

Report of the Head of Development Management and Building Control

Address: 18 ST EDMUNDS AVENUE RUISLIP

Development: Retention of single storey rear extension involving demolition of existing extension, conversion of roof space to habitable use to include 1 x rear dormer, 2 x front dormers, installation of 2 x roof lights to the front roof slope and 3 x roof lights to the rear roof slope and conversion of roof from hip to gable end with alterations to fenestration (Retrospective Application).

LBH Ref Nos: 3255/APP/2023/592

Drawing Nos: A-HA-018D-SL-001
A-HA-018D-BP-002
A-HA-018D-PL-100
A-HA-018D-PL-101
A-HA-018D-S-200
A-HA-018D-EL-300
A-HA-018D-EL-301
A-HA-018D-PL-110
A-HA-018D-PL-111
A-HA-018D-PL-112
A-HA-018D-S-210
A-HA-018D-EL-310
A-HA-018D-EL-311

Date Plans received: 01-03-2023 **Date(s) of Amendments(s):**

Date Application valid 01-03-2023

Recommendation: APPROVE subject to conditions

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the western side of St Edmunds Avenue and comprises a detached bungalow. The property has recently completed construction of a single storey rear extension, 1 x rear dormer, 2 x front dormers, 2 x roof lights in the front roof slope and 3 x roof lights in the rear roof slope as well as conversion of the roof from hipped to gable end. The property has been finished in a white render.

The street scene is residential in character and appearance comprising detached bungalows of relatively mixed design and some of which benefit from single storey side, rear and roof extensions.

The application site is not subject to any heritage designations, is not subject to a tree protection order and is not located within flood zone 2/3 or a critical drainage area or an area identified as at risk of

surface water flooding.

1.2 Proposed Scheme

Planning permission is sought for the retention of a single storey rear extension involving the demolition of the existing extension; and the conversion of the roof space to habitable use to include 1 x rear dormer, 2 x front dormers, installation of 2 x roof lights to the front roof slope and 3 x roof lights to the rear roof slope and conversion of the roof from hipped to gable end with alterations to the fenestration. This application is retrospective.

1.3 Relevant Planning History

3255/APP/2022/212 18 ST EDMUNDS AVENUE RUISLIP

Conversion of roof space to habitable use to include a rear dormer, 4 front roof lights and conversion of both sides of roof from hip to gable end and alterations to fenestration (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 22-03-2022 Approved **Appeal:**

3255/APP/2021/665 18 ST EDMUNDS AVENUE RUISLIP

Single storey rear extension involving demolition of existing extension, conversion of roofspace to habitable use to include 2 x rear dormers, 2 x front dormers, 1 x roof light and conversion of roof from hip to gable end with alterations to fenestration and rebuilding of existing garage.

Decision: 08-04-2021 Approved **Appeal:**

3255/APP/2020/3835 18 ST EDMUNDS AVENUE RUISLIP

Single storey rear extension involving demolition of existing extension, conversion of roofspace to habitable use to include 1x rear dormer, 2 x front dormers, 1 x roof light and conversion of roof from hip to gable end with alterations to fenestration and rebuilding of existing garage.

Decision: 04-02-2021 Refused **Appeal:**

3255/APP/2020/2566 18 ST EDMUNDS AVENUE RUISLIP

Single storey rear extension involving demolition of existing extension, conversion of roof space to habitable use to include a rear dormer, 3 front roof lights and conversion of both sides of roof from hip to gable end with alterations to fenestration (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 29-10-2020 Approved **Appeal:**

3255/APP/2020/1404 18 ST EDMUNDS AVENUE RUISLIP

Single storey rear extension involving demolition of existing extension, conversion of roofspace to habitable use to include 1x rear dormer, 2 x front dormers, 3 x roof lights and conversion of roof from hip to gable end with alterations to fenestration, rebuilding of existing garage, new hard-standing to provide off-street parking, refuse and recycling store and alterations to access steps.

Decision: 14-07-2020 Refused **Appeal:**

3255/APP/2020/1402 18 ST EDMUNDS AVENUE RUISLIP

Single storey rear extension with patio area involving demolition of existing rear extension, conversion of roof space to habitable use to include a rear dormer, 3 front roof lights and conversion of both sides of roof from hip to gable end and alterations to fenestration (Application for a Certificate of Lawful Development for a Proposed Development).

Decision: 02-07-2020 Refused **Appeal:**

3255/APP/2020/1398 18 ST EDMUNDS AVENUE RUISLIP

Part two storey, part single storey rear extension with Juliette balcony involving demolition of existing extension and conversion of roof space to habitable use to include 2 x rear dormers, 2 x front dormers, 7 x roof light and conversion of roof from hip to gable end with alterations to fenestration, hard standing to front, associated refuse and recycling store including rebuilding of existing garage.

Decision: 14-07-2020 Refused **Appeal:** 18-06-2021 Dismissed

Comment on Planning History

The application site is the subject of a number of planning approvals and refusals on the site. A detailed review of the planning history attached to the site has been undertaken and has been summarised below in date order.

A planning application (3255/APP/2020/1398) was refused on 16-07-20 and later dismissed on appeal (APP/R5510/D/20/3261068) on 18-06-2021. This application proposed a part single and part two storey rear extension. It is noted that the front elevation is similar to that proposed in this current application. In terms of the rear, the Inspector noted that "the proposed rear extension would be overly prominent in the context of the host dwelling and adjacent properties. It would therefore harm the appearance and character of the existing bungalow and the surrounding area". In terms of the front, the Inspector concluded that the "appeal scheme also proposes to extend the front roof plane of the appeal property from a hipped to a gable roof, to include small dormer windows. Whilst this would significantly alter the appearance of the front elevation of the property, the design and scale would sit comfortably in the context of the existing dwelling. On my site visit, I noted that there is a mixture of property designs in the area, some of which are similar in appearance to this element of the appeal proposal. On this basis, the proposed extended front elevation would not harm the character and appearance of the host dwelling or the street scene. However, this would not outweigh the harm I have found in respect of the proposed rear extension". The proposed application proposes a similar hipped to gable roof, including small dormer windows, the above conclusion reached by the Inspector is a material planning consideration and a similar conclusion has been reached with this current application.

A Certificate of Lawfulness (3255/APP/2020/1402) was refused on 15-07-2020 as the proposed development did not constitute permitted development.

A planning application (3255/APP/2020/1404) was refused on 16-07-20. This application was refused on the basis that the proposed roof extensions would appear overly dominant and incongruous additions to the host dwelling and the visual amenities of the street scene. It is acknowledged that the above planning application proposed a similar hipped roof, rear dormer and roof extensions as the current application. However, following this application a Certificate of Lawfulness (3255/APP/2020/2566) was approved for a single storey rear extension and hip to gable end extension

with a rear dormer. The Certificate of Lawfulness provided a material fallback to the double hip conversion and rear dormer. Following the Certificate of Lawfulness, a planning application (3255/APP/2020/3835) was submitted for a similar development which was refused despite the permitted development fallback (05-02-21).

A planning application was then approved on 16-04-21 (3255/APP/2021/665) for a double hip to gable conversion, two rear dormers, rear extension and front dormers. The main difference between the approved application and the current application is the width of the rear dormer.

Finally, the most recent planning application (3255/APP/2022/212) on site is for a Certificate of Lawfulness for a double hip to gable end and rear dormer which was approved 22-03-22. This Certificate of Lawfulness approved a larger rear dormer than allowed under the previous Certificate of Lawfulness (3255/APP/2020/2566). The proposed dormer under this current application is a similar width as that allowed under permitted development.

To conclude, the planning history of the site is extensive. However as demonstrated above the current planning application does benefit from permitted development and planning permission fall backs. This current scheme seeks to regularise the works and the impact on the host dwelling, character of the area, and residential amenity have been assessed cumulatively.

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

16 neighbouring properties and Ruislip Residents Association were consulted on 07-03-2023.

Representations in objection to the application were received by five neighbouring residents and the Ruislip Residents Association.

LOCAL RESIDENT COMMENTS:

The matters raised by neighbouring residents are summarised as follows:

1. Hybrid of planning permissions and permitted development to create a house that is much larger than it was and has a rear roof dormer larger than anything in the locality;
2. Visually out of keeping with the surrounding properties;
3. Larger than approved plans and larger than previous plans which were rejected;
4. No dimensions on dormers;
5. Rain shelter above front door is considerably larger than the previous shelter and is out of character with the street scene;
6. Property is now a 5/6 double bedroom, request a HMO condition on the property to protect the interests of neighbours and local residents; and
7. Request that in the event of an approval, conditions for obscured glass and high level windows are applied.

RUISLIP RESIDENTS ASSOCIATION:

Ruislip Residents' Association are concerned that this substantial development has taken place without planning permission. In the past three years some planning proposals have been refused and dismissed at appeal and some have been approved. The construction works implemented seems to be a 'pic n mix' of plans previously allowed to create a significantly larger house than any plan already approved to create a development that is out of scale and character with its surroundings.

The current retrospective application as built is much bigger than that in plan Ref: 3255/APP/2020/3835 that was refused due to size, scale, bulk, design and massing of the roof extension 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 street scene and wider area, contrary to policy `BE1 of Hillingdon Local Plan 2021. Therefore, an approval now would be inconsistent with the previous refusal reasons.

A permitted Development plan allowed a 4 metre deep rear ground floor extension, however what has been built exceeds 5 metres. The dormers look significantly larger than those represented on the recently submitted plans. But no measurements are included on the drawings submitted to be certain! There is also a significantly large outbuilding that has recently been constructed in the rear garden that is much larger than the original garage demolished that together with the plans under consideration in this application cause a severe overdevelopment at this site. We trust that given that the building as built is larger than previous planning applications refused that this application will be refused because it is an overdevelopment.

PETITION:

In addition, a petition in objection to the application has been received with 24 signatures. The petition raises an objection to the planning application as the development is too large and has been built without correct planning consent.

PLANNING OFFICER RESPONSE:

The material considerations (including planning history, design and impact on the character and appearance of the dwelling and wider area) are discussed in the above section titled 'Comment on Planning History' and in the main body of this report.

The submitted plans are to-scale and the dimensions are able to be measured on them. This committee report references relevant dimensions that have been measured from the drawings.

There is no change to the dimensions of the front canopy / rain shelter between the pre-existing and existing development. Therefore, no porch or canopy is proposed as part of this application. For the avoidance of doubt it should also be noted that this application does not include an outbuilding. Separate planning permission would be required if the outbuilding on site is not permitted development.

Regarding the potential use of the dwelling as a House in Multiple Occupation (HMO) given the increase in number of bedrooms, a condition has been included preventing the use as an HMO without the need for planning permission (Condition 7). In the event that planning permission is submitted this would enable the local planning authority to assess any potential impact. A condition has also been included requiring side elevation windows to be obscure-glazed with restricted openings (Condition 5).

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:

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
DMEI 10	Water Management, Efficiency and Quality
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D6	(2021) Housing quality and standards
NPPF12	NPPF 2021 - Achieving well-designed places

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application are the effect of the proposal on the character and appearance of the existing dwelling and the visual amenities of the surrounding area; the impact on the residential amenity of the neighbouring dwellings; the provision of acceptable living conditions and private amenity space for residents of the application dwelling; and parking provision.

IMPACT ON CHARACTER AND APPEARANCE

Policy Context

Policy D3 of the London Plan (2021) states that - Development proposals should: enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.

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

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020)

states that development should be well integrated with the surrounding area.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), 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.

With regards to rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- 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.

With regard to roof extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;
- ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;
- iii) raising of a main roof above the existing ridgeline of a house will generally not be supported;
- iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling.

Assessment

This current application follows upon recent approvals and refusals on the site, all detailed in the planning history section of this report. The proposed ground floor element and the two front dormers have been approved under planning permission reference 3255/APP/2021/665 (Approved 16-04-21). A Certificate of Lawful Development for a double hip to gable end conversion and the rear dormer exists

under Application Reference: 3255/APP/2022/212 (Approved 22-03-22). Whilst the main elements of the proposal each benefit from separate approvals through householder permissions or permitted development, the scheme will be assessed as a whole and the cumulative impact assessed.

The property featured a pre-existing hipped roof and the application includes a double hip to gable end roof conversion which was permitted under a Certificate of Lawful Development 3255/APP/2022/212 (Approved 22-03-22). The resultant gable end roof is no higher than the existing roof ridge height, and it is also no higher than the existing roof of the adjacent dwellings. The resultant gable end roof does not displace the visual prominence of the existing central front gable projection as a distinctive architectural feature of the dwelling. The resultant roof does not project beyond the existing footprint of the dwelling, and as such, it does not appear to be obtrusive or dominant in relation to the adjacent and neighbouring dwellings, and on the Keswick Gardens/St Edmunds Avenue street scenes.

In terms of the proposed two front dormers, Policy DMHD 1 specifies that front dormer windows located on the principal front elevation of a property, facing the road will not be acceptable for most buildings, unless this is an original characteristic of the area. The proposed front dormers are set down from the ridge of the altered gable end roof, and set above the eaves of the roof and set-in from the sides of the roof. Given that the front dormers are sited either side of the front gable projection and the width of the extended front elevation of the dwelling, it is considered that the front dormers would constitute acceptable secondary and subordinate additions. The dormers have an acceptable pitch-roof design and achieve sufficient visual containment in the front roof slope.

In terms of the double hipped to gable roof conversion and the addition of dormers on the front elevation, it is acknowledged that a number of properties within the immediate vicinity have recently undergone developments for similar proposals. For instance, No. 22 St Edmunds Avenue benefits from a Certificate of Lawfulness for the double hip to gable conversion (reference: 69663/APP/2014/553, dated 25-02-14), and a planning permission for the two front dormers (reference 69663/APP/2014/1111, dated 12-06-2014). Similarly, No. 31 Edmunds Avenue benefits from a recent planning permission for the conversion of roof space to habitable use to include 2 front dormers, 1 rear dormer and conversion of the roof from hip to gable end (reference 58245/APP/2020/2353, dated 22-09-2020).

Further examples of similar double hip to gable conversions and 2 associated front dormers are visible at No. 35 and No. 48 Keswick Gardens. It is clear that there are numerous properties within the surrounding area that are similar in appearance to the front elevation of the host property and it is therefore considered that the development does not harm the character and appearance of the host dwelling or the street scene. This was a conclusion that the Inspector reached in Appeal Decision APP/R5510/D/20/3261068 (Application Reference: 3255/APP/2020/1398) with respect to the double hip to gable conversion and front dormers for the site.

Turning to the rear, the rear dormer measures a depth of 2.1m, a length of 9.9m and features a flat roof height of 1.7m. This rear dormer does not comply with Policy DMHD 1 as it exceed two thirds of the average width of the rear roof slope. However, the dormer was considered permitted development under planning application reference 3255/APP/2022/212 (Approved 22-03-22). The rear dormer does therefore benefit from a fall back position which does carry some weight. It is also noted that there are a plethora of large rear dormers in this immediate area, and taken together with the double hip to gable conversion, it is not considered that the development appears out of character within the street scene nor has an adverse impact on the appearance of the host dwelling.

In terms of the single storey rear extension, the development measures a depth of 5.2m and sits under a flat roof with a maximum height below 3m. It is acknowledged that the 5.2m depth does not comply with the prescribed depth in Policy DMHD 1, however the extension does not extend beyond either of

the adjacent neighbouring properties' extended rear walls and the rear extension itself would appear proportionate to the host dwelling. In this regard, it is considered that the rear extension would appear subservient to the host dwelling.

Taking the above into consideration, the development is considered acceptable with regards to the character and appearance of the host dwelling and the surrounding area. The development is considered to accord with the objectives of Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12, and Policy DMHD 1 of the Hillingdon Local Plan - Part Two (2020) and Policy D3 of the London Plan (2021).

RESIDENTIAL AMENITY - IMPACT ON NEIGHBOURING PROPERTIES

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

No. 16 and No. 20 St Edmunds Avenue are the principal properties that need to be considered in terms of potential impacts on residential amenity.

No. 16 is located to the south of the site and comprises a detached bungalow with accommodation in the roof space. The neighbouring property benefits from a single storey rear extension. No. 16 has a single aspect bedroom window in the side elevation facing No. 18. This window faces the existing flank wall. Whilst the gabled roof may be visible from this window, it would not be harmful in the context of the existing form and impact. Turning to the rear extension, this is located 1.4m from the shared boundary with No. 16 and would follow a similar rear building line. Taking consideration of the single storey nature of the rear extension, the presence of the neighbouring extension and the separation distance, the proposal does not result in unacceptable overshadowing or loss of light. There are 4 no. ground floor windows and one first floor window proposed on the side elevation facing No. 16. The new windows on the side elevation drawing are shown to be obscurely glazed and openable only at high level. In light of this, it is not considered that the proposal results in unacceptable overlooking or loss of privacy to the occupiers of No. 16. In the event of an approval, a condition would be secured to ensure the side windows are obscurely glazed and non-opening below 1800mm for as long as the development remains in existence.

No. 20 is located to the north of the site and comprises a detached bungalow with accommodation in the roof space. The neighbouring property benefits from a single storey rear extension. Given the relative siting, it is considered that the extensions do not adversely harm the outlook/daylight from No. 20's rear first floor windows or have an overbearing impact on the ground floor rear elevation of No. 20. There are 4 no. ground floor windows on the side elevation facing No. 20. The new windows on the side elevation drawing are shown to be obscurely glazed and openable only at high level. In light of this, it is not considered that the development results in unacceptable overlooking or a loss of privacy to the occupiers of No. 20. In the event of an approval, a condition would be secured to ensure the side windows are obscurely glazed and non-opening below 1800mm for as long as the development remains in existence.

Overall, given the relative impact and given what is already approved, it is considered that the extensions do not harm the amenities of the occupiers of No. 16 and No. 20 St Edmunds Avenue in

terms of outlook, daylight and sunlight or privacy.

The rear dormer windows offer views into the private rear garden of the application site. The dormer windows are essentially at a first floor level and it is not considered that they result in undue overlooking or a loss of privacy to neighbouring properties. The dormers on the front elevation provide views into the front garden of the application site and the wider street scene and not result in undue overlooking to neighbouring properties.

Given the separation distances there are no other properties considered potentially affected.

The impact of the development proposal on neighbouring residential amenity is considered acceptable. The development is considered to accord with Policies DMHD 11 and DMHD 1 of the Hillingdon Local Plan - Part Two (2020).

RESIDENTIAL AMENITY - APPLICATION PROPERTY

It is considered that all the new habitable rooms, and those altered by the proposed development, would maintain an adequate outlook and source of natural light, therefore complying with the requirements of Policy D6 of the London Plan (2021).

The private rear garden is reduced as a consequence of the development. However the development retains in excess of 100sqm of private rear amenity space, which meets the standards set out in Table 5.3 (Private Outdoor Amenity Space Standards) of the Hillingdon Local Plan Part 2: Development Management Policies (2020). The proposal, therefore, would not undermine the provision of external amenity space, in accordance with Policy DMHB 18 and Policy DMHD 1 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

TREES AND LANDSCAPING

The proposal would maintain the existing use of the site frontage for parking provision. As such, the 25% soft landscaping stipulation in Policy DMHD 1 of the Hillingdon Local Plan Part 2 (2020) would not be appropriate to impose as a planning condition in this case. There are no trees that have been adversely affected by the development.

PARKING AND HIGHWAY SAFETY

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity.

The access and parking arrangements would be unaltered therefore the Highway Authority do not require consultation. Parking spaces would be retained for the existing dwelling on the front driveway in accordance with parking standards set out in Appendix C, Table 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). Therefore sufficient parking provision would be retained within the site, and no concerns are raised with respect to highway safety.

OTHER MATTERS

Drainage: The site is not identified as at particular risk from flooding or drainage issues. Drainage will be satisfactorily controlled through the Building Regulations in this case.

CONCLUSION

It is considered that the proposed development would not have a detrimental impact on the character and appearance of the surrounding area or on parking/highway safety. The proposal would provide an appropriate living environment for future occupiers and would not unduly impact upon the residential amenity of neighbouring occupants.

As set out in this report, subject to conditions, the scheme is considered to comply with the overarching objectives of the relevant Local Plan and London Plan policies and consequently the application is recommended for approval.

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 plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on Drawing Nos. A-HA-018D-PL-110, A-HA-018D-BP-002, A-HA-018D-PL-111, A-HA-018D-PL-112, A-HA-018D-S-210, A-HA-018D-EL-310 and A-HA-018D-EL-311.

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 (2021).

3. HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall comply with those detailed in the submitted Application Form received by the Local Planning Authority on 01-03-2023 and shown on the approved drawings. These materials 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. HO6 Obscure Glazing

Notwithstanding the approved drawings the windows on the side elevations facing No. 16 and No. 20 St Edmunds Avenue 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 the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2021).

5. HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

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

6. 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.

REASON

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

7. NONSC Restriction of subdivision or HMO

The dwelling shall not be subdivided to form additional dwelling units or used as a house of multiple occupation without a further express permission from the Local Planning Authority.

REASON

To ensure that the boroughs housing stock of family dwellings is protected and that the residential amenities of neighbouring occupiers are not harmed in accordance with Policies DMH 1, DMH 4, DMHB 11 of the Hillingdon Local Plan Part 2 (2020), as well as other relevant planning guidance contained within the London Plan (2021) and NPPF (2021).

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 (2021). 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.

3. 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 which are audible at the site boundary shall only be carried out between the hours of 08.00 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 or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) 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.

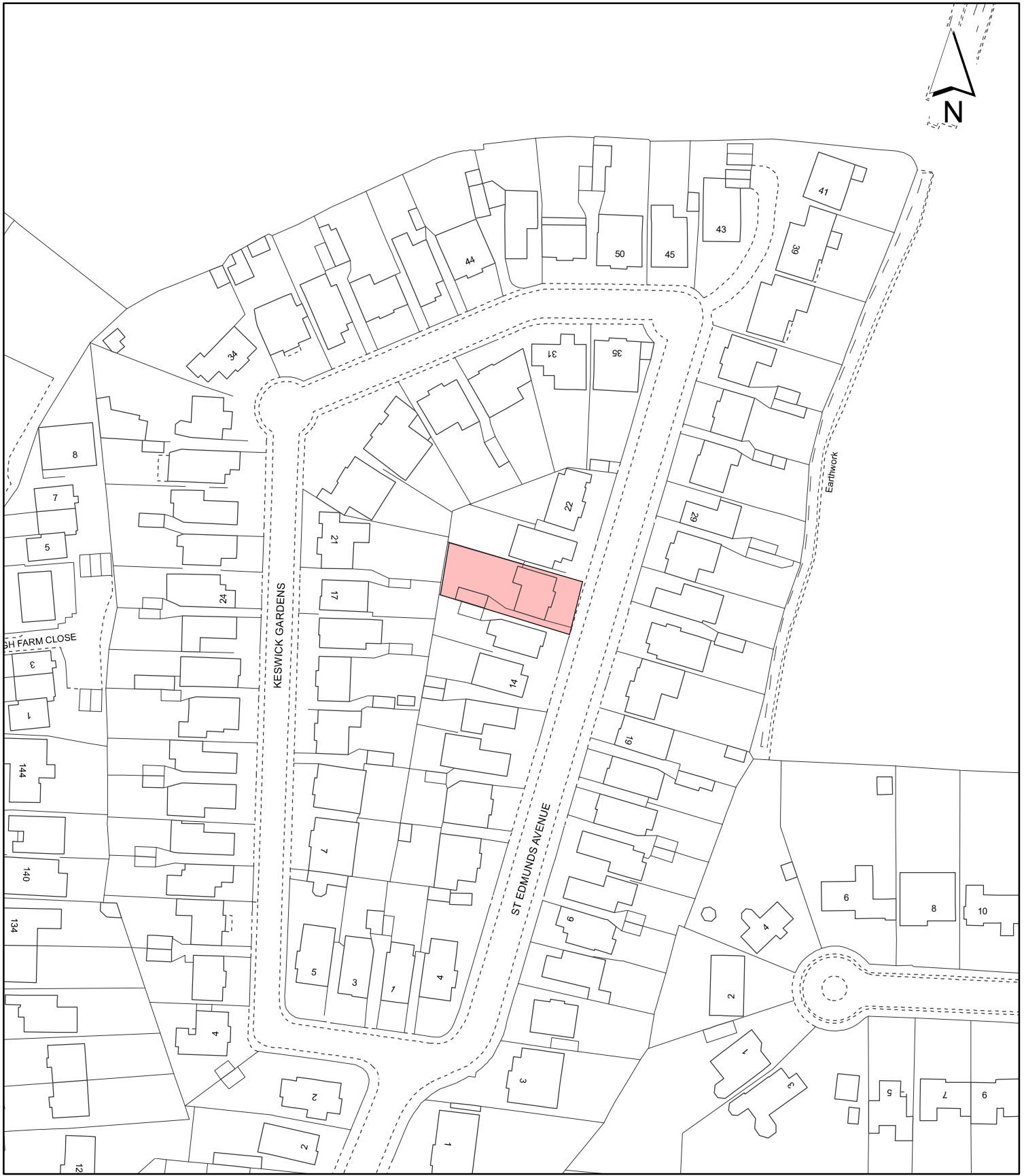
4. You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

Contact Officer:


Niamh McMenamin

Telephone No:

01895 250230



Notes:

 Site boundary

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Site Address:
**18 St Edmunds Avenue,
Ruislip**

Planning Application Ref:
3255/APP/2023/592

Planning Committee:
Borough

**LONDON BOROUGH
OF HILLINGDON**
Residents Services
Planning Section
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 01895 250111



Scale:
1:1,250

Date:
July 2023