

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 132 NORTHWOOD WAY NORTHWOOD

Development: Erection of a part single, part double front extension and a single storey rear extension with a raised patio

LBH Ref Nos: **12133/APP/2022/1824**

Drawing Nos: PL-02
 PL-01
 PL-05
 PL-04
 PL-03

Date Plans Received: 06/06/2022 **Date(s) of Amendment(s):**

Date Application Valid: 06/06/2022

1. CONSIDERATIONS

1.1 Site and Locality

The application site is a two storey detached dwelling located on the western side of Northwood Way. The property benefits from hardstanding to the front with space for 2 cars. There is a mix of semi-detached and detached dwellings on the street all benefiting with off street parking and are set back from the highway.

Number 130 Northwood Way is located to the north of the site and Number 134 Northwood Way is located to the south of the site.

The application site is not designated within a Conservation Area, however to the rear of the site is 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 is within a Critical Drainage Area.

1.2 Proposed Scheme

Planning permission is sought for a part single, part double front extension and a single storey rear extension with a raised patio

It is noted that on a previous application revised drawings had been sought during the course of the application to reduce the size of the proposed front extension/ porch, remove the two storey front element of the extension and confirm the level change at the rear of the site. The revisions were approved under ref: 12133/APP/2021/4031. The scheme proposed in this application is the original drawings which were superseded on the previous application.

1.3 Relevant Planning History

12133/APP/2021/4030 132 Northwood Way Northwood

Conversion of roofspace to habitable use to include hip to gable extensions, a rear dormer roof extension and 4x front rooflights (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 23-12-2021 Approved
12133/APP/2021/4031 132 Northwood Way Northwood
Single storey front and rear extension

Decision Date: 17-03-2022 Approved

Comment on Planning History

See above for relevant planning history associated with the 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

Eight neighbouring properties and Northwood Hills Resident Association were consulted for a statutory period of 21 days, expiring on the 27-07-22. No comments or objections were received in this time.

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 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMEI 9 Management of Flood Risk

LPP SI12 (2021) Flood risk management

LPP SI13 (2021) Sustainable drainage

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

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 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 regard to 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;
- 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;

It is noted that under application ref: 12133/APP/2021/4031 a 4m deep extension of the same design has been approved and this is a material consideration. The rear extension on this detached house is of an appropriate size, siting and design. The depth is not excessive and the width relates to the main house. The height is also acceptable given the fall in levels. However, given the changes in levels, the height and depth (>6m) rear steps and terrace is unacceptable. It is likely there would be undue overlooking on to the neighbouring properties in relation to ground levels and boundary treatments. While it is recognised that there is some level of existing mutual overlooking with No. 134, this would be exacerbated by the proposed alterations to the terrace and likely result in new overlooking onto No. 130. In the absence of details and design measures to mitigate these impacts the proposal would result in undue harm to the amenity of occupiers of these properties through overlooking and loss of privacy.

With respect to front extensions:

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

As per Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) 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. Furthermore, front extensions extending across the entire frontage will be refused. The proposal fails to comply with this policy and proportionally the extensions are not subordinate. In addition, the part two storey front extension would result in a large crown roof which would not be an example of good, contextual design and out of character with the surrounding properties.

However, it is noted that the proposed alterations to windows and doors at the property

are acceptable.

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.

Number 130 Northwood Way is located to the north of the site and Number 134 Northwood Way is located to the south of the site.

The ground levels are different on each property, falling at the rear. This design will create a platform which would project over 6m past the 4m deep rear extension. In relation to the boundary treatment and ground levels it would enable undue overlooking onto the neighbouring gardens and rear elevations at Number 130 and 134 Northwood Way.

It is acknowledged that there may be some level of mutual overlooking, however this would be exacerbated with this proposal. Any resubmission would need to take these matter into account.

Overall, it is considered that the proposal would adversely effect the amenities of neighbouring occupiers at Number 130 and 134 Northwood Way, failing to comply with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Light and outlook:

It is considered that all the resulting habitable room, and those altered by extension, would maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

External Amenity Space Provision:

A sufficient amount of private amenity space will be retained to meet the minimum standards set out in Table 5.3 (Private Outdoor Amenity Space Standards) of the Hillingdon Local Plan Part 2: Development Management Policies (2020). The proposal, therefore, would not undermine the provision of external amenity space, in accordance with Policy DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Parking and Highway Safety:

The parking provision would remain unaffected by the proposal, in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Conclusion:

The application is recommended for refusal for the following reasons:

The proposed front extensions by reason of its size, scale, bulk, projection and design would result in an incongruous and visually intrusive form of development that could not be considered to constitute subordinate additions to the existing dwellinghouse and the works would fail to respect the architectural composition of the existing dwellinghouse resulting in a detrimental impact on the character and appearance of Blaydon Close. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two- Development Management Policies (2020) and Chapter 12 of the National Planning Policy Framework (2021).

The proposed rear steps and terrace development by reason of its size, scale, projection, siting and proximity to the shared boundary would result in undue overlooking which would have a direct impact on the amenities of 130 and 134 Northwood Way, resulting in a harmful loss of privacy, all contrary to the aims and requirements of Policy DMHB11 and DMHD1 of the Hillingdon Local Plan - Part Two (2020).

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed front extensions by reason of its size, scale, bulk, projection and design would result in an incongruous and visually intrusive form of development that could not be considered to constitute subordinate additions to the existing dwellinghouse and the works would fail to respect the architectural composition of the existing dwellinghouse resulting in a detrimental impact on the character and appearance of Blaydon Close. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two- Development Management Policies (2020) and Chapter 12 of the National Planning Policy Framework (2021).

2 NON2 Non Standard reason for refusal

The proposed rear steps and terrace development by reason of its size, scale, projection, siting and proximity to the shared boundaries would result in undue overlooking which would have a direct impact on the amenities of 130 and 134 Northwood Way, resulting in a harmful loss of privacy, all contrary to the aims and requirements of Policy DMHB11 and DMHD1 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:

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMEI 9	Management of Flood Risk
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards

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