

Report of the Director of Planning & Community Services Group

Address 10 MEADOW CLOSE RUISLIP

Development: Single storey rear extension and conversion of loft space to habitable use with 2 side and 1 rear dormers and 1 side rooflight

LBH Ref Nos: 19443/APP/2009/2377

Drawing Nos: 2715/SK/01
Location Plan at scale 1:1250
2715/01 Rev. A
2715/02 Rev. A

Date Plans Received: 04/11/2009 **Date(s) of Amendment(s):** 04/11/2009
Date Application Valid: 18/11/2009 11/12/2009

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the north-west of Meadow Close and comprises a detached bungalow. The application site is located within the 'developed area' as identified in the UDP saved policies September 2007.

1.2 Proposed Scheme

The application, as amended, seeks permission for the erection of a single storey rear extension and for the conversion of the loft space to habitable use with two side and one rear dormer and 1 side rooflight. The proposed rear extension would project 3m from the rear wall of the existing building, would be 8.1m wide and is designed so that the hip of the existing roof is continued over the rear extension at measuring 3.1m high to eaves and 6.5m to ridge. The rear dormer would measure 1.8m(W) x 2m(D) x 1.5m (H), whilst the two side dormers would measure 2.3m(W) x 1.9m(D) x 1.5m (H) width.

1.3 Relevant Planning History

19443/APP/2008/2000 10 Meadow Close Ruislip

Raising of eaves and ridge height of bungalow, single storey rear extension and conversion of roofspace to habitable use involving the installation of rear and side dormer windows and front and side rooflights

Decision Date: 22-09-2008 Refused **Appeal:**

19443/APP/2009/2378 10 Meadow Close Ruislip

Single storey rear extension and alterations to roof to provide additional habitable roofspace with 2 side dormers and conversion of roof from hip to gable end with a new gable end window. (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: **Appeal:**

19443/APP/2009/553 10 Meadow Close Ruislip

Raising of eaves height, raising of dormer window to front, creation of new dormer window to

rear, insertion of 3 roof lights, part single storey side extension to form chimney, new canopy to front. (Resubmission of 19443/APP/2008/2000)

Decision Date: 08-06-2009

Approved

Appeal:

Comment on Planning History

There is currently an application for a Lawful Development Certificate for a Proposed Development awaiting determination under ref: 19443/APP/2009/2378. The application relates to a single storey rear extension and alterations to the main roof.

This Planning application ref: 19443/APP/2008/2000 was refused for the following reasons:

1. The proposed single storey rear extension and roof alterations, by reason of the excessive depth of the rear extension and its twin ridge roof design, and the raised eaves and ridge height of the bungalow and excessive fenestration in the roof, represent incongruous additions to the property that fail to appear subordinate and give rise to a cluttered appearance in the roof. The proposal is detrimental to the architectural composition of the original bungalow, contrary to Policies BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007) and to Sections 3.0 and 7.0 of the Council's Supplementary Planning Documents HDAS 'Residential Extensions'.

2. The proposal, by reason of the increased eaves height of the main bungalow in proximity to the side boundary adjoining No. 11 Meadow Close, would result in an overdominant/visually obtrusive form of development in relation to the neighbouring property and as such would constitute an un-neighbourly form of development, resulting in a material loss of residential amenity. The proposal is therefore contrary to Policies BE19, BE20 and BE21 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and Section 7.0 of the Council's HDAS: 'Residential Extensions', as well as design principle A3 from the Council's Design Guide "Residential Extensions".

3. The proposed development by reason of the siting of the proposed side dormer window facing No.11 Meadow Close and side rooflights facing No. 9 Meadow Close would result in the actual and perceived direct overlooking of the adjoining properties causing an unacceptable loss of privacy to the adjoining occupiers. The proposal is therefore contrary to Policies BE19 and BE24 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007) and Section 7.0 of the Council's Supplementary Planning Documents 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

4 local neighbours and Ruislip Residents Association consulted. One letter received objecting to the proposal on the following grounds:

- i) Overlooking from the side dormer windows;
- ii) Loss of sunlight due to height and depth of the proposed extension;

iii) Bulk and density of the development does not comply with Policy BE21.

Ward Councillor

Has requested that the application be reported to committee and objects to the proposal on the following grounds:

- i) The latest application has similar dimensions to the original refused application, but with the addition of two large side facing dormers and the re-siting of a large external chimney.
- ii) When committee approved the last application, they were not given any details of the potential for overshadowing and so did not consider the need to remove any PD rights.
- iii) The current proposal would be detrimental to the residential amenity currently enjoyed by the occupier of No.11.

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.
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.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents): Sections 3.0 and 7.0
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
BE20	Daylight and sunlight considerations.

5. MAIN PLANNING ISSUES

The main issues for consideration with this application are the design of the proposed development and its impact on residential amenity.

Design

Policy BE13 of the UDP Saved Policies September 2007 states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance. Policy BE15 goes on to note that proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

The Councils adopted Supplementary Planning Document (SPD) HDAS: Residential

Extensions offers the following guidance that must be accorded with if extensions are to be considered satisfactory:

Sections 3 and 7 of the SPD sets out the criteria against which to assess single-storey rear extensions and roof alterations and includes the following which set the threshold for appropriate scale and design.

- . Rear extensions should not exceed 4m in depth on a detached property;
- . Roof extension should relate well to the proportions of the existing house;
- . Dormers should be set in by 1m on detached houses.

The rear extension projects 3m in depth, which is within the threshold set out within the SPD. Furthermore, the roof alterations would not be higher than the height of the existing building and the proposed hipped roof is similar in appearance to the existing hipped roof. It should also be noted that the dormers (including the rear dormer which has been amended and reduced in size) are all well set in from the edges of the roofslope, and much more than the required distances set out within the SPD. Additionally, the windows of the proposed dormers have been altered to ensure that they are similar in appearance to windows on the existing dwelling. As such, the proposal, in terms of its size, design and appearance is considered to accord with policies BE13 and BE15 of the UDP Saved Policies September 2007 and all the criteria within the SPD HDAS: Residential Extensions.

Amenity

With regards impact on the amenity of adjoining occupiers, Policy BE21 of the UDP Saved Policies September 2007 is relevant and must be considered. The policy states that planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

Sections 3 and 7 of the SPD offers further criteria against which single-storey rear extensions and roof alterations can be assessed against to consider the impact on neighbouring properties. These include:

- . Retain foundations and guttering within the application site;
- . Not to include windows and doors that overlook neighbouring properties.
- . Use of materials to complement existing house
- . Provision of sufficient garden space

The plans illustrate that the eaves and guttering would not encroach upon any neighbouring property as the extensions and roof alterations are set in from both side boundaries.

The proposal includes the provision of two side dormer windows, both of which serve non-habitable room windows and are therefore conditioned to be obscurely glazed and non opening below a height of 1.8m. The rear dormer looks directly down the garden and would therefore cause no loss of privacy. A further planning condition would ensure that no additional windows could be installed without the consent of the Local Planning Authority. Therefore, this proposal accords with Policy BE24 of the UDP (Saved Policies September 2007) and with HDAS Supplementary Planning Document: Residential Extensions.

It is considered, that all the proposed habitable rooms, and those altered by the development still maintain an adequate outlook and source of natural light, therefore complying with Policy 4A.3 of the London Plan (2008).

There is a side conservatory and two obscurely glazed windows at No.11 (facing No.10). However these are located some 6m from the proposed extension, which is also oriented away from No.11 Meadow Close. In terms of the impact on No.9, whilst this property is set forward of No.10, it is located to the south and also some 5m from the boundary with this property. Thus the impact of any extension is limited. A shadow diagram has also been carried out which shows that the proposed extension would not impact on No.9 at all and would have a limited impact in the late afternoon for a short period of time on No.11. The increase in overshadowing to No.11 is very slight (late afternoon) and would not constitute a loss of light to such an extent as to justify refusing the application. Given the combination of distance and orientation it is considered that the proposal would not unacceptably impact on the amenities of the adjoining occupiers and would accord with policies BE20 and BE21 of the UDP (Saved Policies September 2007).

There would be no impact upon the levels of car parking at this dwelling with the existing parking to be retained. The proposal would therefore comply with policy AM14 of the UDP (Saved Policies September 2007)

In terms of the garden area, at least 100 square metres would be retained. Therefore a cramped appearance would not arise and adequate amenity space would remain in compliance with the Supplementary Planning Document HDAS: Residential Extensions and policy BE23 of the UDP (Saved Policies September 2007).

In summary, the design of the extension is considered to be acceptable in terms of its impact on the appearance of the original dwelling and the wider street scene. There will be no significant harm to the amenities of adjoining occupiers and no material conflict with any of the Council's adopted policies.

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-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).

3 HH-RPD2 Obscured Glazing and Non-Opening Windows (a)

Notwithstanding the submitted plans, the dormer windows facing 9 and 11 Meadow Close shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

4 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 facing 9 and 11 Meadow Close of the development hereby approved.

REASON

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

5 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).

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.
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.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents): Sections 3.0 and 7.0
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
BE20	Daylight and sunlight considerations.

- 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.

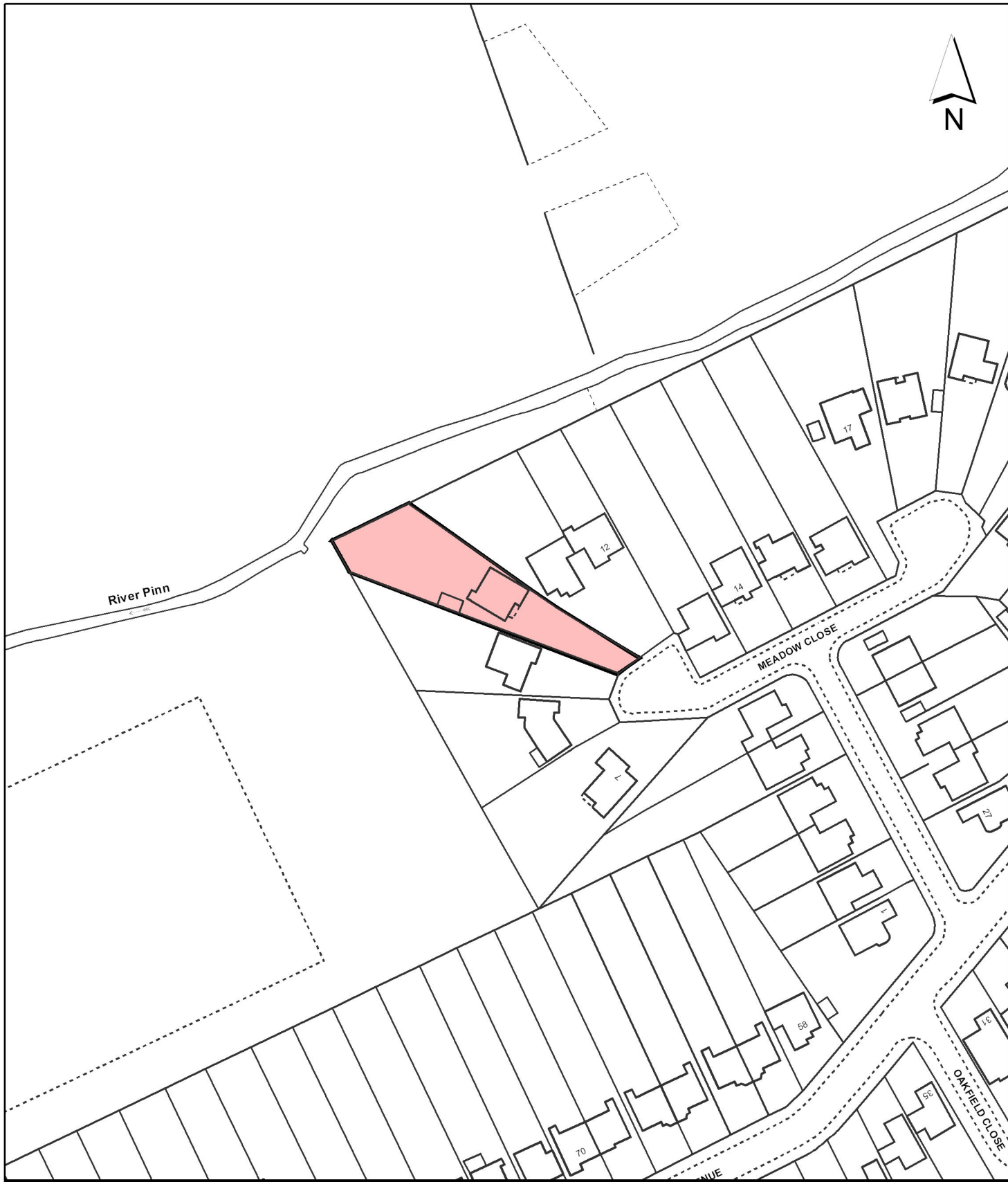
D) No bonfires that create dark smoke or nuisance to local residents.

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: James Stone

Telephone No: 01895 250230



Notes

 Site boundary
For identification purposes only.

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London Borough of Hillingdon
100019283 2009

Site Address

**10 Meadow Close,
Ruislip**

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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

Planning Application Ref:
19443/APP/2009/2377

Scale
1:1,250

Planning Committee
North

Date
January 2010

