

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** 63 CRANBOURNE ROAD NORTHWOOD**Development:** Erection of front porch/canopy.**LBH Ref Nos:** **64354/APP/2022/3106**

Drawing Nos: SP1
 BP1
 T1
 T2
 T4
 T3
 T5
 T6
 T7
 T8

Date Plans Received: 11/10/2022**Date(s) of Amendment(s):****Date Application Valid:** 11/10/2022**1. CONSIDERATIONS****1.1 Site and Locality**

The application site is a two-storey detached dwelling with loft conversion on the west side of Cranbourne Road, a mature residential area with mainly two-storey dwellings of individual character.

The application site lies within the 'Developed Area' as identified within the Hillingdon Local Plan: Part 1 (2012).

1.2 Proposed Scheme

The application proposes the erection of a front porch extension.

1.3 Relevant Planning History

64354/APP/2008/1049 63 Cranbourne Road Northwood

ERECTION OF A PART FIRST FLOOR SIDE EXTENSION AND PART TWO STOREY AND SINGLE STOREY REAR EXTENSION

Decision Date: 23-05-2008 Approved

64354/APP/2018/3258 63 Cranbourne Road Northwood

Addition of 2 side dormers to create additional habitable roofspace, involving alterations to roof and rear elevation

Decision Date: 06-12-2018 Refused

64354/APP/2019/2089 63 Cranbourne Road Northwood

Insertion of rooflight to side and alterations to fenestration on rear elevation (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 16-08-2019 Approved

64354/APP/2019/3133 63 Cranbourne Road Northwood

Proposed alterations to the rear roof form and addition of velux roof window on side roofslope.

Decision Date: 02-12-2019 Approved

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

4 neighbouring properties and the Northwood Hills Residents' Association were consulted by letter dated 26-10-22.

No objections or comments have been received during the consultation process.

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

DMHD 1 Alterations and Extensions to Residential Dwellings

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 and car parking provision.

The Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and

streetscape rhythm and landscaping. It should also not have an adverse impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 requires that alterations and extensions to dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also requires that there is no unacceptable loss of outlook to neighbouring occupiers.

With regard to front extensions Policy DMHD1 requires:

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

The proposal seeks to add a porch to the front elevation of the house, with a depth of 1.1m, overall height of 3.85m and a width of 2.5m.

The property has an existing front projecting element in the form of its garage. The proposed porch would adjoin the garage projection and match its depth, resulting in a front projecting element which would dominate over half the width of the dwellinghouse, with the proposed porch being greater in height and having a different roof form.

The proposed extension, when taken in conjunction with the existing front garage extension, would result in a projecting cumulative development that would extend across the majority of the front elevation, resulting in an overdominant and harmful addition, with the design and form of the proposed porch extension being unrelated to the height, scale and form of the existing garage projection. The proposal represents a discordant addition that fails to respect the architectural composition of the original dwelling and would be detrimental to the character and appearance of the host dwelling and wider area, by reason of its cumulative size, scale, bulk and design.

The proposed development is therefore contrary to Policy DMHD 1 and Policy DMHB 11 of the Hillingdon Local Plan Part Two Development Management Policies (2020).

Highways:

The existing parking provision would not be impacted by the proposal.

Neighbouring Amenity:

Due to the positioning of the proposal it is considered that the development would not have a detrimental impact on neighbouring amenity, in terms of loss of outlook and loss of light or be an overbearing addition impacting on habitable rooms or private amenity spaces of neighbouring occupiers.

Conclusion:

The proposed front porch extension, by reason of its cumulative size, scale, bulk, height, width and design when viewed together with the existing projecting garage, would represent an incongruous form of development which would be detrimental to the architectural composition of the existing building and would fail to harmonise with the local context on Cranbourne Road to the detriment of the visual amenities of the street scene and the character and appearance of the wider area. The proposed development is

therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

The application is recommended for REFUSAL.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed front porch extension, by reason of its cumulative size, scale, bulk, height, width and design when viewed together with the existing projecting garage, would represent an incongruous form of development which would be detrimental to the architectural composition of the existing building and would fail to harmonise with the local context to the detriment of the visual amenities of the street scene on Cranbourne Road and the character and appearance of the wider area. The proposed development is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

INFORMATIVES

- 1 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.

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

DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards

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