

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:	43 ROCHESTER ROAD NORTHWOOD	
Development:	Erection of a single storey front, rear and side extension including infill of front porch and patio to rear, following demolition of existing rear conservatory. Conversion of roof space to habitable accommodation including roof extension with conversion of roof from hip to half gable ends, rear dormer and roof lights. Alterations to front driveway, fenestration and materials.	
LBH Ref Nos:	78160/APP/2024/2562	
Drawing Nos:	644/P3/1 644/P3/3 644/P3/4	
Date Plans received:	24-09-24	Date(s) of Amendments(s):
Date Application valid	24-09-24	

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached, single-storey dwelling situated on the south-western side of Rochester Road. The property currently benefits from a rear conservatory and enclosed rear garden. The front garden is laid to hardstanding and 1no. parking space is provided in front of the existing side gate.

The surrounding area is residential in character and appearance, comprising of similar properties to that of the application property in terms of size, design and materiality.

The site lies within a critical drainage area.

1.2 Proposed Scheme

Planning permission is sought for the erection of a single storey front, rear and side extension including infill of front porch and patio to rear, following demolition of existing rear conservatory. Conversion of roof space to habitable accommodation including roof extension with conversion of roof from hip to half gable ends, rear dormer and roof lights. Alterations to front driveway, fenestration and materials

1.3 Relevant Planning History

78160/APP/2024/582

43 ROCHESTER ROAD NORTHWOOD

Demolition of existing rear conservatory structure and erection of a single storey front, rear and side extension and loft conversion including roof extension, 1no rear dormer and 2no front facing roof lights. Formation of larger driveway in front garden.

Decision: 23-04-2024

Refused

78160/APP/2023/2113

43 ROCHESTER ROAD NORTHWOOD

Demolition of existing rear conservatory structure and erection of a single storey front, rear and side extension and loft conversion including roof extension, 1no rear dormer and 4no front facing roof lights. Formation of larger driveway in front garden.

Decision: 04-01-2024

Approved

Comment on Planning History

78160/APP/2024/582 - Demolition of existing rear conservatory structure and erection of a single storey front, rear and side extension and loft conversion including roof extension, 1no rear dormer and 2no front facing roof lights. Formation of larger driveway in front garden. Dated 23-04-24

Reason for refusal: The proposed roof alterations including both the front and rear dormers by reason of its their overall prominent location, size, scale, bulk, and design would result in a discordant and intrusive features that would be detrimental to the character and appearance of the original dwelling and the visual amenities of the street scene and the wider area. Therefore, the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policy D3 of the London Plan (2021) and Chapter 12 of the National Planning Policy Framework (2023).

78160/APP/2023/2113 - Demolition of existing rear conservatory structure and erection of a single-storey front, rear and side extension and loft conversion including roof extension, 1no rear dormer and 4no. front facing roof lights. Formation of larger driveway in front garden. Granted planning permission, dated 04.01.2024.

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

PUBLIC CONSULTATION:

4 neighbours and Northwood Hills Residents Association were consulted by letter dated 24-07-23 and on 16-11-23.

1 letters of representation were received from the occupier of the adjacent neighbouring property. Concerns raised include the restrict access to their side wall and incorrect boundary

OFFICER COMMENTS:

Whilst the neighbours side elevation is currently accessible for maintenance via the side applicant's driveway, there is no requirement for this arrangement to be retained. The development would be

occurring with the application site and matters relating to boundary disputes are not material planning considerations but are civil matters.

CONSULTEE RESPONSES:

Cadent Gas:
No objection

Highways:
As on-plot parking is remaining on the frontage area, there are no envisaged highway related implications or demands imposed on this application.

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 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
DMEI 10	Water Management, Efficiency and Quality
LPP D3	(2021) Optimising site capacity through the design-led approach

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character and appearance 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, parking/highway safety and flood risk/drainage.

IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA

Policy D3 of the London Plan (2021) states that: Development proposals should: D1) enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) 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 adverse impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area.

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 requires that there is no unacceptable loss of outlook to neighbouring occupiers.

With regard to roof extensions, Policy DMHD 1 states:

- 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.

With regards to rear extensions, Policy DMHD 1 states:

- 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;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted.

With regards to side extensions, Policy DMHD 1 states that:

- i) side extensions should not exceed half the width of the original property;
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
- iii) garages should reflect the size guidelines set out in Appendix C Parking standards;
- vi) where hip to gable roof extensions exist, a two storey side extension will not be supported.

It is noted that the difference between this current application and the recently approved application reference 78160/APP/2023/2113 is the enlargement of the rear dormer.

The proposed single storey front, rear and side extensions would be as approved under reference 78160/APP/2023/2113. The previous application also allowed substantial changes to the roof form, including a gabled roof with 1-metre set-ins from the side elevations that would be formed of a part hipped roof on either side, which is reflective of a similar scheme under planning permission ref:

It is also noted there are discrepancies in the plans as the site and roof plan (644/P3/1) show two front hipped roof dormers, which are not shown on the floor plans nor the elevations. It is assumed this is a drawing error as front dormers were recently refused (ref: 78160/APP/2024/582). However, for the avoidance of doubt, any front dormer would be unacceptable and contrary to Policy DMHD 1, which states roof extensions should be located on the rear elevation only. In addition, there are no front dormers within the streetscene, and therefore this would have a negative impact on the character and appearance of the area.

While the previous scheme has not yet been implemented, it was deemed acceptable on the basis that the dormer was modest in scale, subordinate in appearance, and used materials consistent with the existing dwelling. The current proposal, by contrast, significantly increases the size and bulk of the dormer, making it visually dominant and disproportionate in relation to the original roof. Furthermore, the previous approval secured revisions indicating that the dormer walls would be clad with hanging tiles to match the main roof. The current application proposes the change in materials of the rear dormer from tiles to render, which introduces an incongruous appearance that fails to harmonise with the architectural character of the host property and the surrounding area, emphasising the massing and creating a stark contrast.

There is no precedent for a dormer of this scale within the locality, where bungalow dormers are typically modest and subordinate to the host property, with tile materiality. Notably, the neighbouring dwelling features two smaller dormers with a simpler roof form that integrates harmoniously with the original roof structure. By contrast, the proposed dormer, due to its size, scale, and massing, appears as a large first-floor rear extension rather than a roof addition. The large windows further contribute to this perception, emphasising its bulk and incongruity with the original dwelling.

The enlarged dormer would exceed more than two-thirds of the original roof slope, resulting in a development that is neither subordinate nor sympathetic to the scale and form of the existing dwelling. This conflicts with Policy DMHD 1 of the Hillingdon Local Plan: Part Two, which requires roof extensions to be proportionate, visually subservient, and constructed of materials that respect the character of the host dwelling.

Overall, the proposed development would result in a disproportionate, overly prominent, and unsympathetic addition to the host dwelling, causing harm to its architectural composition. It would also detract from the character and appearance of the wider area. The proposal would therefore conflict with Policies D3 and D4 of the London Plan (2021), Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012), and Policies DMHB 11, DMHB 12, and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

IMPACT ON NEIGHBOURING RESIDENTIAL AMENITY:

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.

Officers had conducted a site inspection and noted that there were no flank or rear windows of either neighbouring property that would be affected by the development. No 45 Rochester Road had no flank windows facing onto the development.

The single storey rear extension would be sited adjacent to the neighbours development at No.41 which is of a similar depth. Due to the acceptable scale and depth of the single storey rear extension and as the rear dormer does not breach the 45 degree line of sight of the nearest habitable windows on the rear elevations of the adjacent neighbouring properties, no adverse issues arise in terms of material overlooking or loss of privacy, loss of outlook, overbearing impact or material loss of daylight and sunlight.

There are no proposed gable end windows indicated and in the event of planning permission being granted, a condition would be recommended to restrict any further window openings in the interests of preserving neighbour privacy.

The patio area would be at a similar height to the existing and a 1.8metre high closed boarded fence would be erected along the site boundaries. Relative to the existing situation, the development would not be any significant harm that would warrant refusal.

The development therefore accords with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy D3 of the London Plan (2021).

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).

PARKING AND HIGHWAY SAFETY:

Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) require the Council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that all development is in accordance with the car parking standards set out in Appendix C, Table 1 unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

With regards to the provision of adequate off-street parking, the front garden wall would be reduced in width and the driveway in the front garden widened to accommodate two off-street parking spaces, which is an appropriate provision for a dwelling of this size.

No changes are being proposed to the existing vehicle crossover serving the site, which is considered to be fit for purpose. It is therefore considered that the development would not exacerbate the demand for street parking or prejudice highway safety, in accordance with Policies DMT 1, DMT 2 and DMT 6 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).

OTHER MATTERS

Whilst concerns were raised from a representation received regarding boundary issues / encroachment would be considered a civil matter between neighbouring properties. Officers are satisfied that the development was within the redline of the site location plan and the correct certificate was completed on the application form. An informative is recommended to remind the applicant of this.

CONCLUSION:

The application is recommended for approval.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The proposal, when viewed as a whole, by reason of its overall size, scale, bulk, and design, would result in a prominent and incongruous development that would be detrimental to the character and appearance of the original dwelling and the wider street scene. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 11, DMHB 12, and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policy D3 of the London Plan (2021), and Chapter 12 of the National Planning Policy Framework (2023).

INFORMATIVES

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 Policies

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
DMEI 10	Water Management, Efficiency and Quality
LPP D3	(2021) Optimising site capacity through the design-led approach

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