

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. Interim Director of Planning, Regeneration & Public Realm 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 Interim Director of Planning, Regeneration & Public Realm**

Address 23 NORWICH ROAD NORTHWOOD

Development: Installation of a metal railing to flat roof at parapet level as a protection edge

LBH Ref Nos: **76940/APP/2022/1691**

Drawing Nos: NB-01
 NB-005
 NB-006

Date Plans Received: 24/05/2022 **Date(s) of Amendment(s):** 30/07/2022

Date Application Valid: 24/05/2022

1. CONSIDERATIONS

1.1 Site and Locality

The application site is a 3 storey dwelling sat on the south east side of Norwich Road. The property itself is sat back from the highway by an area of hard landscaping to the front providing off road parking spaces for two cars. The surrounding area is residential in character and appearance with a mix of architectural styles and range of different height dwellings. The application site is characterised by a flat roof at both first and second storey levels, making it very visually prominent within the street scene.

The site is not located within a conservation area and is not listed, there are no TPOs on site. Numbers 21 and 25 sit to the east and west of the site.

1.2 Proposed Scheme

The proposal is for the erection of a 0.84 metre high metal fence at second floor level.

Amended plans were received on 30-7-22, removing the rear extension (retrospective) which is currently under assessment 76940/APP/2022/2057.

1.3 Relevant Planning History

76940/APP/2021/4563 23 Norwich Road Northwood

Demolish garage Build a single storey rear extension

Decision Date: 21-12-2021 NFA

76940/APP/2021/4564 23 Norwich Road Northwood

Erection of rear outbuilding (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 16-02-2022 Approved

76940/APP/2021/4613 23 Norwich Road Northwood

Demolition of existing garage and erection of a single storey rear extension

Decision Date: 04-03-2022 Approved

76940/APP/2022/2057 23 Norwich Road Northwood

Erection of a single storey rear extension (Retrospective application)

Decision Date:

76940/APP/2022/636

23 Norwich Road Northwood

Erection of single storey rear extension, following demolition of garage

Decision Date: 23-03-2022 WD**Comment on Planning History**

Relevant history attached.

2. Advertisement and Site Notice**2.1** Advertisement Expiry Date:- Not applicable**2.2** Site Notice Expiry Date:- Not applicable**3. Comments on Public Consultations**

2 neighbouring properties and Northwood Hills Residents Association were consulted by letter on 20-6-22.

No comments were received

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 11 Design of New Development

DMHB 12 Streets and Public Realm

LPP D4 (2021) Delivering good design

LPP D5 (2021) Inclusive design

5. MAIN PLANNING ISSUES

The main considerations for this application are the impact on the appearance and character of the site and surrounding area and the impact on neighbouring amenity. There are no issues relating to flooding, trees, parking, amenity space or quality of accommodation as a result of the development.

There are minor changes proposed to the top floor fenestration which are both acceptable in terms of visual impact and amenity, and do not require planning permission.

Impact on character and appearance

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all development, including extensions and alterations and new buildings will be required to be designed to the highest standards and incorporate principles of good design including harmonising with the local context by taking into

account the surrounding scale of development, considering the height, mass and bulk of adjacent structures. Policy DMHB 11 continues by stating that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1: Alterations and Extensions to Residential Dwellings A) Planning applications relating to alterations and extensions of dwellings will be required to ensure that:

- i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;
- ii) a satisfactory relationship with adjacent dwellings is achieved;
- iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;
- iv) new extensions respect the design of the original house and be of matching materials;
- v) there is no unacceptable loss of outlook to neighbouring occupiers;
- vi) adequate garden space is retained; vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C;
- viii) trees, hedges and other landscaping features are retained; and
- ix) all extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions,

The proposal would involve the erection of a 0.84 metre metal fence on at the second story level around the existing flat roof. Not only would this appear as an incongruous addition to the area, with balconies and roof terraces not being established features of the streetscene, the choice of materials would be unsympathetic to the architectural style of the host building. As design and proposed the development would be incongruous and visually harmful.

Currently there are no balconies or roof gardens on the front elevations of the properties along Norwich road in the immediate vicinity. The addition would result in the use of the roof as a garden, which would fail to respect the established character and appearance of the street scene, failing to respond to context.

As such it is considered that the proposal would result in an incongruous and unwelcome addition to both the host building and wider area through its design, contrary to policies DMHD1, DMHB11 and DM HB12 of the Hillingdon local plan part 2 (2020).

Neighbouring Impact:

The new railings would facilitate the use of the flat roof as a roof garden. Users of the space would be able to safely use the roof area right up to the railings, close to shared boundaries.

The principle properties that would be affected by the proposal are numbers 21 and 25 Norwich Road. The proposal would result in overlooking into the gardens of both properties. Whilst it is appreciated that there are currently rear windows at the second story level, the metal railings facilitating the use of the roof as a roof garden would result in additional overlooking with a markedly different impact. As proposed this is considered to be harmful to the amenities of both occupiers of the neighbouring properties, undermining the privacy and quality of their external spaces. It is considered that the addition and there in the use of this level as a roof garden would result in an harm addition which would result in a loss of privacy.

As such it is considered that the proposal would result in the loss of amenity to the neighbouring occupiers with respect to both overlooking and being an overbearing addition which would result in harm contrary to policy DMHB 11 and DMHD1 of the Hillingdon Local Plan Part 2 (2020).

Conclusion:

The application is recommended for refusal.

The proposal would appear as an incongruous addition to the character and appearance of both the host building and wider street scene, contrary to Policies DMHD1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two (2020).

The proposal would result in additional overlooking to both Number 21 and 25 Norwich Road, resulting in a loss of amenity and presenting itself as an overbearing addition, contrary to Policies DMHD1 and DMHB 11 of the Hillingdon Local Plan Part Two (2020).

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed railings by reason of their design and siting would fail to respond to the established character and appearance of the host property and respond to its architectural integrity. The railings would appear as an incongruous additions as viewed from the street, harming the Norwich Road streetscene and established group value of properties in the group. The development would be contrary to Policies DMHD1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two (2020).

2 NON2 Non Standard reason for refusal

The proposed railings by reason of their height and siting would facilitate the use of the existing flat roof as a roof terrace and would subsequently result in harmful overlooking to both Number 21 and 25 Norwich Road, resulting in a harmful loss of privacy, all contrary to Policies DMHD1 and DMHB 11 of the Hillingdon Local Plan Part Two (2020).

INFORMATIVES

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:

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

LPP D4 (2021) Delivering good design

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