

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 FIRS WALK NORTHWOOD

Development: Single storey front extension, single storey side extension, first floor side extension and conversion of garage to habitable use to include alterations to front and rear elevation

LBH Ref Nos: **555/APP/2019/3768**

Drawing Nos: Location Plan (1:1250)
 Block Plan (1:500)
 MK/2019/PP/PHOTOS/01
 MK/2019/PP/PHOTOS/02
 MK/2019/PP/site-plan
 MK/2019/PP/01
 MK/2019/PP/02
 MK/2019/PP/06
 MK/2019/PP/03
 MK/2019/PP/04

Date Plans Received: 21/11/2019 **Date(s) of Amendment(s):**

Date Application Valid: 04/12/2019

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two storey detached property located on south side of Firs Walk. Firs Walk is a private cul de sac of large detached properties set on relatively spacious plots.

The property is constructed of brick and render beneath a tile roof set on a fairly spacious plot. To the front is a garden and parking area and to the rear is a modest garden area with mature vegetation.

The wider area is made up of similar large properties of various styles.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

The application seeks permission for the erection of a single storey front extension, a single storey side extension a first floor side extension and the conversion of the garage to habitable use.

1.3 Relevant Planning History

555/APP/2014/2573 3 Firs Walk Northwood

Part two storey, part first floor side extension, single storey front extension and single storey rear extension (Resubmission)

Decision Date: 19-09-2014 Refused

555/APP/2014/4173

3 Firs Walk Northwood

First floor side extension and extension of roof to both sides to create gable ends (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 26-01-2015

Refused

555/APP/2014/481

3 Firs Walk Northwood

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

Decision Date: 08-04-2014

Approved

555/APP/2014/482

3 Firs Walk Northwood

Single storey front/side/rear extension and part two storey front/side extension

Decision Date: 16-04-2014

Refused

555/D/87/0978

3 Firs Walk Northwood

Garage

Decision Date: 18-09-1987

Approved

Comment on Planning History

There have been a number of applications for extensions to the property including to the front and side, which were all refused by virtue of their siting, size, scale, bulk and design that failed to appear as subordinate additions and would thus be detrimental to the character and appearance of the original house, the visual amenities of the street scene and the character and appearance of the wider area. A loft conversion has been carried out under permitted development rights converting the hips to gables and the inclusion of a large rear dormer.

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

2 neighbours and the Dene Road Residents Association were consulted for a period of 21 days expiring on the 29 December 2019. A site notice was erected to the front expiring on the 10 January 2020. Two responses were received from the neighbours raising the following concerns:

- Note that the front extension appears to be over the Firs Walk collecting sewer, which is old and prone to blocking
- Loss of light
- The proposed elevations are a mess and not in keeping with the rest of the properties in this small road
- The proposed extensions situated on the front and side of the property are highly visible within the street scene impacting on the surrounding environment

Officer response: Issues relating to the sewer fall within the control of other legislation. The other issues are addressed within the main body of the report.

Northwood Residents Association - No response

Cadent Gas - Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required.

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

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

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.

Policy DMHB 11 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

The proposed conversion of the garage would replace the existing garage door with a wall and window above to match the existing windows on the property. To the rear of this is proposed a small extension of 1.8m in width and 1.65m in depth set beneath a flat roof to match the garage. These are relatively minor alterations which would respect the character of the original dwelling and would be acceptable.

To the front of the property is proposed a single storey extension. This is L shaped, incorporating the existing hall and stairs and bringing it forward to align with the existing garage. This measures 7m in width 2.65 in depth at the deepest point dropping to 1.65m where it encompasses the existing two storey projection, with a pitched roof of 3.1m in height. It should be noted that the front elevation as shown on plan MK/2019/PP/04 does not accurately show the height of the roof, which would be at two levels due to the staggered form of the existing dwelling. Policy DMHD 1 advises that extensions to the front should be minor and not alter the overall appearance of the house. The proposed extension is a large addition to the front and transects the existing gabled front projection, which is a distinct characteristic feature of the original property. It is therefore considered that this element of the proposal would be an incongruous addition, which would be detrimental to the appearance of the dwelling.

To the side of the house it is proposed to erect a first floor extension. This measures 2.55m wide by 5m in depth (across the original side elevation), set beneath a hipped roof of 6.27m high. The property originally had a hipped roof, which formed a catslide feature over the ground floor dining area. The loft conversion changed the hip to a gable with the roof over the single storey element extending down from the eaves. This would be replaced with the new first floor extension. Policy DMHD 1 advises that new extensions must respect the design of the original house and where a hip to gable roof extension exists; a two storey side extension will not be supported. The proposed roof form over the first floor extension is set down 1.55m from the ridge line with a different pitch to the original property. The side extension creates a large and bulky addition which fails to respect the design of the original house and would be detrimental to the character and appearance of the wider street scene.

As such it fails to comply with policies DMHB 11 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020).

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).

Policy DMHD 1 (appendix A, Part A) vi), states that for alterations and extensions to residential dwellings; adequate garden space should be retained. The property benefits from a good sized garden and sufficient garden space retained.

The conversion of the garage would result in the loss of the associated parking space but there is sufficient space to the front of the property to park at least 2 cars in compliance with adopted standards.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NONSC Non Standard Condition

The proposed first floor side extension and single storey front extension, by virtue of their siting, size, scale, bulk and design would fail to appear as subordinate additions, 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 surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies.

INFORMATIVES

- 1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant policies from the Local Plan: Part Two - Development Management Policies (2020), 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

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking

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