

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 9 KEWFERRY DRIVE NORTHWOOD

Development: Two storey rear extension, conversion of garage to habitable use, front porch, alterations to the roof, first floor wraparound balcony and alterations to fenestration

LBH Ref Nos: **32794/APP/2021/1450**

Drawing Nos: A101+A201
 Location Plan
 A102+A202
 A103+A203
 A104+A204
 A105+A205
 A106+A206
 A107+A207
 A108+A208
 Author
 A110
 Author
 A209

Date Plans Received: 13/04/2021

Date(s) of Amendment(s):

Date Application Valid: 15/04/2021

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the southern side of Kewferry Drive and comprises a two storey detached dwelling set within a spacious plot. The dwelling spans most of the width of the plot, extending close to the boundary to the west with no. 11 and set back 2.4m from the eastern boundary with no. 7. The property has a white rendered finish set beneath a hipped roof, with a two storey gabled projection to the centre of the front elevation. There is an integral garage on the western side of the property and to the rear of this is a 6m deep single storey extension. To the front is a part landscaped garden with a brick paved carriage driveway that can accommodate two cars and there is a large rear garden.

The street scene is residential in character and appearance comprising mainly large detached properties.

1.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey rear extension, conversion of garage to habitable use, front porch, alterations to the roof, first floor wraparound balcony and alterations to fenestration.

1.3 Relevant Planning History

32794/PRC/2019/59 9 Kewferry Drive Northwood

Double storey rear extension, loft conversion, garage conversion and porch.

Decision Date: 12-07-2019 **OBJ**

Comment on Planning History

An application for pre-application advice was submitted under application reference 32794/PRC/2019/59 for a double storey rear extension, loft conversion, garage conversion and porch. The previous proposal was similar to that currently being considered. The conclusion was:

The current proposal, based on the plans and supporting documents that have been submitted could not be supported, as it is considered to be an inappropriate development and contrary to The London Plan 2016, Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and the SPD HDAS: Residential Extensions. The applicant is advised to review these comments and revise the proposals.

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

8 neighbouring properties were consulted by letter dated 20.4.21.

2 letter of objection have been received from the occupants of the adjacent dwelling at Number 11 raising the following concerns:

1. Inaccurate position of boundary line
2. Loss of privacy from balcony
3. Overbearing form of development
4. Overdevelopment of the site
5. Crown roof

1 letter of comment has also been received requesting side facing windows be obscure glazed and fixed.

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

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
LPP D8	(2021) Public realm

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the streetscene and locality the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

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 Hillingdon Local Plan: Part Two - Development Management Policies (2020) 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 have an adversary 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.

With regard to rear extensions Policy DMHD1 requires:

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more; ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet; v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and
- ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

The original property is wide spanning much of the width of the plot but was relatively shallow in depth at 7.5 m. There is an existing single storey extension of 6m in depth and

3.75m in width on the western side of the rear elevation. The proposed two storey extension adjoins this at the same depth and measures 10.6m wide (set back 3.9m from the side boundary with no. 7). Beyond this is a covered balcony of a further 1.3m in depth and this is all set beneath a large crown roof of 8.2m in height. This is a substantial addition to the rear of the property, which would fail to comply with the requirements of Policy DMHD1 both in terms of its overall scale and its crown roofed form. Given the scale of the existing dwelling and the plot within which it is set, there would be the potential for a large extension. However the proposal as submitted would be an overly large and bulky extension, which would be an incongruous addition to the existing property that would fail to respect the architectural character of the existing dwelling and the wider area.

The proposal includes the conversion of the garage to habitable use replacing the garage door with a wall and window above to match the existing. This is a relatively minor alteration, which would be in keeping with the character of the existing dwelling and would not have a negative impact upon the character and appearance of the site or locality.

The proposal involves alterations to the fenestration on the front elevation and erection of a front entrance porch.

With regard to front extensions Policy DMHD1 requires:

- 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 front entrance porch and alterations to the fenestration on the front elevation is not considered to have a detrimental impact upon the character and appearance of the site or locality.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

To the east no. 7 maintains a similar building line to the application property. The submitted plans confirm that the proposed rear extension would not compromise a 45 degree line sight for the nearest first floor windows of that property. To the west no. 11 also maintains a similar building line, however it is noted that the first floor element nearest to the application site is set back by approximately 2m from the rear elevation. The submitted plans confirm that the 45 degree line would also not be breached to this property. The two storey extension would be set 2.3m of the boundary, projecting 4.5m in depth. It is considered, on balance, that the proposed extension would not result in an overdominant outlook to the occupants of Number 11 Kewferry Drive.

The principle windows for the proposed extensions would face the front and rear gardens of the application site. There are 2 proposed side facing windows however these would serve bathrooms and could be conditioned to be obscure glazed and non opening below 1.8m and as such would not result in any additional overlooking or loss of privacy to that already existing. Concerns are however raised in terms of the rear balcony which result in direct side facing views into both numbers 7 and Number 11's rear garden resulting in a material loss of privacy in conflict with policies DMHB11 and DMHD1 of the Hillingdon Local Plan - Part Two (2020).

The proposal would result in the loss of the existing garage and associated parking space. However there is sufficient space to the front of the property to accommodate two cars in accordance with adopted policy. There is no impact on traffic movements as a result of this proposal.

In terms of the garden area the development would fulfill the Part 2 Policy DMHD1 appendix A, Part A) vi), which states that for Alterations and extensions to residential dwellings; adequate garden space is retained.

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey rear extension, by reason of its excessive size, scale, bulk and design including the large crown roof form, would fail to harmonise with the architectural composition of the original building and would be detrimental to the character, appearance and visual amenities of the street scene. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policy D3 and D6 of the London Plan (2021) and the National Planning Policy Framework (2019).

2 NON2 Non Standard reason for refusal

The proposed development, by reason of the side facing views from the rear and side balcony and its proximity to the neighbouring properties at Numbers 7 and 11 Kewferry Drive, would result in a form of development which would not provide satisfactory amenities to the neighbouring properties due to the overlooking and loss of privacy that would arise. The proposal is therefore contrary to Policies DMHB11 and DMHD1 of the Hillingdon Local Plan - Part Two (2020).

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 Local Plan Part 1, Local Plan Part 2, 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

DMHB 14 Trees and Landscaping

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

LPP D8 (2021) Public realm

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