

DELEGATED HOUSEHOLDER DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select an Option

1.	No valid planning application objection in the form of a petition of 20 or more signatures, has been received	☐
2.	Application complies with all relevant planning policies and is acceptable on planning grounds	☐
3.	There is no Committee resolution for the enforcement action	☐
4.	There is no effect on listed buildings or their settings	☐
5.	The site is not in the Green Belt (but see 11 below)	☐

REFUSAL RECOMMENDED: GENERAL

6.	Application is contrary to relevant planning policies/standards	☐
7.	No petition of 20 or more signatures has been received	☐
8.	Application has not been supported independently by a person/s	☐
9.	The site is not in Green Belt (but see 11 below)	☐

RESIDENTIAL DEVELOPMENT

10.	Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha	☐
11.	Householder application in the Green Belt	☐

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

12.	Change of use of retail units on site less than 1 ha or with less than 1000 sq. m other than a change involving a loss of A1 uses	☐
13.	Refusal of change of use from retail class A1 to any other use	☐
14.	Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use.	☐

CERTIFICATE OF LAWFULNESS

15.	Certificate of Lawfulness (for proposed use or Development)	☐
16.	Certificate of Lawfulness (for existing use or Development)	☐
17.	Certificate of Appropriate Alternative Development	☐

CERTIFICATE OF LAWFULNESS

18.	ADVERTISEMENT CONSENT (excluding Hoardings)	☐
19.	PRIOR APPROVAL APPLICATION	☐
20.	OUT-OF-BOROUGH OBSERVATIONS	☐
21.	CIRCULAR 18/84 APPLICATION	☐
22.	CORPSEWOOD COVENANT APPLICATION	☐
23.	APPROVAL OF DETAILS	☐
24.	ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where the Heads of Terms have already received Committee approval	☐
25.	WORKS TO TREES	☐
26.	OTHER (please specify)	☐

The delegation powers schedule has been changed. Interim Director of Planning, Regeneration & Public Realm can determine this application

Case Officer:

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM

Item No. **Report of the Head of Development Management and Building Control**

Address: 17 WOODSIDE ROAD NORTHWOOD

Development: Erection of a double storey side and part first floor rear extension with new front door and amendments to fenestration.

LBH Ref Nos: 29754/APP/2023/1806

Drawing Nos: 22006-WOODSIDERD17-701
 22006-WOODSIDERD17-702
 22006-WOODSIDERD17-703
 22006-WOODSIDERD17-705
 22006-WOODSIDERD17-706
 22006-WOODSIDERD17-707
 22006-WOODSIDERD17-708
 22006-WOODSIDERD17-752 (as approved under application ref: 29754/APP/2019/3994)
 22006-WOODSIDERD17-753 (as approved under application ref: 29754/APP/2019/3994)
 22006-WOODSIDERD17-755 (as approved under application ref: 29754/APP/2019/3994)
 22006-WOODSIDERD17-756 (as approved under application ref: 29754/APP/2019/3994)
 22006-WOODSIDERD17-802
 22006-WOODSIDERD17-803
 22006-WOODSIDERD17-805
 22006-WOODSIDERD17-806

Date Plans received: **Date(s) of Amendments(s):**

Date Application valid

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey, detached dwelling house located to the North West of Woodside Road. The existing property on the site is characterised by its red brick external appearance. It is set on a generous sized plot with a substantial gap to the west of the dwelling. The original dwelling dates from the 1930s and is one of the original buildings built when the Gatehills Farm Estate was established. The property is uniquely orientated with the front entrance located along the west elevation. The application property shares side boundaries with Nos.15 and 19

Woodside Road to the South West and North East respectively.

The Gatehill Farm Estate was an area of former farmland (associated to the Grade II Listed Gatehill Farmhouse) which would originally developed in the 1930s as a garden suburb. The plan arrangement of the estate was designed by Soutar (known for work in Hampstead Garden Suburb) with covenants established to control issues such as density of sites, fencing and maintenance of the roads.

The site lies with a Critical Drainage Area and within TPO area 164.

1.2 Proposed Scheme

The application is seeking planning permission for the erection of a double storey side and part first floor rear extension with new front door and amendments to fenestration. This application is a re-submission of planning permission 29754/APP/2019/3994. The key change is that the previously approved doubled hipped roof profile is being replaced by a large crown roof profile.

1.3 Relevant Planning History

29754/APP/2022/1864

17 WOODSIDE ROAD NORTHWOOD

Details pursuant to the discharge of Condition 10 (tree protection method statement) of planning permission ref. 29754/APP/2019/3994, dated 19-06-20 (Two storey side extension and first floor rear extension)

Decision: 02-08-2022

Approved

29754/APP/2020/1397

LAND TO THE SIDE OF 17 WOODSIDE ROAD
NORTHWOOD

Erection of a detached two storey 4 x bed house with associated parking and amenity space including the demolition of existing double garage

Decision: 16-09-2020

Refused

29754/APP/2019/3994

17 WOODSIDE ROAD NORTHWOOD

Two storey side extension and first floor rear extension

Decision: 17-06-2020

Approved

29754/APP/2019/1235

17 WOODSIDE ROAD NORTHWOOD

Two storey side/rear extension

Decision: 31-05-2019

Withdrawn

29754/APP/2008/3569

17 WOODSIDE ROAD NORTHWOOD

Erection of a part single, part two storey rear extension, single storey side extension and covered front entrance.

Decision: 12-03-2009

Approved

29754/G/88/2344

17 WOODSIDE ROAD NORTHWOOD

To carry out tree surgery to T16 on TPO 164

Decision: 16-11-1988

Approved

29754/F/87/1845	17 WOODSIDE ROAD NORTHWOOD
2-Storey side & rear extension & minor amendment to approved application ref:29754D/86/33	
Decision: 08-12-1987	Approved
29754/D/86/0033	17 WOODSIDE ROAD NORTHWOOD
Householder development - residential extension(P)	
Decision: 12-02-1986	Approved
29754/B/82/1218	17 WOODSIDE ROAD NORTHWOOD
Tree application (P)	
Decision: 01-10-1982	Approved
29754/A/82/0695	17 WOODSIDE ROAD NORTHWOOD
Garage.	
Decision: 23-06-1982	Withdrawn
29754/81/0010	17 WOODSIDE ROAD NORTHWOOD
Erection of a first-floor side extension.	
Decision: 04-03-1981	Approved

Comment on Planning History

The relevant planning history is listed above.

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

10 neighbours, Northwood Hills Residents Association, Northwood Residents Association and Gatehill Residents Association were consulted by letter dated 28-06-23. One letter of objection was received citing concerns regarding the scale of the development, overlooking and loss of privacy.

Planning Officer comments: The impact on character and appearance and neighbouring residential amenity are discussed in the main body of the report.

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

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMEI 10	Water Management, Efficiency and Quality
DMHB 1	Heritage Assets
DMHB 5	Areas of Special Local Character
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP G1	(2021) Green infrastructure
LPP G7	(2021) Trees and woodlands
LPP HC1	(2021) Heritage conservation and growth
NPPF12	NPPF 2021 - Achieving well-designed places
NPPF16	NPPF 2021 - Conserving & enhancing the historic environment

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relates to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on the residential amenity of the neighbouring dwellings, trees, the provision of acceptable residential amenity for the application property and drainage.

IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA:

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods.

Policy DMHB 5 states that within Areas of Special Local Character new development should reflect the character of the area and its original layout. Extensions should be subservient to and respect the style of the original buildings.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) provides design guidance for householder extensions. It states that rear extensions to detached houses should not exceed 4 metres in depth. Pitched roofs on extensions should be of a similar pitch to that of the original roof. Large crown roofs will not be supported. Two storey side extensions should not exceed more than half the width of the original property and should be set in by at least 1.5 metres if the property is located within the Gatehill Estate. Two storey side extensions should be set back a minimum of one metre from the front elevation.

The application is a resubmission to planning permission ref: 29754/APP/2019/3994 which has lapsed and not been implemented. The current scheme is now proposing a crown roof over the two storey side extension (instead of the previously approved double hipped roof) and the rear dormer is replaced by a window.

It is acknowledged that the physical siting and ground floor footprint of the proposed development would be almost identical to the scheme previously approved under planning permission ref: 29754/APP/2019/3994. However, the proposed crown roof profile would be excessive in size resulting in a top heavy massing and bulky upper part of the building, which would appear discordant relative to the original hipped roof profile on the host dwelling. In this regard, the resultant scale, size, bulk, massing and design of the proposed development would appear visually obtrusive and out of keeping with the other dwellings in the street scene. The proposal would also conflict with Policy DMHD 1 of the Local Plan, which resists large crown roofs on detached houses. By comparison to the approved scheme, the current proposal would represent a retrograde step in design quality.

It is noted that the proposed extension would be set-back 1 metre from the front elevation and set-in from the side boundary. However, these design features by themselves would not mitigate the harm identified above. It is also noted that there are dwellings with crown roof profiles on Woodside Road; however, their flat roof sections are not excessive in size, such as that currently being proposed. As such, it is considered that these examples are not directly comparable to the proposal and should only be afforded limited weight.

In light of the above, it is considered that the proposed development would cause significant harm to the character, appearance and visual amenities of the host dwelling, street scene and surrounding Gateshill Estate ALSC. The proposal therefore conflicts with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One- Strategic Policies (2012), Policies DMHB 1, DMHB 5, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policy HC1, D3 and D4 of the London Plan (2021) and the NPPF (2021).

IMPACT ON NEIGHBOURING RESIDENTIAL AMENITY:

Paragraph 130f) of the National Planning Policy Framework (2021) states - Planning policies and decisions should ensure that developments: create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Policy D3 of the London Plan (2021) states Part D7) that development proposals should deliver appropriate outlook, privacy and amenity.

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. The supporting text for this policy states that the Council will expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook.

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: i) a satisfactory relationship with adjacent dwellings is achieved; and ii) there is no unacceptable loss of outlook to neighbouring occupiers.

The extensions would be located on the opposite side of the dwelling house to No.19 Woodside Road, however, the roof of the rear projection would be raised which would be visible from this neighbour. No.19 is orientated differently to the application property and the principle elevation faces No.17. The roof enlargement would be located a minimum of 3.2 metres from the closest part of No.17, however this element has no windows facing the property. The enlarged part of the roof would be 9.9 metres from the closest windows facing the property at ground floor when measured from the eaves and the new ridge would be 14 metres away. No.19 is on higher land than the application property and when taking the difference in land level into consideration the new roof would not intersect the 25 degree vertical line from this windows. The eaves height and the roof pitch would not be altered and the roof would not be brought closer to this neighbour. Subsequently, it is considered that it would not have a detrimental impact on this property in terms of loss of light, loss of outlook or sense of dominance.

One additional first floor side window would be installed facing No.19 Woodside Road, however, this would serve a dressing room and so following approval a condition can be added to ensure that this would be obscurely glazed and non-opening. As such, it is considered it would not result in the loss of privacy.

The application site and the neighbours on Brookdene Drive are separated by a distance of 60m which far exceeds the 21m separation distance prescribed by Policy DMHD 1. It is also noted that the side and rear boundaries comprise established trees and planting which would further mitigate any perceived overlooking. In this regard, there are no harmful neighbour impacts arising.

Therefore, it is considered that the proposal would have an acceptable level of impact on the residential amenity of the neighbouring properties in terms of loss of light, loss of outlook, sense of dominance and loss of privacy.

Having regard to the above, it is considered that the proposed development would not cause undue harm to the living conditions of neighbouring occupiers. However, this would not outweigh the harm caused to the character and appearance of the area.

TREES:

With regards to Trees and Landscaping, Policy DMHB 14 states: A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit. B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure. C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible. D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.

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 trees, hedges and other landscaping features are retained.

The site is covered by a Tree Preservation Area Order and a tree survey report has not been

submitted, but a tree constraints plan has been provided. According to the approved 2019 permission, the proposed extension would encroach the RPA of trees at the site, but this was considered acceptable by the Council's tree officer subject to mitigation measures. If this application had been approved, a pre-commencement condition could have been secured requiring an updated Arboricultural Impact Assessment, Method Statement and Tree Protection Plan to be submitted to the Council.

Subject to the above condition, the development proposal would accord with Policies DMHD 1 and DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

EXTERNAL AMENITY SPACE PROVISION:

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 an adequate garden. For guidance purposes, Policy DMHB 18 and Table 5.3 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires four-bedroom plus houses to be provided with at least 100 square metres of private amenity space.

The retained garden area would by far exceed the Local Plan's minimum requirement for 100 square metres of private amenity space for a 4+ bedroom dwelling.

It is therefore considered that a sufficient amount of rear garden space would be retained to meet the needs of a family sized house, in accordance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

FLOOD RISK AND DRAINAGE:

Policy DMEI 10 part E) of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that proposals that would fail to make adequate provision for the control and reduction of surface water run-off rates will be refused.

According to the Council's GIS, the site lies in a Critical Drainage Area (CDA). Therefore, the surface water from the site entering the sewers should be minimised. In the event of this application being recommended for approval, an informative would be attached with the following guidance:

- Water run off from any roof or hard paving associated with the development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, must be permeable or be collected and directed to a permeable area, or it would need an additional permission.
- A water butt should be incorporated.
- No drainage to support the extension should be connected to any existing surface water network, other than as an overflow.

Subject to the above informative, it is considered that the proposal would not significantly increase the risk of surface water flooding at the site or elsewhere in compliance with Policy DMEI 10 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

CONCLUSION:

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Character and appearance

The proposed development, by reason of its size, scale, massing and design (including its uncharacteristic crown roof profile with an excessive flat roof section) would fail to harmonise with the architectural composition of the original dwelling, appearing as a visually dominant, incongruous and bulky form of development which would be detrimental to the visual amenity of the street scene and the surrounding Gatehill Farm Estate Area of Special Local Character. The proposed development is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 5, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policies HC1, D3 and D4 of the London Plan (2021) and the National Planning Policy Framework (2021).

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. 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.
3. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

Part 1 Policies

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMEI 10	Water Management, Efficiency and Quality
DMHB 1	Heritage Assets
DMHB 5	Areas of Special Local Character

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP G1	(2021) Green infrastructure
LPP G7	(2021) Trees and woodlands
LPP HC1	(2021) Heritage conservation and growth
NPPF12	NPPF 2021 - Achieving well-designed places
NPPF16	NPPF 2021 - Conserving & enhancing the historic environment

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