

## Report of the Director of Planning & Community Services Group

**Address** 76 EXMOUTH ROAD RUISLIP

**Development:** Erection of a single storey side and rear extension (involving demolition of existing attached garage to side and part single storey rear extension).

**LBH Ref Nos:** 66257/APP/2009/1785

**Drawing Nos:** Location Plan at Scale 1:1250  
0156  
0150 (1:50 Existing floor plans)  
0150 (Block Plan)  
0160  
0154

**Date Plans Received:** 11/08/2009                      **Date(s) of Amendment(s):** 11/08/2009  
**Date Application Valid:** 21/08/2009                      23/11/2009

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the south east side of Exmouth Road and comprises a two storey end of terrace house with a detached garage along the side boundary with 76 Exmouth Road and a part single storey rear extension. The attached house, 74 Exmouth Road, lies to the south west and has a single storey rear extension. To the north east lies 78 Exmouth Road, a two storey end of terrace house with part two storey side and part two storey, part single storey rear extension and front porch. This property is set behind the front wall, but extends beyond the rear wall of the application property. The street scene is residential in character and appearance, comprising two storey terraced houses and the application site lies within the developed area, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### 1.2 Proposed Scheme

The originally submitted scheme proposed a two storey side and part two storey part single storey rear extension and a detached double garage at the bottom of the rear garden. The application has since been amended and now proposes a single storey side and rear extension.

The proposed side element would be set flush with the front wall of the application property and would measure 2.35m wide and 10.1m deep, projecting 3.65m beyond the rear wall of the application property. At this point it would wrap around the rear wall to form a single storey rear extension measuring 7.6m wide, for the full width of the application property and the proposed side extension, and 3.65m deep. The proposed single storey side and rear extension would be finished with a crown roof, 2.3m high at eaves level and 3m high at its highest point.

#### 1.3 Relevant Planning History

## **Comment on Planning History**

None

## **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:

12 adjoining owner/occupiers and the South Ruislip Residents' Association consulted. 6 letters of objection and a petition with 55 signatories received.

Letters of objection:-

- (i) The proposed development would have a visually intrusive and overdominant impact on the street scene;
- (ii) The proposed development fails to harmonise with the architectural composition of the original house;
- (iii) Over development of the site;
- (iv) The double garage at the bottom of the rear garden would dominate the garden;
- (v) Overlooking onto the rear garden of 74 Exmouth Road resulting in a loss of privacy;
- (vi) Loss of light to 73 Exmouth Road;
- (vii) Contrary to paragraph 5.1 of the HDAS: Residential Extensions;
- (viii) The proposed development would create a terracing effect with the adjoining terrace;
- (ix) The detached garage is unsuitable for the property;
- (x) The proposal would represent an eyesore and block out light to 80 Exmouth Road;
- (xi) The building works would be disruptive;
- (xii) There are no double garages in the rear garden of houses in the street;
- (xiii) The proposal would result in on-street parking.

Officer comments: On points (vi) and (x), 73 and 80 Exmouth Road is some distance from the application property and would not be adversely affected by the proposed development. On point (xi), the construction works would be incidental to the grant of planning permission. A construction site informative is recommended advising the application of the hours of working, should planning permission be granted. The remaining points are addressed in the report.

Petition:

"It is felt that, should the proposed plans for the above property go ahead, it would cause a serious parking problem. Some nearby parking spaces have recently been restricted and parking is already extremely difficult.

From the plans it is clear that the building is far too large for the site and would be architecturally unsympathetic to the original dwelling. It would clearly be over development of the site.

It is also felt it would be out of scale with the surrounding properties. The property is owned by a landlord and it is believed that it would be used for multiple tenants. Over the past years there have been a number of problems with tenants, most recently a cannabis

farm."

Officer Comments: There is no evidence to suggest that the proposal would be used for multiple occupation. The remaining points are addressed in the report.

South Ruislip Residents' Association:

- (i) The proposal would double the size of the original house and would result in the loss of a mature garden and increase the risk of flooding;
- (ii) Out of character and will spoil the street scene;
- (iii) The garage would increase the risk of flooding and there is no guarantee that it would not be used as a dwelling;
- (iv) It would result in the loss of afternoon and evening sunlight to the properties lying to the east; and
- (v) Loss of privacy to neighbouring properties.

Officer comments: The application site does not lie within a flood plain. The remaining points are addressed in the report

Ward Councillor: "I would like to raise my concerns about 76 Exmouth Road. The plans look massive considering the size of the average properties in the road. I am worried about the lack of space between the houses which will affect the street scene and although the upper storey is set back the appropriate distance it still looks cramped. I am worried about the bulk of the building and I am not sure but if the patio window or the kitchen looks onto 78's patio there may be a case of privacy although this might be frosted glass."

Officer Comments: These points are addressed in the report. The plans have also been revised since the comments of the Ward Councillor were received.

#### **4. UDP / LDF Designation and London Plan**

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

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.   |
| 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.  |
| HDAS | Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents): |

3.0 Rear Extensions and Conservatories: Single Storey

4.0 Side Extensions: Single Storey

LPP 4A.3 London Plan Policy 4A.3 - Sustainable Design and Construction.

## **5. MAIN PLANNING ISSUES**

The main issues for consideration relate to the impact of the proposal on the character and appearance of the original house, on the street scene and surrounding area, and on residential amenity.

The proposed single storey side and rear extension by reason of its overall size, scale, design, appearance and length of projection in relation to the original house, would harmonise with the character and proportions of the original house. It would appear subordinate as it would be set sufficiently below the cill of the first floor side and rear windows.

The street scene is characterised by single storey side and rear extensions notably at 70, 72, 74 and 100 Exmouth Road. It is therefore considered that the proposal would not detract from the character and appearance of the street scene and surrounding area generally, in accordance with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and sections 3.0 and 4.0 of the Hillingdon Design & Accessibility Statement(HDAS):Residential Extensions.

The attached house, 74 Exmouth Road, would not be adversely affected by the proposed single storey side extension as it lies on the opposite side of the application property. The proposed single storey side element would project beyond the front wall of 78 Exmouth Road, however that property does not have a ground floor habitable room window adjacent to the side boundary with the application property. Furthermore, the two storey rear extension at 78 Exmouth Road would screen the impact of the proposed development from that house. The proposal would therefore not harm the residential amenities of the occupiers of 78 Exmouth Road through overdominance, visual intrusion or overshadowing.

The proposed single storey rear extension would not be more than 3.6m deep, and would not be more than 3.4m high, in accordance with paragraphs 3.3 and 3.7, of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions. The proposed rear extension would not project beyond the rear wall of the extension at 74 Exmouth Road and as such, would not harm the residential amenities of the occupiers of that house through overdominance, visual intrusion or overshadowing.

No windows are proposed facing the adjoining properties and therefore no overlooking will result. The proposal would thus comply with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 4A.3 and BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Over 60sq.m of private amenity space would be retained in accordance with policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The existing garage has internal dimensions of approximately 2.1m wide x 5.6m long, which is substandard. Therefore, the proposal would not affect the existing off-street parking situation. Furthermore, the proposal would not generate the need for additional

parking. The proposal would comply with policy AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

With regards to third party comments, the points raised related to the originally submitted scheme which involved the erection of a two storey side, part single and part two storey rear extensions and a detached double garage at the bottom of the rear garden. This development has been replaced with a single storey side and rear extension which would now considered to be in keeping with the character and appearance of the application property and the street scene and surrounding area.

## **6. RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **1 HH-T8 Time Limit - full planning application 3 years**

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 HH-M2 External surfaces to match existing building**

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.

#### **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 Unitary Development Plan Saved Policies (September 2007).

#### **3 HH-MRD4 Single Dwellings Occupation**

The development hereby approved shall not be sub-divided to form additional dwelling units or used in multiple occupation without a further express permission from the Local Planning Authority.

#### **REASON**

To ensure that the premises remain as a single dwelling until such time as the Local Planning Authority may be satisfied that conversion would be in accordance with Policy H7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **4 HH-OM1 Development in accordance with Approved Plans**

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

#### **REASON**

To ensure that the external appearance of the development is satisfactory and complies with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**5** HH-RPD1 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 74 and 78 Exmouth Road.

**REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**6** HH-RPD4 Prevention of Balconies / Roof Gardens

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the granting of further specific permission from the Local Planning Authority.

**REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

## **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) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:  
**Policy No.**

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.
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.

HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 3.0 Rear Extensions and Conservatories: Single Storey 4.0 Side Extensions: Single Storey
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

- 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 & 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 & Community Services Reception Desk, Level 3, 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:** Sonia Bowen

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**76 Exmouth Road,  
Ruislip**

Planning Application Ref:  
**66257/APP/2009?1785**

Planning Committee  
**North**

Scale  
**1:1,250**

Date  
**January 2010**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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



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