

## DELEGATED 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 | <input type="checkbox"/> |
| 2. Application complies with all relevant planning policies and is acceptable on planning grounds                | <input type="checkbox"/> |
| 3. There is no Committee resolution for the enforcement action                                                   | <input type="checkbox"/> |
| 4. There is no effect on listed buildings or their settings                                                      | <input type="checkbox"/> |
| 5. The site is not in the Green Belt (but see 11 below)                                                          | <input type="checkbox"/> |

**REFUSAL RECOMMENDED: GENERAL**

- |                                                                    |                          |
|--------------------------------------------------------------------|--------------------------|
| 6. Application is contrary to relevant planning policies/standards | <input type="checkbox"/> |
| 7. No petition of 20 or more signatures has been received          | <input type="checkbox"/> |
| 8. Application has not been supported independently by a person/s  | <input type="checkbox"/> |
| 9. The site is not in Green Belt (but see 11 below)                | <input type="checkbox"/> |

**RESIDENTIAL DEVELOPMENT**

- |                                                                                      |                          |
|--------------------------------------------------------------------------------------|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | <input type="checkbox"/> |
| 11. Householder application in the Green Belt                                        | <input type="checkbox"/> |

**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 | <input type="checkbox"/> |
| 13. Refusal of change of use from retail class A1 to any other use                                                                   | <input type="checkbox"/> |
| 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.  | <input type="checkbox"/> |

**CERTIFICATE OF LAWFULNESS**

- |                                                                 |                          |
|-----------------------------------------------------------------|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | <input type="checkbox"/> |
| 16. Certificate of Lawfulness (for existing use or Development) | <input type="checkbox"/> |
| 17. Certificate of Appropriate Alternative Development          | <input type="checkbox"/> |

**CERTIFICATE OF LAWFULNESS**

- |                                                                                                                 |                          |
|-----------------------------------------------------------------------------------------------------------------|--------------------------|
| 18. ADVERTISEMENT CONSENT (excluding Hoardings)                                                                 | <input type="checkbox"/> |
| 19. PRIOR APPROVAL APPLICATION                                                                                  | <input type="checkbox"/> |
| 20. OUT-OF-BOROUGH OBSERVATIONS                                                                                 | <input type="checkbox"/> |
| 21. CIRCULAR 18/84 APPLICATION                                                                                  | <input type="checkbox"/> |
| 22. CORPSEWOOD COVENANT APPLICATION                                                                             | <input type="checkbox"/> |
| 23. APPROVAL OF DETAILS                                                                                         | <input type="checkbox"/> |
| 24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval | <input type="checkbox"/> |
| 25. WORKS TO TREES                                                                                              | <input type="checkbox"/> |
| 26. OTHER (please specify)                                                                                      | <input type="checkbox"/> |

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**                      16 HIGH STREET NORTHWOOD

**Development:**              Proposed single storey rear extension to existing restaurant (Use Class A3/E(b)), demolition of existing rear outbuilding, alteration to rear flower store/workshop (Use Class E(g)(iii)) and proposed additional first floor to rear for residential use (Use Class C3)

**LBH Ref Nos:**              **61876/APP/2021/1262**

**Drawing Nos:**              8900 02  
                                          8900 03  
                                          8900 00  
                                          8900 05  
                                          Planning Statement  
                                          8900 04  
                                          8900 01 Received 11-04-2021  
                                          Acoustic Design Review (Ref: 22739.ADR.01)

**Date Plans received :**    14/05/2021                      **Date(s) of Amendment(s):**    30/03/2021  
**Date Application Valid:** 14/05/2021                      11/04/2021

## 1. SUMMARY

The application site seeks planning permission for a single storey rear extension to existing Restaurant (Use Class A3/E(b)), demolition of existing rear outbuilding, alteration to rear Flower store/workshop (Use Class E(g)(iii)) and proposed additional first floor storey to rear for residential use (Use Class C3).

There are no in principle objection to the single storey rear extension to the restaurant or the alteration to the flower store/workshop. However, concerns are raised to the rear first floor extension for residential use. The proposed development would result in detrimental impact on the outlook, daylight/sunlight and overshadowing to the adjacent occupiers/properties. Furthermore, by reason of its prevailing height, bulk, mass and impact on the streetscape represents an over-development of the site, would create an incongruous, overbearing and overly dominant form of development that would result in detrimental impacts on the local visual amenity, the surrounding well-established built environment and the Area of Special Local Character.

Given the above, this application is recommended for refusal.

## 2. RECOMMENDATION

**REFUSAL for the following reasons:**

### 1              NON2              Non Standard reason for refusal

The proposed development, by reason of its siting, size, scale, bulk, height and design would result in an incongruous, overbearing and overly dominant form of over-development of the site, which would be detrimental to the character, appearance and visual amenities of the wider Old Northwood 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 DMHB 1, DMHB 5, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management

Policies (2020), Policies D3, D4 and D6 of the London Plan (2021) and the NPPF.

**2**            NON2            Non Standard reason for refusal

The proposed development, by reason of its size, scale, bulk and height, would be detrimental to the amenities of the adjoining occupiers by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore, the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

**3**            NON2            Non Standard reason for refusal

The proposed development, by reason of its siting, size, scale, bulk and position of windows in relation to the adjoining buildings would provide habitable rooms with poor outlook and natural lighting that would result in a substandard form of living accommodation and reliance upon artificial means of lighting which would fail to satisfy sustainability and energy efficiency objectives and would be to the detriment of the amenity of future occupiers, contrary to Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policies D6 and SI2 of the London Plan (2021) and the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016).

## **INFORMATIVES**

**1**            I52            Compulsory Informative (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**            I53            Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) 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.

DMHB 1            Heritage Assets

DMHB 5            Areas of Special Local Character

DMHB 11           Design of New Development

DMHB 14           Trees and Landscaping

DMHB 15           Planning for Safer Places

DMHB 16           Housing Standards

DMHB 18           Private Outdoor Amenity Space

DMT 2            Highways Impacts

DMT 5            Pedestrians and Cyclists

DMT 6            Vehicle Parking

LPP D3            (2021) Optimising site capacity through the design-led approach

LPP D4            (2021) Delivering good design

LPP D6            (2021) Housing quality and standards

|          |                                                                |
|----------|----------------------------------------------------------------|
| LPP D12  | (2021) Fire safety                                             |
| LPP D14  | (2021) Noise                                                   |
| LPP H1   | (2021) Increasing housing supply                               |
| LPP HC1  | (2021) Heritage conservation and growth                        |
| LPP SI2  | (2021) Minimising greenhouse gas emissions                     |
| LPP SI13 | (2021) Sustainable drainage                                    |
| LPP T1   | (2021) Strategic approach to transport                         |
| LPP T3   | (2021) Transport capacity, connectivity and safeguarding       |
| LPP T5   | (2021) Cycling                                                 |
| LPP T6   | (2021) Car parking                                             |
| LPP T6.1 | (2021) Residential parking                                     |
| NPPF- 2  | NPPF-2 2018 - Achieving sustainable development                |
| NPPF- 5  | NPPF-5 2018 - Delivering a sufficient supply of homes          |
| NPPF- 11 | NPPF-11 2018 - Making effective use of land                    |
| NPPF- 12 | NPPF-12 2018 - Achieving well-designed places                  |
| NPPF- 16 | NPPF-16 2018 - Conserving & enhancing the historic environment |

### **3**            I59                      Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

### **4**            I71                      LBH worked applicant in a positive & proactive (Refusing)

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.

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.

### **5**            I74                      Community Infrastructure Levy (CIL) (Refusing Consent)

This is a reminder that Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), should an application for appeal be allowed, the proposed development would be deemed as 'chargeable development' and therefore liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This would be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012.

For more information on CIL matters please visit the planning portal page at: [www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil)

## **3. CONSIDERATIONS**

### 3.1 Site and Locality

The application site comprises a two storey building, with habitable roof space, located on the Eastern side of Northwood High Street. It consists of a shop unit at ground floor to the front, with a flat above and large single storey outbuilding at the rear, currently in use as storage and flower workshop. This site forms part of a terrace of properties with retail at ground floor and residential above. There is an access to the rear between nos. 14 and 16 through a covered arch.

The street scene is primarily residential in character comprising a mix of house types on one side and retail units with residential above on the other. The application site lies within the Old Northwood Area of Special Local Character (ASLC). It has a PTAL of 2.

### 3.2 Proposed Scheme

This application seeks planning permission for a single storey rear extension to the existing Restaurant (Use Class A3/E(b)), demolition of existing rear outbuilding, alteration to rear Flower store/workshop (Use Class E(g)(iii)) and proposed additional first floor storey to rear for residential use (Use Class C3).

### 3.3 Relevant Planning History

61876/APP/2006/1494 16 High Street Northwood

ERECTION OF A SINGLE-STOREY REAR EXTENSION TO PROVIDE REAR ACCESS STAIR TO FIRST-FLOOR FLAT, AND CONVERSION OF ROOFSpace TO HABITABLE ACCOMMODATION INVOLVING CONSTRUCTION OF A REAR DORMER AND FRONT AND REAR ROOFLIGHTS

**Decision:** 17-07-2006 Approved

61876/APP/2011/1155 16 High Street Northwood

Installation of wall mounted extraction flue to rear

**Decision:** 09-08-2011 Approved

61876/PRC/2020/222 16 High Street Northwood

Conversion of ground floor with rear extension, first floor extension to provide one new dwelling

**Decision:** 20-01-2021 OBJ

61876/PRC/2020/57 16 High Street Northwood

Erection of infill single storey rear extension to provide additional space for existing restaurant kitchen together with the erection of a two storey building to the rear with the ground floor to be used as a Flower Store & Workshop (Use Class B8) together with the provision of a 1 x 2 bed self contained residential unit at first floor level and associated refuse/ recycling facilities

**Decision:** 29-06-2020 OBJ

#### Comment on Planning History

1. A planning application under planning ref: 61876/APP/2011/1155 was consented dated 09-08-11 for the installation of wall mounted extraction flue to rear.

2. A planning application under planning ref: 61876/APP/2006/1494 was consented dated 17-07-06 for the erection of a single storey rear extension to provide rear access stair to first-floor flat and conversion of roofspace to habitable accommodation involving a construction of a rear dormer and front and rear rooflights.

### 4. Advertisement and Site Notice

**4.1** Advertisement Expiry Date:- Not applicable

**4.2** Site Notice Expiry Date:- Not applicable

## **5. Comments on Public Consult**

### **PUBLIC CONSULTATION**

A total of 24 neighbouring owners/occupiers, Northwood Hills Residents Association and Northwood Residents Association were consulted and expired on 9th June 2021. A total 6 comments were received (3 in support of the proposal and 3 comments).

Summary of comments:

- The area needs a redevelopment, business and accommodation will benefit with such project.
- Will allow redevelopment of the site as a whole to make it a higher standard.
- The current site looks dilapidated
- Will be really good for local businesses as gives more space and also more much needed residential space in the area.
- Create new affordability for local people
- This will provide better work conditions to a family running cafe

### **INTERNAL CONSULTEE**

#### **HIGHWAYS OFFICER:**

##### **Site Characteristics**

The application site comprises a two-storey building, with habitable roof space, located on the Eastern side of Northwood High Street. It consists of a restaurant at ground floor level to the front, with a flat above and a large, single storey outbuilding at the rear, currently in use as a storage and flower workshop. This site forms part of a terrace of properties with retail at ground floor and residential above. There is a pedestrian access to the rear between nos. 14 and 16 through a covered arch. The street scene is primarily residential in character comprising a mix of house types on one side and retail units with residential above on the other.

The proposal is for an extension of the restaurant to the rear of the existing outrigger to provide additional space for the kitchen of the restaurant. To the rear of the building it is proposed to replace the existing single storey workshop and stores with a two-storey building providing a E(g) iii use class for a flower store and workshop at ground floor level with a two bedroom self-contained flat above. The address is presented as 'car-free'.

The surrounding road network is not contained within a controlled parking zone but is partially covered by parking restrictions operating from 8am to 6.30pm - Monday to Saturday. The site exhibits a public transport accessibility level (PTAL) of 2 which is considered as low but in practice the 'real world' PTAL is somewhat higher than numerically depicted due to the availability of a plethora of local bus services within the locality.

##### **Parking Provision**

Local Plan: Part 2 Policy DMT 6 requires that new development will only be permitted where it accords with the Council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

#### E(b) (formally A3) - Restaurant Extension

In accord with the parking standard and the relatively small net increase in GIFA (4.7m<sup>2</sup>), there is no requirement for additional on-plot parking. It is noted that the existing restaurant functions without on-plot parking provision. Hence it can be considered that as the status quo related to the absence of parking provision would remain with the proposal as presented, the 'car-free' aspect is therefore broadly acceptable. This reasoning is further reinforced by the, aforementioned good 'real world' transport links and local parking controls in the area which act as a parking constraint.

#### E(g) iii (formally B1(c)) - Flower Store/Workshop (GIFA - 85m<sup>2</sup>)

The maximum parking standard for the office proposal requires up to 1 on-plot space per 50 -100m<sup>2</sup> (GIFA). The same justification for the 'car-free' scheme can be applied as per the above proposed restaurant extension.

#### C3 Residential - (2-bedroom flat)

The proposal would require an on-plot provision of up to 1-1.5 parking spaces to fully comply with Hillingdon's adopted parking standard. This is no on-plot parking provision hence there appears to be a shortfall in provision.

However, in contrast for a PTAL rating of 2, the regional London Plan (2021) parking standard demands up to 0.75 of a space which is more akin to the lack of parking provision. Therefore, on balance, as the difference between the requirement and non-provision is marginal, the absence of on-plot parking is considered acceptable.

#### Cycle Parking

The only parking requirement is related to the residential component which requires 1 cycle space in order to conform to the Council's adopted cycle parking standard. 2 spaces are proposed at ground floor level which is considered acceptable in principle.

#### Operational Refuse/Servicing Requirements

As there is an existing restaurant use, refuse arrangements and collection would continue via the High Street and be organised by way of a private contractor. The Flower Store/Workshop would also be incorporated within this collection regime and this may require a separate conversation with the appropriate waste collection service.

In terms of the residential component, the storage area should be positioned within 10m of a refuse vehicle. As presented, this distance is exceeded however It is highly likely that an informal on-plot management regime will be established to ensure that any refuse is positioned within the above distance parameter on collection days. It is noted there is an established collection regime that serves the existing flat hence future collections would be expected to be amalgamated accordingly. There are no further observations.

#### Conclusion

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan: Part 2 Development Plan Policies DMT 1, DMT 2 & DMT 6 and Policies T4, T5 and T6 of the London Plan (2021)."

#### CONSERVATION AND URBAN DESIGN OFFICER:

1. Summary of comments: Further information required, and amendments recommended.
2. Historic Environment Designation (s)
  - Old Northwood Area of Special Local Character (ASLC) - non-designated heritage asset
3. Assessment - background & significance

3.1. No16 is a Victorian mid-terrace building. It forms part of a long parade of shops along the High Street which was the historic shopping area in Northwood prior to the development and growth of Green Lane in Northwood.

3.2. The existing building is two-storeys in height with additional accommodation in the roof space and a narrow plan form. Externally the original brickwork has been painted. At roof level there is a characteristic chimney stack, consistent with neighbouring properties. The pitched, gable roof is finished in natural slate tiles. The building includes corbelled eaves detail to the front which runs along the parade. Unfortunately, the original timber sash windows have been altered for inappropriate modern alternatives. At ground floor street elevation includes a modern, predominantly glazed shop front.

3.3. The rear of the site is accessed via an original, open archway between Nos14 and 16, leading to their former service yards. The rear aspect of No16 has been historically developed, with a range of ad-hoc structures infilling the full depth of the site. They add to the collection of structures that are evident to the rear of the terrace fronting onto the High Street, creating a cluttered and untidy environment. It is understood that the rear most building is currently used as a florist.

3.4. The ASLC encompasses the early Victorian and Edwardian development of Northwood, prior to the later 20th century development to the north and north-west. It is an intimate area with modestly sized residential dwellings which are predominantly semi-detached or terraced. The arrangement, age, character and style of the buildings positively contribute to the appearance and significance of the ASLC.

#### 4. Assessment - impact & harm

4.1. From a conservation perspective the demolition of the existing rear outbuilding would be acceptable.

4.2. Whilst it is recognised that a site further north has benefitted from a two-storey rear built form, there are concerns that the height of the proposal would fail to match that of the neighbouring site. This would create an over dominant built form within the rear service yard environment. A cross-section of the rear service yards including the existing two-storey structure to the north of the site should be submitted, in order to ascertain the development's impact on the service yard environment.

4.3. The stepped appearance to the proposed roof form, with a large cut-out to facilitate an uncharacteristic roof terrace, would appear overly complicated. The inclusion of half-hipped roof forms at the west end of the proposed building would be considered an unnecessary detail and would fail to relate the original design/form of No 16. A simple and consistent roof form would need to be considered.

4.4. All roof lights would need to be flush fitting conservation roof lights. Subject to further information, if this application is to be approved this would need to be covered by way of a condition.

4.5. If approved, all external materials, finishes and colours would need to match the original building. Providing a cohesive appearance to the site.

4.6. It is strongly recommended the opportunities of green enhancements to the site are also explored.

5. Conclusion: Further information required, and amendments recommended.

ACCESS OFFICER:

I have considered the detail of this planning application and deem there to be no accessibility issues raised by the proposal. However, the following informative should be attached to any grant of planning permission: The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

## **6. 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 14 Trees and Landscaping

DMHB 15 Planning for Safer Places

DMHB 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

DMT 2 Highways Impacts

DMT 5 Pedestrians and Cyclists

DMT 6 Vehicle Parking

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

LPP D12 (2021) Fire safety

LPP D14 (2021) Noise

LPP H1 (2021) Increasing housing supply

LPP HC1 (2021) Heritage conservation and growth

LPP SI2 (2021) Minimising greenhouse gas emissions

LPP SI13 (2021) Sustainable drainage

LPP T1 (2021) Strategic approach to transport

LPP T3 (2021) Transport capacity, connectivity and safeguarding

LPP T5 (2021) Cycling

LPP T6 (2021) Car parking

LPP T6.1 (2021) Residential parking

NPPF- 2 NPPF-2 2018 - Achieving sustainable development

NPPF- 5 NPPF-5 2018 - Delivering a sufficient supply of homes

NPPF- 11 NPPF-11 2018 - Making effective use of land

|          |                                                                |
|----------|----------------------------------------------------------------|
| NPPF- 12 | NPPF-12 2018 - Achieving well-designed places                  |
| NPPF- 16 | NPPF-16 2018 - Conserving & enhancing the historic environment |

In addition: Development Plan  
Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)  
The Local Plan: Part 2 - Development Management Policies (2020)  
The Local Plan: Part 2 - Site Allocations and Designations (2020)  
The West London Waste Plan (2015)  
The London Plan (2021)

Material Considerations

The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

## **7. MAIN PLANNING ISSUES**

### **7.1 Impact on the amenities of the occupiers of neighbouring residential properties**

Policy DMHB 11 of The Local Plan: Part 2 - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Paragraph 5.38 of The Local Plan: Part 2 - Development Management Policies (2020) encourages a minimum of 21 metres separation distance between windows of habitable rooms in order to maintain levels of privacy and to prevent the possibility of overlooking.

First Floor Rear Extension for Residential Use:

The nearest residential dwellings to the application site is to the front first storey of the application site at no. 16 and the adjoining neighbours at the front of no. 14 on the south. To the east, the site adjoins no. 1-8 Vincent Court on Hillard Road.

The proposed first floor rear extension to the application site would comprise of 2 habitable windows facing directly onto no. 14 High Street and the living room windows will face onto the west and east. There are no objections to the living room windows as they are located over 21m away from the nearest habitable room windows. Although currently the adjacent site, no. 14 consist of single storey office/storey buildings to the rear, however, it should be noted that the 2 windows from the proposed bedrooms are side windows that are 1.4m away from the adjoining boundary line. Should this application be approved, the proposal may render neighbouring sites undevelopable above the first floor storey as it would impact on the proposed flat's daylight/sunlight, privacy and overlooking.

The proposal also includes an open staircase to the flat, which would be considered to result in a loss of privacy to neighbouring occupiers contrary to policy requirements.

To the rear of no. 18 Highway Street, the building directly adjacent to the proposed first floor extension is currently an office with several skylights facing onto the application site.

The rear extension would be 1m higher than the surrounding buildings to the rear along High Street, as such due to the overall height and proximity of the proposal, it would severely impact on the outlook, daylight/sunlight and overshadowing to the adjacent occupiers/properties.

Single storey rear extension to existing Restaurant/alteration to rear Flower store/workshop:

The extension to the rear of the restaurant and the alteration to the flower store/workshop would be considered acceptable as the use to the ground floor level remains unchanged and the height of the extension remain relatively similar to the adjacent properties.

## **7.2 Impact on Street Scene**

Policy DMHB 5 of The Local Plan: Part 2 - Development Management Policies (2020) states that 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 DMHB 11 of The Local Plan: Part 2 - Development Management Policies (2020) ensures all development to harmonise with the local context by harmonising with the local context by taking into account the surrounding; scale of development, considering the height, mass and bulk of adjacent structures; building plot sizes and widths, plot coverage and established street patterns; building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment. Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

The proposed development will be located to the rear of the application site. The front elevation of the site when viewed from High Street would remain as 2 storey high, ground floor commercial and upper floor flat hence, the development would unlikely to be seen from the public highway. However it should be noted that based on the elevations provided the site's topography is sloping upwards towards the rear. Due to the proposed overall height of the rear building, it would be partially viewable from Hillard Road, especially from the driveway at Vincent Court.

The site is located within the Old Northwood Area of Special Local Character (ASLC) - non-designated heritage asset. The Council Conservation and Urban Design Officer has reviewed the application and raised concern to the proposed development. The concerns includes, the overall height of the proposal which would fail to match that of the neighbouring site and would create an over dominant built form within the rear service yard environment, the stepped appearance of the roof form and large cut-out of the garden garden would create an uncharacteristic roof terrace and the half-hipped roof forms would not to relate to the original design/form of the no. 16 High Street.

Although the agent has emphasised that the adjacent no. 20B High comprises of a 2-storey development to the rear, however based on the elevations provided and the

officer's site photos/visit, the proposal of this application is measured to be at least 1m higher than the adjoining buildings to the rear.

Given the above, the proposed development is therefore considered by reason of its prevailing height, bulk, mass and impact on the streetscape represents an over-development of the site, would create an incongruous, overbearing and overly dominant form of development that would result in detrimental impacts on the local visual amenity, the surrounding well-established built environment and the Area of Special Local Character, contrary to DMHB 5, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policy BE1 of the Local Plan Part 1 (2012) and Policies D3 and D4 of the London Plan (2021).

### **7.3 Traffic Impact/Pedestrian Safety**

Refer to "Carparking & Layout".

### **7.4 Carparking & Layout**

Policy DMT 2 of The Local Plan: Part 2 - Development Management Policies (2020) ensures development proposal have safe and efficient vehicular access to the highway network and would provide a safe, secure and convenient access and facilities for cyclists and pedestrian.

Policy DMT 6 of The Local Plan: Part 2 - Development Management Policies (2020) states that development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity.

The application site has a PTAL of 2. The existing site does not comprise of any on-plot parking and the proposed development continues to remain as a car free development. The use of the restaurant to the front, and flat above along with the flower working would remain unchanged, however an additional 2 bedroom flat is proposed.

The application has been assessed by the Council's Highways Officer and no objections are raised to the current car-free scheme for of the E(b) Use for restaurant and the E(g) iii Use as a flower store/workshop. With the introduction of a new 2 bedroom flat for Use Class C3, in accordance to the London Plan (2021), a maximum of 0.75 car parking provision is required. Following the review, the officer considered that the absence of on-plot parking is considered acceptable.

In terms of cycle parking, the proposal has provided 2 cycle spaces on the ground floor level therefore is acceptable in principle.

In conclusion, the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan: Part 2 Development Plan Policies DMT 1, DMT 2 & DMT 6 and Policies T4, T5 and T6 of the London Plan (2021).

### **7.5 Urban Design, Access and Security Considerations**

- Private amenity space

Policy DMHB 18 of The Local Plan: Part 2 - Development Management Policies (2020) requires all new residential development to provide good quality and useable private outdoor amenity space. The minimum amenity space provision requires a minimum of 25 square metres for a 2 bedroom flat.

Based on the plans provided, the flat would have a roof garden of 8.2sqm accessed from

the study. Although the outdoor amenity space is below the 25sqm as per the local plan, it is noted that the Northwood Recreation Grounds is located 200m away from the application site. On balance, this can be considered acceptable.

- Unit size/Residential living conditions

Table 3.1 of The London Plan (2021) sets out the minimum sized residential units. For a 2 bedroom 3 person 1 storey dwelling, a minimum gross internal floor area is 61sqm with 2sqm of built in storage.

The proposed 2 bedroom flat to the rear is 68sqm as such, it would comply with the London Plan (2021) for a 2 bedroom 3 person dwelling.

Whilst the size of the unit complies, the proposed building is located in a confined space, surrounded by a mixture of single and two storey properties, in close proximity to the site. No information has been provided to show that the habitable rooms proposed, which are served by windows of limited size, would provide sufficient daylight/sunlight and outlook, particularly given the proximity of adjoining two storey properties. Thus it is considered that the proposed development, by reason of its siting, size, scale, bulk and position of windows in relation to the adjoining buildings would provide habitable rooms with poor outlook and natural lighting that would result in a substandard form of living accommodation and reliance upon artificial means of lighting which would fail to satisfy sustainability and energy efficiency objectives and would be to the detriment of the amenity of future occupiers, contrary to Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policies D6 and SI2 of the London Plan (2021) and the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016).

## **7.6 Other Issues**

- Refuse/cycle Storage

No comments were received from the Waste Strategy team. At the time of the officer's site visit, the current bins are located along the common alley and to the rear of the restaurant. The proposed infill to create a bin store between the restaurant and the Flower Store/workshop is considered acceptable and would benefit the the premise. It is uncertain whether this bin store will serve only the two commercial premise or would serve both the commercial and residential dwellings. Should the proposed 2-bedroom dwelling require its own separation collection regime, it is expected that it will be the same arrangement as the existing flat above the restaurant or it can be secured via a planning condition.

- Access

As stated by the Council's Access Officer, the proposal raises no concerns in terms of accessibility and no objections has been raised.

- Noise/Smell

An Acoustic Design Review was submitted in support of this application for the rear first floor extension to be used as a residential flat. The report recommends several sound insulation build construction methods including party floor, air-tight seal between service and partition using sealant and mineral wool, acoustic specification of door systems and controls to minimise noise emission from hydraulic systems. As such, the officer considers

the proposal in terms of noise would be appropriate, however a planning condition can be added should this application is recommended for approved.

## **8. Reference Documents**

The Local Plan: Part 1 - Strategic Policies (2012)

The Local Plan: Part 2 - Development Management Policies (2020)

Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)

National Planning Policy Framework (2019)

The London Plan (2021)

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