

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.	ADVERTISMENT 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: 34 POTTER STREET NORTHWOOD

Development: Erection of 10 metre galvanised steel mast antenna adjacent to the existing outbuilding within the rear garden

LBH Ref Nos: 50102/APP/2023/3574

Drawing Nos: Location Plan
 3936/01
 3936/02
 Proposed Mast

Date Plans received: 12-12-23 **Date(s) of Amendments(s):**

Date Application valid 12-12-23

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a detached dwelling house located to the South East of Potter Street. The brick render and tile dwelling is set back from Potter Street by 3 metres. Vehicular access is from Alandale Drive and there is space to park at least two cars safely within the curtilage of the dwelling house. The detached garage/outbuilding is located to the south of the site and fronts Potter Street. The garage is set behind fenced panels.

The application site is located on a prominent corner position between Potter Street to the North West and Alandale Drive to the North West. The dwelling is orientated accordingly and is built approximately 45 degrees to both roads. It shares boundaries with No.77 Alandale Drive to the South East and No.32 Potter Street to the South West.

The area is residential in character and appearance. The site is covered by Tree Preservation Order (TPO) 183 and is located within a Critical Drainage Area with an area identified for Surface Water Flooding.

1.2 Proposed Scheme

Planning permission is sought for the erection of 10 metre galvanised steel mast antenna adjacent to the existing outbuilding within the rear garden (revised description).

1.3 Relevant Planning History

50102/APP/2017/4208

34 POTTER STREET NORTHWOOD

Single storey detached outbuilding to rear for use as a garage/workshop, installation of boundary fence to side and front and installation of vehicular crossover to front

Decision: 26-01-2018

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

12 neighbouring properties and Northwood Hills Residents Association were consulted on 04.01.2024.

Following a change in description of development to accurately reflect the proposed development, the neighbouring properties were re-consulted on 09.01.2024 and the consultation expired on the 30.01.24.

Northwood Hills Residents Association - No comments received.

One letter of support was received and 5 no. objections. The objections can be summarised below:

1. Proposal is unreasonable and not fitting aesthetically within the general area - akin to commercial/industrial purposes;
2. Unnecessary for a mast of this height to be erected for amateur radio purpose;
3. Detrimental impact on visual amenity;
4. No dimensions of the array and range of frequencies - need to demonstrate that the installation complies with limits on exposure of the general public to electromagnetic fields;
5. Equipment could be affected by frequencies generated (WIFI, stereos, Global System of Mobile Communication etc); and
6. Risk of collapse during strong winds.

Officer Comments:

- 1-3. The impact of the design of the proposal will be discussed in further detail below;
- 4-5. The above comment is noted, however it is acknowledged that this is not a material planning consideration and would be subject to separate legislation (i.e. OFCOM);
6. This comment is noted, however had this application been recommended for approval additional information would have been requested on the proposed stability of the mast.

INTERNAL CONSULTEE COMMENTS:

Contaminated Land: Having considered the applicant submitted application in relation to our land contamination record and the nature of the proposed development (erection of outbuilding to rear garden, erection of 10 metre galvanised steel mast antenna), please be advised that we have no objection to the development. However, the following land contamination information is recommended should the planning application be approved.

There is a possibility there may be some contaminating substances present in the ground in case of

any groundwork. Our contaminated land record shows the site to be on a former contaminated land use identified as Historical Water. We would advise persons working on site to take basic precautions in relation to any contamination they may find. REASON: You are advised this development is on a former contaminated land use identified as Historical Water from our land contamination database. Therefore, the above advice is provided on the grounds of Health and Safety of the workers on site and to ensure the appropriate restoration of the site is done should there be any contamination identified during the development where there is a need, for ground work once such works are complete to minimise risk to the occupants of the site.

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

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMEI 9	Management of Flood Risk
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the streetscene and locality the impact upon the amenities of adjoining occupiers.

Character and Appearance:

The Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

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. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open

space.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

The application seeks planning permission for the addition of a 10m galvanised steel mast adjacent to the garage wall in the rear garden. The mast is stated to support an amateur radio antenna array. The proposed antenna would be located along the northeastern corner of the garage/outbuilding. The existing garage/outbuilding measures a maximum ridge height of 4.1m and the proposed steel mast would measure a total height of 10m. The existing garage fronts Potter Street and the mast would be located 8.6m from the highway.

The proposed steel mast at a maximum height of 10m would exceed the ridgeline of the host dwelling and the adjacent properties. It is considered that the 10m maximum height is unduly excessive and it such that it would constitute a visually prominent structure and constitute a significant adverse impact on the visual amenities of neighbouring occupiers, the Potter Street streetscene and the surrounding area.

The proposal, by reason of its siting adjacent to the highway and unduly excessive height of the radio mast above the rooftops of the host and neighbouring properties, are such that the mast would be visually intrusive and have a detrimental impact on the visual amenities of neighbouring occupiers and the surrounding area. Therefore, the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy DMHB 11 and Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Residential Amenity:

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, amongst other matters, that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.

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 proposed slim-line frame of the mast is such that it does not have any adverse impact on entry of light to, and outlook from the rear window openings in the neighbouring dwellings. As such, it is considered that the open-sided and semi-permanent form and nature are such that it does not result in any adverse impact on the residential amenities of neighbouring occupiers by reason of loss of light, loss of outlook and/or loss of privacy.

Having regard to the above, it is considered that the proposal would not cause undue harm to the living conditions of neighbouring occupiers in accordance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Conclusion:

The application is recommended for refusal based on the impact to the character and appearance of the surrounding area.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The proposal, by reason of its siting adjacent to the highway and unduly excessive height of the radio mast above the rooftops of the host and neighbouring properties, are such that the mast would be visually intrusive and have a detrimental impact on the visual amenities of neighbouring occupiers and the surrounding area. Therefore, the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy DMHB 11 and Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

INFORMATIVES

1. 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.

a) 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.

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 Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance..

Part 1 Polices

PT1.BE1 (2012) Built Environment

Part 2 Polices:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

DMHD 1	Alterations and Extensions to Residential Dwellings
DMEI 9	Management of Flood Risk
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards

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