

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 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 Heads of Terms have already received Committee approval | ☐ |
| 25. WORKS TO TREES | ☐ |
| 26. OTHER (please specify) | ☐ |

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer:

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives 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 DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No. **Report of the Head of Planning, Transportation and Regeneration**

Address 27 EASTBURY ROAD NORTHWOOD

Development: Two storey front extension, part two storey part single storey rear extension, conversion of roof space to habitable use to include 3 x side dormers and 3 x roof lights and conversion of garage to habitable use

LBH Ref Nos: **75352/APP/2020/183**

Drawing Nos: A871-1

Date Plans Received: 20/01/2020 **Date(s) of Amendment(s):**

Date Application Valid: 27/01/2020

1. **CONSIDERATIONS**

1.1 **Site and Locality**

No.27 Eastbury Road is a detached 20th century property, The area is characterised by mixed design detached dwellings. The application property lies within the 'Northwood, Frithwood Conservation Area Area' as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 **Proposed Scheme**

Two storey front extension, part two storey part single storey rear extension, conversion of roof space to habitable use to include 3 x side dormers and 3 x roof lights and conversion of garage to habitable use

1.3 **Relevant Planning History** **Comment on Planning History**

None

2. **Advertisement and Site Notice**

2.1 Advertisement Expiry Date:- 26th February 2020

2.2 Site Notice Expiry Date:- Not applicable

3. **Comments on Public Consultations**

Neighbours were notified on 28/01/2020 and a site notice was displayed on 30/01/2020. By the end of the consultation period one objection was received raising the following issues -

1 side window top floor facing 25 invades privacy.

2 concern over sufficient piling to be done and any affect to movement at no 25.

Officers comments - Privacy is a planning matter and is considered below. Construction falls for consideration under Building Regulations rather than planning.

Conservation Officer -

The existing building is a modern, mid-20th century dwelling, built as infill on the site formerly associated to what is now no 27. The existing is unique in its form and character comprising of a two storey gable ended building with the first floor contained within the roof eaves. The building's simple triangular appearance allows it to have a well defined form. It is of

its own time and its distinctive appearance adds interest to the street scene and conservation area.

The proposed two storey front extension would result in the property projecting further forward and closer to the main road. There are significant concerns that a full height front extension is likely to have a significant impact on the conservation area. It is recognised an attempt to ensure the appearance of the gable end is not too different however the white banding over the converted garage and double door entrance would not be considered appropriate. Furthermore the proposed window to replace the existing garage door would fail to relate to the proportionate and arrangement of the existing windows and it is expected that it matches.

The double door entrance would result in detracting feature to the front elevation. It would need to be amended to a single door entrance. There would be no objections to a single entrance door with side lights.

There are no objections to the proposed part single storey and part two storey rear extensions. It is disappointing that the rectangular nature of the ground floor projection would somewhat cut across the triangular form however it strongly recommended that the parapet runs across all exposed edges of the extension. The proposed additional dormers along the flanking roof slopes would be considered in principle unacceptable. It would essentially add further 'ears' to the building, disrupting its well-defined triangular built form which would be considered harmful to the character and appearance of the conservation area and street scene. The two tiered nature of the dormers and scale would fail to remain subservient cluttering the roof slope. There would be no objections to a limited number of conservation

roof lights along the roof slopes provided they are completely flush with the roof line.

The proposed two storey front extension would result in the property projecting further forward and closer to the main road. There are significant concerns that a full height front extension is likely to have a significant impact on the conservation area. It is recognised an attempt to ensure the appearance of the gable end is not too different however the white banding over the converted garage and double door entrance would not be considered appropriate. Furthermore the proposed window to replace the existing garage door would fail to relate to the proportionate and arrangement of the existing windows and it is expected that it matches.

The double door entrance would result in detracting feature to the front elevation. It would need to be amended to a single door entrance. There would be no objections to a single entrance door with side lights.

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

DMHB 1	Heritage Assets
DMHB 11	Design of New Development
DMHB 18	Private Outdoor Amenity Space
DMHB 4	Conservation Areas
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment
NPPF- 4	NPPF-4 2018 - Decision-making

5. **MAIN PLANNING ISSUES**

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)
The Local Plan: Part 2 - Development Management Policies (2020)
The Local Plan: Part 2 - Site Allocations and Designations (2020)
West London Waste Plan (2015)
The London Plan - Consolidated With Alterations (2016)

The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Emerging Planning Policies

Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

- (a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- (b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- (c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Draft London Plan (Intend to Publish Version, December 2019)

The GLA consulted upon a draft new London Plan between December 2017 and March 2018 with the intention of replacing the previous versions of the existing London Plan. The Plan was subject to examination hearings from February to May 2019, and a Consolidated Draft Plan with amendments was published in July 2019. The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor on 8th October.

The Mayor has considered the Inspectors' recommendations and, on the 19th December 2019, issued to the Secretary of State his intention to publish the London Plan along with a statement of reasons for any of the Inspectors' recommendations that the Mayor does not

wish to accept.

Limited weight should be attached to draft London Plan policies that have not been accepted by the Mayor or that have only been accepted in part/with significant amendments. Greater weight may be attached to policies that were subject to the Inspector's recommendations and have since been accepted by the Mayor through the 'Intend to Publish' version of the Plan. The weight will then increase as unresolved issues are overcome through the completion of the outstanding statutory process. Greater weight may also be attached to policies, which have been found acceptable by the Panel (either expressly or by no comment being made).

Considerations

The main considerations are the design and impact on the character of the existing property, the impact upon the street scene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

Policy DMHD 1 of the Local Plan states that rear extensions -

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and
- ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings

Policy DMHD 1 of the Local Plan states for roof extensions-

- i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;
- ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;

- iii) raising of a main roof above the existing ridgeline of a house will generally not be supported;
- iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling; and
- v) in Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise with the existing building. The highest point of the dormer should be kept well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first floor windows

Policy DMHD1 of the Local Plan states for front extensions -

- i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;
- ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and
- iii) notwithstanding the above, at least 25% of the front garden must be retained.

Policy DMHB 4: Conservation Areas states that New development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will:

- A) Require proposals for new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area.
- B) Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification.
- C) Proposals will be required to support the implementation of improvement actions set out in relevant Conservation Area Appraisals and Management Plans

Rear Extensions / roof

Although the ground floor extension is part 6.035 m deep this is due to it being an infill of an uneven back elevation with part being only 4.5 metres deep. The first floor is only 3 metres deep. Although the ground floor is deeper than that set out in Policy DMHD 1, there is only one neighbour, No. 25 which is protected by a strong mature hedge and no residential amenity issues arise in terms of loss of daylight, sunlight, overbearing issues or loss of privacy. In the event of approval new side windows could be conditioned to be obscure glazed and part non-opening. Rear facing windows form a normal relationship with neighbours.

From a Conservation view, on balance, it is disappointing that the rectangular nature of the ground floor projection would somewhat cut across the triangular form and this could be addressed through a further submission.

The proposed additional dormers along the flanking roof slopes are considered in principle unacceptable. It would essentially add further 'ears' to the building, disrupting its well-defined triangular built form which would be considered harmful to the character and appearance of the conservation area and street scene. The two tiered nature of the dormers and scale would fail to remain subservient cluttering the roof slope. In the event of an approval the side dormers could be conditioned to be obscure glazed with limited openings to avoid material loss of privacy.

Front extensions

The proposed two storey front extension would result in the property projecting further forward and closer to the main road. There are significant concerns that a full height front extension is likely to have a significant impact on the conservation area. It is recognised to be an attempt to ensure the appearance of the gable end is not too different however the white banding over the converted garage and double door entrance would not be considered appropriate. Furthermore the proposed window to replace the existing garage door would fail to relate to the proportionate and arrangement of the existing windows and it is expected that it matches.

The double door entrance would result in detracting feature to the front elevation.

It is recommended that the application be refused.

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed additional dormers would disrupt the well-defined triangular built form of the roof and the two tiered nature of the dormers and scale would fail to remain subservient cluttering the roof slope. As such the proposal would fail to harmonise with the character, proportions and architectural composition of the original dwelling and would have a detrimental impact on the appearance, character and visual amenities of the street scene and the wider designated Conservation area which it would fail to preserve or enhance. As such, the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 4 and DMHD 1 of the Local Plan: Part 2 - Development Management Policies (2020).

2 NONSC Non Standard Condition

The proposed two storey front extension would result in the property projecting further forward and closer to the main road and would dominate the dwelling. As such the proposal would fail to harmonise with the character, proportions and architectural composition of the original dwelling and would have a detrimental impact on the appearance, character and visual amenities of the street scene and the wider designated Conservation area which it would fail to preserve or enhance. As such, the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 4 and DMHD 1 of the Local Plan: Part 2 - Development Management Policies (2020).

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.

DMHB 1 Heritage Assets

DMHB 1 Design of New Development

DMHB 1 Private Outdoor Amenity Space

DMHB 4 Conservation Areas

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

NPPF- 1 NPPF-11 2018 - Making effective use of land

NPPF- 1 NPPF-12 2018 - Achieving well-designed places

NPPF- 1 NPPF-16 2018 - Conserving & enhancing the historic environment

NPPF- 4 NPPF-4 2018 - Decision-making

- 3 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 (2016). 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.

- 4 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. No pre-application advice was sought in this case.

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 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 - The spatial development strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Policies:

Part 2 Policies:

DMHB 1	Heritage Assets
DMHB 11	Design of New Development
DMHB 18	Private Outdoor Amenity Space
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