

Report of the Head of Planning, Sport and Green Spaces

Address 227 EASTCOTE ROAD RUISLIP

Development: Single storey rear extension and first floor side extension

LBH Ref Nos: 63116/APP/2016/2169

Drawing Nos: 160411.01
160411.02
160411.04
160411.05
160411.03
160411.06 A
160411.07 A

Date Plans Received: 06/06/2016

Date(s) of Amendment(s): 04/06/2016

Date Application Valid: 06/06/2016

16/06/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached two-storey dwelling with mock Tudor detailing to the front elevation. It is located at the junction between Evelyn Avenue and Eastcote Road. The site and close locality are on flat ground. Of particular note is a substantial mature tree within the highway verge close to the rear elevation of the application dwelling.

The application site lies within a 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

This application proposes a single storey rear extension and first floor side extension.

It is important to note that permission was granted on 11/10/2007 for a two storey side extension with first floor frontage supported by a brick pillar and single storey side/ rear extension (application 63116/APP/2007/2583). The single storey rear and side extension had been implemented, however the first floor side extension has not been implemented, but as the development approved has been commenced, this remains extant.

This application has been called to the committee by a local Councillor.

1.3 Relevant Planning History

63116/APP/2007/1481 227 Eastcote Road Ruislip

ERECTION OF A TWO-STOREY SIDE EXTENSION WITH PART OF FIRST-FLOOR FRONTAGE SUPPORTED BY A BRICK PILLAR AND PART OF REAR FIRST-FLOOR SET BACK FROM GROUND- FLOOR (INVOLVING DEMOLITION OF EXISTING OUTBUILDING)

Decision Date: 10-07-2007 **Refused** **Appeal:**

63116/APP/2007/2583 227 Eastcote Road Ruislip

ERECTION OF A TWO STOREY SIDE EXTENSION WITH FIRST FLOOR FRONTAGE SUPPORTED BY A BRICK PILLAR AND SINGLE STOREY SIDE/ REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING OUTBUILDING).

Decision Date: 11-10-2007 **Approved** **Appeal:**

Comment on Planning History

63116/APP/2007/2583 - Erection of a two storey side extension with first floor frontage supported by a brick pillar and single storey side/ rear extension (involving demolition of existing outbuilding).

Decision: Approved on 11/10/2007.

63116/APP/2007/1481 - Erection of a two-storey side extension with part of first-floor frontage supported by a brick pillar and part of rear first-floor set back from ground- floor (involving demolition of existing outbuilding).

Decision: refusal on 10/07/2007.

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

7 neighbouring properties, along with the Ruislip Residents Association and Eastcote Residents Association, were consulted by letter dated 16/06/2016 and a site notice was displayed in the area on 21/06/2016.

By the close of the consultation period on 12/07/2016, no objections had been 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.

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
NPPF	National Planning Policy Framework

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 existing 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 and garden space for the application property and adequate off-street parking provision.

- Design and Visual Impact

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

The proposed first floor side extension would be set back from the side boundary with Evelyn Road by 1.11m, thereby would not comply with the guidance in paragraph 5.1 of the HDAS SPD: Residential Extensions (December 2008), which requires first floor side extensions to be set in a minimum of 1.5m from a side boundary, where there is an existing single storey side extension within 1m of the boundary. However, the distance across the highway to the eastern side of the proposed extension means that there would be a reasonable space between properties and the character and appearance of the street scene still would be protected.

The proposed first floor side extension would be 10.14m deep, 2.5m wide and it would be set back from the front wall of the dwelling by 0.75m, which is compliant with the guidance in paragraph 5.7 of the HDAS SPD, requiring no specific set-back from the main front building line. Paragraph 5.8 of the HDAS SPD specifies that the roof height of side extensions for detached houses could be equal to that of the main roof line. Paragraph 5.9 of the HDAS SPD requires a subordinate roof with existing roof. The matching hipped roof of the first floor side extension would be lower than the existing main roof by approximately 1m. The original width of the dwelling is 5.45m, and the proposed 2.5m width of the side extension would comply with paragraph 5.10 of the HDAS SPD, which specifies that the width of a side extension should be between half and two thirds of the main house depending on the plot size and character of the area.

The first floor side extension would not extend beyond the return front building line on Evelyn Avenue, given the retention of a 1m visual gap from the side boundary. The height of the existing building is approximately 7.89m from ground level. The proposed plans show that the height of the side extension proposal would be approximately 6.89m from ground level and 4.19m from ground floor existing side extension. As such, the first floor side extension proposal with new pitch roof would integrate well visually with the host dwelling, and not appear incongruous and over dominating in relation to the neighbouring properties and the streetscene.

The roof design does incorporate two areas of flat roof, one over the first floor side extension and one to the rear of the property. Whilst flat roof features are generally seen as negative features, as highlighted in the Council's HDAS guidance, in this instance it allows for the height of the roof to the side extension to be reduced ensuing that it appears subordinate to the roof of the main house. The location of the first floor extension next to the adjacent roadway will allow for more public views of the extensions. The flat roof section on the first floor side extension takes the form of a crown roof and would sit above a hipped, pitched roof that matches with that on the main house. It is the pitched roof element that would be more visually dominant and the flat crown section should be largely unseen. Similarly the other flat roof section to the rear sits between the existing projecting gable and the rear projection of the proposed extension. The combination of its limited size and positioning between two more prominent elements of the building means that it is not considered that this would be visually harmful on the street scene.

The proposed single storey rear extension would be 4m deep along the shared boundary with No.225, 5.82m deep at eastern side from the rear wall of the original house, 8.46m wide and 3.4m high with a pitch roof. The height of the proposed rear extension would comply with the related guidance in paragraphs 3.7 of the HDAS SPD. The 4m deep rear extension at western side of the boundary would comply with paragraphs 3.4 of the HDAS SPD. The rear extension 5.28m depth at eastern side would protrude further from the rear wall of the original house and normally would be considered to be contrary to HDAS, however, it would be still acceptable. By virtue of the distance across the highway, the extension would not block daylight and sunlight received by neighbouring properties to the northeast and northwest.

The proposed rear extension will be situated on the Evelyn Avenue frontage, which consists of a two storey semi-detached and detached properties. The proposed rear extension will be situated along the building line of the main dwelling. The materials of the proposal will harmonise with the materials of Nos.1 and 1a Evelyn Avenue, which consist of a brick external facing. The proposal would not have a negative impact upon the character of the street scene or to the appearance of the existing local area. As such, the rear extension proposal with new pitch roof would integrate well visually with the host dwelling, and not appear incongruous and over dominating in relation to the neighbouring properties and the streetscene.

Given the above considerations, the proposed first floor side extension and single storey rear extension would be subordinate and sympathetic additions to the existing dwelling, and be in keeping with the character and appearance of the existing dwelling and the surrounding area, compliant with the requirements of 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 guidance contained in the adopted HDAS SPD: Residential Extensions (December 2008).

- Impact on Residential Amenity

Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires new extensions by virtue of their siting, bulk and proximity would not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 should protect the privacy of the occupiers and their neighbours.

Given that the proposed single storey rear extension and first floor side would comply with the guidance limits specified in the HDAS SPD, it is considered that the proposal would not result in an unacceptable impact on the residential amenities of No. 225 and the neighbour to the northeast by reason of over-dominance, overshadowing, visual intrusion, loss of light and outlook.

The proposed first floor side extension would contain two windows which would only offer direct views towards the Eastcote Road. As such, it is considered that the sufficient distance across the highway means that the neighbour to the northeast would also be unaffected. Therefore the proposal would accord with Policies BE20, BE21, BE22 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

- Other matters

Paragraph 5.13 of the HDAS SPD requires sufficient garden space to be retained as a consequence of an extension. Even though the proposal would result in the creation of a four bedroom dwelling, an approximate area of 224 sq.m would be retained as adequate usable amenity space in the rear garden for the occupiers. This would ensure compliance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

With regard to tree, policy BE38 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to retain and utilise topographical and landscape features of merit and provide new planting and landscaping wherever it is appropriate. This extension would be set back at least 1.3m from the side boundary to the eastern side. In this case the proposal would result in no harm to existing gap between the dwelling and the highway and would not change the relationship between the dwelling and the large street tree. As a result, the proposal complies with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The existing hardsurfaced front garden is capable of accommodating at least 2 parking spaces, a provision which is considered adequate for a dwelling of this size. As such, the proposal would not have any conflict with the objectives of Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Given the above considerations, the application is therefore 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 160411/07 A, 160411/06 A, and 160411/03.

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)

4 NONSC Non Standard Condition

The render and timber cladding detail on the front and side elevation of the extension hereby approved shall match in colour and finish the render and timber cladding 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** 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** 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).

- 3** 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 (2015) and national guidance.

- 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.
- 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-E) Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- LPP 3.5 (2015) Quality and design of housing developments
- NPPF National Planning Policy Framework

- 4** On this decision notice policies from the Council's 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 Council's 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:

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

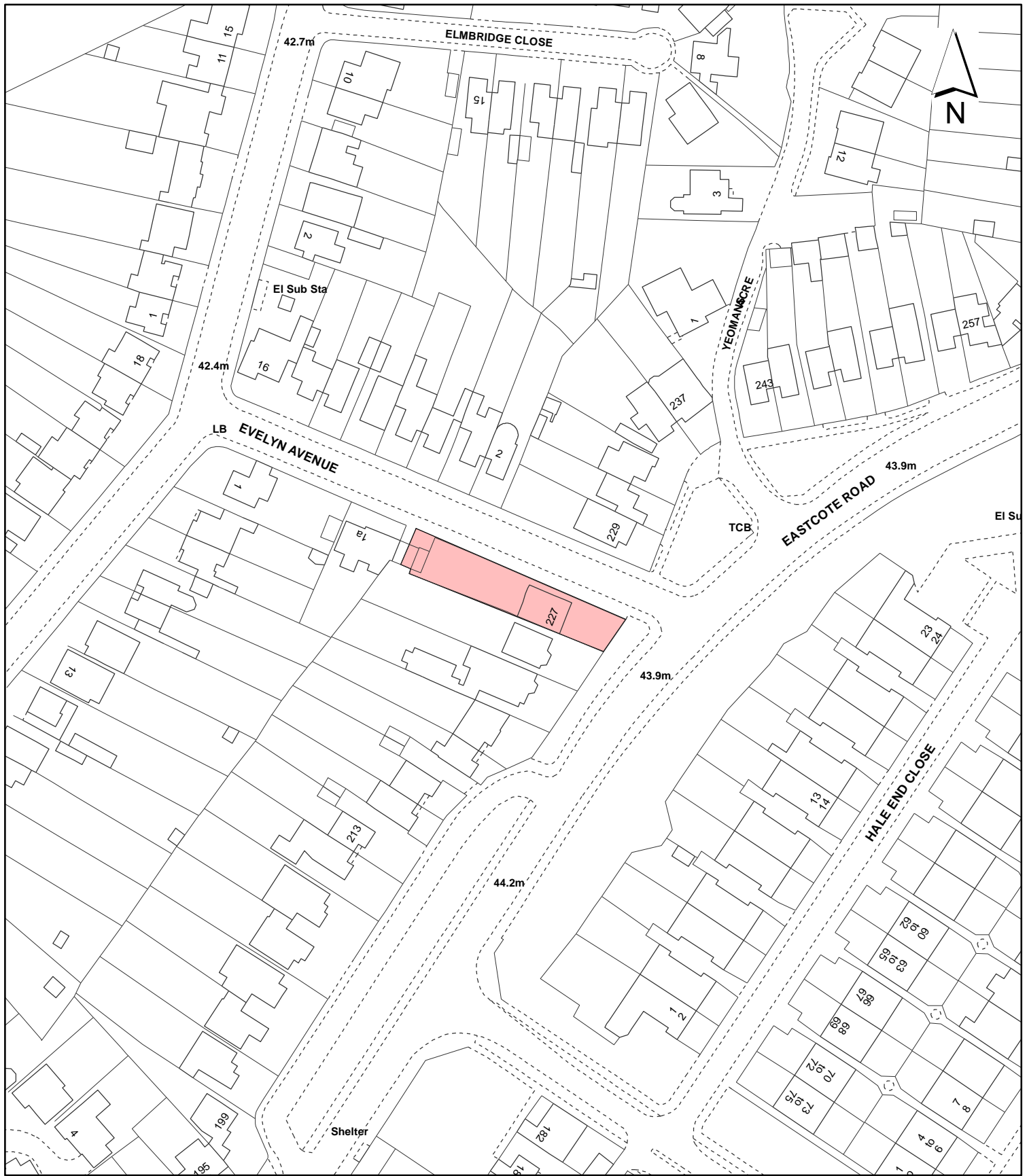
D) No bonfires that create dark smoke or nuisance to local residents.

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: Hoda Sadri

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**227 Eastcote Road
 Ruislip**

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

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

Planning Application Ref:

63116/APP/2016/2169

Scale:

1:1,250

Planning Committee:

North

Date:

August 2016



HILLINGDON
 LONDON