but owing to compliant proportions, the impact to the appearance of the semi detached dwellings is considered acceptable. Furthermore, guidance set out in paragraph 5.6 of the HDAS: Residential Extensions

(2012) states that two storey side extensions on a semi-detached dwellinghouse should be set back at ground and first floor level by 1m from the front building line of the original dwellinghouse. The proposed two storey extension would be set back at both floors from the front wall (less a canopy), as required, and set in a minimum of 1m from the shared boundary with no. 4a Poplars Close, in compliance with Policy BE22 of the Hillingdon Local Plan (November 2012).

Turning to the rear elevation, single and two storey extensions should not exceed 3.6m in depth on a plot more than 5m wide of which this site is, as stated in paragraphs 3.2 and 6.4 of HDAS: Residential Extensions (2012). These elements do not exceed the prescribed depth thresholds, due to the original stepped building line at ground floor level. In addition, paragraphs 3.7 and 5.8 state that a single storey extension should be no higher than 3m metres for a flat roof and two storey rear extension should be 0.5m lower at roof level. In this regard, the proposals are compliant with UDP saved policies and guidance.

Therefore, based on the amended plans, it is considered that the proposals are not unsympathetic to the character and appearance of the dwellinghouse and would not be an incongruous feature in the streetscene and Conservation Area. Therefore, the proposed development would comply with Part 1 policy BE1 and Part 2 policies BE4, BE13, BE15, BE19 and BE23 of the Hillingdon Local Plan: UDP Saved Policies (2012).

In terms of the impact on the neighbouring dwellings, Policies BE20 and BE24 state that extensions should be laid out to ensure adequate levels of sunlight and daylight received by existing dwellinghouses are maintained. Not least, the design should be carefully developed to protect the privacy of the occupiers of neighbouring properties. Objections have been received with regard to loss of sunlight and daylight into an existing conservatory that abuts the shared boundary with No.2 Poplars Close. The applicant has submitted additional daylight and sunlight digrams showing the shadowing of the existing conservatory with and without the extensions at different times of the year. It is apparent that the existing dwelling already casts a significant shadow over this conservatory and any additional extension would not result in a level of harm from loss of light or overshadowing which would warrant a refusal.

Moreover, the proposal would be set in by some 5.4m at first floor from the attached neighbour, which is sufficient to ensure that the proposed development does not break a 45 degree notional line taken from the nearest neighbouring habitable window in accordance with paragraph 6.2 of the HDAS-Ext. This notional line has been demonstrated on the proposed floorplan.

Furthermore, the Conservation Officer comments were concerned with the increased footprint of the dwellinghouse. Accordingly, the scheme was duly amended to reduce the width of the two storey rear element away from the attached neighbour, which has further reduced any impact to this neighbour.

It is noted that the extension would now be located approximately 10 metres from the rear elevation of No.4a Poplars Close. However, given the orientation of the dwellings and that the application dwelling is off-set from this neighbouring occupier, any loss of light and sense of dominance would be within an acceptable parameter and would not warrant a refusal of the application.

The applicant has ensured that the windows in the rear of the first floor extension are to serve a bathroom and can be obscure glazed, to protect the privacy of the occupiers of

No.4a Poplars Close. A bedroom window would be erected at first floor level in the side elevation, however, there is an existing window and dormer window in the side elevation which would be removed and the outlook from the proposed window would be over the cul-de-sac and not neighbouring residents. Therefore, the proposed development would comply with Policy BE24 of the Hillingdon Local Plan (November 2012).

It is considered that all the proposed habitable rooms, and those altered by the development, would have a sufficient outlook and source of natural light, therefore conforming to policy BE20 of the Hillingdon Local Plan saved policies (2012) and Policy 3.5 the London Plan (2011).

The proposals will increase the number of bedrooms from 4 to 5. This doesn't trigger additional parking provision of 2no. car parking spaces for a dwellinghouse. However, the loss of an integral garage for 1no. car needs to be offset elsewhere on the site and within prescribed guidelines measuring a minimum of 2.4m x 4.8m per car parking space. Objections were received relating to the impact on on-street parking and how 2no. car parking spaces could not be accommodated. It has been demonstrated on the proposed block plan that 2no. car parking spaces can be contained on the front hardstanding. In addition a plan has shown an enlarged crossover to serve the additional parking spaces. Whilst this would be wider than a standard double width crossover, the Highways Officer has not objected to this due to the cul-de-sac setting with minimal pedestrian movements. Therefore, the proposal would not pose a risk to highway and pedestrian safety. As a result, it is deemed compliant with part 2 policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Paragraph 4.9 in HDAS-EXT guidance states sufficient garden space should be retained as a consequence of an extension. The overall proposal would increase the number of bedrooms from 3 to 6. Approximately 450sqm of amenity space would remain and therefore a sufficient amount of amenity space would be provided in accordance with said guidance.

As such, given the reasons discussed in this report, planning permission 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 1478 P202 REV D & P102 Rev A.

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 upper floor walls or roof slopes of the development hereby.

REASON

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

5 HO6 Obscure Glazing

The first floor window in the rear elevation serving the bathroom 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

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

7 RES5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Car Parking [P102 Rev A]

Vehicle Crossover [P102 Rev A]

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that the development complies with the objectives of Policies AM14 of the Hillingdon Local Plan (November 2012).

INFORMATIVES

- 1 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).

- 2 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 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:

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

BE13 New development must harmonise with the existing street scene.

BE4	New development within or on the fringes of conservation areas
AM14	New development and car parking standards.
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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.

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.

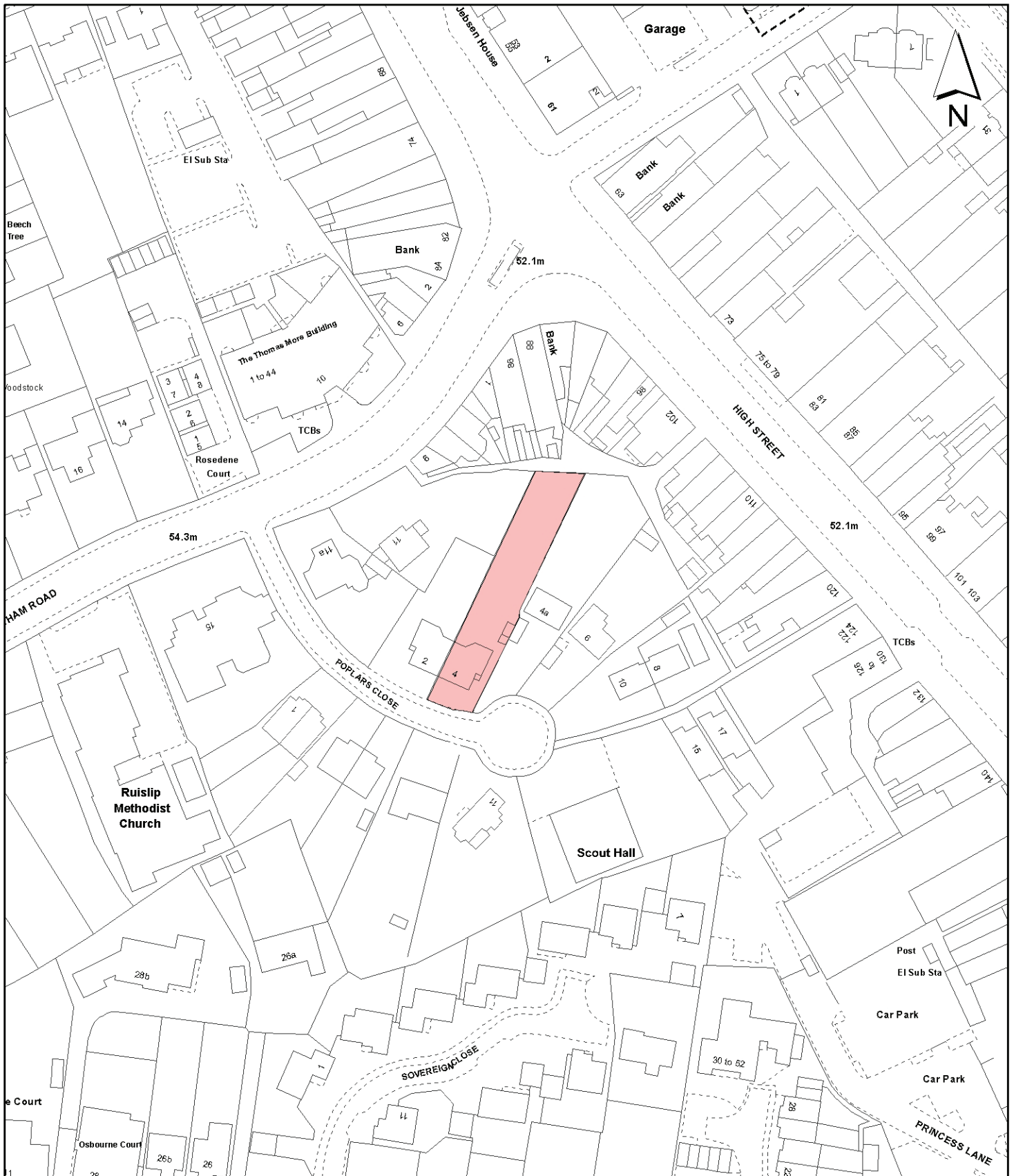
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek



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: Scott Hackner

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;">4 Poplars Close 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;">69660/APP/2013/3803</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	 <p style="text-align: center;">HILLINGDON LONDON</p>	
	<p>Planning Committee</p> <p style="text-align: center;">North Application</p>	<p>Date</p> <p style="text-align: center;">April 2014</p>		