

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 77 HILLSIDE ROAD NORTHWOOD

Development: Single storey front extension involving conversion of garage to habitable use and alterations to roof over garage

LBH Ref Nos: **8560/APP/2018/1091**

Drawing Nos: 3222-07/RM (amend 08/11/2018)
 3222-09/RM (amend 08/11/2018)
 3222-01/RM (amend 08/11/2018)
 3222-08/RM (amend 08/11/2018)
 3222-06/RM (amend 08/11/2018)
 3222-03/RM (amend 08/11/2018)
 Design and Access Statement

Date Plans Received: 22/03/2018 **Date(s) of Amendment(s):** 08/11/2018

Date Application Valid: 22/03/2018

1. CONSIDERATIONS

1.1 Site and Locality

The site is occupied by a detached single-storey dwelling located on the East side of Hillside Road. It adjoins No. 75 Hillside Road to the North and No. 79 to the South.

The subject dwelling has a single-storey pitched-roof front projection, with a bay window and a separate bay window on the front elevation. There is an existing side/rear dormer window. There are two-off street car parking spaces in addition to the garage subject of this application. The remainder of the front garden is soft landscaped.

The street scene is residential in character and appearance comprising detached bungalows, many of which have been extended or modified, including raising the roof level and inclusion of dormer windows.

75 to the North has a garage on the immediate boundary which presently extends forward of the front of the garage to 77.

The site lies within the 'Developed Area' and 'Northwood Hills Area of Special Local Character' (ASLC) as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

The applicant seeks planning permission for a single storey front extension involving conversion of the attached garage. A glazed box section above the existing garage will be removed to accommodate the new hipped roof. The front of the extension would align with the existing front of the garage at No. 75 Hillside Road. The existing side/rear dormer window will be retained.

1.3 Relevant Planning History

8560/APP/2017/3075 77 Hillside Road Northwood

Single storey front extension involving conversion of garage to habitable use and alterations to roof over garage.

Decision Date: 17-10-2017 **Refused**

Comment on Planning History

The previous application (Reference No. 8560/APP/2017/3075) was refused for the following reason:

The proposed front extension, by virtue of its siting, size, scale, depth and design would result in an incongruous addition which would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and 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.

No. 79 Hillside is subject of recent planning history - 28924/APP/2015/4652 for erection of a single storey rear extension, single storey side/front extension, porch to front and enlargement of roof to create additional habitable roofspace to include 1 front dormer, 1 rear dormer and 6 side rooflights and demolition of existing single storey rear extension (Approved and constructed)

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

Neighbours were notified on 04/04/2018 and a site notice was displayed on 14/04/2018.

By the end of the consultation period no objections or comments had been received.

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:

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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
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 issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the existing property, the impact upon the visual amenities of the street scene and Area of Special Local Character, the impact on the amenity of adjoining occupiers, the provision of acceptable residential amenity space for the application site and car parking provision.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment by providing high quality urban design.

Policy BE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that within areas of special local character 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. Porches and front extensions should be subordinate in scale and should not be detrimental to the visual amenity of the street scene.

Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires extensions to harmonise with the architectural composition of the original property.

The HDAS Section 8 considers front extensions, porches and bay windows. Paragraph 8.0 states that changes and extensions to the front of the house must be minor and not alter the overall appearance of the house or dominate the character of the street. Paragraph 8.1 states that front extensions are eye catching and change the face of the building. They not only affect the character of the building itself, but also the street scene.

The proposed extension and conversion of the garage be set back from the furthest front projection of the 'L' shaped main dwelling but would still bring this element of the building considerably forward of the existing front elevation at this point and would considerably increase the bulk of the roof. This is an ASLC where the surrounding properties remain largely unaltered or sympathetically extended, particularly at roof level.

The form and design of the extended bungalow would not be characteristic in the street scene or of the neighbouring bungalows. The proposed front elevation would not fit in with the designs of these neighbouring bungalows because of the resultant increase in bulk at the front of the building. Although there is some degree of variation in the appearance of the front elevations the proposal would appear out of keeping because of the resultant form and design of its front elevation.

The proposed front extension and resultant roof would be detrimental to the character and appearance of the building and the visual amenity of the street scene contrary to policy BE1 of the Hillingdon Local Plan: Part One-Strategic Policies and saved policies BE13 and BE15 of the Hillingdon Unitary Development Plan (UDP) which generally seek to ensure good design and that development harmonises with the existing building and the street scene. It would also fail to improve the character of the Area of Special Local Character contrary to Local Plan Part One policy HE1 and saved UDP policies BE19 and BE5.

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to protect the amenity of the adjoining occupiers in new developments. It is considered that the proposed development would not constitute an un-neighbourly form of development and would comply with policies BE24 of the Local Plan.

The size of the roof space extension and the proposed hip roof are not considered to cause significant harm to the occupiers of neighbouring dwellings in terms of loss of light, loss of outlook or sense of dominance and would be appropriate to the character of the area. It would replace a somewhat awkward and incongruous extension over the garage and would offer a better balanced solution. Therefore the proposal would accord with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

The proposal does not reduce garden space which is in excess of 60 square metres. The proposal would thus comply with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposal would involve conversion of the garage. However, two on-site car parking spaces are retained and It is therefore considered that the application proposal would not unduly impact upon the existing on-site parking and would provide sufficient on site parking for the extended property, in accordance with Policy AM14 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 proposals would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan.

The application is recommended for refusal

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed front extension including a significant increase in roofscape, by virtue of its siting, size, scale, bulk, width and design, results in an incongruous addition which would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and 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 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. In this instance, the Council has been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to statutory policies and negotiation could not overcome the reasons for refusal. The applicant was advised of the concerns regarding the proposals. This led to amendments which were not considered sufficient to overcome the fundamental objections.

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:

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.
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LPP 3.5 (2016) Quality and design of housing developments

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