

Report of the Head of Planning, Sport and Green Spaces

Address 53 PINN WAY RUISLIP

Development: Two storey rear extension, part single storey rear extension and 2 single storey side extensions involving demolition of existing side structures

LBH Ref Nos: 1244/APP/2016/342

Drawing Nos: 15.911 03

Date Plans Received: 28/01/2016

Date(s) of Amendment(s):

Date Application Valid: 10/02/2016

1. CONSIDERATIONS

1.1 Site and Locality

This application is being referred to the Planning Committee due to a call-in request from a Ward Councillor and the receipt of a petition expressing objection to the application from local residents.

The application site is located on the eastern side of Pinn Way and comprises a two storey detached dwelling.

The dwelling has a main hipped roof with crown section, a central two-storey front gable projection, a front porch and a more forward single storey pitch-roof projection to the northern end (comprising a study). There are single storey glazed lean-to and canopy structures to the northern and southern sides of the dwelling.

To the south of the application dwelling lies No. 55 Pinn Way and to the north lies No. 51 Pinn Way, which are both detached dwellings. The eastern side of the road has a staggered building line and as such, the dwelling at No.51 projects forward of, and the dwelling at No.55 is set back from the front building line of the application dwelling. The spaciously sized rear garden is enclosed by tall tree and hedge screens, and the site is within a Tree Preservation Area covered by TPO reference 160. There is a driveway in the front garden, which forms spaces for off-street car parking.

The streetscene is primarily residential in character and mainly comprises two storey detached dwellings with varying designs. The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). The application site also lies within an Archaeological Priority Area.

1.2 Proposed Scheme

This application seeks permission for the erection of a two storey rear extension and two single storey extensions to the northern and southern sides, which would link with a part single storey rear extension across the full width of the existing dwelling. The existing structures to the sides of the dwelling would be demolished to allow for the proposed

extensions.

The first floor of the proposed two storey rear extension would have a width of 11m across the entire rear elevation of the dwelling and depth of 4m. The main hipped roof would be extended rearwards over the two storey rear extension with crown section and arranged in two sections over the rear elevation in a 'valley style' formation.

The proposed single storey side extension to the northern elevation would be set back from the projecting frontage of the dwelling by 4.4m. The side extension would be set away from the northern boundary with the dwelling at No.51 by 1m and it would have a total depth of 11.2m with the linked proposed part single storey rear extension. The northern side extension would be 1.9m wide and it would have a pitched roof to maximum height of 3.4m. The proposed single storey side extension to the southern elevation would line up with the recessed frontage of the dwelling and it would be set away from the southern boundary with the dwelling at No.55 by 1m. The southern side extension, which would also be 1.9m wide and have a pitched roof to maximum height of 3.4m, would also have a total depth of 11.2m with the proposed part single storey rear extension.

The proposed part single storey rear extension would have a width of 15m wide, a part pitch/part flat roof to maximum height of 3.4m, and project beyond the original rear wall of the dwelling at a depth of 5.5m.

1.3 Relevant Planning History

1244/APP/2009/1132 53 Pinn Way Ruislip

Two storey rear and single storey side extensions, involving part demolition of existing dwelling and outbuildings.

Decision Date: 22-10-2009 Withdrawn **Appeal:**

1244/APP/2009/2425 53 Pinn Way Ruislip

Erection of a two storey rear extension and single storey side extensions.

Decision Date: 16-08-2010 Refused **Appeal:** 17-DEC-10 Dismissed

1244/APP/2015/2108 53 Pinn Way Ruislip

Single storey side and rear extensions involving demolition of existing side structures

Decision Date: 13-08-2015 Approved **Appeal:**

Comment on Planning History

An application with reference 1244/APP/2015/2108, and which proposed the erection of single storey side and rear extensions (involving demolition of existing side structures) was granted permission on 13/08/2015. This permission has not yet been implemented on the site.

An application with reference 1244/APP/2009/2425, and which proposed the erection of a two storey rear extension and single storey side extensions was refused permission on 16/08/2010. An appeal that was lodged against that refusal was subsequently dismissed on appeal on 17/12/2010.

Reasons for refusal:

i). The proposed two storey rear extension, by reason of its overall size, siting, design, appearance and length of projection, would represent a disproportionate and incongruous addition that would fail to appear subordinate to the appearance of the original house. It would be detrimental to the appearance of the original house and would detract from the character and appearance of the surrounding area generally, contrary to Policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

ii). The proposed crown roof design would represent an incongruous form of development which would fail to harmonise with the architectural composition of the original house. It would be detrimental to the character and appearance of the original house and the street scene and surrounding area generally, contrary to Policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

iii). The proposed single storey side extensions, by reason of their alignment with the front wall of the original house, would fail to appear subordinate to the appearance of the original house. They would be detrimental to the appearance of the original house and would detract from the character and appearance of the street scene generally, contrary to Policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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

EXTERNAL CONSULTTEES

6 neighbouring properties (Nos. 50, 51, 55, 58 and 60 and No. 55 Eastcote Road) were consulted by letter dated 12/02/2016. A site notice was also displayed in the area on 23/02/2016.

Two letters of objection and a petition containing 25 signatories and expressing objection to the application proposal have been received.

The grounds of objection in the letters received are summarised below:

- (i) The bulk of the proposal is out of keeping with the surrounding area.
- (ii) The proposal would not fit in with the scale of neighbouring properties in the area.

The grounds of objection in the petition are outlined below:

- 'The bulk of the two storey rear extension is out of keeping with the surrounding area and because of its similarity to an application submitted in 2009 and refused on appeal

(reference 1244/APP/2009/2425)'.

Case Officer Comments:

The points raised are addressed in the 'Main Planning Issues' section of this report below.

INTERNAL CONSULTEE

Trees Officer:

This site is covered by Tree Preservation Order (TPO) reference 106. However, no significant trees, protected or otherwise, will be affected. There are no recommendations and the conclusion (in terms of Saved Policy BE38) is acceptable.

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.

BE1 Development within archaeological priority areas

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.

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 issues for consideration in determining this application relate to the effect of the proposal on the impact on the Archaeological Priority Zone, the character and appearance of the existing dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application dwelling and provision of adequate off-street parking.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design.

Policy BE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires all new development within archaeological priority areas to safeguard, record and monitor assets of archaeological and historic importance, where they may be found in-situ following investigations.

Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to preserve the character/appearance of the area, harmonise with the existing streetscene or would fail to safeguard the design of existing and adjoining sites.

As stated in the 'Site and Locality' section above, the application site lies within an Archaeological Priority Area. However, it is considered that the scale and size of the proposed extensions are such that the proposed development would not adversely impact on any archaeological remains or artefacts that may be subterraneanly in-situ on the site. As such, the proposal does not have any conflict with Policy BE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The combined width of 3.8m for the two single storey side extensions would be less than half of the existing width of 11m for the existing dwelling. This would comply with the guidance contained in paragraph 4.5 of the adopted HDAS SPD: Residential Extensions (December 2008), which specifies that 'in order for a single storey side extension to appear subordinate, the width of the extension should be considerably less than that of the main house and be between half and two thirds of the original house width'. The proposed maximum height of 3.4m for the side extensions would comply with the maximum height of 3.4m specified for side extensions with pitched roofs in paragraph 4.2 of the HDAS SPD. It is therefore considered that the side extensions would not be excessive in scale, width and height, and that they would constitute subordinate additions to the existing dwelling. The dimensions and scale of the side extensions are the same as those approved in permission reference 1244/APP/2015/2108.

The 3.4m roof height of the proposed part single storey rear extension is compliant with the guidance in paragraph 3.7 of the HDAS SPD, which specifies a maximum height of 3.4m for extensions with pitch roofs. The proposed depth of 5.5m exceeds the maximum depth of 4m for single storey rear extensions at detached dwellings as specified in paragraph 3.4 of the HDAS SPD. However, the site specific circumstances are such that the proposed rear extension would project 4m beyond the original rear elevation of the dwelling to the north at No.51 whilst maintaining a gap of 1m to that boundary, and it would be set forward of the rear elevation of the dwelling to the south at No.55 by approximately 5.5m whilst also maintaining a gap of 1m to that boundary. It is therefore considered that the part single storey rear extension would constitute a subordinate addition and integrate well visually with the existing dwelling. It should be noted that the dimensions and scale of the rear extension are the same as those approved in permission reference 1244/APP/2015/2108.

The objection from local residents as expressed in the letter and petition in respect of the two storey rear extension is noted. Pinn Way is characterised by detached dwellings of varying styles and designs, some of which include two storey extensions. Given the

character of the immediate locality, the principle of a two storey rear extension is considered to be acceptable. The proposed two storey rear extension would project 4m beyond the original rear wall of the dwelling, and maintain the eaves and ridge heights of the existing main roof. Paragraphs 6.2 and 6.3 of the HDAS SPD specify that two storey rear extensions will only be allowed where there is no significant over-dominance, over-shadowing, loss of outlook and daylight. They also specify that two storey rear extensions will only be considered on detached properties where they do not extend beyond a 45 degree line of sight taken from the nearest of the first floor window of any room of the neighbouring properties. Paragraph 6.4 of the HDAS SPD specifies that where the 45 degree line of sight criteria can be met, then two storey rear extensions at detached dwellings should not exceed a maximum depth of 4m.

The proposed two storey rear extension would be set away from the boundaries with the adjacent dwellings at Nos. 51 and 55 by 2.9m, and given that it would be set forward of the rear building line at No.55, it is considered that any 45 degree lines drawn from the nearest edges of the closest first floor rear windows in the adjacent dwellings at Nos. 51 and 55 would not intersect the proposed two storey rear extension. As a result, it is considered that the two storey rear extension would not constitute a dominating and obtrusive addition in relation to the context of the site and the closest adjacent dwellings. Furthermore, the maximum 4m depth of the proposed two storey rear extension is significantly less than the maximum 6m depth proposed along the boundary with No.55 in the previous refused application (reference 1244/APP/2009/2425). The resultant roof design of the two storey rear extension incorporates a two-section arrangement in a 'valley style' formation across the rear elevation, and it is considered that this design is such that it would break up the massing of the resultant bulk of the extended roof.

Overall, it is considered that only a small section of the two storey rear extension would be visible from most public vantage points on the streetscene, and it is therefore considered that the overall bulk of the proposed extensions is such that they would constitute subordinate additions and integrate well visually with the main existing dwelling, consistent with the guidance of the HDAS SPD: Residential extensions (December 2008), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The adjacent dwelling at No.51 Pinn Way would be separated from the proposed single storey northern side extension by an attached garage at that dwelling. The dwelling at No.51 has habitable and non-habitable windows in the side elevation facing the application dwelling. However, it is noted that there would be no windows in the side elevations of the proposed side and rear extensions facing No.51 and there would be a gap of 4.5m between the side walls of both dwellings at the nearest point. As stated above, the proposed two storey rear extension would not intersect any 45 degree line of sight from the nearest edge of the closest first floor rear window at that dwelling, and even though the rear extension would likely result in some overshadowing of the rear garden at No.51 during the afternoon hours, this is not considered to be so significant as to justify a refusal of planning permission. The single and two storey rear extensions would project beyond the original rear elevation of the dwelling of No.51 by 4m, which would be consistent with the guidance contained in paragraphs 3.4 and 6.4 of the HDAS SPD. The projection beyond the dwelling at No.51 would be further offset by the set-in distances of 1m (for the single storey element) and 2.9m (for the two storey element) of the rear extension from that boundary, and the

development would be partly screened off from views at No.51 by a tall tree/hedge screen. As such, it is considered that the proposed development would not adversely harm the residential amenities of the occupiers of the dwelling at No.51.

With regards to the impact on the occupiers of the adjacent dwelling to the south at No.55, the proposed single storey and two storey rear extensions would not project beyond the original rear wall of that adjacent dwelling. Furthermore, the dwelling at No.55 does not have any windows in the side elevation facing the application dwelling. The proposed single storey side extension along the southern side boundary would not project beyond the front wall of the dwelling at No.55. Given that the dwelling at No.55 lies to the south of the application dwelling, it is considered that no adverse overshadowing will occur. It is therefore considered that the proposal would not harm the residential amenities of the neighbouring occupiers from increased overshadowing, loss of sunlight, visual intrusion and over-dominance. As such, the proposal is in compliance with Policies BE20, BE21, BE22 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 proposed development would have adequate outlook and entry of light from sufficiently sized window openings, therefore complying with the Housing Standards in the Minor Alterations to The London Plan (March 2016).

Paragraphs 3.13 and 5.13 of the HDAS SPD require sufficient garden space to be retained as a consequence of an extension. The proposal would result in the creation of a four-bedroom dwelling, which would require the provision of a minimum garden area of 100 sq.m. The proposal would result in the retention of approximately 310 sq.m of usable area, which significantly exceeds the minimum required. Adequate garden/amenity space would be therefore be retained for the occupiers, in compliance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposal would not affect the present off-parking provision in the site, which is in the form of two spaces on the driveway in the front garden. The two spaces are adequate for a dwelling of this size and as such, the proposal would therefore comply with paragraph 9.8 of the HDAS SPD and Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

For the reasons given above, the proposal 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 plan, number 03.

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).

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 (2015). 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:

AM14	New development and car parking standards.
BE1	Development within archaeological priority areas
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.
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

- 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: Victor Unuigbo

Telephone No: 01895 250230

