

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

**Address** 10 MEADOW CLOSE RUISLIP

**Development:** 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)

**LBH Ref Nos:** 19443/APP/2009/553

**Drawing Nos:** Flood Risk Matrix  
Site Location Plan at Scale 1:1250  
LBH/09/1/1  
LBH/09/1/2  
LBH/09/1/3a  
LBH/09/1/4

**Date Plans Received:** 19/03/2009

**Date(s) of Amendment(s):** 19/03/2009

**Date Application Valid:** 27/03/2009

17/04/2009

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application property is a detached chalet bungalow located in a cul-de-sac of similar style and scale properties on a relatively long plot with the actual building sited halfway down the site. It is flanked by chalet bungalows either side. There is an existing driveway leading to a detached garage at the rear, and the frontage has been surfaced for parking. The site is within the developed area as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Polices September 2007).

#### 1.2 Proposed Scheme

The application seeks planning permission for the:

- i) Raising of the existing eaves height from an average of 2.38m to an average height of 2.9m with the existing ridge height remaining unaltered. (6.65m);
- ii) Installation of a dormer window to the front, which would be of the same design and size but would be repositioned 0.1m further up the roof slope;
- iii) A new dormer window would be created on the rear roof slope, which would be of a similar design to that on the front roof slope, but would be wider (2.5m wide);
- iv) Insertion of 3 roof lights, one on each side and one on the front roof slopes;
- v) Erection of a single storey side extension to form a chimney, 0.7m wide by 2m deep, and positioned towards the rear of the property. The chimney would extend above this to a maximum height of 5m;
- vi) Extension of the roof area to the front down and forward to provide a new canopy to front entrance of the property; and
- vii) Alterations to the fenestration details of the property.

### 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

#### Comment on Planning History

This is a resubmission of a previously refused application (19443/APP/2008/2000), which related to a similar proposal. This application sought to raise the eaves height to 3.3m (this proposal 2.9m), and increase the ridge to 7m (from 6.5m), add 4 roof lights to one side and a dormer window to the other side, in addition to this a single storey rear extension was proposed. The application was refused, due to the excessive depth and design of the single storey rear extension, the additional roof bulk, visual impact of the excessive fenestration proposed and an un-neighbourly form of development by over dominance, visual obtrusion and loss of privacy by actual and perceived overlooking, resulting in a material loss of residential amenity.

The current proposal seeks to overcome these reasons for refusal, the rear extension has been removed from the scheme, the side dormer has been removed from the scheme, 4 side roof lights have been reduced to 1, the proposed eaves height has been reduced, and the ridge height is to remain unaltered.

### 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

5 neighbours were consulted, and one response was received that made the following comments:

1. Object to the overall bulk and density of the proposed development, created by an overall increase in the roof height in close proximity to the shared boundary, it is excessively bulky and over dominant;

2. The increased ridge height and dormer windows with high pitched roof will further increase the overshadowing of my property and reduce the daylight and sunlight amenity to my conservatory;

3. The chimney is low and right on the boundary, with prevailing west wind the smoke blows straight into my house and it is impossible for me to have my windows open when the chimney is in use;

4. Because of its close proximity, this development would have an overwhelming impact on my quality of life, as the conservatory is the only room in my house which gets the sun for a large part of the day. Especially important during the winter, spring and autumn;

Officer comments: The revised plans show the height of the building would not be increased, smoke nuisance would be dealt with under Environmental Protection Legislation, and the remainder of the issues are addressed in the full report

Ruislip Residents Association consulted, no response received.

Ward Councillor has requested that this application is reported to committee.

#### **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.
AM14	New development and car parking standards.
HDAS	Residential Extensions
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

#### **5. MAIN PLANNING ISSUES**

The main considerations are the design and impact on the character of the existing dwelling and wider street scene, the impact upon the amenities of adjoining occupiers and onsite parking provision.

Policy BE15 of the UDP (Saved Policies September 2007) requires extensions to harmonise with the scale, form, architectural composition and proportions of the original building. The adopted Supplementary Planning Document (SPD): Residential Extensions: Section 7.0 in relation to Loft conversions and roof alterations states careful thought must be given to the volume, height, proportion, details and position and overall appearance of any dormer windows or other roof alterations.

It is considered that the proposal would not cause an unacceptable loss of light or outlook to adjoining occupiers. Although the bulk of the roof would be marginally increased, due to the building not being increased in height and having regard for the existing roof form, it is not considered any material loss would arise. The proposal therefore would accord with policies BE20, and BE21 of the UDP (Saved Policies September 2007).

With regard to loss of privacy, the alterations to the fenestration details in the existing building would not require planning permission and would therefore fall outside the control

of the local planning authority. However, the two roof lights in the side elevations (one on each side), would be to serve non-habitable rooms and therefore are conditioned to be fixed shut and obscure glazed to avoid any overlooking concerns that might otherwise arise. Therefore, this proposal accords with Policy BE24 of the UDP (Saved Polices 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).

In terms of design and appearance, the eaves heights would be raised (providing a marginally wider spanned building), the front dormer would be raised by 0.1m, and the chimney would be replaced by one of a similar size and position. However, the ridge height would remain un-altered and whilst these alterations would alter the existing appearance of the building it would not be to such an extent that it would be out of character with the existing or adjoining properties. The size and design of the dormer windows is considered to be visually subordinate in relation to the roof plane in which they are set. The front canopy, incorporating a cat-side roof element is considered to be in character with the architectural design of the host dwelling. It is therefore considered that the proposed alterations would be clearly articulated and visually subordinate to the main dwelling such that its character would not be harmed and as such would comply with Policies BE13, BE15, and BE19 of the UDP (Saved Polices September 2007) and with HDAS Supplementary Planning Document Residential Extensions.

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 Polices 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 relevant HDAS Supplementary Planning Document Residential Extensions and policy BE23 of the UDP (Saved Polices September 2007).

In summary, the design of the roof alterations are 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** 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** M2 External surfaces to match existing building

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

**REASON**

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**3 RPD1 No Additional Windows or Doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 9 and 11 Meadow Close.

**REASON**

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

**4 RPD2 Obscured Glazing and Non-Opening Windows (a)**

The window(s) facing 9 and 11 Meadow Close shall be glazed with 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).

**5 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).

**INFORMATIVES**

**Standard Informatives**

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

- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

**Policy No.**

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
AM14	New development and car parking standards.
HDAS	Residential Extensions
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension.

When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

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

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

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

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

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

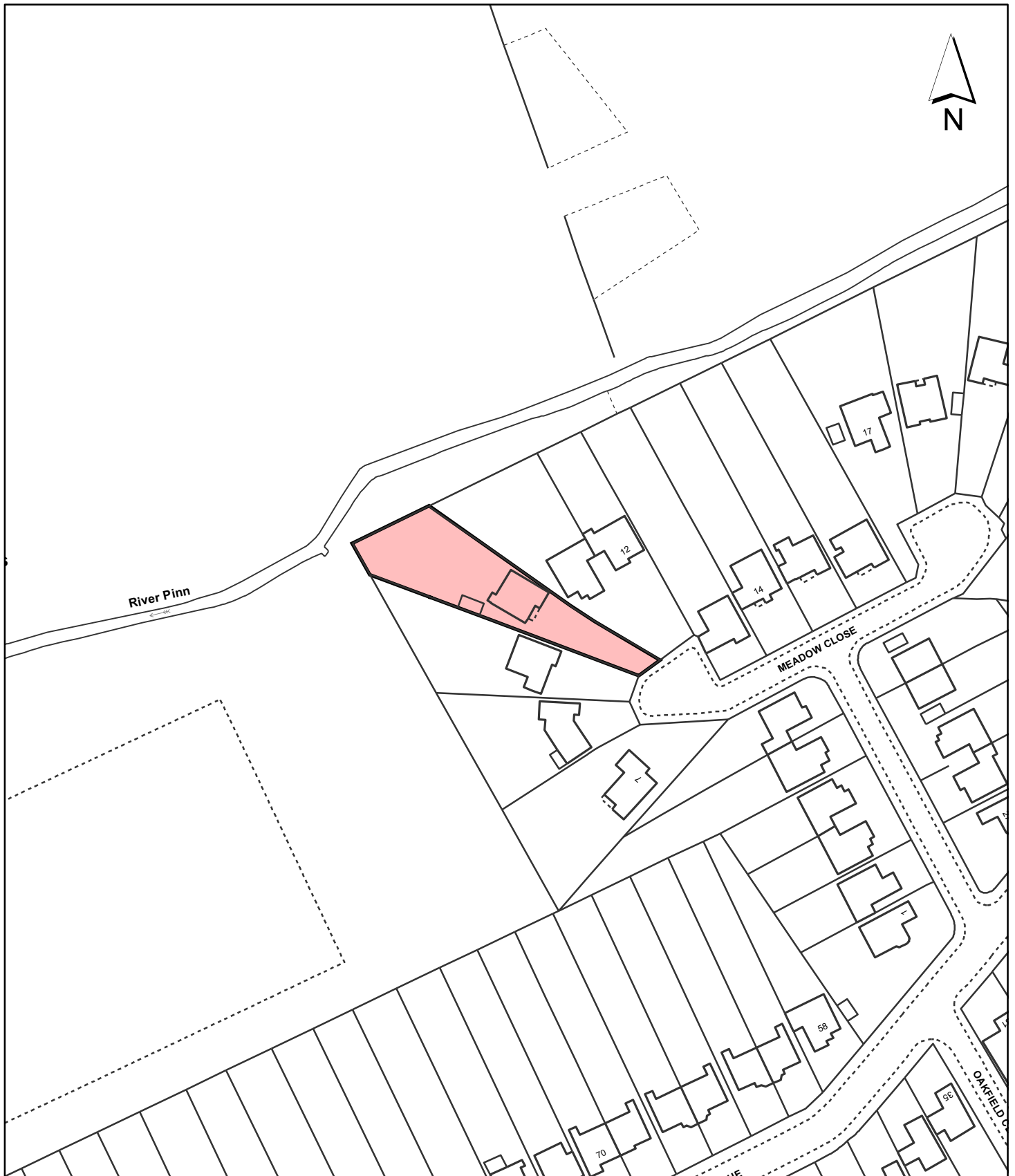
Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance 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 (CO<sub>2</sub>) 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:** Catherine Hems

**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. All rights reserved. London Borough of Hillingdon 100019283 2008

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/2009/553**

Scale  
**1:1,250**

Planning Committee  
**North**

Date  
**May 2009**



**HILLINGDON**  
LONDON