
Appeal Decision

Site visit made on 28 October 2014

by Susan A F Simpson LLB Solicitor (N-P)

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 4 November 2014

Appeal Ref: APP/R5510/D/14/2225100

10 Hillside Gardens, Northwood, Middlesex HA6 1RL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Paul McGoun against the decision of the London Borough of Hillingdon Council.
 - The application Ref 69754/APP/2014/1900 dated 1 June 2014 was refused by a notice dated 5 August 2014.
 - The proposed development is a part two storey, part first floor rear extension involving demolition of existing conservatory and existing side lean-to and erection of a single storey side extension.
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Decision

1. The appeal is allowed and planning permission is granted for a part two storey, part first floor rear extension involving demolition of existing conservatory and existing side lean-to and erection of a single storey side extension at 10 Hillside Gardens, Northwood, Middlesex HA6 1RL in accordance with the terms of the application Ref 69754/APP/2014/1900 dated 1 June 2014, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans nos:-
NWH/100/1A; NWH/100/2A; NWH/100/3A; NWH/100/4A; NWH/200/1A;
NWH/200/2A; NWH/200/3A; NWH/200/4A.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Procedural matters

2. I have used the Council's description of the proposed development rather than that found on the original application form as it includes reference to the single storey side extension which forms part of the scheme. As the Council has not raised any specific objection to this element of the proposal in the reason for refusal in its decision notice, I intend to concentrate on the objections raised in respect of the proposed rear extensions to the property.
3. On my site visit, I saw that building work has already commenced but has not been completed. Thus, where appropriate, I have used the drawings detailing

the “existing” elevations and layout of the dwelling to assist me in the determination of the appeal.

Main issue

4. The main issue in the appeal is the effect of the development on the character and appearance of the host dwelling and the surrounding area.

Reasons

5. The appeal dwelling is located along Hillside Gardens and comprises a chalet bungalow containing accommodation within the roof space. It is stated to be located within an Area of Special Local Character (ASLC) where policy BE5 of the Hillingdon Local Plan (HLP) Part Two - Saved UDP Policies states that: new development should harmonise with the materials, design features, architectural style and building heights predominant in the area; extensions to dwellings should respect the symmetry of the original buildings.
6. I have a plan identifying the appeal site as falling within the Hillside, Northwood ASLC but I have not been provided with “the elements of character and identity” which the Council wishes to preserve in this residential area. However, in having regard to the Residents’ Association’s representations it appears that one of the purposes of this ASLC designation is “to preserve the street scene of a development of bungalows”.
7. Indeed, the area is predominantly characterised by modest sized bungalows set within reasonable sized plots and benefitting from off street parking and useful sized gardens. There is some variety in their appearance which is mainly due to the use of different building materials and that, over a period of time, development to extend the properties has resulted in some larger buildings and the emergence of a wide range of roof forms.
8. Views of the proposed rear elevation of the development would be limited to those from the back gardens of neighbouring properties where there would be a significant change to its appearance but, having regard to the details shown on drawing NWH/100/4A, one which would result in an aesthetic improvement. Thus, in the absence of any firm evidence from the Council identifying those architectural features which it considers are worthy of retention, I find the intended alterations to the rear extension would enhance the appearance of the dwelling and maintain the quality of the environment.
9. As the front elevation would remain unchanged, the dwelling would continue to present as a chalet bungalow and, so, be consistent with the form of development that is a characteristic feature of the street scene. However, views across to its extended flank elevations would be available when walking past the property in both directions and, in assessing the impact of this development, I have taken into account the Council’s Supplementary Planning Document (SPD) entitled “Hillingdon Design and Accessibility Statement (HDAS): Residential Extensions”.
10. There would be an infringement of the SPD in terms of the height of the mono roof for the single storey extension but, in other respects, the proposal would be compliant with the guidance. In particular, the modest depth of the rear extensions, the setback for the two storey element and a new roof that would be set down from that of the existing, would all combine to produce a size and

perceived scale and bulk of development that would appear subservient to the host dwelling.

11. The Council also is concerned that the proposal would result in the formation of a "crown" roof but, given the variety of roofscapes found hereabouts, such a feature would not appear alien or incongruous but satisfactorily integrate into this ASLC. Overall, I conclude that, the siting, size, scale, bulk and design of the development would create a harmonious relationship with, and respect and maintain the intrinsic character of, the host dwelling and its ASLC surroundings.
12. It follows from this conclusion that I find there to be no conflict with policies BE1 of the HLP: Part One - Strategic Policies and BE5, BE13, BE15 and BE19 of the HLP: Part Two - Saved UDP Policies, which, amongst other things require development to: improve and maintain the quality of the built environment by achieving a high quality of design in extensions; harmonise with the existing street scene and with the scale, form, architectural composition and proportions of the original building; complement or improve the amenity and character of the area.
13. The proposal also would be consistent with government policy in the National Planning Policy Framework (the Framework) which states that development should promote or reinforce local distinctiveness and that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Conditions

14. I have considered the Council's suggested conditions in the light of the contents of the Planning Practice Guidance and paragraphs 203 and 206 of the Framework. In addition to the time limiting condition, one requiring matching materials to be used is reasonable and necessary in order to secure a satisfactory form of development that would integrate well with the host building. For the avoidance of doubt, and in the interests of proper planning, a condition requiring that the development is carried out in accordance with the approved plans will be imposed.

Other matters and Conclusion

15. Having taken into account all the matters raised, including the representations made by the Residents' Association, and which I have addressed in the main part of my decision, I conclude that, for the reasons given above, the appeal should succeed.

S A F Simpson

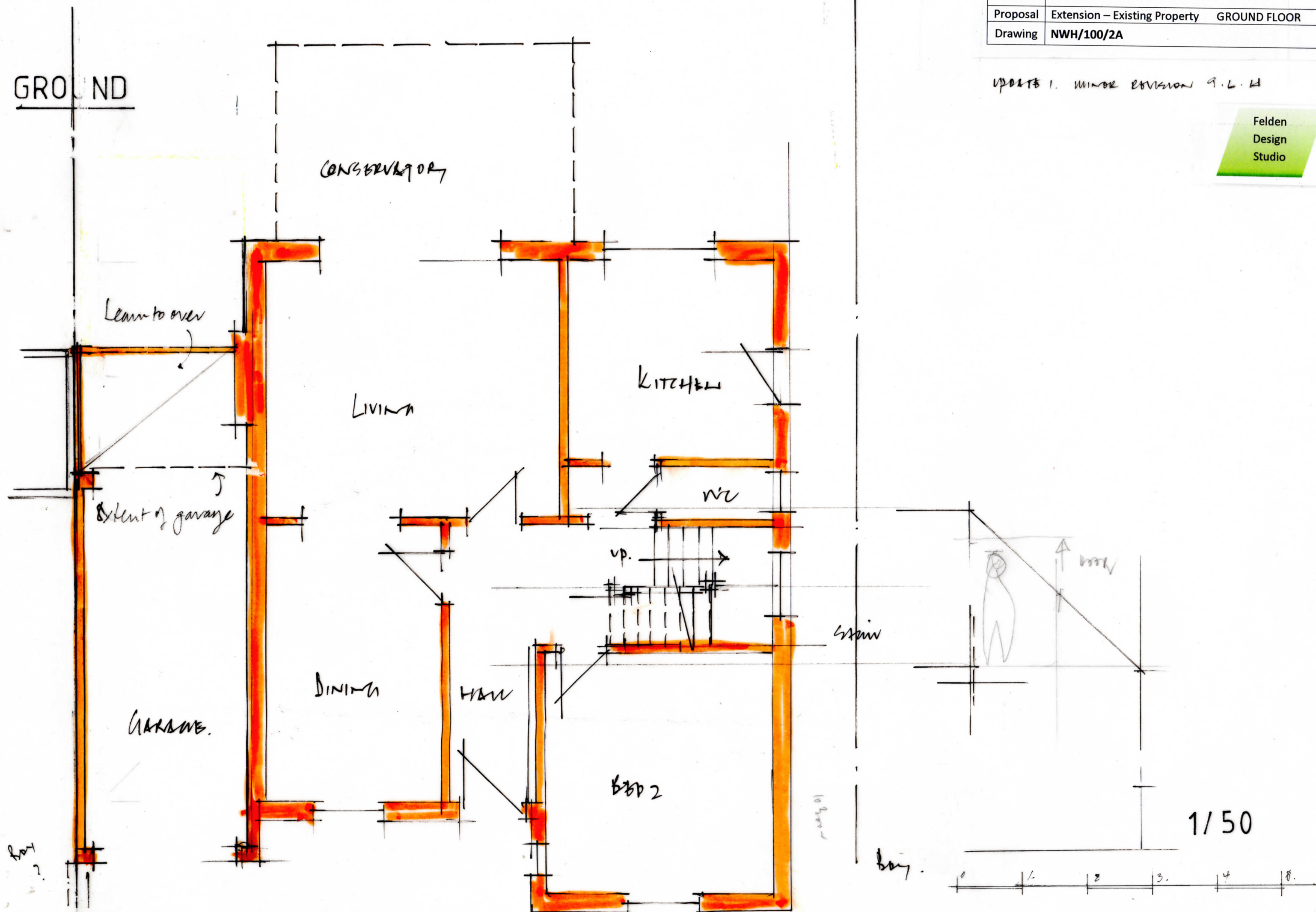
INSPECTOR

Address	10 Hillside Gardens Northwood. HA6 1RL	
Proposal	Extension – Existing Property	GROUND FLOOR
Drawing	NWH/100/2A	

UPDATE 1. MINOR REVISION 9.6.14



GROUND



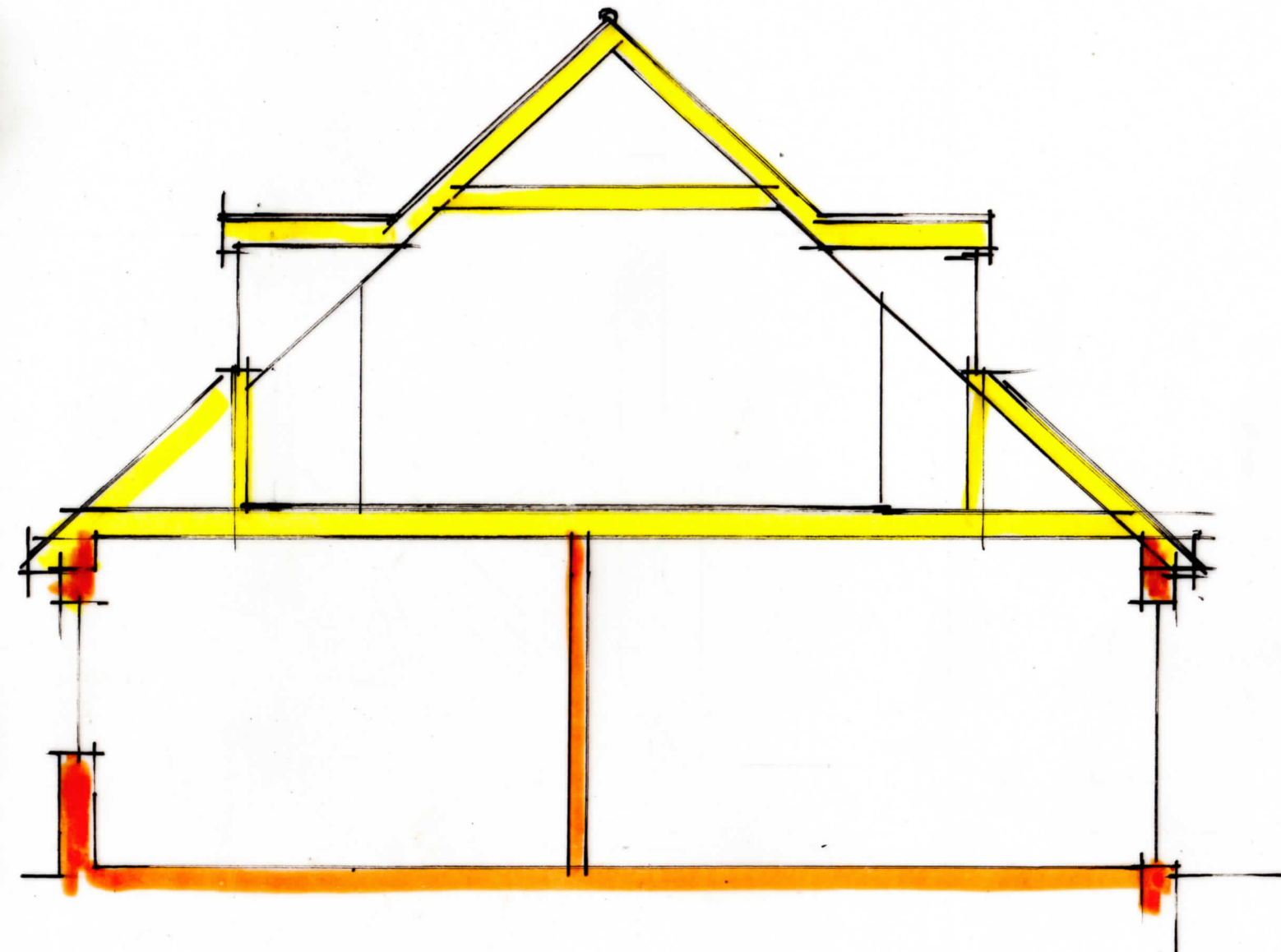
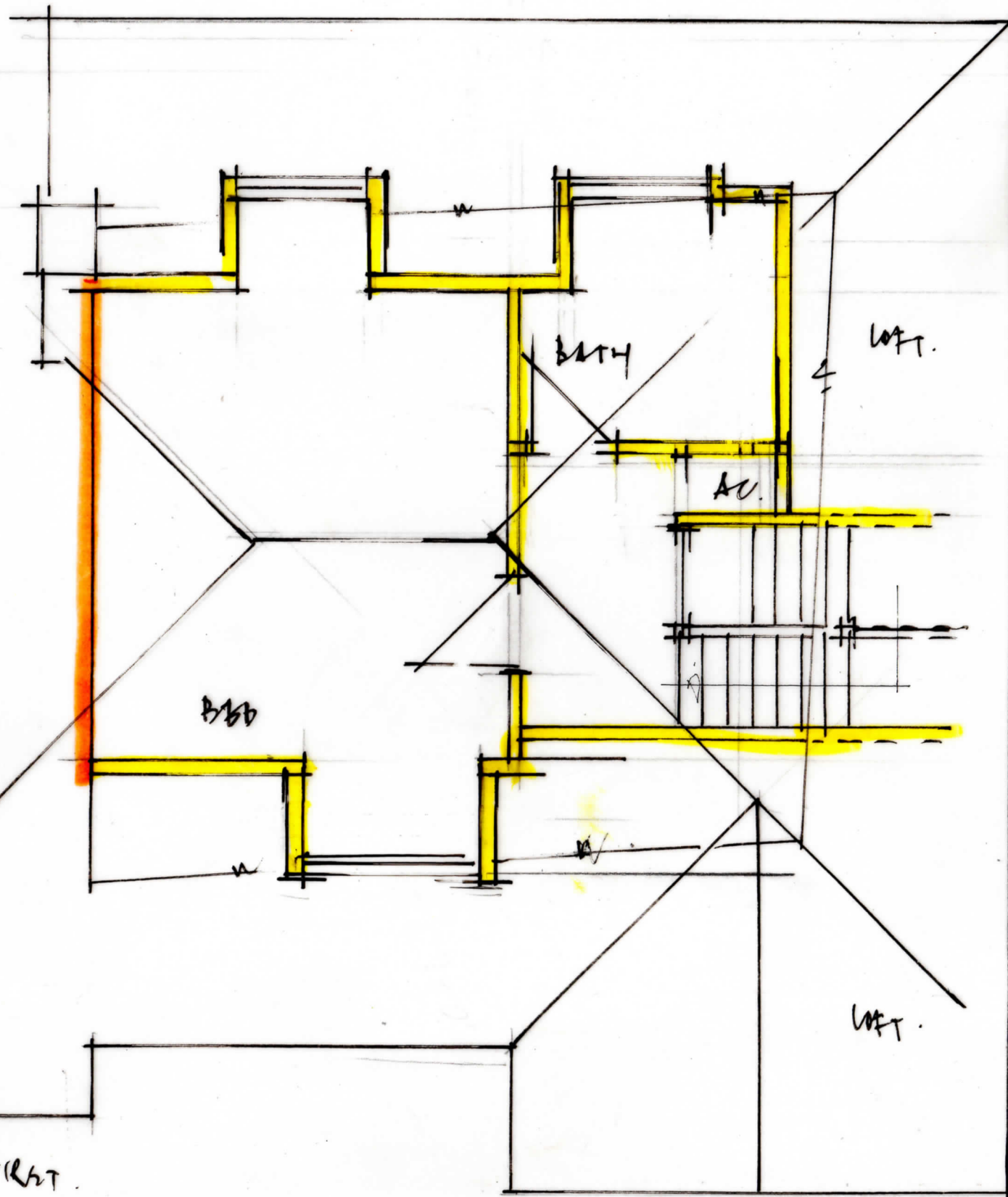
Address	10 Hillside Gardens Northwood. HA6 1RL
Proposal	Extension – Existing Property FIRST FLOOR
Drawing	NWH/100/3A



FIRST

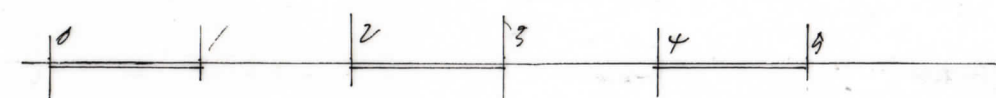


SECTION 1



SECTION 1

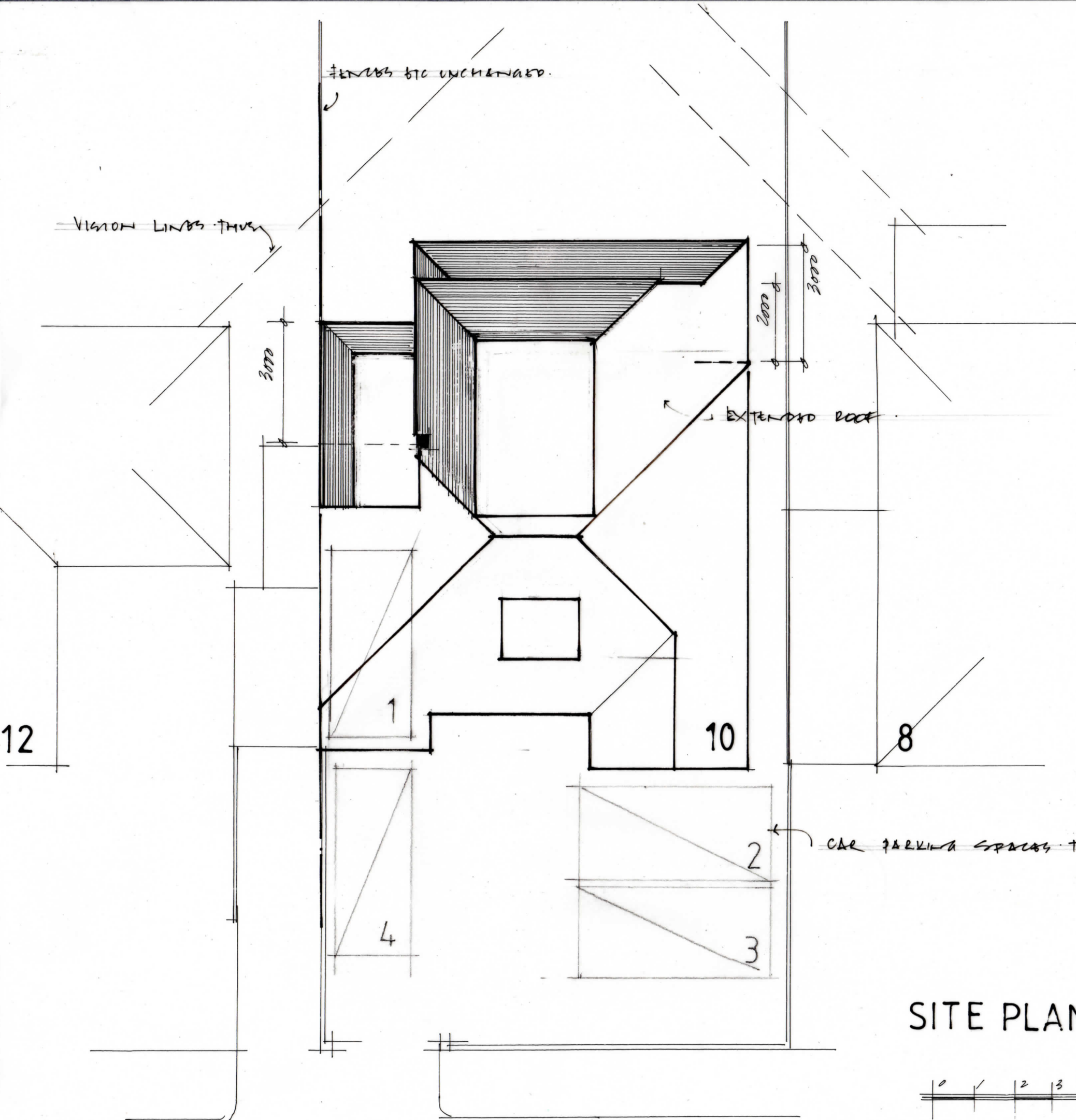
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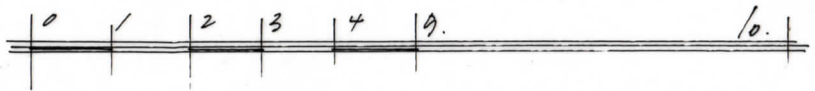
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Address	10 Hillside Gardens Northwood. HA6 1RL
Proposal	Extension – PROPOSED BLOCK PLAN
Drawing	NWH/200/1A

UPDATE. DIMENSIONS COORDINATION 9.6.14.

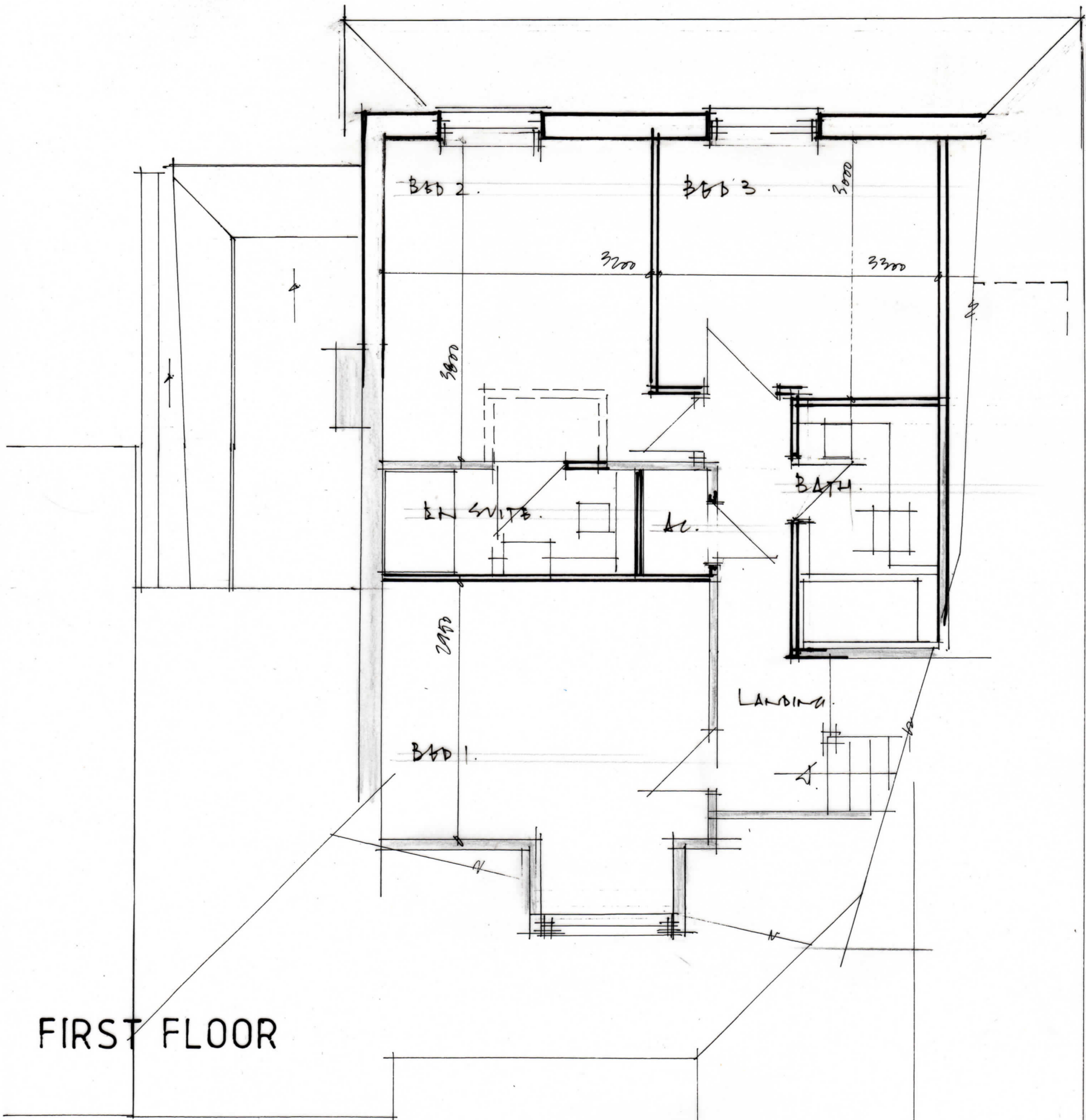


SITE PLAN 1 / 100.



Address	10 Hillside Gardens Northwood. HA6 1RL
Proposal	Extension – PROPOSED FIRST FLOOR
Drawing	NWH/200/3A

UPDATE 1. MINOR REVISION TO DEPTH 9.6.14



FIRST FLOOR



Address	10 Hillside Gardens Northwood. HA6 1RL
Proposal	Extension -PROPOSED ELEVATIONS
Drawing	NWH/200/4A

Materials

- **Roof**
 - Plain brown concrete tiling to match existing roofs including half round bedded hip and ridge tiling. Verges as existing with rendered tiled creasing
- **Walls**
 - Above damp proof course all walls are to be rendered in smooth cement/sand renders and painted white to match existing finishes
- **Joinery**
 - All joinery to be white self-coloured or painted to match existing windows and doors.
- **Podium Roof**
 - GRP caps in lead coloured single ply in-situ membrane
- **Rainwater Goods**
 - Gutters to be black PVC-U half round and round down-comers

Design Statement

- **Background**
 - The proposal is for extensions at ground and first floor to a bungalow that is in its original arrangement and that is in poor constructional condition. The intention is to provide a modest increase in floorspace and creation of accommodation more suited to contemporary living.
 - The extended footprint proposed is significantly less than otherwise might be created if the current relaxed provisions for permitted were to be exploited and naturally the proposed solution forms a better design and more sensitive solution in this area.
 - The site is more than adequate to meet the demands of occupants of the proposed living accommodation.
 - The arrangement of the extended roof and walls, height and extents has been determined with reference to the HDAS Supplementary Planning Document for the area and also with reference to the advice and guidance given by Hillingdon Conservation in similar applications on adjacent properties. It is concluded that these proposals can be fully supported and planning Consent granted accordingly
- **Locality references**
 - Extensions approved and constructed at the following property are considered to be relevant to the design considerations: 14 Hillside Gardens, 7 Hillside Gardens, 15 Hillside Gardens, 5 Hillside Rise, 66 Hillside Road, 70 Hillside Road and many, many more.
- **Parking**
 - The current on-site capacity of 4 parking spaces remains unchanged and on-street parking is also available
- **Amenity**
 - The proposals have no adverse effect on neighbouring property on either side or at the rear. The roof pitches slope away from side boundaries and do not add to the sense of enclosure beyond the current arrangement. Trees screening at the rear prevents any prospect of overlooking toward Hillside Road properties.
- **Pre-application advice**
 - This proposal flows from a range of competing decisions and advices offered about the provisions and application of the GDPO Permitted Development Classes of work. Early advice to carry on from LB Hillingdon resulted in work being started on site. Currently the building has reached first floor level and the work has been inspected by Building Control. The applicant now seeks to achieve a Planning Permission and has reduced the scheme to fully meet policy guidelines rather than follow a more protracted process to achieve resolution. There is an urgent family need to bring the property to a habitable condition and be occupied at the earliest opportunity.

ELEVATIONS 1/100.

