

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: 69 COPSE WOOD WAY NORTHWOOD

Development: Erection of boundary wall and fencing. (Retrospective Application)

LBH Ref Nos: 12231/APP/2025/510

Drawing Nos: 1400/P/9
 1400/P/10
 Covering letter
 1400 - P - 9A

Date Plans received:	26-02-25	Date(s) of Amendments(s):	25-02-25
			25-02-25
Date Application valid	06-03-25		25-02-25
			04-04-25

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the south western side of Copse Wood Way at its junction with Oak Glade and comprises a good sized detached property set within a large plot. The dwelling has been recently replaced with a large detached two storey dwelling which spans most of the width of the plot.

The wider street scene is residential in character and appearance comprising two storey detached dwellings of varying designs set in spacious plots. Many of these have been extended or larger replacement dwellings have been erected. The application site lies within the Copse Wood Estate Area of Special Local Character (ASLC). The site is also covered by Tree Preservation Order (TPO) 396.

1.2 Proposed Scheme

Retrospective planning permission is sought for the retention of a boundary wall and fencing.

1.3 Relevant Planning History

12231/APP/2022/3054

69 COPSE WOOD WAY NORTHWOOD

Details pursuant to the discharge of Conditions 4 (Materials), 5 (Landscaping) and 15 (Demolition & Construction Management Plan) of planning permission ref.

12231/APP/2022/1910, dated 28-09-2022 (Demolition and replacement of the existing detached two storey dwelling, with 1 no. detached dwelling, retention of existing access points

and associated ancillary works.)

Decision: 30-11-2022 Approved

12231/APP/2022/1910 69 COPSE WOOD WAY NORTHWOOD

Demolition and replacement of the existing detached two storey dwelling, with 1 no. detached dwelling, retention of existing access points and associated ancillary works.

Decision: 28-09-2022 Approved

12231/APP/2019/963 69 COPSE WOOD WAY NORTHWOOD

Two storey, 4-bed dwelling with habitable roofspace, involving demolition of existing dwelling.

Decision: 03-06-2019 Approved

Comment on Planning History

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

5 neighbouring properties, Conservation Officer, Highways and Northwood Residents Association were consulted on 31-03-25. The consultation period expired on 23-04-25. Three representations were received from neighbours, as summarised below:

1. Not in keeping
2. Out of character
3. Design concerns
4. Highway safety concerns
5. Side window is not obscured glazed.
6. No dimensions on plans
7. Concerns regarding covenants of the estate
8. Concerns regarding side access and encroachment onto Council land

Planning Officer Comments:

Points 1 to 3 will be discussed in the main report.

Highways have not raised an objection (4).

Under application 12231/APP/2022/1910, the ground floor side window were approved to the clear glazing, however, the site plan approved high level planting along the boundary which would act as a privacy barrier. The first floor side windows were to be obscured glazing and non-opening below a height of 1.8 metres taken from internal finished floor level, secured by Condition 9. Any concerns would need to be reported to Planning Enforcement (5).

The plans are measurable on PDF (6).

Point 8. Concerns regarding encroachment are noted. Any concrete step to the side access would be outside of the red line boundary and is not shown on the current plans. Therefore, it is not consider in this report and would be dealt with via Planning Enforcement.

All materials comments will be discussed in the main report.

Northwood Residents Association:

The side fence shown in the existing plan, is the fence erected without planning permission and is the subject of this retrospective application. It fronts a highway and well exceeds a height of 1 metre. It also has an adverse impact on the streetscene in this ASLC.

Planning Officer Comments:

All materials comments will be discussed in the main report.

Conservation Officer:

This site is within an Area of Special Local Character, which was previously bordered with a hedge. This added to the character of the area and the biodiversity. Further concerns regarding the impact on the existing trees. We object to this application.

Highways:

There is no objection to or further comment on this RA.

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 Polices:

DMHB 11	Design of New Development
DMHB 5	Areas of Special Local Character
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
LPP D8	(2021) Public realm

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 and ASLC, the reduction in size of the rear garden and car parking provision.

Assessment of the Proposal:

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 HE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks to conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape, which includes: Locally recognised historic features, such as Areas of Special Local Character and Locally Listed Buildings.

Policy DMHB 5 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new development within Areas of Special Local Character should:

- A) Reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area;
- B) Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings; and
- C) The replacement of buildings which positively contribute to the character and local importance of Areas of Special Local Character will normally be resisted.

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.

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 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extension of dwellings should not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

With regard to front gardens and parking, Policy DMHD1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- i) new or replacement driveways should use permeable (porous) surfacing. Surfaces of more than five square metres will need planning permission for laying traditional, impermeable driveways; and
- ii) the design, materials and height of any front boundary must be in keeping with the character of the area to ensure harmonisation with the existing street scene

It is important to understand the pre-existing site context of the application site. The site benefited from an open and verdant frontage. The side boundary was made up of high hedging to the front, with a 6ft fencing panels running parallel to the dwelling and low hedging extending the rest of the length of the site. There is also a strip of land between the application site and pavement, which is grassy and outside of the site area. This combination of open frontage, greenery, hedging and 6ft

fencing is an important feature within the ASLC as it is a common feature within the street scene and wider Area of Special Local Character. The leafy character is evident on No 75 Copse Wood Way which has hedging running the length of side boundary along the Oak Gate laneway. The proposed change of side treatment facing Oak Gate creates a discordant addition failing to reflect the leafy nature of the immediate area.

The front of the dwelling appears to retain the open character with hedging, however, alongside the side boundary a 64m long boundary wall has been constructed. Under the previous planning permission, permission was granted for a 2m high fence with high level planting, alongside the existing hedge to be retained on the road side. It is apparent that there has been a change in levels on the site, with the constructed fence acting as a retaining wall measuring between 2.6m and 2.8m in height.

It is acknowledged that the pre-existing boundary treatment was of a materiality, in terms of the fencing. However, it only extended a short section of the boundary and the rest was made up of hedging, matching the adjacent boundary wall. The visible high gravel boards further add to the harm.

As such, this form of enclosure is detrimental to the character and appearance of this residential street and ASLC, which is characterised by a mix of open frontages, verdant hedging, 6ft garden fencing and low brick walls. The introduction of the high boundary treatment and removal of hedging erodes the homogeneous setting for the area.

The assessment from the Council's Conservation Officer has identified the works would result in harm. This is relevant given that alongside Local Planning Policy, an assessment must be made on the guidance issued in the NPPF.

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.

Due to the distance and position of the dwelling, it is considered that the development would not unduly impact the residential amenity of the neighbouring properties, in terms of daylight/sunlight, outlook and overbearing effect.

Overall, it is considered that the proposed development would not adversely effect the amenities of neighbouring occupiers, and accords with DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Light and outlook:

It is considered that all the proposed habitable rooms, and those altered by the proposed development, would maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

External Amenity Space Provision:

There would be no reduction in garden space, therefore, the wall does not undermine the provision of external amenity space, in accordance with Policy DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Parking and Highway Safety:

The site contains an area of hardstanding to the front of the site that is of a sufficient size to accommodate parking. It is therefore considered in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Conclusion:

The constructed boundary wall has a detrimental impact on the character and appearance of the host dwelling, and to the visual amenities of the street scene and the wider 'Copse Wood Estate Area Area of Special Local Character'. The proposal would therefore fail to comply with the NPPF (2025), Policy HC1 of The London Plan, Policies BE1 and HE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) and Policies DMHD 1, DMHB 1, DMHB 5 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). It is therefore recommended that the application be refused.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The constructed boundary treatment, by reason of its siting, scale, design and appearance which is visually prominent, would form an uncharacteristic, overbearing and incongruous addition to the area, which would fail to integrate with Copse Wood Way and Oak Glade street scene and the wider Copse Wood Estate Area of Special Local Character. The proposal would therefore be detrimental to the visual amenity and character of the surrounding area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies, contrary to Policies HE1 and BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies, DMHB 5, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

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

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 5 Areas of Special Local Character

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

LPP D8 (2021) Public realm

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