

Report of the Head of Planning, Sport and Green Spaces

Address 2 PARK AVENUE RUISLIP

Development: Two storey rear extension

LBH Ref Nos: 11331/APP/2015/807

Drawing Nos: Location Plan
15/2875/1
15/2875/2
15/2875/3
15/2875/4
15/2875/5

Date Plans Received: 05/03/2015

Date(s) of Amendment(s):

Date Application Valid: 12/03/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two-storey detached property located on Park Avenue, situated to the north of the River Pinn. The application site is rectangular with hardstanding to the front and spacious garden to the rear which is south facing. The area is predominately residential in character and appearance, consisting of mainly detached and semi-detached properties.

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

1.2 Proposed Scheme

The application seeks planning permission for a two-storey rear extension. The proposed two-storey rear extension would have a depth of 3.3m from the original rear building line for the full height and a width of 6.4m. The roof is to be pitched with a height of 5m to the eaves and 8m to the apex, matching the main roof height.

The proposal at ground floor would accommodate a larger open-plan kitchen / diner and family room area. At first floor an additional en suite bedroom would be created.

1.3 Relevant Planning History

Comment on Planning History

There is no relevant planning permission relating to this application site. However, there are a number of planning permissions in the vicinity which are relevant to consideration.

9119/6269 - granted permission for a two storey rear extension at 4 Park Avenue in April 1969. This extension has been erected and is on site.

63420/APP/2007/3788 - granted permission for the erection of a single storey side and rear extension and two storey rear extension at no. 6 Park Avenue. The depth of the two storey rear extension was 3.6m deep. This extension has been erected and is on site.

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

9 neighbouring properties were consulted and South Ruislip Residents Association letter dated 16.3.15 and a site notice was displayed on 11.4.15. Objections from two neighbouring properties and a petition were received, in summary raising the following issues:

- overall two storey elevation, will come all along the back of my garden, whilst at the moment only half of the house does. The height and size of the proposed extension will block off the light and will completely block my view.
- At present my property has uninterrupted view and light access, this will be completely compromised and I will be left looking at a brick wall . The other issue is for two windows to overlook my house and garden.
- At present I am not overlooked and have complete privacy. This shall remove my privacy to my garden and rear of my house.
- The extension will block out a considerable amount of light available from our garden.

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.

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

LPP 3.5 (2015) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the impact upon the character and appearance of the original dwelling, the provision of acceptable residential amenity, the impact on the visual amenity of adjoining neighbours and parking provision.

With regard to the character and appearance of the original dwellinghouse, the two-storey rear extension would have a depth of 3.3m from the original rear building line of the dwellinghouse for the full height and a width of 6.4m. HDAS-EXT guidance states that a two-storey rear extension must appear subordinate to the main dwellinghouse and therefore should not exceed a depth of 4m with regard to a detached property. As such, this element of the proposal is not deemed excessive, in accordance with said guidance and compliant with policies BE13, BE15, and BE19 of the Hillingdon Local Plan (November 2012).

With regard to neighbouring residential amenity, HDAS-EXT guidance paragraph 6.2 states that a two-storey rear extension will only be allowed where there is no significant overdominance, loss of outlook and daylight. A first floor extension will only be acceptable where the 45-degree line of sight taken from the nearest of the first floor window of any room of the neighbouring property is not breached. The proposal is set-in from the shared boundary with no.4 Park Avenue by 1.2m and the garages run parallel with this boundary line. In addition, the west shared boundary abuts the rear gardens of properties on Bury Street and the properties are set a considerable distance away from the application property. As such, the 45-degree line of sight would not be breached mitigating any unacceptable loss of light to any habitable room window of any neighbouring occupier.

With regard to overlooking and loss of privacy, it is considered that the proposal would not lead to any greater loss of privacy to the neighbouring occupiers than is currently experienced from existing first floor windows. On this basis, the proposal would not impact on neighbouring amenity to an increased demonstrable level, compliant with BE20, BE21 and BE24 of the Hillingdon Local Plan: UDP Saved Policies (November 2012).

It is noted that there were objections from nos. 116 and 113 Bury Street and a petition including a number of residents on Bury Street which is on the return building line with gardens that back on to the application site. The distance from the subject property and neighbouring properties who have objected and signed the petition would be over 25m away. This is considered sufficient separation to ameliorate any potential loss of residential amenity.

Turning to the height of the proposal, the overall extension would have a pitched roof, with a height of 5m to the eaves and 8m to the apex matching the main roof height. HDAS-EXT guidance paragraph 5.8 states for detached houses the roof height of the extension should be equal to that of the main house. The proposal would be in accordance with said guidance and is therefore considered to have a sympathetic appearance, sustaining the character and appearance of the original dwellinghouse.

It is considered that all the proposed habitable rooms, and those altered by the development would be adequate, therefore complying with policy BE20 of the Hillingdon Local Plan saved policies (2012) and Policy 3.5 the London Plan (2011).

Garden amenity HDAS-EXT guidance states that sufficient garden space should be retained as a consequence of an extension. The proposal would reduce the amount of amenity space at the property. However, over 100sqm of amenity space would remain, which would satisfy

the minimum requirement for a property of this size, hence complying with BE23 of the Hillingdon Local Plan: UDP Saved Policies (2012).

With regard to the parking provision the proposal would create an addition bedroom and therefore would create extra demand for parking. However, the two car park space located to the front of the property would be compliant with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

For reasons given above, it is duly recommended that this application be approved.

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 15/2875/1, 15/2875/5, 15/2875/3, 15/2875/4, and 15/2875/2.

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 (2015).

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 no. 4 Park Avenue.

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

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:

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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

- 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



Notes:

 Site boundary

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Site Address:

**2 Park Avenue
 Ruislip**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:

11331/APP/2015/807

Scale:

1:1,250

Planning Committee:

North

Date:

July 2015



HILLINGDON
 LONDON