

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 44 STANLEY ROAD NORTHWOOD

Development: Single storey rear extension, alterations to side fenestration, enlargement of roof to allow conversion of roofspace to habitable use to include 2 front rooflights, 4 side rooflights and part conversion of roof from hip to gable end with a new gable end window

LBH Ref Nos: **46234/APP/2018/1585**

Drawing Nos: 02_A
 03_A
 05_A
 06_A
 01_A.
 50_A
 51_A

Date Plans Received: 30/04/2018 **Date(s) of Amendment(s):**

Date Application Valid: 30/04/2018

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached bungalow situated in a good sized plot on the South Eastern side of Stanley Road. The property is located on a hillside position with the land levels falling towards the rear. The property is set beneath a hipped roof with two hipped front projections above a level frontage. The property also benefits from an attached garage on the South Western side with a driveway in front, which can accommodate two further cars. To the front is a landscaped garden, and to the rear of the property there is a small patio with steps down into the rear garden which is laid to lawn.

The street scene is residential in character and appearance comprising mainly detached and semi-detached bungalows, within good sized plots. The application site lies within the Northwood Hills Area of Special Local Character (ASLC) and the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

The application seeks planning permission for the erection of a ground floor rear extension incorporated beneath a raised and enlarged roof to allow for additional habitable roof space providing two additional bedrooms and a shower room. The proposal includes a 1.5 m deep rear extension across the full width of the property incorporated beneath a raised roof increasing the height from 5.63 m to 6.85 m, with the front eaves remaining the same and the side walls raised by 1.08 m.

1.3 Relevant Planning History Comment on Planning History

None.

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

7 neighbours and the Northwood Hills Residents Association were consulted for a period of 21 days expiring on the 25 May 2018. A site notice was also erected to the front expiring on 4 June 2018.

No responses were received from nearby neighbours.

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

BE5 New development within areas of special local character

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

LPP 3.5 (2016) Quality and design of housing developments

LPP 7.4 (2016) Local character

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate 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 residential amenity of the neighbouring dwellings and provision of acceptable residential amenity for the application property.

Policy BE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires new developments in an Area of Special Local Character to harmonise with the

materials, design features, architectural style and building heights predominant in the area. Policy BE13 requires development to harmonise with the existing street scene, whilst BE15 stipulates alterations and extensions to existing buildings must harmonise with the scale, form and architectural composition and proportions of the original dwelling. The Council's adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) sets out the design criteria including external dimensions by which proposals are assessed with the general aim of ensuring that these are subordinate to the original building.

The proposed rear extension would measure 1.5 m in depth by 8.45 m wide with a gable end roof of 6.45 m in height, set down 0.40 m from the raised roof level. The proposal raises the side walls by 1.08 m and the ridge height by 1.23 m whilst retaining the front and rear eaves at the same level. The two small front hips are replaced with one large hip of similar dimensions to the rear gable. Within the extended roof the proposal includes 2 rooflights to either side and a large rooflight to the front. This is a large addition to the existing dwelling although it is noted that similar proposals for the overall increase in height and rear projection have been approved within the street scene. However a distinctive characteristic of the area is the subordinate front projections. This property unusually has a level front elevation, where the set back has been infilled at some point in the past but is still characterised by the subordinate hipped roof detail. The overly large front hip proposed would be an unduly bulky and incongruous addition to the dwelling and out of keeping with the architectural character of the street scene and wider Area of Special Local Character. It is therefore considered that the proposed extension fails to appear as a subordinate addition to the original dwelling and as such it fails to comply with the requirements of Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 7.0 of HDAS.

HDAS advises that extensions should not protrude out too far from the rear wall of the original house as this may block daylight and sunlight to neighbouring properties. Rear extensions will only be allowed where there is no significant over dominance, loss of outlook and a first floor should not extend beyond a 45 degree line of sight from windows of adjacent properties. No. 46 to the North East is set at a slightly higher land level and has an existing extension set against the boundary, with the proposed extension extending approximately 0.5 m beyond it. To the other side, no. 42 is set back approximately 2.5 m from the rear of the existing garage, with the proposed extension not exceeding this. The proposal will not breach a 45 degree line of sight from the rear dormer windows. It is therefore considered that the proposal would not result in loss of outlook, daylight or overshadowing to either of the neighbouring properties. The proposed windows will face front and rear and it is not considered the proposal would result in a significant increase in overlooking to that already experienced from other neighbouring properties. As such the proposal is considered to comply with the requirements of Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS: Residential Extensions.

Although not identified within the description of the proposal the plans indicate the provision of a raised decking area (of over 300 mm above ground level) to the rear. The provision of a levelled patio or decked area is not uncommon within the area given the topography. The proposal indicates the decking would be set back a minimum of 3 m from either side boundary in excess of 47 m from the properties to the rear, with the boundary between the properties defined with a well established hedge. As such it is not considered that the proposal would result in any significant increase in overlooking or loss of privacy to that already in existence.

It is considered that all the proposed habitable rooms and those altered by the proposals

would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan.

Paragraph 3.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The property benefits from a good sized rear garden and the provision of the extension will still retain more than sufficient garden space.

There is no impact on the current parking provision as a result of this proposal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The roof alteration/extensions, by reason of the size, scale and bulk of the front hip roof would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the visual amenities of the street scene and the character and appearance of the wider Hillside, Northwood Hills Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

- 1** On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
- 2** 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 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

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:

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

Part 2 Policies:

AM14	New development and car parking standards.
BE5	New development within areas of special local character
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BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character

Contact Officer: Liz Arnold

Telephone No: 01895 250230