

Report of the Head of Planning & Enforcement Services

Address 22 PAVILION WAY RUISLIP

Development: Demolition of existing detached store to rear, erection of single storey side/rear extension and alteration to first floor side elevation

LBH Ref Nos: 17423/APP/2011/57

Drawing Nos: Block Plan to Scale 1:100
Location Plan to Scale 1:1250
3 (Existing Floor Plans and Elevations)
2 (Proposed Elevations)
1 (Proposed Floor Plans)

Date Plans Received: 11/01/2011 **Date(s) of Amendment(s):** 11/01/2011
Date Application Valid: 20/01/2011 26/05/2011

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 which is presently used as a store, an area of hardstanding to the front and has been extended to the rear with a single storey extension. A loft conversion involving the formation of a gable end and the construction of a rear dormer has recently been undertaken as Permitted Development.

The street scene is residential in character and appearance and the application site lies within the developed area as identified in the Hillingdon Unitary Development Plan Saved Policies (September 2007).

1.2 Proposed Scheme

Planning permission is sought for the erection of a single storey side/rear extension with alterations to the first floor side elevation of the existing house and demolition of the existing detached store to the rear. The extension would replace the existing single storey rear extension. It would project 3.6 metres from the original rear wall of the property and have an overall width of 8.4 metres. It would be set back 5.4 metres from the front main wall of the property. It would be constructed with a flat roof to a height of 2.98 metres and be finished in materials to match the existing. The alterations to the first floor side elevation would comprise the installation of an additional toilet window.

1.3 Relevant Planning History

17423/APP/2010/1662 22 Pavilion Way Ruislip

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.

Decision Date: 01-11-2010 **Refused** **Appeal:**

Comment on Planning History

Planning permission was refused on 1 November 2010 (17423/APP/2010/1662) for a two storey side and 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, including demolition of single storey rear element for the following reasons:

1. 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. 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. 20 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. 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. 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. 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).

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 were consulted. A petition signed by 21 persons has been received objecting to the proposal on the grounds that it is oversized and poses potential environmental issues.

Eastcote Residents' Association

This is the second application on this site. The first being refused in October 2010. This application is for a much smaller development, but there are still some concerns. The rear element does appear to extend more than the 3.9 meters recommended in SPD 3.9. The small front garden is given over to parking for one vehicle, the driveway is shared with No. 24. At present there is a side access to the rear of no.22. However, the proposed side extension would remove the access to the rear garden, making it necessary to store refuse in the front garden. No allowance has been made for a bin store, indeed with the shared drive there is not adequate room for a bin store. Therefore, all refuse will have to be brought through the house. We trust these points will be taken into consideration.

Officer comments:

The size of the extension and parking issues are discussed under main planning issues. With regard to the storage of refuse, it is likely that this would take place in the rear garden and brought through the house to the front of the property on the day of collection. This is considered acceptable. Details of a bin store in the rear garden could be secured by an appropriate condition in the event of planning permission being granted.

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:

PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

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.
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-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
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 Hillingdon Unitary Development Plan 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 side element of the proposed extension would be set back 5.4 metres behind the front main wall of the house and would not be readily visible in the street scene due to the angled building line of the properties on this side of Pavilion Way. As such, the proposal would not be detrimental to the appearance of the property or the street scene and accord with the aforementioned Policies.

The Hillingdon Design and Accessibility Statement Residential Extensions Supplementary Planning Document (SPD) provides the following guidance in respect of house extensions:

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 3.0m in height in the case of a flat roof;
- Para 3.9: The extension should be set in 0.25m from the side boundary.

The proposed single storey rear extension would not exceed 3.6m in depth or 3m in height and would be set in a minimum of 0.25m from the side boundaries. As such, the proposal would accord with the aforementioned policies and guidance.

With regard to impact on neighbouring amenity, Policy BE21 of the Hillingdon Unitary Development Plan 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 single storey rear extension would project 3.6m to the rear of the property and would not result in any undue loss of light or outlook to the adjoining properties at

Nos. 20 and 24 Pavilion Way. As such, the proposal would accord with the aforementioned policy.

A garden area of in excess of 100m² would be retained, in accordance with guidance set out in the Residential Extensions SPD and Policy BE23 of the Hillingdon Unitary Development Plan 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. The garage is to be demolished as part of the application and no additional parking provision is to be provided. The remaining parking provision of 1 car parking space is considered to be insufficient for the existing 3 bedroom dwelling contrary to Saved Policy AM14 of the UDP.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Insufficient car parking

The proposed extension would prejudice the ability of the site to accommodate car parking facilities in accordance with the Council's approved standards and therefore likely to result in 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

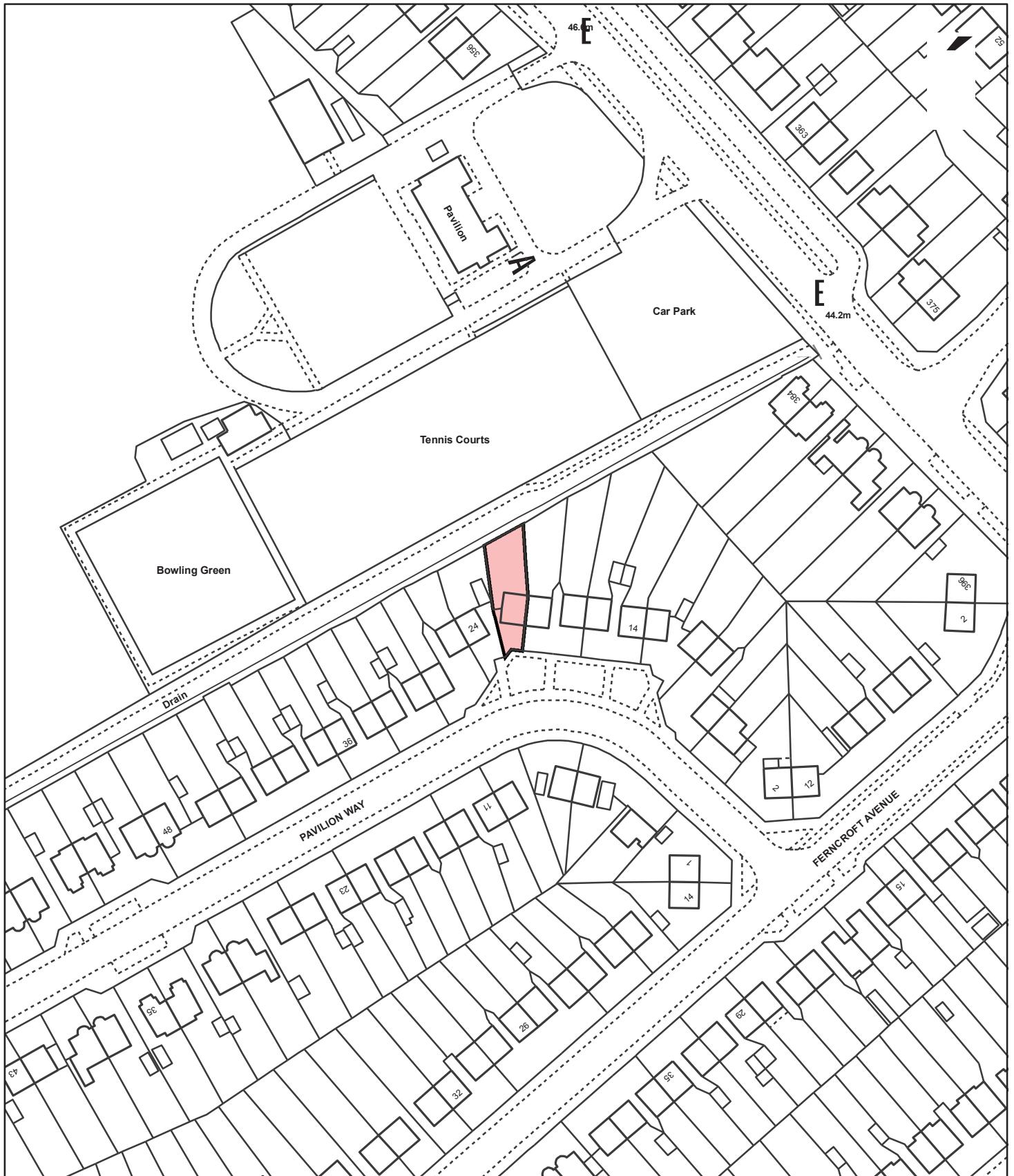
Standard Informatives

- 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.
BE23	Requires the provision of adequate amenity space.
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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

**22 Pavilion Way,
Ruislip**

Planning Application Ref:

17423/APP/2011/57

Planning Committee

North

Scale

1:1,250

Date

May 2011

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OF HILLINGDON**

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