

Report of the Head of Planning, Sport and Green Spaces

Address 148 SHARPS LANE RUISLIP

Development: Single storey side extension and a part two storey, part single storey rear extension.

LBH Ref Nos: 17251/APP/2015/100

Drawing Nos: SRB:002
SRB:004 Rev. A
SRB:003 Rev. P1
SRB:005
SRB:001 Rev. A
SRB:006 Rev. A

Date Plans Received: 13/01/2015 **Date(s) of Amendment(s):** 12/01/2015

Date Application Valid: 16/01/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a detached, two storey dwelling located on the south western side of Sharps Lane. The external walls of the property are covered by a traditional hipped roof to the rear with a small catslide element to the side and a projecting gable end to the front. The property has no existing extensions and a garage is attached to the northern elevation of the dwelling. The area to the front of the property is covered in hardstanding and provides space to park a minimum of two vehicles within the curtilage of the site.

The site is located within a developed area adjacent to the boundary of the Ruislip Village Conservation Area as identified in the Hillingdon Local Plan (November 2012).

1.2 Proposed Scheme

The application seeks permission for the erection of a single storey side extension and a part two storey, part single storey rear extension.

The proposed side extension would have a width of 2.8m and a height of 3.4 metres.

The proposed rear extension would have a depth of 4m at ground floor level reducing to 3m at first floor level.

1.3 Relevant Planning History Comment on Planning History

None relevant to this application.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 18th February 2015

2.2 Site Notice Expiry Date:- Not applicable

3. **Comments on Public Consultations**

EXTERNAL

A total of 11 neighbouring properties and the Ruislip Residents Association were consulted on the application on 19th January 2015. By the close of the consultation period on 9th February 2015, 4 objections had been received with the following concerns raised:

- Overly dominant development
- Loss of light
- Loss of outlook
- Loss of privacy

OFFICER COMMENT: The issues raised above are discussed in the main body of the report.

A Ware Councillor has provided the following comments:

Does this meet the HDAS requirement that extensions should be subordinate to the main building? This would appear not to. Also I gather HDAS requires extensions to be set back from main face of building particularly on front elevations. Also two storey buildings should be set in one metre from side boundary.

INTERNAL

Conservation Officer: Originally considered the proposal to be unacceptable, due to the proposal including a two storey side extension.

OFFICER COMMENT: The applicant has since submitted amended plans which show the replacement of the proposed two storey side extension with a single storey element which would be subordinate in its appearance and is considered to address the concerns raised by the Conservation Officer.

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.
AM14	New development and car parking standards.
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 proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on the residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property and the availability of parking.

Paragraph 3.1 of the supplementary planning document (SPD) HDAS: Residential Extensions, states: Rear extensions should always appear subordinate to the original house. At ground and first floor level, extensions up to 4m deep are acceptable for detached properties. The proposed single storey rear extension would project 4m beyond the rear elevation of the original property while the first floor element would have a rearward projection of 3m, which is in compliance the SPD.

Section 5.0 of HDAS states that in order to prevent harm to the visual amenity of a site and its wider setting, proposed single storey side extensions must be no more than two thirds the width of the original house and have a maximum height of 3.4m. The proposed single storey side extension to the property would be considerably less than two thirds the width of the original house and would have a maximum height of 3.4m conforming with the SPD.

As a result, the proposed side and rear extensions are considered to form proportionate additions that would have an acceptable impact to the character of the original property and the visual amenity of the surrounding street scene and would be sympathetic to the appearance of the adjacent Ruislip Village Conservation Area. Therefore the proposal in accordance with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted SPD HDAS: Residential Extensions.

Paragraph 6.4 of the HDAS Residential Extensions, states: Two storey rear extensions should not protrude out too far from the rear wall of the original house and should not extend beyond a 45 degree angle taken from the nearest habitable room of the neighbouring property.

The submitted block plan shows that the proposed first floor rear extension would not breach the 45 degree line of site taken from the nearest habitable room window of No.146 Sharps Lane. Furthermore, the distance between the side elevation of the rear extension and the rear elevations of the neighbouring properties at 150 Sharps Lane, 40 Ickenham Road and 42 Ickenham Road is considered sufficient enough to ensure no significant impact to the amenity of the neighbouring occupiers would occur as a result of the development. The proposal is therefore considered not to cause an undue loss of

residential amenity to any neighbouring properties in terms of loss of light, outlook and privacy in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Following the construction of the rear extension approximately 300 square metres of private amenity space would be retained for the occupiers of the dwelling which is in accordance with Paragraph 4.9 of the HDAS guidance and Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed extension would not impact the parking provision to the front of the property and the development is considered to not materially increase the parking demand for the occupiers of the site.

Given the above the application 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 SRB:001 Rev. A, SRB:004 Rev. A and SRB:006 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 of the 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 146 or 150 Sharps Lane.

REASON

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

INFORMATIVES

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

- 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: Ayesha Ali

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 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.
 © Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address:

**148 Sharps Lane
 Ruislip**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:

17251/APP/2015/100

Scale:

1:1,250

Planning Committee:

North

Date:

May 2015



HILLINGDON
 LONDON