

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

**Address** 46 DAWLISH DRIVE RUISLIP  
**Development:** Erection of rear conservatory  
**LBH Ref Nos:** 49706/APP/2015/3668  
**Drawing Nos:** DD.46.PL-01 Existing Plans & Elevations  
DD.46.PL-02A Proposed Plans  
DD.46.PL-03A Proposed Elevations

**Date Plans Received:** 02/10/2015      **Date(s) of Amendment(s):**  
**Date Application Valid:** 22/02/2016

### 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 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 48 Dawlish Road, a two-storey property with a single storey rear extension. Lady Banks School (Junior, Infant and Nursery) is located opposite the application site. 43, 45 and 47 Beverley Road are located to the rear of the site.

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).

Due to historic enforcement notices at this site, under the scheme of delegation, this application (albeit unrelated to the previous enforcement cases) must be taken to planning committee for determination.

#### 1.2 Proposed Scheme

Planning permission is sought for the erection of a rear conservatory. The conservatory would extend 3.22m from the rear wall of the existing single storey rear extension which itself extends 2.8m from the rear wall of the original house. The conservatory would measure 4.17m at the widest part. The conservatory would be set in 1.35m from the eastern side boundary and 2.61m in from the western side boundary. The conservatory would be 3.52m high at the roof ridge and 2.05m at the eaves.

#### 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

49706/APP/2013/3361      46 Dawlish Drive Ruislip

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

**Decision Date:** 10-02-2014      Withdrawn      **Appeal:**

49706/APP/2014/2919      46 Dawlish Drive Ruislip

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

**Decision Date:** 18-11-2014      Refused      **Appeal:**28-MAR-15      Allowed

49706/APP/2014/707      46 Dawlish Drive Ruislip

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

**Decision Date:** 25-06-2014      Refused      **Appeal:**

49706/APP/2015/1801      46 Dawlish Drive Ruislip

Single storey rear conservatory

**Decision Date:** 17-07-2015      Refused      **Appeal:**

### **Comment on Planning History**

## **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**

Consultation letters were sent to 5 local owners/occupiers and a site notice was displayed. One response has been received:

i) This planning application is too large scale for the property. The resulting property will be more than twice the original size when it was first built and it is not in tune with the character of the area.

ii) The proposed conservatory extends out of the existing rear extension deep into the

garden. This is disproportionate and not in harmony with the surrounding neighbourhood.  
iii) The proposed conservatory will block views.

Officer comments:

These have been discussed elsewhere in this report.

Ruislip Residents Association:

No response received.

#### **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 (2015) Quality and design of housing developments

#### **5. MAIN PLANNING ISSUES**

The main planning issues relate to the impact the proposed rear conservatory would have on the character and appearance of the original building and on the residential amenity of the occupiers and neighbours.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the appearance and layout of developments to harmonise with the existing street scene and the surrounding area whilst Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires alterations and extensions to existing buildings to harmonise with the scale, form, architectural composition and properties of the original building. Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The Council's HDAS: Residential Extensions SPD states that extensions should be

designed so as to appear subordinate to the original house and should not protrude too far out from the rear wall of the original house in order to ensure that the proposed extension would not block daylight and sunlight received by neighbouring properties. Paragraph 3.3 of the HDAS states that single storey rear extensions proposed on terraced houses with a plot measuring 5m wide or more should be no more than 3.6m deep from the rear wall of the original house. Secondary extensions added to existing extensions are likely to exceed the depth limit and may not be in character with the original house.

The application property has previously been extended 2.8m beyond the rear wall of the original house. The proposed conservatory would extend 3.22m from the rear wall of the existing single storey rear extension. As such, the proposed conservatory would exceed the maximum depth guidance and so would not appear as a subordinate addition to the property.

In regards to roof height, the Council's HDAS: Residential Extensions SPD states that extensions with pitched roofs should not exceed 3.4m at its highest point. The proposed conservatory would have a pitched roof with a ridge height of 3.52m; due to the additional design features the proposed conservatory would be 3.8m at its highest point. The proposed conservatory would therefore exceed the recommended height set out in the Council's HDAS: Residential Extensions SPD. Additionally, the roof ridge of the proposed conservatory would project 0.38m above the flat roof of the existing rear extension. It is therefore considered that the proposed conservatory would not appear as subordinate to the original dwelling due to its overall height and projection above the existing rear extension, thereby causing harm to the character and appearance of the dwelling.

Policies BE20 and BE21 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Layouts SPD seek to ensure that new buildings and extensions maintain and allow adequate levels of daylight and sunlight to penetrate into and between them. New developments should comply with the 45 degree principle. Furthermore these policies state that planning permission will not be granted for new buildings and extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to protect the privacy of neighbouring dwellings. Furthermore, Paragraph 6.12 of the Council's HDAS: Residential Extensions SPD requires a 21m separation distance between habitable rooms to ensure no loss of privacy would occur.

The proposed conservatory would comply with the 45 degree principle and would not result in loss of daylight/sunlight to the neighbouring properties. The conservatory would also comply with the 21m separation distance from habitable room windows of the properties located at the rear of the site. It is considered that the proposed conservatory would not cause harm to residential amenity through the loss of daylight/sunlight or privacy, in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Layouts SPD.

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that adequate external amenity space is retained for residential properties. The existing garden is over 100sq.m and so the proposal would not impact on the amount of external amenity space for the dwelling, thereby complying with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed conservatory, due to its overall depth and height would be harmful to the character and appearance of the original dwelling and the surrounding area, and so would not comply with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD. The application is therefore recommended for refusal.

## 6. **RECOMMENDATION**

### **REFUSAL for the following reasons:**

#### **1 NON2 Non Standard reason for refusal**

The proposed rear conservatory, by reason of its size, scale and depth would result in a visually intrusive and discordant development harmful to the architectural composition, character and appearance of the original dwelling and the surrounding area. Therefore the proposal would be 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 Council's HDAS: Residential Extensions SPD.

## **INFORMATIVES**

- 1 Article 35: In accordance with the provisions of the NPPF, the Local Planning Authority actively seeks to work proactively with the applicants to secure a development that improves the economic, social and environmental conditions of the area. In this instance the applicant has chosen not to obtain pre-application advice and has presented an application that fails to meet the Council's published guidance.

## **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 guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

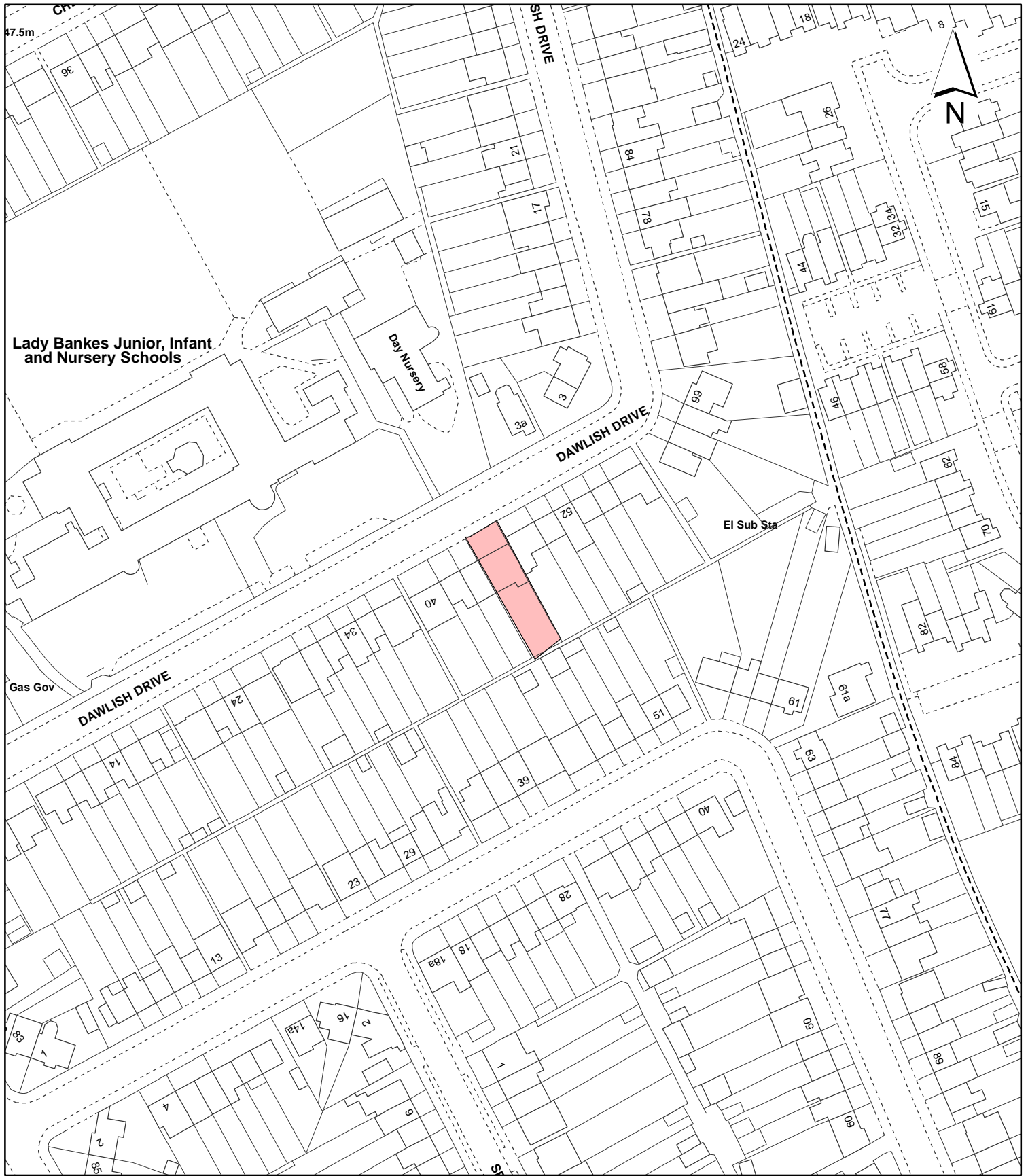
Part 2 Policies:

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.
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	(2015) Quality and design of housing developments

**Contact Officer:** Katherine Mills

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**Notes:**

 Site boundary

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Site Address:

**46 Dawlish Drive  
 Ruislip**

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

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

Planning Application Ref:

**49706/APP/2015/3668**

Scale:

**1:1,250**

Planning Committee:

**North**

Date:

**May 2016**



**HILLINGDON**  
 LONDON