

Report of the Head of Planning, Transportation and Regeneration

Address 29 MANOR ROAD RUISLIP

Development: Demolition of existing garage and erection of two storey side extension, single storey rear extension and addition of a disabled access ramp to side elevation

LBH Ref Nos: 17788/APP/2020/2001

Drawing Nos: The Location Plan
Ecology and Trees Checklist
673.01
673.02
673.03
673.04
673.05
Planning and Heritage Statement

Date Plans Received: 01/07/2020 **Date(s) of Amendment(s):**
Date Application Valid: 20/07/2020

1. CONSIDERATIONS

1.1 Site and Locality

The application property is located on the southern side of Manor Road. This is an attractive, relatively unaltered detached property dating from the inter-war period. It was built as part of the Metro-land development of Ruislip forming part of a planned area. The property is located within the Ruislip Village Conservation Area on a highly visible site, positively contributing to the character and appearance of the street scene and Conservation Area.

The existing property is characterised by a double height bay window on a projecting gable element to the front. It also features a projecting gable element to the rear. The lower part of the ground floor has an exposed red brick finish, however the rest of the property comprises a painted render finish topped by a hipped tiled roof form featuring a centrally positioned chimney stack. The property is uniquely positioned at an angle to the road, as the road curves, allowing Nos.19-29 to have a staggered building line to the front. The side elevation of No.29 is exposed and visible from the street scene due to the staggered nature of the properties, therefore any additions must be sensitively designed. The rear garden is flat and enclosed by panel fencing. The frontage is covered in hardstanding and grass, forms an area of 2 off-street parking and is enclosed by a low level brick wall, hedges and gates.

The surrounding area is residential in character and comprises of semi-detached and detached properties of varying styles however strong gable features are a dominant characteristic of the road.

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

1.2 Proposed Scheme

The application seeks planning consent for the demolition of the garage and the erection of a two storey side extension, a single storey rear extension and the addition of a disabled access ramp to the side elevation.

1.3 Relevant Planning History

17788/APP/2016/3664 29 Manor Road Ruislip

Two storey side/rear extension and single storey rear extension involving demolition of existing detached garage.

Decision Date: 02-12-2016 Refused **Appeal:**

17788/APP/2017/1936 29 Manor Road Ruislip

Two storey side/rear extension and single storey rear extension involving demolition of existing detached garage

Decision Date: 20-07-2017 Refused **Appeal:**

17788/PRC/2019/246 29 Manor Road Ruislip

Part two storey, part single storey side/rear extension, single storey rear extension and installation of access ramp

Decision Date: 27-02-2020 OBJ **Appeal:**

Comment on Planning History

Two previous submissions for a two storey side and single storey rear extension were both refused on the basis of the size, scale and design in particular the roof profile(s), would fail to appear as a subordinate addition and would thus fail to harmonise with the architectural composition of the original dwelling. That as such they would be detrimental to the character, appearance and visual amenities of the street scene and would fail to either preserve or enhance the character or appearance of the surrounding Ruislip Village Conservation Area. The earlier application also proposed a new disabled access to the front elevation, which was also considered unacceptable.

Pre-application advice was sought on a revised scheme prior to submission of the current application.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 10th September 2020

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

14 neighbours and the Ruislip Residents Association were consulted for a period of 21 days expiring on the 26 August 2020. There were 4 responses raising the following issues:

- Change the character of the existing property, which is located in a prominent position in the road
- Overbearing impact
- Loss of open gap views between the properties
- Loss of light
- Out of scale with the original property
- Concerns over parking
- Design of the roof profiles do not adequately address the previous reasons for refusal

- Roof design not in keeping with the pyramid like design of the existing
- Creates a terracing effect
- Overdevelopment

A ward Councillor requested the application be referred to Committee if recommended for approval. They consider the proposals to be an overdevelopment of the site.

Conservation and Urban Design - Due to the positioning of no. 29 on its respective site, the building is highly visible within the street scene. It is positioned at an angle to Manor Road, where the road curves round, allowing for clear views of the property's eastern flank elevation. The neighbouring dwellings to the east of the site are also arranged in a similar manner, with each property slightly staggered further back, providing a rhythm to the street scene. As such any additions must be sensitively designed. The arrangement of the properties along the road and prominent presence positively contributes to the character and appearance of the conservation area.

The proposal would dramatically alter the appearance and form of the original dwelling. It would result in a substantial bulk to the side of the original dwelling, which would be highly visible along the streetscene due to the positioning of the property on the site. The proposed depth of the rear element from the property's original rear building line would be deemed admissible in this instance. It is duly noted that the side addition is proposed to be set back at least 1.4m from the property's front building line. It would reduce the impact of the addition on the street scene, particularly due to the positioning of the property and curvature of the road.

Whilst not ideal from a conservation perspective, a significant compromise could be made in terms of the addition of a ramp to the side of the building. If railings are required along the ramp it is strongly recommended they reflect the character and style of the existing property.

The extent of harm from the proposal would be less than substantial therefore para. 196 of the NPPF would need to be considered alongside para. 193. A statutory duty is also placed upon the decision maker to have due regard to the preservation or enhancement of the conservation area.

Conclusion: Less than substantial harm - condition for matching materials recommended if approved.

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

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 4	Conservation Areas
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
LPP 7.8	(2016) Heritage assets and archaeology
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

5. MAIN PLANNING ISSUES

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

The Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the 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 take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

DMHB 4 of the Local Plan: Part Two - Development Management Policies (2020) advises new development within or on the fringes of conservation areas will be expected to preserve or enhance the character and appearance of the area. It should sustain and enhance its significance and make a positive contribution to the local character and distinctiveness.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

The proposed two storey side extension measures 4m in width and 8m in depth, including a rear projection of 1.6m. This is set beneath hipped roof of 8m, set down 1m from the main ridge and 1.4m from the front elevation. To the rear of this is a single storey extension of the same width and 1.5m in depth set beneath a pitched roof of 3.7m in height. To the rear of the main dwelling and adjacent to the side extension is also proposed a further single storey rear extension of 4.8m in width, 1.6m in depth and with a pitched roof to match.

Section C of Policy DMHD 1 sets out design perimeters to ensure proposals would appear as subordinate additions to the original dwelling. It advises that side extensions should not exceed half the width of the original property and should be set back a minimum of 1m from the side boundary. Two storey rear extensions should not contravene a 45 degree line of sight from the neighbouring windows and a single storey extension not exceeding 3.6m in depth with a pitched roof a height of 3.4m would be acceptable.

Although the height of the single storey element would slightly very marginally exceed the height criteria specified for single storey rear extensions it would not cause any harm to neighbours or the appearance of the property in this case. It would be situated to the rear of the property and would have a roof pitch to match the existing dwelling.

In most respects the proposals would comply with policies for extensions to properties, nonetheless, given the prominent position of the dwelling, concerns have been raised over the scale and design of the proposed extension. The Conservation Officer has advised that the proposal would dramatically alter the appearance and form of the original dwelling. It would result in a substantial bulk to the side of the original dwelling, which would be highly visible along the streetscene due to the positioning of the property on the site. The proposed depth of the rear element from the property's original rear building line would be deemed admissible in this instance. It is duly noted that the side addition is proposed to be set back at least 1.4m from the property's front building line. It would reduce the impact of the addition on the street scene, particularly due to the positioning of the property and curvature of the road. In consideration of this proposal it is considered that the harm would be less than substantial and as such any decision should be weighed against the public benefit of the proposal including, where appropriate, securing its optimum viable use. The proposed extension is to enable an enlargement of the property and also provides disabled access facilities, including a ramp to the side and an internal lift, to ensure that the occupier will be able to remain in the residence long term. Therefore, on balance, it is considered that the proposal would comply with the requirements of policies DMHB 4 and the NPPF and would be acceptable.

The side extension would be set between the existing property and the flank wall of 27 Manor Road. The two storey extension would not project beyond the rear of that property or a 45 degree line of sight from the front windows. The proposed extension is set back from the side boundary by a minimum of 2m at the front, increasing to 3m at the rear and would be separated from the side neighbouring property by 3.6m. It is therefore considered that the proposed would not significantly impact on the amenity of the neighbouring occupiers by virtue of over dominance or loss of outlook. The principle windows would face front and rear and the side windows would serve as secondary windows or non habitable rooms and could be conditioned to be obscure glazed and none opening below 1.8m. As such the proposal would not significantly increase any overlooking and loss of privacy.

As such the proposal would comply with the principles of policies DMHB11, DMHB 4 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020).

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2016).

Policy DMHD 1 (appendix A, Part A) vi), states that for alterations and extensions to residential dwellings; adequate garden space should be retained. The property benefits from a good sized garden and sufficient garden space retained.

There is no impact on parking provision as a result of this proposal.

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 HO1 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 673.03 and 673.04.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2016).

3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (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 27 Manor Road.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

5 HO6 Obscure Glazing

The window(s) facing 27 Manor Road shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be 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 DMHB 11 of the

INFORMATIVES

- 1 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.
- 2 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

Standard Informatives

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMHB 11	Design of New Development
---------	---------------------------

DMHB 12	Streets and Public Realm
DMHB 4	Conservation Areas
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
LPP 7.8	(2016) Heritage assets and archaeology
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

- 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 may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control that is considered to cause harm to local amenity.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at

any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.

- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

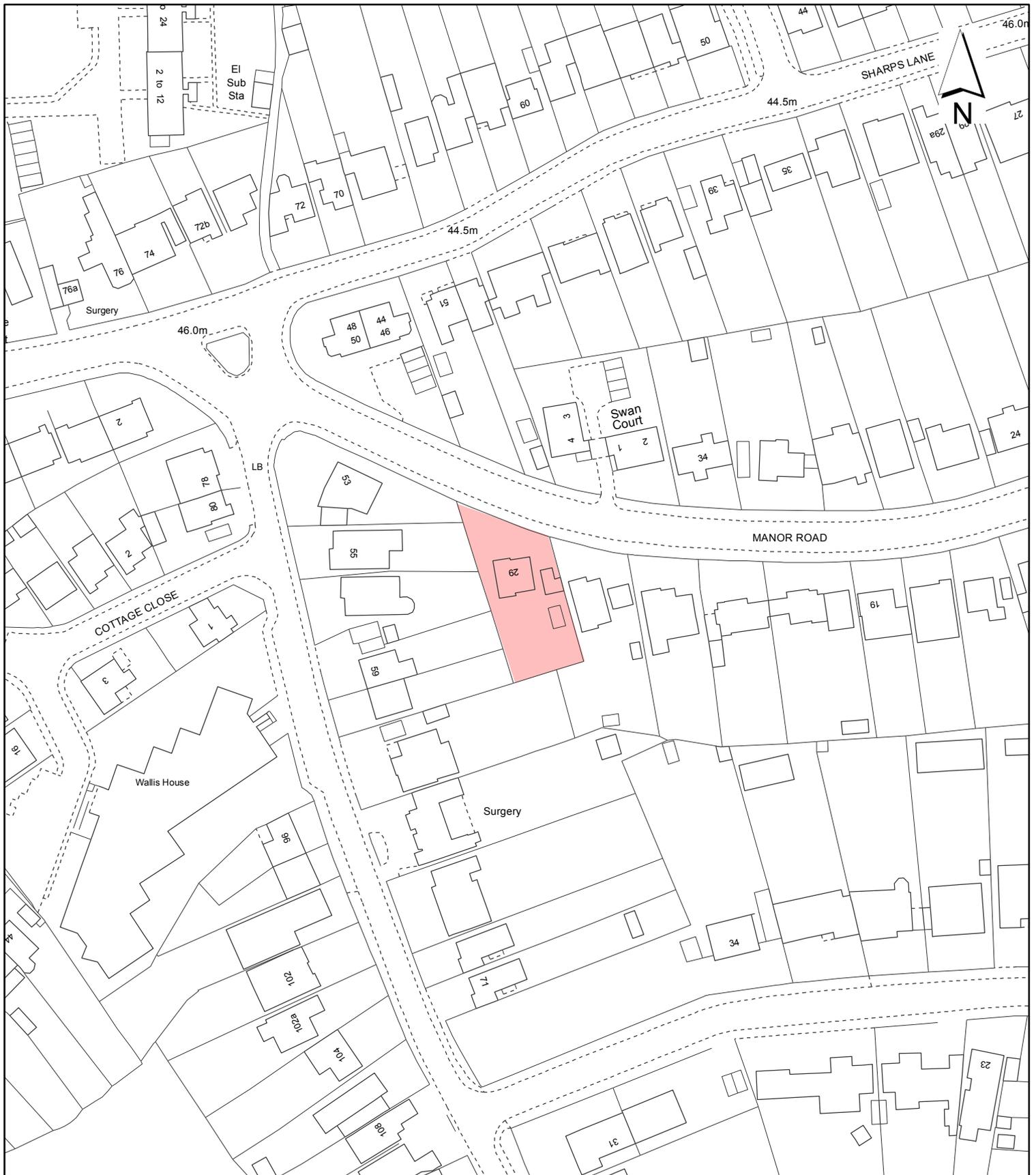
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate

any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 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.
 © Crown copyright and database rights 2020 Ordnance Survey 100019283

Site Address:

29 Manor Road

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

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

Planning Application Ref:
17788/APP/2020/2001

Scale:
1:1,250

Planning Committee:
North

Date:
October 2020



HILLINGDON
 LONDON