

Report of the Head of Planning & Enforcement

Address 24 CROFT GARDENS RUISLIP

Development: Single storey side extension, first floor side extension and single storey rear extension.

LBH Ref Nos: 45820/APP/2010/1061

Drawing Nos: Location Plan at Scale 1:1250
2812/01 Rev. A
2812/02 Rev. A

Date Plans Received: 11/05/2010 **Date(s) of Amendment(s):** 08/06/2010

Date Application Valid: 11/05/2010

1. CONSIDERATIONS

1.1 Site and Locality

The application site is a corner plot situated at a 90 degree bend in Croft Gardens and comprises a two storey detached house. To the north lies 22 Croft Gardens and to the west lies 26 Croft Gardens, both detached houses. The street scene is residential in character and appearance comprising two storey detached and semi-detached houses and the application site lies within Midcroft Ruislip Area of Special Local Character and the developed area as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

1.2 Proposed Scheme

The application involves the erection of a single-storey rear extension (the rear window of which has been re-aligned), a first floor-side extension above an existing single storey element at the property on the north-western elevation. The application has been amended so that the proposed side extension on the south-eastern elevation has been reduced from two-storey to single-storey. This extension has also been set back by 1m. All of the extensions will have pitched roofs.

1.3 Relevant Planning History Comment on Planning History

None

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

Site Notice Expiry Date:- Not applicable

2.2

3. **Comments on Public Consultations**

EXTERNAL:

14 local residents and the Ruislip Residents association consulted, one letter received objecting on the following grounds:

- i) A development of this scale and magnitude would negate the designation of Croft Gardens as an Area of Special Local Character;
- ii) No.24 is situated in the most prominent position in Croft Gardens;
- iii) There is already a single storey side extension and the property can already house quite a large family;
- iv) The amenity space would be reduced and there are minimum requirements for this. The back garden is relatively small;
- v) The additions would destroy the visual character of the road;
- vi) Increase in parking need;
- vii) Potential increase in air and noise pollution.

Ward Councillor - The application is an overdevelopment and out of character in the existing street scene and if it is recommended for approval then it is requested that it is reported to committee.

Officer Comment: The scheme was revised following consultation responses.

INTERNAL:

Trees/Landscape Officer

This site is not covered by a TPO nor inside a Conservation Area and is bordered on its southern and western boundaries by a line of young Lawson cypresses. The trees are moderately visible and will screen the proposed extension. The application states that no trees are to be removed as part of the scheme and the Lawson cypresses warrant protection and retention during development. Protection could be achieved by laying plywood boards across the root protection zones of the trees or temporary fencing could be erected in the rear garden approximately 2-3 away from the trees (or just beyond the canopy line). The plans should therefore be amended to show the trees as retained and show the position/type of protection to be used.

Subject to the revision of the plans and conditions TL2 and TL3 (amended to remove first part which requests detailed drawings of protective fencing) this scheme is considered acceptable in terms of Saved Policy BE38 of the UDP.

Conservation Officer

Background: This is an attractive 1930s detached property within the Midcroft Area of Special Local Character, located at a prominent corner location. The area is characterised by similar detached or semi-detached properties in brick or render with projecting two storey bay

windows and gables. Most of the properties have attached single storey garages.

Comments: The scheme proposes a two storey side extension along with a first floor extension over the existing garage and a single storey rear extension. The proposed side extension to the existing lounge and kitchen would be highly visible from the street scene, and whilst set back from the front line of the house at first floor level, it is suggested that the ground floor should also be set back by 1m. The proposed roof height would be lower than the existing property and is acceptable. Whilst the extension would be acceptable in principle on its own, it should be assessed in relation to the other proposed side extension. To the other side elevation, the scheme proposes to demolish the existing single storey garage and replace it with a two storey extension, set back only at the first floor. This would close the gap between the dwelling and the adjacent property and would be considered detrimental to the character and appearance of the conservation area.

Taken together, the proposed side extensions would lead to a very wide frontage, not in keeping with the character and appearance of the area. This would not be subordinate to the original foot print of the house and is therefore unacceptable. The rear extension generally accords with the design guidance, and is acceptable. The proposed window to the extension should be aligned with the window directly above.

Recommendation: Given the location of the site, there is scope to extension the property to one side only. This extension should be setback from the main house for its full height.

Conclusion: Scheme should be revised with only one two storey side extension. No objections to rear extension.

Case Officer Comments: The plans have been amended in line with the recommendations of both the Tree and Conservation officers.

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

BE5	New development within areas of special local character
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 - section 3.0, 4.0 and 5.0.
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 (including the impact on the Area of Special Local Character) and 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. Policy BE5 states that within Areas of Special Local Character new development should harmonise with existing design features.

The Council's adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions offers guidance that must be accorded with if extensions are to be considered satisfactory.

Sections 3, 4 and 5 of the SPD set out the criteria against which to assess single-storey side, single-storey rear and first-floor side extensions and includes guidance on appropriate scale and design.

The proposed rear extension has a pitched roof of 3.4m in height and has a depth of less than 1.5m, which is acceptable under the SPD. The proposed ground floor side extension is subservient to the dwelling in terms of width, has been set back by 1m from the main frontage of the property, to be more sympathetic to the existing dwelling and has a pitched roof measuring 3.4m in height. It is also set in a minimum of 1m, increasing to 1.5m from the side boundary with the road, thereby retaining the open character of the side area. The first-floor side extension on the south-eastern elevation was removed to ensure that the footprint of the proposal was subservient to the main dwelling and to ensure that the proposal would not dominate the Area of Special Local Character. The proposed first-floor side extension on the north-western elevation would be constructed over an existing single-storey side element. The first floor side extension would be set in from the boundary by at least 1m and has a hipped roof that is sympathetic to the roof on the existing dwelling. Furthermore, the width of the first-floor side extension is subservient to the size of the original dwelling.

As such, the proposal is considered acceptable with regard to policies BE5, BE13, BE15 and BE19 of the UDP Saved Policies September 2007 and all 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 3, 4 and 5 of the SPD offer further criteria against which single-storey side, single-storey rear and first-floor side extensions can be assessed against to consider the impact on neighbouring properties.

The plans illustrate that the eaves and guttering would not encroach upon neighbouring properties and the proposal would retain a rear garden space of over 150sq.m, which would comply with the Council's standards as set out in the Supplementary Planning Document (SPD) HDAS: Residential Extensions.

The proposal has no side windows that will overlook the neighbouring properties and the first-floor side extension would not harm the residential amenity enjoyed by the residents of no.22 as there is a garage at this property along the boundary with no.24, resulting in a separation distance of 4.5m between the extension and No.22. Furthermore, No.22 is set further back than No.24. Thus, the extension would not encroach within a 45 degree line of sight of any habitable room window within the adjoining property at No.22. The proposal would be primarily hidden from the property to the rear of the site, no.26, by existing mature vegetation and although the separation distance to this property is 10m, the windows in the proposed extension would be looking at the side wall of No.26 and its front garden area. Thus there would be no undue impact on the amenity of No.26 from overlooking, overshadowing or loss of light or outlook.

The extension would be constructed using materials to match those on the existing building and the proposal accords with the criteria for single-storey side, single-storey rear and first floor side extensions and is therefore not considered to 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).

There is sufficient hard standing space at the front of the site for 2 cars, in compliance with Policy AM14 of the UDP Saved Policies September 2007.

The site is not covered by a TPO and the Council's tree officer has no objections to the proposal subject to conditions. The proposal would thus comply with Policy BE38 of the UDP Saved Policies September 2007.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HH-T8 Time Limit - full planning application 3 years

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

REASON

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

2 HH-OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies

with Policies BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 HH-RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 22 Croft Gardens.

REASON

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

4 HH-M2 External surfaces to match existing building

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

REASON

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

5 TL1 Existing Trees - Survey

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (v) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

7 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 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.

BE5	New development within areas of special local character
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.
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BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS	Residential Extensions - section 3.0, 4.0 and 5.0.
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 Bank and Public Holidays.

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

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

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

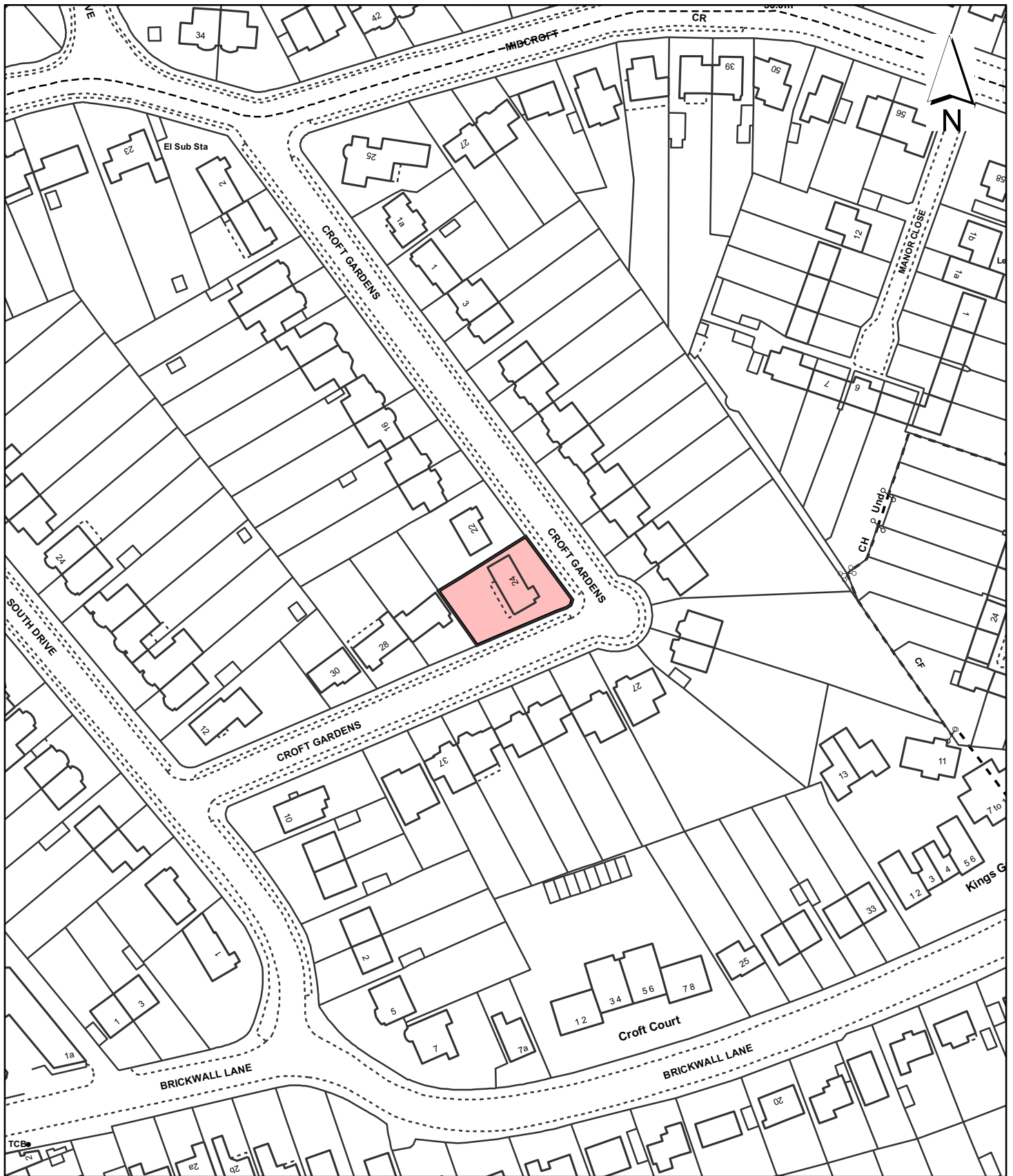
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the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

hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.


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

Contact Officer: James Stone

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address	
24 Croft Gardens Ruislip	
Planning Application Ref:	Scale
45820/APP/2010/1061	1:1,250
Planning Committee	Date
North	July 2010

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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

