

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 3 FRITHWOOD AVENUE NORTHWOOD

Development: Dormer to rear to create additional habitable roof space

LBH Ref Nos: **7296/APP/2019/1485**

Drawing Nos: Location Plan (1:1250)
 Existing Floor Plans
 Existing Elevations
 Proposed Rear and Side Elevations
 Proposed Floor Plans
 Proposed Front and Side Elevations
 Design and Access Statement

Date Plans Received: 03/05/2019 **Date(s) of Amendment(s):**

Date Application Valid: 08/05/2019

1. CONSIDERATIONS

1.1 Site and Locality

This application relates to a very spaciouly sized site located on the northern side of Frithwood Avenue, which comprises a two storey detached dwellinghouse. The attractive application dwelling dates back to the 1920s and it was one of the first properties to be built on that section of Frithwood Avenue. The dwelling is built in the Arts and Crafts style and is characterised by leaded lights surrounded by stone surrounds, tile hung front and side gables, front porch and two prominent end chimney stacks. The dwelling has a main gable end roof and cat-slide roof feature over parts of the front, side and rear elevations. There is a projecting garage attached to the western side of the dwelling and there are single storey additions recessed to the eastern side and to the rear of the dwelling. The side and rear additions are set beneath hipped roofs. There is a very spacious rear garden with a detached outbuilding and a protected large Lawson Cypress tree. The front garden is set back from the front highway boundary by 23m and comprises a sweeping 'in and out' gravelled driveway.

The streetscene is residential in character and appearance comprising primarily residential properties and is characterised by a mixture of wide-fronted detached dwellings and blocks of flatted development, which form an established garden suburb development within very spaciouly sized plots. The application site lies within the Northwood, Frithwood Conservation Area and the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). The site is also covered by a Tree Protection Order (TPO reference 150)

1.2 Proposed Scheme

The application seeks planning consent for the erection of a rear dormer window.

1.3 Relevant Planning History

7296/APP/2015/3306 3 Frithwood Avenue Northwood

Single storey rear extension and single storey side/rear extension involving demolition of existing rear and side elements

Decision Date: 04-11-2015 Refused

7296/APP/2016/1689 3 Frithwood Avenue Northwood

Single storey rear extension and single storey side/rear extension involving demolition of existing side element

Decision Date: 07-07-2016 Refused

7296/APP/2016/195 3 Frithwood Avenue Northwood

Single storey side extension involving demolition of existing side/rear elements

Decision Date: 16-03-2016 Approved

7296/APP/2016/2732 3 Frithwood Avenue Northwood

Single storey rear extension and single storey side/rear extension involving demolition of existing side element

Decision Date: 08-09-2016 Approved

7296/APP/2019/536 3 Frithwood Avenue Northwood

Dormer to rear to create additional habitable roof space

Decision Date: 11-04-2019 Refused

7296/C/82/1576 3 Frithwood Avenue Northwood

Householder dev. (small extension,garage etc) (P)

Decision Date: 17-01-1983 Approved

7296/H/97/0080 3 Frithwood Avenue Northwood

Reconstruction of existing single storey garage to side of house

Decision Date: 16-04-1997 Approved

Comment on Planning History

A previous application for a rear dormer window was refused on the size and scale, which failed to appear as a subordinate addition and thus failed to harmonise with the architectural composition of the original dwelling.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 13th June 2019

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

10 neighbours were consulted for a period of 21 days expiring on the 31 May 2019. A site notice was erected on the parking sign to the front of the dwelling expiring on the 11 May 2019. One response was received advising that this property had an extension granted last year and it causes great disturbance for 8 months to neighbouring properties. There was damage to adjoining property as well as undue noise at unreasonable hours, very early morning, late evening, weekends and bank holidays. Using gardens to socialise in the surround area was impossible with the noise coming from the site. I would object to this application on the grounds of civil disruption to the neighbouring properties.

Officer response: Disruption due to construction works is considered transitory in nature

and is insufficient reason to refuse a proposal in its own right. Any grant of planning permission does not override the requirements for compliance with other legislation. Any damage caused by the third part is a civil issue outside of Planning Control.

Northwood Residents Association - No response

Conservation and Urban Design Officer:

This property is situated in the Northwood, Frithwood Conservation Area. Despite some additions at ground floor level, this property is still a fantastic example of the high quality Arts & Crafts dwelling it was designed to be. As one of the first of these individually designed properties built in this area and being of such architectural merit, this property makes a considerable contribution to the character of the conservation area. Roofscapes form an important part of the character of a conservation area and the roof forms of these similar local Arts & Crafts properties were designed to be significant features. The quality of any application will be held to a high standard.

Although much improved in terms of size compared to the original application, the proposed dormer remains a sizeable addition and is incongruous, its odd form wedged in as it is between the two roof structures. The window within it is also bigger and out of line with the other window on the same storey and PVC windows are not appropriate for this property.

The reason for the form of this proposal is the applicant's desire to extend the head room available internally at a particular point. This has resulted in a design of a very compromising nature externally, one which does not respect the property's original design. It is also noted from the change in the second floor plans, that one of the bedrooms has been sacrificed to become a bathroom and storage. It seems that a similar outcome would be possible within the existing second floor layout, not requiring a change in the roof form at all.

The proposal is considered harmful to both the character of the property and the conservation area. These proposals fail to preserve or enhance the property or the conservation area.

Trees/Landscaping - The site is covered by TPO 155. No trees will be affected by the proposal. No objection.

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.

BE4 New development within or on the fringes of conservation areas

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.
DMHB 1	Heritage Assets
DMHB 4	Conservation Areas
DMHD 1	Alterations and Extensions to Residential Dwellings
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 7.8	(2016) Heritage assets and archaeology
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

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.

The Hillingdon Local Plan: Part One Strategic Policy BE1 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.

Part Two - Saved Unitary Development Plan Policies of the Local Plan contains policies that seek to safeguard the appearance, character and amenities of the local street scene and surrounding 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. Furthermore Policy BE4 states new development should preserve or enhance those features which contribute to the special architectural and visual qualities.

HDAS advises that extensions should always be designed so as to appear 'subordinate' to the original house. It is important that the dormer window will appear secondary to the size of the roof face within which it will be set. It should be set in the centre of the roof face, below the main ridge by at least 0.3 m and 0.5 m above the eaves and from the side roof margins. On larger detached properties these set ins should be increased.

The proposed rear dormer measures 5.5m in width, 3m in depth and has a steeply pitched roof of 3.6m in height. This extends across approximately half of the roof slope, set back 4.7m from the eastern side elevation, set down 0.8m from the ridge and 0.95m above the eaves and adjoining and behind the rear gable projection. The proposal is reduced in width from the previous submission and would comply with HDAS requirements. However the Conservation Officer has raised objections to the proposal advising that the proposed

dormer would be an incongruous addition, which fails to respect the property's original design and would be harmful to both the character of the property and the wider Conservation Area. As such, it is considered that the proposal fails to comply with the requirements of policies BE4, BE13, BE15 and BE19 of the adopted Hillingdon Local Plan and the Hillingdon Design & Accessibility Statement: Residential Extensions.

Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that planning permission will not be granted for new development which by reason of its siting, bulk and proximity, would result in a significant loss in residential amenity. Policy BE24 resists any development which would have an adverse impact upon privacy. The inclusion of the dormer set back from the neighbouring properties would not result in a significant impact on the amenities of those properties. The proposed windows would look to the rear and as such, it is not considered the proposal would result in an un-neighbourly form of development, which would significantly harms the residential amenities of the occupiers of the adjoining property from increased overshadowing, loss of sunlight, visual intrusion, over-dominance or loss of privacy.. As such, the proposal is in compliance 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 Policy 3.5 of the London Plan (2016).

Paragraph 5.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The property benefits from a large rear garden and there would be sufficient garden space retained.

There is no alteration to existing car parking provision as a result of this proposal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed rear dormer window, by reason of its size, scale, bulk and design, would fail to appear as a subordinate addition and would thus fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and visual amenities of the street scene and would fail to either preserve or enhance the character or appearance of the surrounding Northwood, Frithwood Conservation Area. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.8 of the London Plan (2016), the adopted Supplementary Planning Document HDAS: Residential Extensions and the NPPF.

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.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
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