

Report of the Head of Planning, Transportation and Regeneration

Address 32 MIDCROFT RUISLIP

Development: The erection of a two storey side and rear extension.

LBH Ref Nos: 2574/APP/2019/3940

Drawing Nos: 01 Rev. 2
Location Plan
A.00.03
A.00.01 Rev. A
A.10.01
A.10.02 Rev. A
A.11.01 Rev. A
A.11.02 Rev. A
A.00.02

Date Plans Received: 05/12/2019 **Date(s) of Amendment(s):** 20/04/2020
Date Application Valid: 05/12/2019

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey, semi detached dwelling located to the North of Midcroft. The brick, render and tile dwelling is set back from the road by an area of hardstanding and soft landscaping. To the rear is a garden area and a detached garage which can be accessed independently via North Drive and this provides adequate space for off street parking for two cars.

No. 30 Midcroft is situated to the West and to the rear of the site is 22 North Drive which is situated to the north of the site. The application site lies within the Midcroft Ruislip Area of Special Local Character (ASLC). Ruislip Village Conservation is situated approximately 40m to the West of the Site. The application site lies within a critical drainage area.

1.2 Proposed Scheme

The application is seeking planning permission for the erection of a wrap around two storey side and rear extension. The proposed side extension would be set back from the principal elevation by 1.1 metres. The extension would be set in from the side boundary adjoining North Drive by 2.1 metres near the front of the property and 3 metres towards to the rear. The extension would be includes a crown roof with a maximum height of 7.5 metres.

The original application was for a single storey side/rear extension but this was amended during the determination period to a two storey side/rear extension.

1.3 Relevant Planning History Comment on Planning History

There is no recent planning history relating to the property.

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

Eleven neighbouring properties along with the Ruislip Residents Association were notified of the proposed development (the two storey extension scheme) on 24/04/2020 which expired on 16/05/2020. A petition signed by more than 20 local residents was received on 14/05/2020.

The following comments were received:

Two-storey extension to rear of 32 Midcroft will block light to rear of 30 Midcroft, namely to conservatory, dining room and first floor rear bedroom.

Petition comments:

I would first bring to your attention an important procedural point that this application has only been advertised on the site as a single storey side and rear extension and not as a two storey side/rear extension, which is misleading. Also, the Ruislip Resident's Association has still not received its notification that the application has been materially amended to a two-storey side/rear extension and I trust you will rectify these matters so that all interested parties are aware of the scale of the proposed development and then have an opportunity to comment.

We understand that the current situation with Covid-19 is delaying the consideration of planning applications and the carrying out of statutory consultations and the display of site notices, but prior to the determination of this application, these amended proposals for a much larger form of development must be properly advertised and interested parties given an opportunity to comment.

Furthermore, we must strongly object to this application for a number of reasons and we presume that these objections will be reinforced by the Conservation and Design Team, as their Officers have previously objected to much smaller extensions in the Midcroft Ruislip Area of Special Local Character and subsequent planning appeals have been dismissed on design grounds. From my discussion with the Case Officer, it seems that the Conservation and Design Team have not yet been consulted on these amended proposals, but that is essential for development in an Area of Special Local Character, which was designated because of its Townscape, Architectural and Historic Significance.

Also, it will be necessary for you to consult the Arboricultural Officer, as the proposed extension would seem to infringe the root protection area and crown of the mature lime tree in the street scene, which is important in local amenity terms.

This property is a semi-detached dwelling built in the 1920s in the local later arts and crafts style, comprising multi-bricks and, until recently, comprised plain clay tiles. This dwelling is situated in the Midcroft Ruislip Area of Special Local Character, on a very prominent corner plot, viewed from Midcroft on the approach to and from the High Street and viewed from along North Drive. Attached are photos of the application property as viewed on the approach along North Drive, and it is highly visible on the approach from as far away as 15 North Drive and on the approach along Midcroft from the east and west. It is, therefore,

essential that special consideration be given to the design of any proposed development on this site because it will be highly visible.

The London Borough of Hillingdon Local Plan was adopted on 16 January 2020 and, as such, its policies are up-to-date and should be given considerable weight in decision-making and of particular relevance is Policy DMHD 1: Alterations and Extensions to Residential Dwellings.

Our objections are as follows:

1. The proposed side elevation includes an incongruous element of 'clear glazing above timber batten cladding', uncharacteristic of this attractive Area of Special Local Character. (re: Policy DMHD1:A iv) the proposed materials would not match the materials of the original house)

2. The dimensions of the proposed windows in the side and rear elevations, especially those at 1st floor level that would be highly visible given this prominent corner location are uncharacteristic of this later Arts and Crafts dwelling and this Area of Special Local Character. (re: Policy DMHD1:A iv) the proposed detailing would not match the detailing of the original house)

3. A band of darker brickwork to that of the original brickwork is proposed, this does not match the material of the existing dwelling and is uncharacteristic of the brickwork that contributes to the special character of this locality. (re: Policy DMHD1:A iv) the proposed materials would not match the materials of the original house)

4. As viewed from the rear and side, including from North Drive, the whole of the rear wall of the proposed dwelling would be re-sited beyond the existing, original building. The wrap around 2 storey extension proposed would exceed the return building line contrary to policy DMHD1:Cii and would result in an unduly prominent stretch of building sited only 1 metre from its boundary along North Drive. In order to maintain the spacious character of this road, it is important that an important gap between side elevations and street boundaries are maintained at corner plots. (re: Policy DMHD1: A iii) the proposed side and rear extension with crown-topped roof would not appear subordinate to the main dwelling in terms of width, floor area and depth, and B ix) full width two storey rear extensions are not considered acceptable in designated areas such as this, and C ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded).

5. In order to seek to avoid infringing a 45 degree angle taken from the midpoint of the nearest habitable room window in the adjacent semi-detached property, the corner of the rear wall of the proposed extension would be splayed, although the proposed roof would still project above, resulting in an awkward and uncharacteristic form of development that would be visible from public vantage points from along North Drive and the adjacent dwellings. (re: Policy DMHD 1: A ii a satisfactory relationship with the adjacent dwelling is not achieved and B vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property)

6. The proposed roof would include a crown-topped element, which is also uncharacteristic of semidetached dwellings in this locality. (re: Policy DMHD1: A iii) the proposed crown-topped roof would not appear subordinate to the main dwelling in terms of width, floor area

and depth, and B viii) Large crown roofs on detached houses will not be supported and are even more inappropriate on a semidetached house.)

7. The front facing elevation of the proposed side extension contains a 1st floor window which does not relate to the dimensions of the original window openings and there would be no window opening at ground floor level resulting in an incongruous blank elevation that would be unattractive and would not be obscured by the 2 metre fence, as that will not run along this stretch of the property's boundary. (re: Policy DMHD1:A iv) the proposed design would not match the design of the original house)

8. The front facing elevation includes a section of wall that appears to comprise incongruous vertical timber cladding, in fact this incongruous section of wall looks the same as that element on the side elevation that is annotated to be 'clear glazing above timber batten cladding'. (re: Policy DMHD1:A iv) the proposed materials would not match the materials of the original house)

9. In order to comply with the Council's adopted Parking Standards, 2 spaces need to be provided within the curtilage. This proposal would result in the loss of one of the existing off-street parking spaces that is accessed by way of a dropped kerb. A condition would need to be imposed in the event of any proposed extensions to this property to ensure that the retained single garage and parking space to its front is permanently retained for off-street parking and is not used for any other purpose, including storage, as parking restrictions have recently been imposed in North Drive. (re: Policy DMHD1: A vii) and C iii)

Chapter 12 of the NPPF emphasises the need for good design and sets out the need for clear design expectations and states that development should be sympathetic to local character and history, including the surrounding built environment and that development should maintain a strong sense of place, using building types and materials to create attractive, welcoming and distinctive places to live. Consequently, paragraph 130 states that permission should be refused for development of poor design that fails to improve the character and quality of an area, taking into account any local design standards or style guides in plans or supplementary planning documents. The London Borough of Hillingdon Local Plan was adopted on 16 January 2020 and its Policy DMHD 1: Alterations and Extensions to Residential Dwellings is up-to-date and relevant and states:

A) Planning applications relating to alterations and extensions of dwellings will be required to ensure that: i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area; ii) a satisfactory relationship with adjacent dwellings is achieved; iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height; iv) new extensions respect the design of the original house and be of matching materials; v) there is no unacceptable loss of outlook to neighbouring occupiers; vi) adequate garden space is retained; vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C; viii) trees, hedges and other landscaping features are retained; and ix) all extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials.

B) Rear Extensions vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres; vii) flat roofed two storey

extensions will not be acceptable unless the design is in keeping with the particular character of the existing house; viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

C) Side Extensions i) side extensions should not exceed half the width of the original property; ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded; iii) garages should reflect the size guidelines set out in Appendix C Parking standards; iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses; v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation; vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and vii) in Conservation Areas, single storey side extensions may be required to be set back.'

The Council's Delegation Agreement only allows for the approval of an application which does not conflict with any planning policies, as set out above, this proposal conflicts with the NPPF and with policy DMHD1 and so it can only be refused under delegated powers. Any favourable recommendation would have to be considered and determined by the Members of the Planning Committee.

The National Design Guide 2019 (MHCLG) sets out 10 characteristics for a well designed place and the 1st characteristic for a successful place is its 'Context' i.e. respect for the attributes of the surroundings, an understanding of the context and history of the locality, and this should influence the design of any new development on this site. Conversely this proposed development fails to be sympathetic to the local character and history, the building type and materials and so should be refused on design grounds and also on the grounds that it would be likely to set an unacceptable precedent that would seriously detract from the special character of the Midcroft Ruislip Area of Special Local Character.

We would, however, be less likely to object in principle to a sensitively designed 2 storey side extension that does not extend beyond the original rear wall and a single storey rear extension, providing the design and detailing was sympathetic to that of this 1920/1930s dwelling.

Officer Comment: All consultations have been carried out correctly, the Ruislip Residents Association have been consulted on the proposals (not everyone will receive application consultations at the same time, this may have led to the applicants concerns regarding consultation).

INTERNAL CONSULTEE COMMENTS

Conservation Officer:

Summary of comments: Objection - recommend refusal
Historic Environment Designation (s) - Midcroft, Ruislip Area of Special Local Character (ASLC) - nondesignated heritage asset.
Assessment - background/significance -

The existing property is a semi-detached 1930s property located on a prominent corner plot at the junction of Midcroft and North Drive. The highly exposed site allows for uninterrupted views of the property's front, side and rear elevation. The property has a notable presence in the street scene and the ample gap between the built form and side boundary allows for views of No22 North Drive from Midcroft, contributing to a sense of openness within the street scene and ASLC.

Whilst No30 Midcroft has historically benefitted from side additions, the symmetry of the original building is still identifiable and positively contributes to the street scene and ASLC. The front elevation of the semi-detached pair is defined by double height square bays topped with projecting gable ends at roof level. They are centrally placed resulting in an M-shaped feature to the

front, the gable ends are finished in waney edge timber cladding. The front elevation of the building is externally finished in a red brick, the side and rear elevations are finished in a pebble dash render, however there is a notable brick quoin detail to the front corner of the property. Unfortunately No32 has altered the original plain clay tiles to a profile tile which does somewhat

diminishes the original character and appearance of the property. No30 is little altered in terms of its built and plan form therefore it is considered a positive contributor to the ASLC. The site is bounded to the front by a very low rise close board fence set between brick piers.

The Midcroft ASLC forms part of the Metroland development of Ruislip, influenced by the metropolitan railway. It relates to a wider planned development of the area, with plans originally laid out by Soutar, based upon 'garden suburb' principles. The area is characterised by a mix of terraced, semidetached and detached properties dating from the 1920s/1930s. Projecting

bay windows and gables are a notable feature within the area and contribute to the creation of a certain rhythm within the streets scene. Street trees and verdant frontages contribute to the area's original 'garden suburb' aesthetic.

Assessment - impact

The proposed development would comprise of a substantial two storey wrap around addition. As proposed the development would be considered in principle unacceptable. The proposed two storey side extension would detrimentally alter the symmetry of the pair of properties and result in the loss of the ample gap to the side of the building. The design of the addition would fail to relate to the original building. The articulation of the front elevation with a squat window opening at first floor and a lack of any fenestration at ground floor would appear odd and imposing, drawing undue attention to it within the street scene.

The wrap around nature of the addition would disappointingly alter the property's original built and plan form. The rear extension extending across the full width of the property would be considered unacceptable, particularly at first floor level. It would result in an incongruous angled form (in order to meet the 45° requirement) however oddly maintaining the overhang of the roof. The proposed fenestration to the rear would fail to match the existing, particularly at first floor.

The pair of dwellings and area in general has a simple, well defined materials palette which should be appropriately respected when introducing new development. As noted above, brickwork features to the front of the properties however pebble dash render characterises the side and rear

elevations. The proposed patchwork of various external materials and finishes would fail to match or respect the character and appearance of the original building and ASLC. Part of the front elevation appears to include a section of vertical timber batten cladding on the corner, similar to that along the side elevation with glazing set behind, however the detail is not depicted

on the floor plans. Vertical timber batten cladding on top of large glazed panels on any

elevation and feature 'dark' brickwork panels are uncharacteristic material finishes within the ASLC. The attempt to add interest to the extensions by the use of a mix of materials, colours and textures would be wholly inappropriate in this instance taking into account the character and appearance of the Midcroft ASLC and exposed nature of the site.

The proposed crown roof form is not an established or original form found within the ASLC. Crown-topped roof forms are usually an indicator of insubordinate additions or a poor design solutions. In this instance it would contribute to the bulky appearance of the proposed extension to the side and

rear. It would detrimentally unbalance the appearance of the pair of dwellings particularly when viewed from the front. A fully hipped roof form is achievable in this instance, allowing for better integrated built form. If good design principles are adhered to it would also ensure the additions remain subordinate to the original dwelling.

The unsympathetic extensions would detract from the character and appearance of the ASLC. It would set an unwelcome precedent within the area and the cumulative impact of similar developments would have a devastating impact on the significance of the heritage asset. The

development appears to have been designed inside out, with complete disregard towards the impact the proposed design would have on the ASLC, as a non-designated heritage asset. The poor design of the addition, its built form, materiality and appearance would significantly harm the character and appearance of the ASLC. In any instance paragraph 197 of the National

Planning Policy Framework (2019) would need to be considered in this instance. The proposed development would be contrary to Hillingdon's Local Plan: Part 2 policies, DMHB 1, 5 and 11.

Conclusion: Objection - recommend refusal

Tree Officer (the comments below are a summary of verbal discussions concerning impact on the street tree in North Drive from the proposed extension with planning managers):

The boundary fence is angled away from the house, such that the gap between the proposed extension and the street tree increases the closer you get to the street tree. No arboricultural implications report is submitted. Consider it would be possible to build the extension without causing unacceptable harm to the street tree, but subject to very carefully worded conditions. This would be subject to an arboricultural report identifying both details of construction methods and tree protection measures. Would request an informative requests submission of an arboricultural report with any resubmission.

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB 1 Heritage Assets

DMHB 5 Areas of Special Local Character

DMHB 11 Design of New Development
LPP 3.5 (2016) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relates to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on the residential amenity of the neighbouring dwellings and the provision of acceptable residential amenity for the application property.

Paragraph 197 of the NPPF (2019) requires Local Planning Authorities to take into account the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods.

Policy DMHB 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) expects development proposals to avoid harm to the historic environment. Policy DMHB 5 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that within Areas of Special Local Character new development should reflect the character of the area and its original layout. Extensions should be subservient to and respect the style of the original buildings.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) provides design guidance for householder extensions. It states that rear extensions to detached houses should not exceed 4 metres in depth. Pitched roofs on extensions should be of a similar pitch to that of the original roof. Large crown roofs will not be supported. Two storey side extensions should be set back a minimum of one metre from the front elevation.

Paragraph A1.10 of the Local Plan: Part Two (2020) requires side extensions to be set back by one metre from the front wall of the main house in Areas of Special Local Character.

The existing property is a semi-detached 1930s property located on a prominent corner plot at the junction of Midcroft and North Drive. The highly exposed site allows for uninterrupted views of the property's front, side and rear elevation. The property has a notable presence in the street scene and the ample gap between the built form and side boundary allows for views of No22 North Drive from Midcroft, contributing to a sense of openness within the street scene and ASLC.

Whilst No. 30 Midcroft has historically benefited from side additions, the symmetry of the original building is still identifiable and positively contributes to the street scene and ASLC.

The front elevation of the semi-detached pair is defined by double height square bays topped with projecting gable ends at roof level. They are centrally placed resulting in an M-shaped feature to the front, the gable ends are finished in waney edge timber cladding. The front elevation of the building is externally finished in a red brick, the side and rear elevations are finished in a pebble dash render, however there is a notable brick quoin detail to the front corner of the property. Unfortunately No. 32 has altered the original plain clay tiles to a profile tile which does somewhat diminishes the original character and appearance of the property. No. 30 is little altered in terms of its built and plan form therefore it is considered a positive contributor to the ASLC.

The site is bounded to the front by a very low rise close board fence set between brick piers. The Midcroft ASLC forms part of the Metroland development of Ruislip, influenced by the metropolitan railway. It relates to a wider planned development of the area, with plans originally laid out by Soutar, based upon 'garden suburb' principles. The area characterised by a mix of terraced, semi-detached and detached properties dating from the 1920s/1930s. Projecting bay windows and gables are a notable feature within the area and contribute to the creation of a certain rhythm within the streets scene. Street trees and verdant frontages contribute to the areas original 'garden suburb' aesthetic.

The Council's Conservation Officer has a list of concerns with the proposals. The proposed development would comprise of a substantial two storey wrap around addition. As proposed the development is considered to be unacceptable.

The main concerns are that proposed two storey side extension would detrimentally alter the symmetry of the pair of properties and result in the loss of the gap to the side of the building (the proposal would conflict with the return building line in North Drive in this regard).

There are also a number of design concerns. The design of the extension would fail to relate to the original building. The articulation of the front elevation with a squat window opening at first floor and a lack of any fenestration at ground floor would appear odd and imposing, drawing undue attention to it within the street scene.

The wrap around nature of the addition would alter the property's original built and plan form. The rear extension extending across the full width of the property would be considered unacceptable, particularly at first floor level. It would result in an incongruous angled form (in order to meet the 45° requirement) however it would maintain the overhang of the roof which would be visually incongruous. The proposed windows to the rear would fail to match the existing, particularly at first floor level.

The pair of dwellings and area in general has a simple, well defined materials palette which should be appropriately respected when introducing new development. As noted above, brickwork features to the front of the properties, however pebble dash render characterises the side and rear elevations. The proposed patchwork of various external materials and finishes would fail to match or respect the character and appearance of the original building and ASLC. Part of the front elevation appears to include a section of vertical timber batten cladding on the corner, similar to that along the side elevation with glazing set behind, however the detail is not depicted on the floor plans. Vertical timber batten cladding on top of large glazed panels on any elevation and feature 'dark' brickwork panels are uncharacteristic material finishes within the ASLC. The attempt to add interest to the extensions by the use of a mix of materials, colours and textures would be wholly inappropriate in this instance, taking into account the character and appearance of the Midcroft ASLC and exposed corner position of the site.

The proposed crown roof form is not an established or original form found within the ASLC. Crown-topped roof forms are usually an indicator of insubordinate additions or a poor design solutions. In this instance it would contribute to the bulky appearance of the proposed extension to the side and rear. It would detrimentally unbalance the appearance of the pair of dwellings particularly when viewed from the front.

The unsympathetic extensions would detract from the character and appearance of the ASLC. The development fails to have considered the impact of the proposed development on the ASLC as a non-designated heritage asset. The poor design of the extension, its built form, materiality and appearance would significantly harm the character and appearance of the ASLC. The proposal is therefore considered to be contrary to Policy BE1 of Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHD 1, DMHB 1, DMHB 5, DMHB 11 and DMHB 12 of the Local Plan: Part Two - Development Management Policies (2020).

Impact on the Street tree in North Drive

It is considered that it would be possible to build the extension without causing unacceptable harm to the street tree in North Drive. Nonetheless the extension is sufficiently close to the proposed extension that expert arboricultural input would be required on construction methods and tree protection. An informative is recommended concerning an arboricultural report being included within any resubmission.

Impact on Neighbouring Amenity

Policy DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should also not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. The Council will aim to ensure that there is sufficient privacy for residents and it will resist proposals where there is an unreasonable level of overlooking between habitable rooms of adjacent residential properties or onto private open spaces. A minimum of 21m separation distance between windows of habitable rooms will be required to maintain privacy. The Council will also expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook.

The proposal would not compromise the 45 degree line of sight from the first floor windows of the adjacent property and given the degree of separation from adjacent neighbour it is not considered that the proposal would harm the residential amenities of the occupiers of the adjoining dwelling from increased overshadowing, loss of sunlight, visual intrusion and over-dominance.

Conclusion

This application is recommended for refusal. It is considered that the proposed extension by reason of its position, size, scale, bulk, design and massing would result in overly dominant and incongruous additions, detrimental to the architectural composition, form, character and appearance of the original property and the visual amenities of the Midcroft Ruislip Area of Special Local Character.

6. RECOMMENDATION

To refuse this application.

1 NON2 Non Standard reason for refusal

The proposed extension by reason of its position, size, scale, bulk, design and massing would result in overly dominant and incongruous additions, detrimental to the architectural composition, form, character and appearance of the original property and the visual amenities of the Midcroft Ruislip Area of Special Local Character. The proposal is therefore contrary to Policy BE1 of Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 5, DMHD 1 and DMHB 11 and DMHB12 of the Local Plan: Part Two - Development Management Policies (2020).

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 Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB 1 Heritage Assets

DMHB 5 Areas of Special Local Character

DMHB 1 Design of New Development

LPP 3.5 (2016) Quality and design of housing developments

3 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

4 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

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) 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:

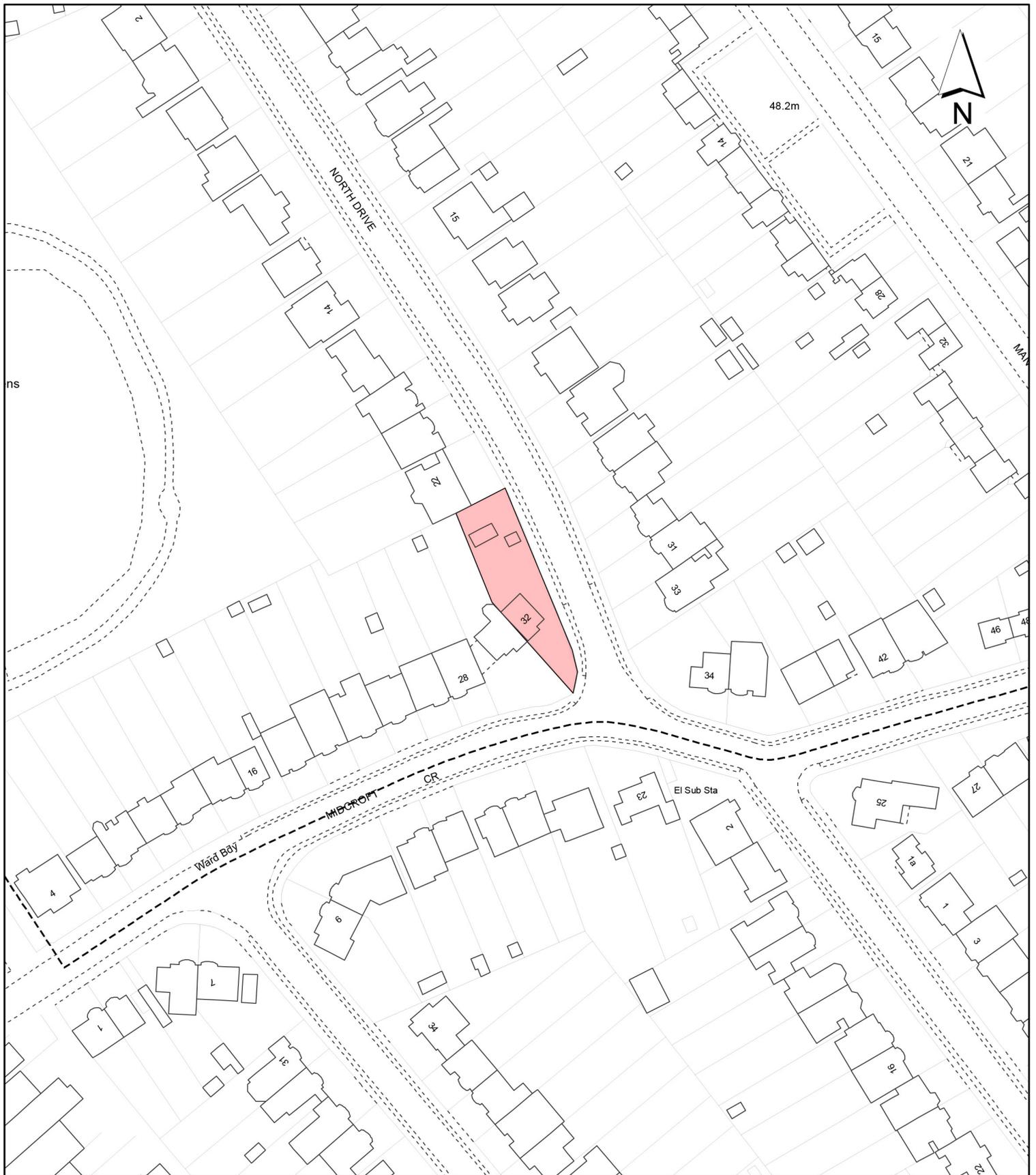
PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHD 1 Alterations and Extensions to Residential Dwellings
DMHB 1 Heritage Assets
DMHB 5 Areas of Special Local Character
DMHB 11 Design of New Development
LPP 3.5 (2016) Quality and design of housing developments

Contact Officer: Jivan Manku

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**32 Midcroft
Ruislip**

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

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
2574/APP/2019/3940

Scale:
1:1,250

Planning Committee:
North

Date:
July 2020



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LONDON