

## 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 | <input type="checkbox"/> |
| 2. Application complies with all relevant planning policies and is acceptable on planning grounds                | <input type="checkbox"/> |
| 3. There is no Committee resolution for the enforcement action                                                   | <input type="checkbox"/> |
| 4. There is no effect on listed buildings or their settings                                                      | <input type="checkbox"/> |
| 5. The site is not in the Green Belt (but see 11 below)                                                          | <input type="checkbox"/> |

**REFUSAL RECOMMENDED: GENERAL**

- |                                                                    |                          |
|--------------------------------------------------------------------|--------------------------|
| 6. Application is contrary to relevant planning policies/standards | <input type="checkbox"/> |
| 7. No petition of 20 or more signatures has been received          | <input type="checkbox"/> |
| 8. Application has not been supported independently by a person/s  | <input type="checkbox"/> |
| 9. The site is not in Green Belt (but see 11 below)                | <input type="checkbox"/> |

**RESIDENTIAL DEVELOPMENT**

- |                                                                                      |                          |
|--------------------------------------------------------------------------------------|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | <input type="checkbox"/> |
| 11. Householder application in the Green Belt                                        | <input type="checkbox"/> |

**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 | <input type="checkbox"/> |
| 13. Refusal of change of use from retail class A1 to any other use                                                                   | <input type="checkbox"/> |
| 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.  | <input type="checkbox"/> |

**CERTIFICATE OF LAWFULNESS**

- |                                                                 |                          |
|-----------------------------------------------------------------|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | <input type="checkbox"/> |
| 16. Certificate of Lawfulness (for existing use or Development) | <input type="checkbox"/> |
| 17. Certificate of Appropriate Alternative Development          | <input type="checkbox"/> |

**CERTIFICATE OF LAWFULNESS**

- |                                                                                                                 |                          |
|-----------------------------------------------------------------------------------------------------------------|--------------------------|
| 18. ADVERTISEMENT CONSENT (excluding Hoardings)                                                                 | <input type="checkbox"/> |
| 19. PRIOR APPROVAL APPLICATION                                                                                  | <input type="checkbox"/> |
| 20. OUT-OF-BOROUGH OBSERVATIONS                                                                                 | <input type="checkbox"/> |
| 21. CIRCULAR 18/84 APPLICATION                                                                                  | <input type="checkbox"/> |
| 22. CORPSEWOOD COVENANT APPLICATION                                                                             | <input type="checkbox"/> |
| 23. APPROVAL OF DETAILS                                                                                         | <input type="checkbox"/> |
| 24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval | <input type="checkbox"/> |
| 25. WORKS TO TREES                                                                                              | <input type="checkbox"/> |
| 26. OTHER (please specify)                                                                                      | <input type="checkbox"/> |

**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**                      34 WATFORD ROAD NORTHWOOD

**Development:**              Single storey rear extension and first floor side extension to include a front dormer and 2 rear rooflights

**LBH Ref Nos:**                **29142/APP/2018/2765**

**Drawing Nos:**              IA.18023.20 A  
                                          IA.18023.21  
                                          IA.18023.22  
                                          IA.18023.23  
                                          IA.18023.24  
                                          IA.18023.25  
                                          IA.18023.01 A  
                                          IA.18023.02 A  
                                          IA.18023.03 A  
                                          IA.18023.04  
                                          IA.18023.05

**Date Plans Received:**      30/07/2018

**Date(s) of Amendment(s):**

**Date Application Valid:**    03/08/2018

## **1. CONSIDERATIONS**

### **1.1 Site and Locality**

The application property is located on the southern side of Watford Road and consists of a two storey detached dwelling which has a main hipped roof with brick external facing. The rear garden is flat and enclosed by panel fencing. The frontage is covered in hardstanding and grass which provides space to park approximately 2 vehicles. The property already benefits from two storey rear extension and a single storey side/rear extension.

The application site lies within the 'developed area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and is covered by TPO 16.

### **1.2 Proposed Scheme**

This application proposes the Single storey rear extension and raising of roof over existing single storey element to create habitable roofspace, to include a front dormer and 2 x rear rooflights.

It is noted that the application property benefits from a two storey rear extension and single storey side/rear extension. It is important to note that the raising of roof over existing single storey side/rear element would be considered as a first floor side/rear extension.

### **1.3 Relevant Planning History**

29142/A/82/1606                      34 Watford Road Northwood  
                                          Householder development - residential extension(P)

**Decision Date:** 06-05-1983      Approved

29142/APP/2018/2761      34 Watford Road Northwood

Conversion of roofspace to habitable use to include a rear dormer, 3 front rooflights and conversion of both sides of roof from hip to part gable end, with a new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision Date:** 14-09-2018      Approved

29142/C/90/0344      34 Watford Road Northwood

Erection of a two-storey side & rear extension, conversion of garage to habitable room and conversion of car port to garage

**Decision Date:** 18-07-1990      Refused

29142/D/90/0455      34 Watford Road Northwood

Conversion of existing garage into a playroom & a replacement garage (Application for determination under Section 53 of the Act)

**Decision Date:** 12-04-1990      Refused

29142/TRE/2012/22      34 Watford Road Northwood

To carry out tree surgery, including a reduction, by up to 1.5m, of the branches overhanging the driveway to provide 2.5m clearance for vehicular and pedestrian access, and the cutting back of minor branches to provide up to 1m clearance between the tree and adjacent road sign, to one Purple-leaved Plum in group G26; the re-pollarding, by cutting back to 25-50mm above previous pruning points, to one Lime in group G25; and the removal, back to their origin, of one or two minor limbs overhanging the rear garden, of two Sycamore trees in group G24 on TPO 16.

**Decision Date:** 12-04-2012      Approved

#### **Comment on Planning History**

29142/APP/2018/2761- Conversion of roofspace to habitable use to include a rear dormer, 3 x front rooflights and conversion of roof from hip to part gable end, with a new gable end window (Application for a Certificate of Lawful Development for a Proposed Development).  
Approval

29142/D/90/0455 - Conversion of existing garage into a playroom & a replacement garage (Application for determination under Section 53 of the Act)  
Refused on 12/04/90

29142/C/90/0344 - Erection of a two-storey side & rear extension, conversion of garage to habitable room and conversion of car port to garage  
Refused on 18/7/90

29142/A/82/1606 - Householder development - residential extension(P)  
Approved on 6/5/83

## **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**

8 neighbouring properties were consulted by letter dated 7/8/18 and a site notice was displayed outside the site. By the close of the consultation period on 5/9/18, no comments had been received.

INTERNAL CONSULTEE:  
Trees/Landscape Officer:

This site is occupied by a two-storey house on the south-east side of Watford Road. There is a mature woodland / tree screen along the front boundary. This is in three separate groups which appear on the schedule of TPO 16: G25, G26 and G27.

COMMENT No trees will be directly affected by the proposed work to the building. Indirect / accidental damage due to construction traffic and related activity could occur to the trees and other vegetation at the site entrance. It is recommended that tree protection should be in place.

RECOMMENDATION No objection subject to conditions RESS8 and RES10

### 4. **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

|          |                                                                                                                      |
|----------|----------------------------------------------------------------------------------------------------------------------|
| AM14     | New development and car parking standards.                                                                           |
| 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.                                         |
| HDAS-EXT | Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008 |
| LPP 3.5  | (2016) Quality and design of housing developments                                                                    |

### 5. **MAIN PLANNING ISSUES**

The main planning issues are the effect of the development on the character and appearance of the original building, the street scene and the level of impact on the residential amenity and light levels of the adjoining neighbours and provision of off-street parking provision.

Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. Policy BE13 requires the layout and appearance of extensions to harmonise with the existing street scene and Policy BE19

ensures any new development complements or improves the amenity and character of the area.

The Council's Adopted SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) or HDAS, contains design guidance (below) for all types of extensions which should appear subordinate in scale to the original building.

Section 3.0 Single Storey Rear Extensions states semi-detached houses, an extension up to 4m deep is acceptable. A range of pitch roof type and flat roof may be acceptable and must not exceed 3.4m and 3m at its highest point respectively.

Section 4.0 Single Storey Side Extensions states the design of a side extension should not dominate the existing character of the original property. In order to appear subordinate the width and height should be considerably less than that of the main house and be between half and two thirds of the original house. In addition, a range of pitched roofs can be acceptable however, it must not exceed 3.4m at its highest point.

Section 5.0 Side and First Floor Side Extensions should retain a minimum of 1.5m distance from the side boundary if there is an existing single storey side extension within 1m of the boundary, and if to a semi-detached dwelling should be set back 1m from the front building line at both levels, as well as set down from the original ridge line by 0.5m. The width should be considerably less than that of the original house and be between half and two thirds depending on size and character of the area. Design of the roof should follow that of the existing roof.

Section 6 Two Storey Rear or First Floor Rear Extension states detached houses, an extension up to 4m deep is acceptable. It is desirable that any two storey extension to a house with a pitched roof should also have a pitched roof. The new roof should appear subordinate to the original roof and so have a ridge height at least 0.5m lower than the original roof. Poor designs and applications out of character with their surroundings will be rejected.

Paragraph 7.0 Loft Conversions and Roof Alterations of the SPD states a dormer window must be constructed in the centre of the roof face. Each roof face will vary from one house to the next, but as a guide any roof extension should be set at least 0.3 m below the ridge level, 0.5 m above the eaves level and at least 0.5 m from the sides. On larger detached and semi-detached houses, these set-ins should be increased to at least 1 m. It is important that extensions appear secondary to the size of the roof face within which it will be set, as roof extensions as wide as the house can create a third storey appearance.

Paragraph 9.8 gives advice that as part of its assessment, the Council will consider the amount of off-street parking available and the impact of the proposal on the overall appearance of the street.

The proposed single storey rear extension would have a depth and width of 3.93m and 8.7 m respectively. The proposed single storey rear extension would have a depth of 3.93m, which complies with the maximum 4m depth for rear extensions at detached dwellings as specified in paragraph 3.4 of the HDAS SPD. The proposed extension would have a flat roof to height of 3.4 m which doesn't comply with the maximum 3m flat roof height for rear extensions, as specified in paragraph 3.6 of the HDAS SPD. However, given its location to the rear and considering the existing extensions, it is considered that the proposed single storey rear extension, by reason of its size and scale would not be detrimental to the visual amenity of the original dwelling and the character and appearance of the wider area.

It is important to note that the raising of roof over existing single storey element would be considered as a first floor side/rear extension. The first floor side extension would benefit from a pitched/crown roof and a front dormer and therefore would alter the appearance of the building within the street scene.

The proposed first floor side/rear extension would be constructed flush with the front elevation of the existing house, and would measure approximately 4.54m in width which would be less than half and two third of the original house width. The proposal would be characterised by a pitched/crown roof measuring a maximum height of 6.68m which would have a ridge height by approximately 2m lower than the original roof. The 2 m ridge height complies with the ridge height for first floor side/rear extensions, as specified in paragraph 6.6 of the HDAS SPD. The proposed first floor side/rear extension would wrap across the rear wall of the existing house to a maximum depth and length of 2m and 7.11m. The HDAS states extensions to detached dwellings up to a maximum of 4m deep would be acceptable.

Policy BE22 states residential extensions of two or more storeys in height should be set back for the full height a minimum of 1m from the shared boundary to preserve the visually open gaps between properties and preventing dwellings from coalescing to form a terraced appearance.

Section 5.1 of HDAS SPD states residential first floor extensions should be set back a minimum of 1.5m from the shared boundary if there is an existing single storey side extension within 1m of the boundary to preserve the visually open gaps between properties and preventing dwellings from coalescing to form a terraced appearance. However, the set-in of the proposed first floor side/rear extension doesn't comply with paragraph 5.1 of the HDAS SPD.

With regards to the proposed front dormer, paragraph 7.5 of the adopted HDAS SPD: Residential Extensions (December 2008) gives advice that it is important to create a roof extension that will appear secondary to the size of the roof face within which it will be set. It further advises that roof extensions, which would be as wide as the house and create the appearance of an effective flat roofed third storey will be refused. The proposed front dormer would set down from the ridge of the new roof by 0.8m, would be set above the eaves of the new roof by 0.8m, would be set-in from the eastern and western side boundaries of the roof by 1.14m and 1.19m respectively. It is considered that the dormer would appear sufficiently subordinate within the proposed roof slope.

HDAS:EXT paragraph 7.16 states that where planning permission is required, roof lights should have regard for the size and position of the windows in the main house; and where a large number of rooflights are proposed in the front roof face, these will normally be refused. The application proposal is seeking permission for 2 rear roof lights. In terms of quantity the application proposal is considered to be acceptable and would conform with policy paragraph 7.16 HDAS:EXT and policy BE19 of the Hillingdon Local Plan: Part Two (Saved Policies) 2015. It is considered that the scale, design and proportion of the proposed rooflights are modest and acceptable in design terms.

Furthermore, the proposed roof profile should match that of the existing roof. The proposal does include a small area of crown roof, however, this is sufficiently small scale and set back from the road so that it would not unduly harm the character of the property.

As such, the proposal, by reason of its overall size and proximity to the side boundary would result in a closing of the visually open gap between it and the neighbouring

property, No. 36 Watford Road, giving rise to a cramped form of development, which would be detrimental to the visual amenities of the street scene and the surrounding area generally. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires new extensions by virtue of their siting, bulk and proximity would not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 should protect the privacy of the occupiers and their neighbours.

With regards to the impact on neighbouring residential amenity, it is considered that the proposed development would not have any adverse harm on the residential amenities of the occupiers of the adjacent dwellings at Nos. 32A and 36 Watford Road from increased overshadowing, loss of sunlight, visual intrusion and over-dominance. The degree of the slope of the new pitch/crown roof over is such that it would not appear to be an over-dominating feature in relation to views offered from both Nos. 36 and 32A Watford Road. As such, the proposal would comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

Paragraph 3.13 of the HDAS SPD require sufficient garden space to be retained as a consequence of an extension, and that a minimum usable rear garden area of 100 sq.m should be provided for more than 4 bedrooms dwelling (which is what the application dwelling would comprise after development). The proposal would result in the retention of a usable rear and side garden area of approximately 138 sq.m, which would exceed the minimum garden area of 100 sq.m required. The proposal would therefore accord with the amenity space requirements of the HDAS SPD and provide adequate external amenity space for the occupiers of the existing dwelling in line with the requirements of Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

There would be ample parking to the front of the property. As such, the proposal would not therefore conflict with policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application is therefore recommended for refusal.

## **6. RECOMMENDATION**

### **REFUSAL for the following reasons:**

#### **1 NON2 Non Standard reason for refusal**

The proposal, by reason of its overall size and proximity to the side boundary, would result in a closing of the visually open gap between it and the neighbouring property, No. 36 Watford Road, giving rise to a cramped form of development, which would be detrimental to the visual amenities of the street scene and the surrounding area generally. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan:

## INFORMATIVES

- 1 It is noted that a certificate of lawful development was recommended for approval at this site for a roof conversion and a rear dormer roof extension, planning ref 29142/APP/2018/2761 CLD. The implementation of this application (planning ref 29142/APP/2018/2765) could impact upon your ability to implement your certificate of lawful development application, as the roof form on both schemes differ.
- 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. The Council's supports pre-application discussions however we have 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.
- 3 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.

## 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:

|      |                                                                |
|------|----------------------------------------------------------------|
| AM14 | New development and car parking standards.                     |
| 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.                                         |
| HDAS-EXT | Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008 |
| LPP 3.5  | (2016) Quality and design of housing developments                                                                    |

**Contact Officer:** Hoda Sadri

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