

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 4 HILLSIDE RISE NORTHWOOD

Development: Conversion of garage into habitable room, loft conversion, front porch and single storey rear extension.

LBH Ref Nos: **18129/APP/2021/3562**

Drawing Nos: UK2101-H1-D-A-101
 UK2101-H1-D-A-103-R0
 UK2101-H1-D-A-102-R0
 UK2101-H1-D-A-104-R0
 UK2101-H1-D-A-105-R0

Date Plans Received: 21/09/2021 **Date(s) of Amendment(s):** 01/10/2021

Date Application Valid: 21/09/2021

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a single storey detached bungalow located on the West side of Hillside Rise, Northwood. The property is set-back from the highway by an area of hard standing which serves as off-street car parking provision. The surrounding area is residential in character and appearance and set on a hill, where the ground levels differ from neighbouring properties. Numbers 2 and 6 Hillside Rise are located to the West and East of the site, respectively.

The application site is not designated within a Conservation Area, however is sited within the Hillside, Northwood Hills Area of Special Local Character. The site does not contain any Listed Buildings. There are no trees that are subject to a Tree Preservation Order within the site or on adjoining land. The site lies in a Critical Drainage Area, as indicated by the Council's GIS Map.

1.2 Proposed Scheme

The proposal involves the conversion of the existing garage into a habitable room, loft conversion to a habitable room including a change of form to a crown roof, the erection of a front porch and a single storey rear extension.

The above description reflects the proposed development shown on the revised drawings that were submitted during the application process.

1.3 Relevant Planning History

18129/PRC/2021/168 4 Hillside Rise Northwood

Conversion of garage into habitable room, loft conversion, front porch and single storey rear extension

Decision Date:

Comment on Planning History

There is no relevant planning history attached to this site.

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

4 neighbouring properties and Northwood Hills Residents Association were consulted by letter on 30-9-21.

One objection was received and can summarised by the following points:

- Description states single storey rear extension, however plans show two storey extension.
- Foul and service drains servicing other properties would be impacted.
- Sufficient space for gutters and drains should be reserved.

Officer response: Point 1 is assessed in the main body of the report, the plans show a single storey rear extension, with the proposed changes to the roof form sitting above the proposed ground floor element. Points 2 and 3 would be outside of the scope of planning.

Conservation Officer:

Assessment - Background/ Significance

- The existing property is a modest detached bungalow dating from the inter-war period (c1940s). The bungalow is of a simple design, characteristic of the area, creating a pleasant street scene of low-rise properties.
- The front elevation is characterised by an original projecting gable with a bay window below. The pyramidal roof form, finished in plain tiles, contributes to the character of the bungalow. A small dormer features at roof level, and whilst no original it quietly sits along the front roof slope. The elevations are finished in a painted render.
- The attached garage to the side is a later addition, infilling the original gap between Nos2 and 4.
- The bungalow is positioned on a steep slope, with the road rising towards the west. The frontage includes car parking provision, however, has maintain a grassed area.
- The bungalow retains its original form, design and appearance, positively contributing to the ASLC and wider street scene.

Assessment - Impact

- There would be no objections to the principle of converting the existing garage to habitable use and a single storey rear extension.
- The proposed alterations to the roof form would result in the loss of the distinctive pyramidal shape of the original bungalow, which contributes to its character and appearance. The inclusion of crown roof element and large gabled rear elevation, with disproportionately sized windows, would fail to remain in keeping with the design of the original property. The crown roof would also contribute towards the bulky appearance of the roof form. It would not be supported from a conservation perspective.
- Whilst the addition of roof lights to the property would be considered acceptable, they should be conservation roof lights, set completely flush along the roof line, ensuring no element projects above the roof tiles.
- The proposed alterations to the roof would be harmful to the character and appearance of the existing bungalow and wider ASLC.

Conclusion: Objection to roof alterations

Officer response: Noted and agreed.

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:

DMHD 1 Alterations and Extensions to Residential Dwellings

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

DMT 6 Vehicle Parking

LPP D6 (2021) Housing quality and standards

NPPF16 NPPF 2021 - Conserving & enhancing the historic environment

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.

Character and Appearance:

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) 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 5 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) relates to Areas of Special Local Character and states:

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 Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new development will be required to be designed to the highest standards and incorporate principles of good design.

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extensions to dwellings should not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

With regards to single storey rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two -

Development Management Policies (2020) states that:

- 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;

With regards to roof extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;
- ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;
- iii) raising of a main roof above the existing ridgeline of a house will generally not be supported;
- iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling;

The proposed conversion of the garage to habitable accommodation would involve replacing the existing garage door with a window and brickwork. The proposed window would match the style of the existing windows fitted in the front elevation of the property. As such, it is considered that this element of the proposal would respect the architectural composition of the original host dwelling.

The front porch would be 2.1 metres in width, 1.36 metres deep and have a maximum height of 2.7 metres, with a flat roof to not disrupt the main roof form. Notably, it would sit behind the existing front bay window feature of the front elevation, appearing as sympathetic and not an overbearing addition to the host dwelling.

The proposed ground floor part of the rear extension would measure the width of the dwellinghouse at 10.72 metres, have a maximum height of the eaves at 2.8 metres, with the lowest point being 2.7 metres due to the incline of the land and be a depth of 4 metres. The fenestration would be altered to include 2 sets of 4 panelled bi fold doors, as well as a further single paned door. This would be a significant modernisation and change of character of the existing form but would be acceptable at this level, on balance, because of the existing side boundary fencing and distance from the properties to the rear.

The proposed roof alterations however, would change the roof form in an unsympathetic and subsequently harmful way. The existing pyramid roof would be converted to large, deep crown to facilitate the additional bedroom accommodation at first floor. Whilst the ridge height would be respected, the entire form, pitch and bulk of the roof would change as viewed from the streetscene of Hillside Rise as well as the rear of the property. This

bulk would be particularly evident on the side elevation as you approach from Northwood Way due to the change in levels.

The roof extensions conflict with Policy DMHD1 and its objectives; they are not subservient, they are poorly designed and they are overly large. As a result the extensions would have a harmful impact on the building and streetscene, failing to preserve the character and appearance of the ALSC.

The ALSC designation is also relevant here. Consideration must be given to the properties' contribution to the non-designated heritage asset. Paragraph 203 of the NPPF 2021 states:

203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

It is acknowledged that there are two other examples of crown roofs nearby in Hillside Rise, but these anomalies cannot be regarded as examples of good design to replicate elsewhere. The examples are also historic, decided under a different Development plan. The extensions at 5 Hillside Rise were granted in 2005, and those at 8 Hillside Rise in 2009. The roof extensions proposed here do not respect the character as existing despite these two examples and the impact on the non-designated heritage asset would fail to preserve its significance by replicating poor design.

It is also important to note that permission was granted for a rear facing gable at 2 Hillside Rise, directly next door. However, this extension was markedly different as it did not form a crown. This rear gable has a single ridge and has been set between existing roof extensions at the property and the shared boundary with 4 Hillside Rise where the ground levels are higher. This makes it less visible in the streetscene and not directly comparable.

Overall the proposed roof extensions are unacceptable by reason of their bulk, form, large crown design, depth and overall excessive size.

Residential Amenity:

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers. Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The primary properties to consider are 2 and 6 Hillside Rise. Most importantly, the rear extensions would respect the established rear building lines of both neighbouring properties. The arrangement ensures the impact of the built form, despite its bulk, is minimised in terms of impact on light, outlook and enclosure.

Were the development otherwise acceptable, conditions could also make the extension acceptable in terms of overlooking. Details of a rear patio could be secured (due to the change in ground level) and an obscure glazing condition could be attached to side

windows as appropriate. This would likely be necessary for some rooflights too given the change in levels along the street.

Overall, the proposal has an acceptable impact on the existing living conditions of neighbouring residents in line with the aims and objectives of Policy DMHD 1 and DMHB 11 however, this does not overcome the concerns raised in relation to character and appearance detailed above.

External Amenity Space Provision:

Over 198 square metres of private amenity space would be retained at the site which by far exceeds the minimum standards set out in Table 5.3 of the Hillingdon Local Plan Part 2: Development Management Policies (2020). The proposed development would therefore not undermine the provision of external amenity space for the occupants of the host dwelling, in accordance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Parking and Highway Safety:

The parking provision would not be changed as part of this proposal, given that the existing garage does not meet the Council's standards as set out in Appendix C Table 1. As there would be an addition of 2 bedrooms, the property should aim to provide 2 off road car parking spaces. However, given the unrestricted parking on the street and the facility for one off road car parking space being retained, it is considered that the proposal would not significantly exacerbate the pressure for parking on the surrounding streets or prejudice highway safety. The proposal would therefore be compliant with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Conclusion:

The application is recommended for REFUSAL. The proposed roof extensions by reason of their bulk, form, design, depth, size and siting would be overly large, fail to respect the original roof slope and fail to read as a subservient additions to the application property, subsequently failing to preserve the character and appearance of the streetscene of Hillside Rise and the Area of Special Local Character. The proposal fails to comply with adopted Development Plan policy and no material considerations warrant coming to a different conclusion.

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed roof extensions by reason of their bulk, form, design, depth, size and siting would be overly large, fail to respect the original roof slope and fail to read as subservient additions to the application property, subsequently failing to preserve or enhance the character and appearance of the streetscene of Hillside Rise and the Area of Special Local Character, all contrary to the NPPF (2021), Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) and Policies DMHD 1, DMHB 5 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

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 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 (2021) and national guidance.

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB 5 Areas of Special Local Character

DMHB 1 Design of New Development

DMHB 1 Streets and Public Realm

DMHB 1 Private Outdoor Amenity Space

DMT 6 Vehicle Parking

LPP D6 (2021) Housing quality and standards

NPPF16 NPPF 2021 - Conserving & enhancing the historic environment

- 3 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.

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.

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHD 1	Alterations and Extensions to Residential Dwellings
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
DMT 6	Vehicle Parking
LPP D6	(2021) Housing quality and standards
NPPF16	NPPF 2021 - Conserving & enhancing the historic environment

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