

Report of the Head of Planning & Enforcement

Address 10 ST ANDREWS CLOSE RUISLIP

Development: First floor side/rear extension and conversion of roof space for habitable use involving rear dormer window and 2 front and 1 rear rooflights.

LBH Ref Nos: **43907/APP/2009/2760**

Drawing Nos: 2257 (Proposed Floor Plans and Elevations)
Block Plan at Scale 1:500
Location Plan at Scale 1:1250
2257 (Section and Roof plan)
Letter from agent dated 19th February 2010

Date Plans Received: 23/12/2009 **Date(s) of Amendment(s):**

Date Application Valid: 27/01/2010

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the north side of St Andrews Close and comprises a two storey semi-detached house with a single storey side and rear extension. The site lies at the end of a cul-de-sac and to the north-east is Whitby Dene Residential Home. The street scene is residential in character and appearance and the site lies within the 'developed area' as identified in the UDP saved policies September 2007.

1.2 Proposed Scheme

The application seeks permission for the erection of a first-floor side and rear extension and a rear dormer window. The rear element of the first-floor extension would protrude by 3m from the rear wall of the original dwelling and a hipped roof over the rear extension would be 2m lower than the height of the main dwelling roof. The side extension would measure 3.15m in width and would have a gable-ended roof that would be the same height as the ridgeline of the main dwelling roof. The rear dormer would measure 5m in width and 2.8m in height. The scheme also includes the provision of 2 front and 1 rear roof lights.

1.3 Relevant Planning History

43907/89/2242 10 St Andrews Close Ruislip
Erection of a two-storey side extension

Decision Date: 23-11-1990 Approved **Appeal:**

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

3 local residents and Eastcote Residents Association consulted, no comments received.

Ward Councillor: Requests that the application is reported to Committee and supports the application given the personal circumstances involved, where the applicant is seeking to extend their house to enable elderly parents in ill-health to live with them.

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.
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.
HDAS	Residential Extensions - sections 5.0, 6.0 and 7.0
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

5. MAIN PLANNING ISSUES

The main issues for consideration with this application are the design of the proposed development and the 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 5, 6 and 7 of the SPD set out the criteria against which to assess first-floor side

extensions, first-floor rear extensions and loft conversions/roof alterations and includes the following which set the threshold for appropriate scale and design:

First-floor rear and side extensions

- Rear extensions should not exceed 3.6m in depth on a semi-detached plot more than 5m wide;
- The roof of the two-storey rear extension should be at least 0.5m lower than the height of the main dwelling roof.
- The height of the two-storey side extension should be 0.5m lower than the height of the main roof;
- The width of the side extension should be considerably less than that of the main dwelling;
- The front wall of the first-floor side extension should be set back by 1m from the front building line of the main house;
- The two-storey side extension should set back a minimum of 1m from the side boundary of the property.

Dormer Window

- Relate well to the proportions, roof forms and massing of the existing house;
- Appear secondary to the size of the roof face;
- Be set-in by 1m;
- Designed to be sympathetic to the appearance of the main dwelling.

Hip to Gable

- Normally refused if the adjoining property on a pair of semi-detached houses does not have a gable-end.

The height, depth and design of the first-floor rear extension complies with guidance in the SPD. However, the first-floor side extension, because of its lack of a set back, is contrary to guidance in the SPD. Furthermore, the proposal for a gable-ended roof over the first-floor side extension is also contrary to guidance in the SPD. There is not a gable-ended roof over the adjoining property (9 St Andrews Close) and so the erection of a gable-ended roof at 10 St Andrews Close would unbalance the overall appearance of the building. The proposed dormer is also considered unacceptable because of its size, bulk, scale and design. The scheme does not achieve set-ins of 1m and the width of the dormer, coupled with its height and depth, means that it would not appear as secondary to the size of the roof face. As such, the proposal is not considered acceptable with regard to policies BE13, BE15 and BE19 of the UDP Saved Policies September 2007 and the criteria within the SPD.

Amenity

With regards to impact on amenity, 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 5, 6 and 7 of the SPD offer further criteria against which first-floor side extensions, first-floor rear extensions and loft conversions/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 that cause an unacceptable loss of privacy;
- . use of materials to complement existing house;
- . provision of sufficient garden space

The plans illustrate that the eaves and guttering would not encroach upon neighbouring properties. The proposed side elevation, first floor window, that faces the residential home would be located approximately 21m from the rear elevation of this building. This window would also be obscurely glazed because it would serve a bathroom and would therefore be acceptable with regard to privacy issues. The proposal will retain an adequate rear garden space. It should also be noted that the proposal would not harm the level of amenity the adjoining neighbours currently enjoy with regard to loss of light and overdominance. The extensions and alterations would not unreasonably impact on the amenity currently enjoyed by neighbouring properties.

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).

The applicant, through his agent, has cited a number of circumstances as to why the application should be approved, as follows:

1. No other properties would be affected by the application;
2. The proposal would allow the applicants parents to live with them as they are both suffering from ill health;
3. A hip to gable roof could be constructed under permitted development;
4. Setting the first floor back from the front would result in sub-standard accommodation;

In response to these points your officers would comment as follows:

1. Covered in the main report above;
2. Government advice is that decisions must be made taking into account the longer term impact of the proposal and thus the personal circumstances of applicants should not be the deciding factor.
3. A hip to gable may be able to be constructed under permitted development, however the proposal is for a substantially larger development than just a hip to gable and rear dormer.
4. The proposed extension is to provide a living room, three bedrooms and two bathrooms. A reduction in the scale of development would still be able to provide sufficient accommodation to cater for the applicants parents.

In conclusion, whilst appreciating the personal circumstances cited, the proposed development does not comply with adopted policies and standards and is recommended for refusal.

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey side extension by reason of its position, size and design proposing a gable end roof design would be detrimental to the character and appearance

of the pair of semi-detached houses Nos.9 and 10 St Andrews Close and the character and visual amenities of the street scene and surrounding area generally. The proposal is therefore contrary to policies BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed design, size and scale of the rear dormer window would be detrimental to the character and appearance of the existing dwelling and the character and visual amenities of the street scene and surrounding area generally. The proposal is therefore contrary to policies BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

Standard Informatives

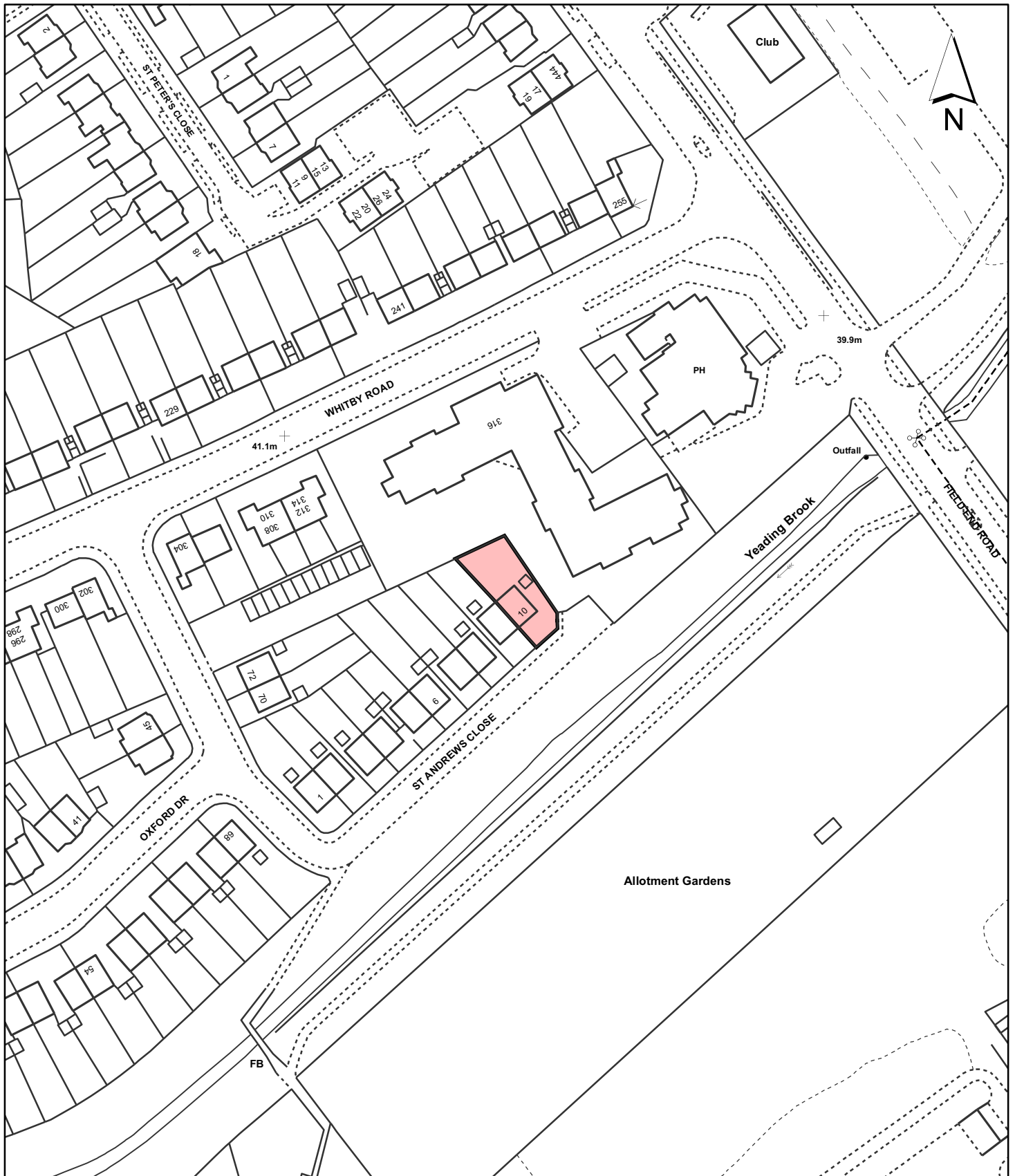
- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).



- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) 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.
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.
HDAS	Residential Extensions - sections 5.0, 6.0 and 7.0
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

Contact Officer: James Stone

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2009</p>	<p>Site Address</p> <p>10 St. Andrews Close Ruislip</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Planning & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>43907/APP/2009/2760</p>	<p>Scale</p> <p>1:1,250</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p>North</p>	<p>Date</p> <p>April 2010</p>	