Development Management

APP REF No.	485/APP/2023/128

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 an 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.	ADVERTISMENT 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 the Heads of Terms have already received Committee approval	☐
25.	WORKS TO TREES	☐
26.	OTHER (please specify)	☐

The delegation powers schedule has been changed. 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 informative's 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 DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM

A

Item No. **Report of the Interim Director of Planning, Regeneration & Public Realm**

Address: 18 THE BROADWALK NORTHWOOD

Development: Erection of a single storey extension at rear of existing garage.

LBH Ref Nos: 485/APP/2023/128

Drawing Nos: 2209-005 Rev P1
2209-PL-120 Rev P1
2209-PL-110 Rev P1

Date Plans received: **Date(s) of Amendments(s):**

Date Application valid

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the north side of The Broadwalk, Northwood approximately 250m east from its junction with Linksway. The property is a large detached dwelling set on a very large and spacious plot. To the front of the property there is a large front garden providing parking for a number of cars together with the garage. To the rear there is a large garden. The site benefits from mature trees and landscaping.

The wider area comprises similar large properties set on spacious plots with mature landscaping. All the properties have off street parking. The properties are of various designs and scale.

The site lies within the Copsewood Way Area of Special Local Character as defined in the Hillingdon Local Plan. It is also covered by TPO 396.

1.2 Proposed Scheme

Planning permission is sought for the erection of a single storey extension at rear of existing garage.

1.3 Relevant Planning History

14514/APP/2021/3550 20 THE BROADWALK NORTHWOOD

Part single storey, part two storey side and rear extension and alterations to rear patio.

Decision: 01-12-2021 Approved

485/APP/2022/396 SILVER GLADES 18 THE BROADWALK NORTHWOOD

Erection of outbuilding to rear garden (Application for a Certificate of Lawful Development for a

Proposed Development)

Decision: 29-04-2022 Approved

485/APP/2021/1806 SILVER GLADES 18 THE BROADWALK NORTHWOOD

Single storey rear extension

Decision: 06-07-2021 Approved

485/APP/2021/1077 SILVER GLADES 18 THE BROADWALK NORTHWOOD

Demolition of front boundary wall and construction of new wall and gates.

Decision: 06-07-2021 Approved

485/APP/2020/3296 18 THE BROADWALK NORTHWOOD

Demolition of front boundary wall and construction of new wall and gates.

Decision: 21-12-2020 Refused

485/APP/2020/3241 18 THE BROADWALK NORTHWOOD

Single storey rear extensions

Decision: 02-12-2020 Refused

485/APP/2014/3940 18 THE BROADWALK NORTHWOOD

Details pursuant to condition 5 (Method statement and Tree details) of planning permission Ref: 485/APP/2014/1767 dated 24/07/2014 (Part single, part two storey rear extension and alterations to front elevation)

Decision: 01-12-2014 Approved

485/APP/2014/3912 18 THE BROADWALK NORTHWOOD

Part two storey, part single storey rear extension and conversion of roofspace to habitable use to include 1 front rooflight, 1 rear rooflights and conversion of roof from hip to gable end and alterations to front

Decision: 31-12-2014 Approved

485/APP/2014/1767 18 THE BROADWALK NORTHWOOD

Part single, part two storey rear extension and alterations to front elevation

Decision: 24-07-2014 Approved

485/APP/2013/3562 18 THE BROADWALK NORTHWOOD

Part two storey, part single storey rear extension, first floor side extension, first floor front extension and conversion of roofspace to habitable use involving installation of 2 x balconies to rear and alterations to elevations

Decision: 06-02-2014 Refused

485/APP/2013/841 18 THE BROADWALK NORTHWOOD

Single storey rear extension, single storey extension to attached garage to include alterations to garage roof, installation of 1 x rear dormer and 1 x rear rooflight to allow for extension to habitable roofspace

Decision: 06-06-2013 Approved

485/D/93/1119 18 THE BROADWALK NORTHWOOD

Erection of a two storey side and rear extension, single-storey rear extension and single-storey front extension

Decision: 12-11-1993 Approved

485/C/79/0524 18 THE BROADWALK NORTHWOOD

Householder dev. (small extension,garage etc) (P)

Decision: 04-05-1979 Approved

Comment on Planning History

The planning history for the site is listed above. Importantly, an extant permission exists for a rear extension which has not been shown on the drawings.

The relevant planning history for the neighbouring property no.20 The Broadwalk has been listed above.

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

Four neighbouring properties were consulted on the application by letter dated 20-01-23. The consultation period expired 10-02-23.

The following summarised neighbour objections have been received from a neighbouring property and Northwood Residents' Association:
- Excessive bulk and depth
- Adversely effect amenities of neighbouring property
- Positioned right along boundary with neighbour
- Affect the Area of Special Local Character
- Affect the TPO
- Noise and pollution issues

It is noted that Cadent Gas have commented on the application and have no objection to the proposed development.

Hillingdon's conservation officer and tree officer were consulted on the application. However, no response was received.

Officer Comment:
- The issues addressed in the above objections will be discussed in the below report.

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 Polices:

DMHB 6	Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
DMHB 14	Trees and Landscaping
DMHB 1	Heritage Assets
DMHB 5	Areas of Special Local Character
DMHB 11	Design of New Development
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards

5. MAIN PLANNING ISSUES

The primary issues for consideration in the determination of the application relate to the impact of the proposal upon the visual amenity of the application property, the character and quality of the surrounding area and ASLC, in addition to the impact upon the residential amenity of occupiers of neighbouring properties and trees of amenity value.

Policy Context:

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design.

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 DMHB 5 advises that within Areas of Special Local Character, new development should respect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area.

Policy DMHB 6 further advises that within the Copse Wood Estate houses should:
i) be constructed on building plots of a similar average width as surrounding residential development;
ii) be constructed on a similar building line (formed by the front main walls of existing houses) and be of a similar scale, form and proportion as adjacent houses and reflect the materials, traditional roof design, design features and architectural style predominant in the area;

iii) ensure that boundary treatment is unobtrusive and of the natural materials appropriate to the character and appearance of the estate;
iv) ensure that new dwellings retain an absolute minimum of 1.5m distance to side boundaries;
v) preserve the mature trees including boundary planting to reinforce existing landscaping and Estate settings;

Policy DMHD 1 requires that alterations and extension of 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 required that there is no unacceptable loss of outlook to neighbouring occupiers.

Policy DMHB 14: Trees and Landscaping states:
A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.
B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.
C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible.
D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.

With regard to rear extensions Policy DMHD1 requires:
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;

Character and Appearance:

The proposed extension would measure approx. 7.90m in depth, 5.72m in width and 2.7m in height. The extension would attach to the existing garage extension and be characterised with a flat roof.

The extension does not comply with the prescribed depth in Policy DMHD 1, nor does it contain a parapet wall which is a requirement for developments within an Are of Special Local Character. It is considered that due to the excessive depth and positioning along the boundary, the development would create a bulky and disproportionate addition to the dwellinghouse.

The development would be sited right along the shared boundary line with no.20 The Broadwalk, therefore is contrary to point iv of Policy DMHB 6. Further, given the proximity to the existing soft boundary treatment it has not been sufficiently indicated in the form of an arboricultural survey or tree report that this planting could be retained. Therefore the development is also contrary to point v

of Policy DMHB 6.

The proposed extension would therefore harm the character and appearance of the original property as well as Copse Wood Estate Area of Special Local Character due to its scale, size and siting on top of an already heavily extended rear facade.

Residential Amenity:

Numbers 16 and 20 The Broadwalk and 6 Copse Close are the principal neighbouring properties that must be taken into consideration when assessing the neighbouring amenities as they are the closest properties to the application site.

Number 6 Copse Close is located north of the application site. Due to the large rear garden of the host, the proposed development would be located approx. 29m away from the shared boundary with this neighbour. Due to this separation distance, it is considered that there would be no adverse impacts on the amenities enjoyed by this neighbour in terms of loss of light/overshadowing, loss of outlook or loss of privacy.

Number 16 The Broadwalk is located east of the application site. The proposed development would be positioned approx. 21.5m away from the shared boundary with this neighbour. Due to the proximity away from the extension, it si considered that there would be no adverse impacts on the amenities enjoyed by this neighbour in terms of loss of light/overshadowing, loss of outlook or loss of privacy.

Number 20 The Broadwalk is located west of the application site. The proposed extension would be positioned right along the shared boundary with this neighbour. It is noted that the existing garage of the host has been extended in the past and with this proposed extension the total garage and extension would extend approx. 18.3m along the boundary. This would create an overly dominant and unneighbourly addition.

No.20 has planning permission for a 'Part single storey, part two storey side and rear extension' which has not yet been built out. However this would be positioned away from the shared boundary. The proposed extension would be positioned next to no.20's private amenity space and would cause an over dominant and overbearing effect to this space. The soft landscaping along the boundary cannot be guarantee to remain in perpetuity to successfully mitigate the harmful impact of the extension.

The proposal would therefore cause harm to the living conditions of no.20 The Broadwalk. The proposal therefore would be contrary to Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), in this respect.

External Amenity Space Provision:

The application site benefits from a large rear garden and therefore a sufficient amount of private amenity space would remain after the development is built out. This would be in accordance with the minimum private amenity space standards, as set out in Table 5.3 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). As such, the proposal would not undermine the provision of external amenity space for the existing occupiers at the application site, in compliance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Parking and Highways Safety:

The proposed development would not affect the existing parking arrangement, nor would it result in an increase in the number of bedrooms within the application property. The proposal would not significantly exacerbate the demand for street parking or prejudice highway safety, in accordance with DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Other Matters:

The site lies within the area covered by TPO 396, an area order which protects all oak, hornbeam, Silver birch, scots pine and Norway spruce in this area. The site lies within the Copse Wood Estate Area of Special Local Character - whose character and appearance owes much to the vestigial oak /birch woodland in which it is located.

There is no arboricultural survey / tree report with the application however, the response to the householder application form (Q.7) states that no trees will be affected by the proposal to build a single-storey as a rear extension. The site visit confirmed that there no trees or other significant landscape features in this corner, aside from the soft landscping along the boundary which has been rasied above and forms part of reason for refusal 1.

Conclusion:

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The proposed extension by reason of its size, scale, bulk and depth, would form a disproportionate and unsympathetic form of development that would fail preserve the character and appearance of the Copsewood Estate Area of Special Local Character and harmonise with the architectural composition of the original dwelling. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 5, DMHB 6 , DMHB 11 and DMHD 1 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020).

2. NON2 Non Standard reason for refusal

The proposed extension by reason of its size, siting, scale, depth and proximity to the shared boundary, would be detrimental to the amenities of the adjoining occupiers at 20 The Broadwalk by causing a harmful sense of enclosure, reading as an overbearing rear addition and resulting in overdominance, particularly to principle areas amenity areas of the rear garden. Therefore the proposal would be contrary to policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

INFORMATIVES

Part 1 Polices

PT1.BE1 (2012) Built Environment

Part 2 Polices:

DMHB 6	Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
DMHB 14	Trees and Landscaping
DMHB 1	Heritage Assets
DMHB 5	Areas of Special Local Character
DMHB 11	Design of New Development
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards

Contact Officer: Rhian Thomas **Telephone No:**