
Appeal Decision

Site visit made on 28 November 2017

by AJ Steen BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 15 December 2017

Appeal Ref: APP/R5510/W/17/3180055
34-36 Victoria Road, Ruislip HA4 0AG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Richard Hennessy against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref 20094/APP/2017/1352, dated 12 April 2017, was refused by notice dated 13 June 2017.
 - The development proposed is a new 2 bedroom flat on a new second floor rear of the property.
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Decision

1. The appeal is allowed and planning permission is granted for a new 2 bedroom flat on a new second floor rear of the property at 34-36 Victoria Road, Ruislip HA4 0AG in accordance with the terms of the application, Ref 20094/APP/2017/1352, dated 12 April 2017, subject to the conditions in the schedule at the end of this decision.

Main Issue

2. The effect of the proposed second floor flat on the character and appearance of the existing building and surrounding area.

Reasons

3. Victoria Road comprises a main shopping street within Ruislip. To the rear of the terrace of which 34-36 Victoria Road forms part is a service yard with public open space beyond. Given the nature of the open land to the rear, the service yard is visible over the public open space from within it and from Shenley Avenue to the side, largely screened by the mature trees on the boundary with the public open space.
4. To the rear of 34-36 Victoria Road is a two storey extension connected to the rear of the main three storey building by a single storey link with walkway on the roof. The two storey extension is flat roofed and, along with other development around the service yard, is utilitarian in appearance. A similar two storey and flat roofed extension is currently under construction to the rear of other units further along the terrace, and other units have single storey projections to the rear.
5. The proposal would provide an additional flat within a mansard roof set in from the edge of the existing flat roof and with an extension in front of part of one of

the existing first floor flats. The arrangement of the mansard roof would result in the appearance of a parapet roof above the existing two storey projection. The mansard roof would disguise the flat roof above to a large extent and would be lower than that of the main building, albeit the flat roof would be just above eaves height.

6. Whilst other two storey buildings within this service yard and directly over Shenfield Avenue have flat roofs, the proposed extension would provide added visual interest to the existing building. In addition, it is in a discrete location away from the main public vantage points, and would remain subservient to the taller main building fronting Victoria Road.
7. For the above reasons, I conclude that the proposed development would not harm the character and appearance of the existing building or the surrounding area. As such, it would comply with Policy BE1 of the Hillingdon Local Plan: Part One – Strategic Policies and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two – Unitary Development Plan Saved Policies. These policies seek a high quality of design that would complement or improve the character of the area, including harmonising with the original building and surrounding area.

Conditions

8. To meet legislative requirements, a condition shall be imposed to address the period for commencement. I shall also impose conditions for the following reasons. I have imposed a condition specifying the relevant drawings as this provides certainty. The materials proposed are not in use elsewhere on the building, so a condition requiring the materials to match the building would be inappropriate. However, a condition is necessary for samples of materials to be submitted and approved prior to development commencing to ensure that they would maintain the character and appearance of the area.
9. Conditions requiring provision of details of refuse bin and cycle storage are necessary prior to development commencing in order to protect the character and appearance of the area and living conditions of occupiers of surrounding buildings. A condition is necessary to provide details of sound proofing to protect the living conditions of occupiers of the existing flats in the building. The Council have requested a condition relating to boundary treatments. However, it is not clear whether these are proposed or required so I have amended the suggested condition to require details prior to installation should they be required in order to protect the character and appearance of the area. In some cases I have amended the wording of conditions suggested by the Council in the interests of clarity.

Conclusion

10. For the above reasons and taking into account all other matters raised I conclude that the proposed second floor flat to the rear of the building would comply with the development plan and the appeal should succeed.

AJ Steen

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: A-100 Revision A – existing ground floor plan, first floor, roof plan and elevations, A-101 Revision B – existing ground floor, proposed first floor, second floor, roof plan, elevations, including proposed bins and cycle areas, and A-102 Revision A – Site/Block Plan.
- 3) No development shall take place until samples of all external facing materials have been submitted to and approved by the local planning authority in writing. The relevant works shall be carried out in accordance with the approved sample details.
- 4) No development shall take place until details of facilities to be provided for the screened storage of refuse bins within the site have been submitted to and approved in writing by the local planning authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.
- 5) No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage have been submitted to and approved in writing by the local planning authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.
- 6) No development shall take place until details of a sound proofing scheme between each floor has been submitted to and approved in writing by the local planning authority. No part of the development shall be occupied until the sound proofing has been provided in accordance with the approved details and thereafter shall be permanently retained.
- 7) Prior to installation of any boundary treatments, a detailed scheme for boundary walls, fences or other means of enclosure shall be submitted to and approved in writing by the local planning authority. Any boundary walls, fences or other means of enclosure shall be erected and maintained in accordance with the submitted and approved details.