

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 15 HILLSIDE CRESCENT NORTHWOOD

Development: Single storey front/side extension

LBH Ref Nos: **63054/APP/2020/212**

Drawing Nos: 4347/02
4347/01
Location Plan (1:1250)

Date Plans Received: 22/01/2020

Date(s) of Amendment(s):

Date Application Valid: 14/02/2020

1. CONSIDERATIONS

1.1 Site and Locality

The application site is a detached dwelling located on the southern side of Hillside Crescent. The site benefits from 2 off-street parking on a driveway and an open space with hard and soft landscaping, located in a residential area. The location of the site is in the Hillside, Northwood Hills Area of Special Local Character.

1.2 Proposed Scheme

This application for householder planning consent is for the erection of a single storey front and side extension. The proposed extension will convert the existing dining room into a larger living area and the store into a study and w/c.

1.3 Relevant Planning History

63054/APP/2007/1315 15 Hillside Crescent Northwood

ERECTION OF A SINGLE-STOREY REAR EXTENSION, CONVERSION OF ROOFSPACE TO HABITABLE ACCOMMODATION INVOLVING EXTENSION OF ROOF OVER EXTENSION AND EXISTING GARAGE / STORE AND INCORPORATING SIDE HIP END AND REAR GABLE END WITH NEW PITCHED ROOF OVER EXISTING GARAGE AT THE FRONT AND INSTALLATION OF SIDE DORMER WINDOW TO NORTH WEST SIDE

Decision Date: 26-06-2007 Approved

63054/APP/2013/3393 15 Hillside Crescent Northwood

Single storey rear extension and conversion of roofspace to habitable use to include dormer to side and conversion of hip to gable end to rear (Alteration to approved application 63054/APP/2007/1315 dated 26/06/2007) (Retrospective)

Decision Date: 21-01-2014 Approved

Comment on Planning History

N/A

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

A total of 4 letters were sent to neighbouring properties, the Northwood Hills Residents Association was consulted and a site notice was displayed on the 24/02/2020. These methods of consultation expire on the 11/03/2020 with no responses received.

CONSERVATION OFFICER:

The existing building is a detached, mid-20th century bungalow located within the Hillside, Northwood ASLC. It forms part of a homogeneously planned estate predominantly comprising of bungalows along an undulating street scene. Whilst of the same modest scale their external material finishes vary to some degree. Their plan forms however are arranged in a similar manner, with a well defined front building line.

No 15 is characterised by its red brick exterior. It includes a projecting hipped form to the front with a curved bay window. The entrance door is positioned within the corner junction between the projecting element and set back built form. There is an existing flat roofed garage addition. Whilst this projects slightly forward of the secondary front building it respects the original projecting feature. The building is of a similar style, form and appearance to other bungalows within the ASLC. It is duly noted that the original dwelling has benefitted from a rear addition including the conversion of the roof space, a dormer to the front and the alteration of the rear roof slope from hip to gable.

Whilst somewhat altered the dwelling still positively contributes to the character and appearance of the street scene and ASLC

The proposed front extension would be considered in principle unacceptable. It would fail to respect the principal projecting element which is an important feature to the bungalow within the ASLC. There would be no objection to the proposed rear/side addition however the proposed crown roof would be considered an incongruous roof form which would fail to relate to the original bungalow and surrounding environment. A simple flat roof form as existing and similar to other properties along Hillside Crescent would be considered more appropriate in this instance.

Conclusion: Objection - amendments required

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 5 Areas of Special Local Character

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
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 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.

Policy DMHB 5 of the Hillingdon Local Plan : Part 2 - Development Management Policies (Jan 2020) sets out 3 key pieces of criteria which relate to development within Areas of Special Local Character.

A) Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area.

B) Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings.

C) The replacement of buildings which positively contribute to the character and local importance of Areas of Special Local Character will normally be resisted.

Policy DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (Jan 2020) provides a set of principles of which proposals for the extension and/or alteration of dwellings should adhere to in order protect the character and appearance of the existing street scene and wider area, such as all new extensions should respect the design of the original house, match existing materials and appear subordinate to the main dwelling. Furthermore the principles set out to ensure that the amenities of neighbouring properties are protected in terms of outlook, daylight and sunlight.

DMHD 1 (C) Side Extensions

- i) Side extensions should not exceed half the width of the original property;
- vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and
- vii) in Conservation Areas, single storey side extensions may be required to be set back.

DMHD 1 (D) Front Extensions

- i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;
- ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and
- iii) notwithstanding the above, at least 25% of the front garden must be retained.

The application proposes a single storey side extension which would measure between 1.8 metres and 2.38 metres in width and would extend beyond the existing side elevation

at both the front and the rear. With regards to the rear, the proposed plans demonstrate that the extension would effectively be incorporated within the existing rear elevation making the side extension square with the existing shape of the house. The proposed width of the extension measures a quarter of the original width of the existing front facade. The extension would be characterised by a crown roof which would tunnel towards the rear from proposed front extension. It is noted that a new window will be constructed in the side extension facing No.13 however, it would have no adverse impact on this neighbour as the proposed plan demonstrates it would be non-openable and obscure glazed.

Paragraph A1.10 of the LPP2 states that "In Conservation Areas and Areas of Special Local Character, side extensions will be expected to be set back by one metre from the front wall of the main house". Whilst it is clear the precedent for the building line of the side extension is set by the building line of the existing extension, the proposal includes an extension built further forward than this established rather than a set back which is considered unacceptable.

The front part of the extension would extend forward by 4.5 metres up to meet the front building line of the eastern projecting wing and the front building line of the adjoining neighbour No.13. The front extension would not exceed or extend beyond the existing bay window and the width of the front extension measures 2.38 metres. However, the proposed front extension with the proposed crown roof would be considered unacceptable as it fails to relate to the original building with the existing flat roofed garage. Whilst it is clear that there are properties within the street scene that benefit from two projecting wings at the front, one of them is set back from the main bay window thus creating the view of a subordinate extension which would not be the case with this front extension. Furthermore the council's Conservation Officer has raised concerns with both the extension to the front and the inclusion a crown roof. In commenting on the scheme the Officer has stated that both the roof design and front extension would fail to respect the principal projecting front element which is an important feature to the bungalow within the ASLC.

With regards to Highways, the parking will remain unaffected by this application with a minimum of two off street parking spaces provided.

All materials used, including the front face of the front-side extension will be built to match existing brickwork. The roof eaves and pitch will match to that what is existing of the property. To the rear elevation, the face will be rendered to match the existing work.

In assessing the application the applicant was provided with the opportunity to amend the scheme however the request for amendments was not agreed therefore the application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed front/side extension, by reason of its projection forward, size, scale, bulk and design, 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 Hillside, Northwood Hills Area of Special Local Character. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 5,

DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policy 7.8 of the London Plan (2016) and the NPPF.

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. We have made available detailed advice in the form of our statutory policies from the Hillingdon Local Plan - Part One (2012) and the Hillingdon Local Plan: Part Two - Development Management Policies (2020), as well as offering a full pre-application advice service. We have however 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.

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:

DMHB 1	Heritage Assets
DMHB 5	Areas of Special Local Character
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
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