

Report of the Head of Planning & Enforcement Services

Address 22 PAVILION WAY RUISLIP

Development: Two storey side and rear extension, single storey rear extension, conversion of roofspace to habitable use to include a rear dormer, 1 front rooflight and conversion of roof from hip to gable end, involving demolition of single storey rear element.

LBH Ref Nos: 17423/APP/2010/1662

Drawing Nos: Location Plan to Scale 1:1250
Plan 1 Proposed Floor Plans)
Plan 4 (Block Plan to Scale 1:100)
Plan 3 (Existing Floor Plans and Elevations)
Plan 5 (Front Elevation and Cross Section)
Plan 2 (Proposed Elevations)

Date Plans Received: 19/07/2010 **Date(s) of Amendment(s):**
Date Application Valid: 09/08/2010

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the north side of Pavilion Way and comprises a two storey semi-detached property finished in red brick, with white render and white UPVC windows and a wooden door. The property has a detached garage to the rear, an area of hardstanding to the front and has been extended to the rear with a single storey extension. The street scene is residential in character and appearance and the application site lies within the developed area as identified in the UDP saved policies September 2007.

1.2 Proposed Scheme

The application seeks permission to construct a part single two storey side and rear extension, single storey rear extension, conversion of roof from hipped to gable end with a roof light and rear dormer.

The proposed side and rear two storey extension would be set back 5.4m from the front elevation and project 2.7m to the side, it would have a depth of 6.5m in line with the proposed single storey extension. At first floor level the proposed side and rear two storey extension would have a width of 5.3m and be set back 3.1m from the boundary with the adjoining dwelling no.20. The two storey extension would have a hipped roof height of 7.3m falling to 5.4m at the eaves.

A single storey rear extension is proposed to replace the existing and would adjoin the proposed two storey side and rear extension. This would project 4.2m to the rear with a width of 8.4m, it would have a lean to roof height of 3.9m falling to 2.7m at the eaves.

The existing hipped roof would be extended to form a gable end, a roof light would also be inserted to the front elevation. A dormer to the rear roof face is also proposed, this would have a width of 5.9m, a height of 2.6m and project 3.5m.

As part of the proposal the existing garage and single storey rear extension would be demolished, the proposed extensions would be constructed in materials to match the existing.

1.3 Relevant Planning History Comment on Planning History

No relevant history.

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

7 neighbours and the Eastcote Residents Association consulted, two responses have been received objecting on the following grounds:

- i) The side extension should be set back 1m from the side boundary, to allow fire and rubbish access;
- ii) Parking inadequate;
- iii) Overhanging roof onto no.24 Pavilion Way;
- iv) Light to rear of no.24 will be compromised;
- v) All windows to the side should be obscured glazed;
- vi) Concerns about scaffolding and construction works;
- vii) The proposed development would create the largest building, by far, in the road, on what is, arguably, the 2nd smallest plot in the road;
- viii) With the proposed development the garden space will be greatly reduced, which could result in an increased nuisance level being caused by adjoining neighbours;
- ix) If large development is allowed the number of people occupying the site may increase, and the whole site is too small to facilitate such an increase;
- x) The proposed roof development will produce a very ugly set of sightlines.

A petition of objection has been lodged.

Eastcote Residents' Association

We are concerned that this two storey side and rear extension and single storey rear extension is going to prove to be overly large in relation to the existing property and overly dominant in relation to the adjacent houses. The rear extension appears to exceed the 3.6 metre guidelines laid down in the Supplementary Planning Document.

Ward Councillor

I would like to call in this planning application for a proposed extension in Pavillion way on the grounds that it doubles the size of the original house and by design, it will change the street scene.

Trees and Landscape Officer

This site is not covered by a TPO, nor inside a Conservation Area. There is a line of boundary trees (hawthorn and ash) to the rear of this property (off site), however they are far enough away from the proposed extension to not be affected. There are no suitable locations to plant new trees. Therefore, the scheme is acceptable in terms of Saved Policy BE38 of the UDP.

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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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 issues for consideration with this application are the design of the proposed development, impact on residential amenity, and highway safety and parking.

Policy BE13 of the UDP (Saved Policies September 2007) requires that the layout and appearance must harmonise with the existing street scene, policy BE15 goes on to state that extensions must be in keeping with the scale, form and architectural composition of the original building.

The Council's adopted Supplementary Planning Document (SPD) on Design and Accessibility Statement (HDAS) for Residential Extensions offers the following guidance that must be accorded with if housing extensions are to be considered satisfactory:

Section 5 of the SPD sets out criteria to assess two storey side extensions against, this includes the following thresholds for appropriate scale and design.

- Para 5.1: Must be set back a minimum of 1m from the side boundary
- Para 5.6: Ground and first floor should be set back 1m from the main front building line
- Para 5.8: Roof height should be lowered by at least 0.5m
- Para 5.10: Width of extension should be between half and two-thirds of the main house width

Section 6 of the SPD sets out criteria to assess two storey rear extensions against, this includes the following thresholds for appropriate scale and design.

- Para 6.4: Depth must not exceed 3.6m
- Para 6.2: First floor must comply with 45 degree rule.
- Para 6.6: Roof height should not exceed height of main roof

Section 3 of the SPD sets out criteria to assess single-storey rear extensions against, this includes the following thresholds for appropriate scale and design.

- Para 3.4: Should not exceed 3.6m in depth on a semi-detached plot;
- Para 3.6: The roof should not exceed 3.4m in height;
- Para 3.9: Extension should be set in 0.25m from the side boundary.

The proposed two storey side and rear extension would be set back from the main front elevation and the roof height would be set down from the existing roof height. However, the proposal would not maintain a set back of 1m from the side boundary and the proposed rear projection would exceed the depth specified in the adopted design guidance. The depth of the proposed single storey rear projection and its height would also exceed the HDAS guidance. Therefore the proposal does not accord with sections 3, 5 and 6 of the SPD. The proposals would result in an obtrusive form of development which would be detrimental to the character and appearance of the streetscene.

Section 7 of the SPD sets out criteria to assess roof extensions and alterations against, this includes the following thresholds for appropriate scale and design;

- Dormer should be secondary to size of roof face
- Should be set down 0.3m from the roof ridge, 0.5m above eaves and set in 0.5m from sides of the roof.
- Hipped to gable end roof extensions would normally be refused on semi-detached dwellings as it would unbalance the pair of dwellings.

The proposed dormer is considered to be unacceptable, as it would not be set down from the roof ridge or set up from the eaves and would not maintain a set back of 0.5m from the sides of the roof. Its overall size in relation to the size of the roof within which it is set is such that it results in an incongruous and dominant addition, out of character with the existing property and the area in general.

The proposed hipped to gable end roof conversion is also considered unacceptable, as it would have a harmful impact on the appearance of the pair of semi-detached dwellings and the street scene. Therefore the proposed dormer and hipped to gable end roof extension is not considered to be acceptable and would be contrary to section 7 of the SPD.

It is therefore considered that the roof extensions and alterations and the proposed two storey side extension would be an incongruous form of development, harmful to the appearance of the existing dwelling and the surrounding area.

With regard to impact on neighbouring amenity, Policy BE21 of the UDP (Saved Policies September 2007) is relevant and should 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.

The proposed two storey and single storey rear extension would project 4.2m to the rear and would not comply with the 45 degree rule when applied from the ground floor level window of No.20 Pavillion Way. The projection of the single storey rear extension is considered to be harmful to the amenity enjoyed by the residents of No.20 through overdominance, loss of light and overshadowing. The adjacent dwelling, No.24 Pavillion Way, is situated at an angle from the proposed dwelling and is set back approximately 5m from the proposed side extension by its driveway. However, the side extension would be developed up to the boundary with this adjoining dwelling. As this dwelling has secondary windows to the side elevation facing the application site, it is considered that there would not be a harmful impact through loss of light. It is considered that the proposed development would nonetheless have a harmful impact on residential amenity by virtue of size and projection of the proposed rear extensions, which would appear dominating and overbearing.

A garden area of in excess of 100m² would be retained, in accordance with guidance set out in the Residential Extensions SPD and BE23 of the UDP (Saved Policies September 2007).

Policy AM14 of the UDP (Saved Policies September 2007) refers to the Council's car parking standards contained under Annex 1. The standards indicate that a maximum of 2 car parking spaces are required in order to comply with the policy. The site is in a residential area where lack of off street parking would lead to on-street parking to the detriment of highway and pedestrian safety. There is currently an area of hardstanding to the front of the dwelling with provision for one car and a garage to the rear. As the garage is to be demolished as part of the application and no additional parking provision is to be provided. The parking provision is therefore considered to be insufficient for the resultant 4 bedroom dwelling contrary to Saved Policy AM14 of the UDP.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey side and rear extension, by virtue of its siting, size, scale and bulk, would result in an incongruous addition which would be detrimental to the architectural composition of the existing dwelling and the pair of semi detached properties to which it forms a part of. The proposal would therefore be harmful to the visual amenities of the street scene and the area in general, contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Documents HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed rear extension, by reason of its size, scale bulk including its excessive height and projection, would result in an overly dominant and incongruous feature in relation to the adjoining properties (No. 20 and No. 24 Pavilion Way), and as such would result in a visually intrusive and an un-neighbourly form of development, resulting in a material loss of residential amenity. Furthermore at ground floor level the single storey extension on the boundary with No. 29 Pavilion Way would result in over-shadowing of this property. Therefore the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3 NON2 Non Standard reason for refusal

The proposed dormer by virtue of its siting, size, scale and bulk, would be an incongruous addition which would be detrimental to the architectural composition of the existing dwelling and the visual amenities of the area in general, contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Documents HDAS: Residential Extensions.

4 NON2 Non Standard reason for refusal

The proposed hip to gable end roof alteration by virtue of its design and appearance would be an incongruous addition which would be detrimental to the architectural composition of the pair of semi-detached properties and would create an unbalanced appearance. The proposal would therefore have a detrimental impact on the appearance of the existing dwelling and the pair of semi detached properties to which it forms a part of. The proposal is therefore contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

5 NON2 Non Standard reason for refusal

The proposed dwelling would not be provided with sufficient off street parking, and therefore the development is considered to be deficient in car parking provision to the Councils approved car parking standards, leading to on-street parking to the detriment of highway and pedestrian safety, contrary to policy AM14 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

INFORMATIVES

Standard Informatives

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

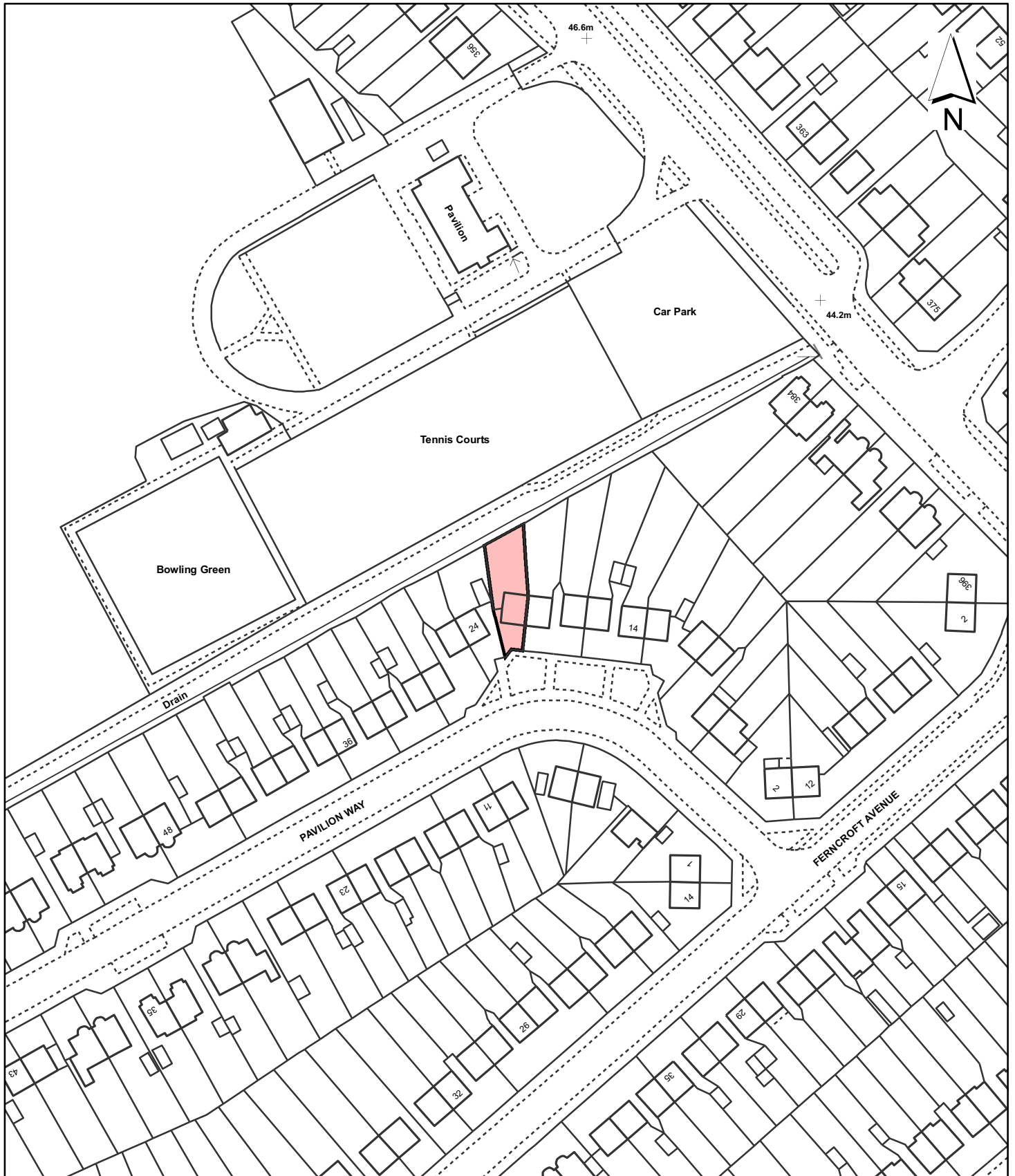
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

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

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Notes

 Site boundary

For identification purposes only.

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Site Address

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Ruislip**

**LONDON BOROUGH
OF HILLINGDON**
**Planning, Environment
& Community Services**

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Telephone No.: Uxbridge 250111

Planning Application Ref:

17423/APP/2010/1662

Scale

1:1,250

Planning Committee

North

Date

**October
2010**



HILLINGDON
LONDON