

Report of the Head of Planning, Sport and Green Spaces

Address 8 WINDMILL HILL RUISLIP MIDDLESEX
Development: Loft conversion with two side dormers and one rear dormer
LBH Ref Nos: 68915/APP/2015/3776
Drawing Nos: Location Plan
RPA/8/WMH/501 Existing First Floor
RPA/8/WMH/505 Proposed Elevations
RPA/8/WMH/503 Proposed Second (Loft) Floor
RPA/8/WMH/504 Existing Elevations
RPA/8/WMH/502 Proposed First Floor

Date Plans Received: 12/10/2015 **Date(s) of Amendment(s):**
Date Application Valid: 30/10/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the western side of Windmill Hill. The building is set back from the highway of Windmill Hill and benefits from off road parking to the front driveway. The property is adjoined by 6 Windmill Hill to the north and 10 and 12 Windmill Hill to the south. The dwelling has a private garden to the rear of the building beyond which lies the rear gardens of 9 and 11 Larne Road. The street scene is residential in character and appearance and the application site lies within the developed area as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

Planning permission is sought for a loft conversion to habitable use with two side dormers and one rear dormer. The proposed loft conversion would provide an additional bedroom with an internal floor area of 35.61sq.m. The three dormers would be 3m wide and m high 3.5m deep

The rear dormer would be 3m wide, 3.43m deep and 2.52m high. The northern side dormer would be 3m wide, 3.52m deep and 2.52m high whilst the southern side dormer would be 3m wide, 3.15m deep and 2.52m high.

1.3 Relevant Planning History

68915/APP/2012/3128 8 Windmill Hill Ruislip Middlesex

Conversion of roof space to habitable use to include conversion of roof from hip to gable end at front and rear and alterations to roof.

Decision Date: 13-02-2013 Refused **Appeal:**

68915/APP/2013/1225 8 Windmill Hill Ruislip Middlesex

Conversion of roof space to habitable use to include conversion of roof from hip to gable end to

front and rear with a new gable end window to rear (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 02-07-2013 Refused **Appeal:**
68915/APP/2013/1994 8 Windmill Hill Ruislip Middlesex
Roof extension

Decision Date: 08-10-2013 Refused **Appeal:**22-APR-14 Dismissed
68915/APP/2013/718 8 Windmill Hill Ruislip Middlesex
Conversion of roof space to habitable use to include conversion of roof from hip to gable end to front and rear with a new gable end window to rear (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 19-04-2013 Refused **Appeal:**
68915/APP/2014/1508 8 Windmill Hill Ruislip Middlesex
Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 7 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 3 metres

Decision Date: 23-06-2014 Refused **Appeal:**

Comment on Planning History

An enforcement notice was served in September 2013 in relation to unauthorised alterations to the roof and the principle elevation. The unauthorised alterations to the roof and principle elevation have since been removed, although the original roof has not been reinstated.

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

One response was received from the Ruislip Residents Association stating that the application should be dealt with as a Householder application and not as a Certificate of Lawful Development application.

Officer comments: The application is being dealt with as a Householder application.

Consultation letters were sent to 7 local owners/occupiers and a site notice was displayed. One letter of support was received. No objections have been received.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The main issues relate to the impact of the proposal on the character and appearance of the original dwelling and the street scene, and the impact on residential amenity.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to harmonise with the existing street scene and other features of the area that are considered desirable to retain or enhance whilst Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires alterations and extensions to existing buildings to harmonise with the scale, form, architectural composition and properties of the original building. Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The Council's HDAS: Residential Extensions SPD states that roof extensions should relate well to the proportions, roof forms and massing of the existing house and its neighbours. A roof extension should appear secondary to the size of the roof face within which it will be set, and dormer windows should be constructed in the centre of the roof.

The proposed side and rear dormers are considered to be acceptable in regards to their size and positioning within the roof slope with all three dormers set at least 0.6m above the eaves and approximately 1m from the sides of the roof. The side and rear dormers would be independent from each other, in accordance with paragraph 7.6 of the Council's HDAS: Residential Extensions SPD. The proposed dormers would have tiled pitched roofs with materials to match the original roof. The proposed loft conversion and the three dormers are considered to be acceptable and would not cause harm to the character and appearance of the original building and the street scene.

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to protect the privacy of neighbouring dwellings. The proposed side dormers would not face onto habitable room windows and so would not result in loss of privacy to the neighbouring properties. Due to the large separation distance between the application property and 9 and 11 Larne Road, there would be no issue of overlooking or loss of privacy for the occupiers of these properties.

The proposal is considered to comply with Policies BE13, BE15, BE19 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD. The application is therefore 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

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans,

Location Plan

RPA/8/WMH/501 Existing First Floor

RPA/8/WMH/505 Proposed Elevations

RPA/8/WMH/503 Proposed Second (Loft) Floor

RPA/8/WMH/504 Existing Elevations

RPA/8/WMH/502 Proposed First Floor

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the London Plan (2015).

3 HO4 Materials

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 and 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 BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

4 HO5 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.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

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.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

- 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, Environment and 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, Environment and Community Services Reception, 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.

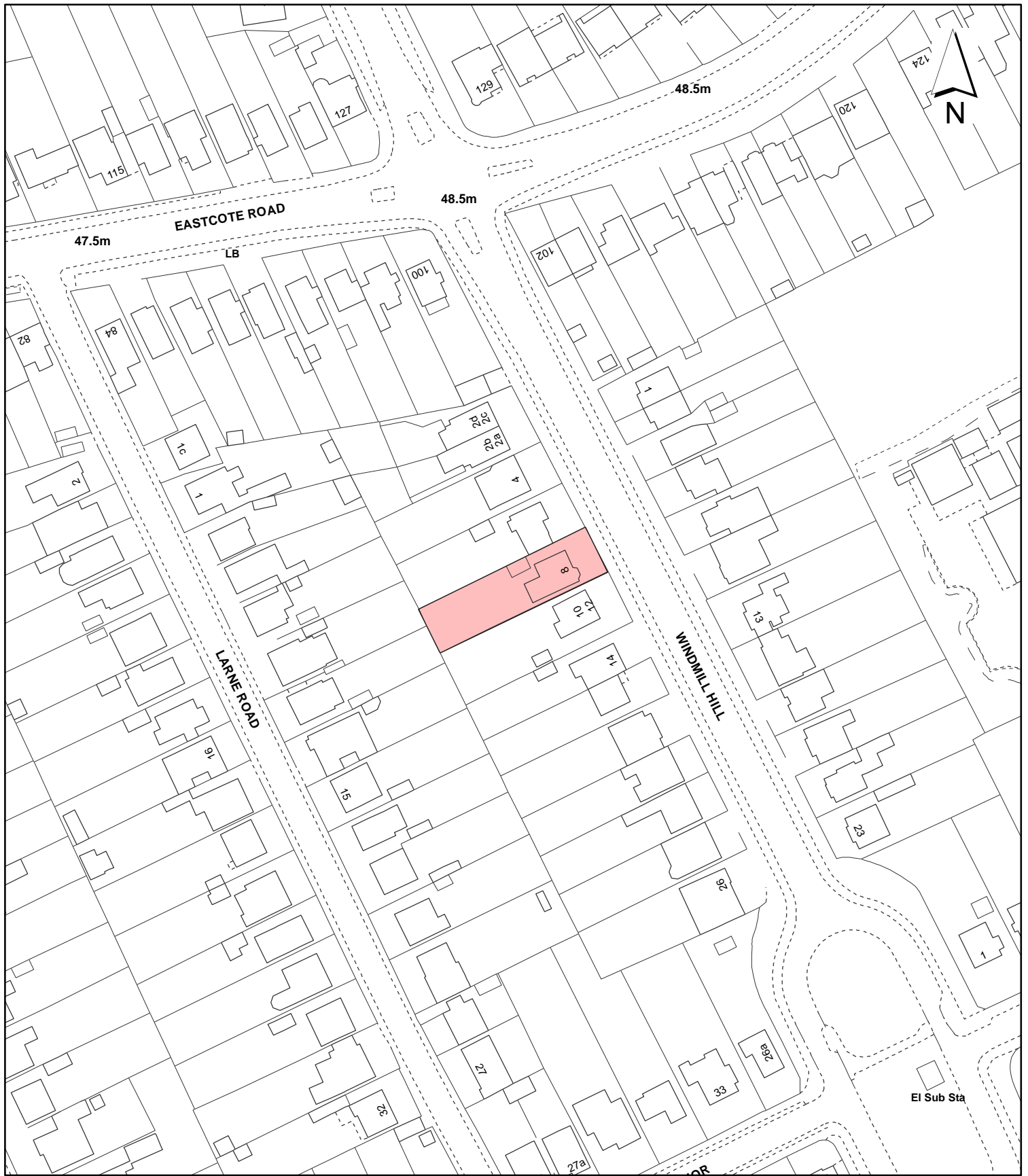
D) No bonfires that create dark smoke or nuisance to local residents.

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: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**8 Windmill Hill
 Ruislip**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section

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

Planning Application Ref:

68915/APP/2015/3776

Scale:

1:1,250

Planning Committee:

North

Date:

June 2016



HILLINGDON
 LONDON