DCPL DAVE CARROLL PLANNING LIMITED

Job ref: 207/Gatehill/Dec20

Design and Access and Planning Statement

For Tilehouse Limited

2 Gatehill Road, Northwood HA6 3QD

Two storey side (replacing existing garage) and two storey rear extension.

December 2020

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1. Introduction

Photo 1 Aerial view of 2 Gatehill Road-red line is approximate

1.1 This document supports a planning application submission to Hillingdon Council. The proposal is on behalf of Tilehouse Limited, the freehold owners of 2 Gatehill Road. The -application seeks to extend the existing house to create a two storey rear and side extension, both extensions will be tied into the complex geometry of the roof of the existing house.

The site and Location

1.2 2 Gatehill Road is a two storey four bedroom detached house with various hipped roof (no loft extension) and hipped gables that sits on the corner of the junction of Northwood Way and Gatehill Road. It has original leaded windows and original roof covering. The detached garage appears to be built at the same time of the house but extended rearwards later. The front mimics the style of the main house. The house is set within a generous side and rear garden.

1.3 The house is in a Arts and Crafts style. The key features are the complex roof forms: hipped roofs with gable ends with plain clay tiles and decorative ridge tiles. A large chimney dominates the front entrance to the house. The front of the dwelling has a porch with a small verandah at the side of the house. The house has a red-brown brick base at ground floor level over which sites a plain clay tile fronted first floor. Original leaded casement windows are in place on all elevations.

1.4 The site is in a traditional suburban setting. in which the setting of the buildings and the suburban landscape are as important as the dwellings they surround. The front of the site is dominated by extensive hedging with one significant tree on the corner of the Plot at the junction of Gatehill Road and Northwood Way. The boundaries of the two neighbouring gardens are well planted with mature hedges and trees which significantly reduce the impact of the development proposed.

Photo 2 View of 2 Gatehill Road from Northwood Way with landscape hedge

1.5 The site has a Public Transport Accessibility level of 2 indicating a relatively low level of public transport, although Northwood Station is less than 800m away. The site is located between Northwood and Pinner town centres and has good access to public open space and schools are nearby. The site is suitable for additional residential development.

1.6 2 Gatehill Road is located within Gatehill Farm Area of Special Local Character. It is not within a Conservation Area and the building is not listed. The site is not within an area susceptible to flooding.

1.7 Many dwellings in the area close to the application site have been significantly extended or infilled.

Recent Planning Applications.

1.8 The applicants undertook a pre-application meeting in late 2019 considering three main options including building a bungalow in the grounds of the site, conversion and extension of the existing house and complete demolition and rebuild to 9 flats. The Council voiced criticisms of all the three main options but the conversion and extension option appeared, to the applicants, to be the most palatable.

Photo 3 -Front of 2 Gatehill Road-Arts and Crafts style

1.9 The applicants submitted an application for a two storey side and rear extension and conversion of the dwelling into four flats. The application was withdrawn by the applicants before it was considered at planning committee. The recommendation from Planning Officers was for refusal.

1.10 The reasons for refusal were mainly concerning the conversion of the dwelling. Council officers were clear that the proposed physical extension works did not give rise to amenity problems for neighbours, nor did the extension works impact on the Gatehill Farm Area of Special Local Character. This application retains only the physical extensions without any proposed conversion of the existing house.

1.11 The application addresses all of the reasons for refusal set out in the report to Planning Committee.

Proposals

1.12 A garden area of over 750m2 will be retained under the proposals.

1.13 Three parking spaces would also be retained from the existing Gatehill Road entrance using the existing gates and crossovers. An additional car parking space can be created if the Council so desire and the entrance gates and crossover can be widened. Plans are available that were submitted with the previous application. Remember also that the applicants car parking survey shows sufficient on street car parking capacity.

1.14 The proposed extensions will occupy a footprint of 60m2 (approx), but the net gain is a little over half that figure because the garage and storage room of 29m2 will be demolished. The Council accept that a single storey rear and side extension which could be a larger footprint than the application proposal, could be built as permitted development.

1.15 I would regard two single storey extensions at the rear and side with flat roofs built as permitted development to be a worse architectural outcome that the proposals that integrate two storey extensions within a carefully designed roof structure.

2. Recent Planning History

2.1 The only available planning history appears to be consent for an extension in 1984 and a refusal for a detached house in 2000.

Reference	10808/A/84/0699
Status	Approval
Proposal	Householder development - residential extension (P)
Location	2 GATEHILL ROAD NORTHWOOD
Ward	NORTHWOOD
Case Officer	Martin Overbury
Received	25-04-84
Validated	25-04-84
Decision By	20-06-84
Neighbours	Consultation Started : , Comments Due :
Decided	07-06-84
Agent	PRIVATE X

Reference	8597/APP/2000/2563
Status	Refusal (P)
Proposal	ERECTION OF A DETACHED HOUSE AND GARAGE, WITH VEHICULAR ACCESS FRC GATEHILL ROAD (OUTLINE APPLICATION)
Location	LAND REAR OF AND FORMING PART OF 2 GATEHILL ROAD NORTHWOOD
Ward	NORTHWOOD
Case Officer	Jenny Seaman
Received	28-11-00
Validated	28-11-00
Decision By	23-01-01
Neighbours	Consultation Started : , Comments Due :
Site Notice	Posted : 28-11-00, Displayed Until : 26-12-00
Decided	09-05-01
Agent	Geoffrey T Dunnell 18 Gilbert Road Pinner Middlesex HA5 1AP

2.2 There are no details or documents available so it is not clear what the nature of the historic applications were.

Withdrawn Application

2.3 The applicant's submitted a previous application for the extension of the dwelling and proposed the conversion of the application dwelling into four flats (Ref No 10808/APP/2020/2629). The Council Planning Committee report recommended refusal of this application and the item was tabled for the 18 November 2020 Planning Committee. The applicant's withdrew this application before it was considered by the Council's Planning Committee.

2.4 This main difference between this application and the withdrawn application is that this one proposes the same physical extensions to the building but does not propose any conversion to the building.

2.5 I have set out the Council officers proposed reasons for refusal of the 2020/2629 application in Table 1 below and then detailed the applicant's response. This demonstrates how the new application overcomes the reasons for refusal to the 2020/2629 application.

Table 1 Council Reasons for Refusal and Applicant's Response

Reason For Refusal	Change Made to application
The proposed development would result in the provision of more than one unit per floor resulting in an overdevelopment of the site with inadequate parking and inadequate quality of accommodation	Now a single family dwelling with adequate parking and dwelling and room sizes that meet London Plan standards
The layout of the Gatehill Estate Area of Special Local Character is defined by individual, spacious landscaped housing plots. The additions to the current property to facilitate the conversion, when combined with the intensification of the plot to create multiple units, would be significantly detrimental to the character and appearance	Even with the extensions, a spacious landscape plot remains. The proposal to create multiple units which was considered detrimental to the character of the site is avoided.

of the site and the surrounding Area of Special Local Character.	
The proposed side extension by reason of the use of vertical timber cladding would fail to relate to the original building and would thus be detrimental to the character and appearance of the street scene and surrounding area	Timber Cladding Removed
The proposal has not demonstrated that sufficient off street parking/manoeuvring arrangements would be provided, and therefore the development is considered to result in substandard car parking provision and a detrimental impact on the street scene, leading to on-street parking/queuing to the detriment of public and highway safety	Sufficient on site Car Parking is provided for a family dwelling
The proposed 3-bed and 2-bed flats would be of an unsatisfactory size for the future occupiers of the flats and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers.	The Single House and its rooms meet London Plan standards
The proposal, by reason of the lack of private amenity space for flats 3 and 4 would give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers	There is over 700m2 of amenity space for a single dwelling.

2.6 Table 1 demonstrates that the reasons for refusal in the 2020/2629 that relate not to the extensions but to the conversion proposed, can be overcome by retaining the house as a single building.

3. Proposals and Planning Policy

3.1 The section considers how the extensions to the house meets the Council's current policies. These are set out principally in Hillingdon's recently adopted Local Plan (16 January 2020). This section also considers Regional London Plan policy, the London Plan Intended to Print report being made ready in 2020. The National Planning (NPPF 2019) guidance is also up-to-date National guidance.

Main Planning Issues

I consider that the main planning issues are:

- Do the proposals offend against the Area of Special Local Character (ASLC) and general policy on Development (DMHB11)
- Do the proposals negatively affect the residential amenity of the surrounding dwellings.

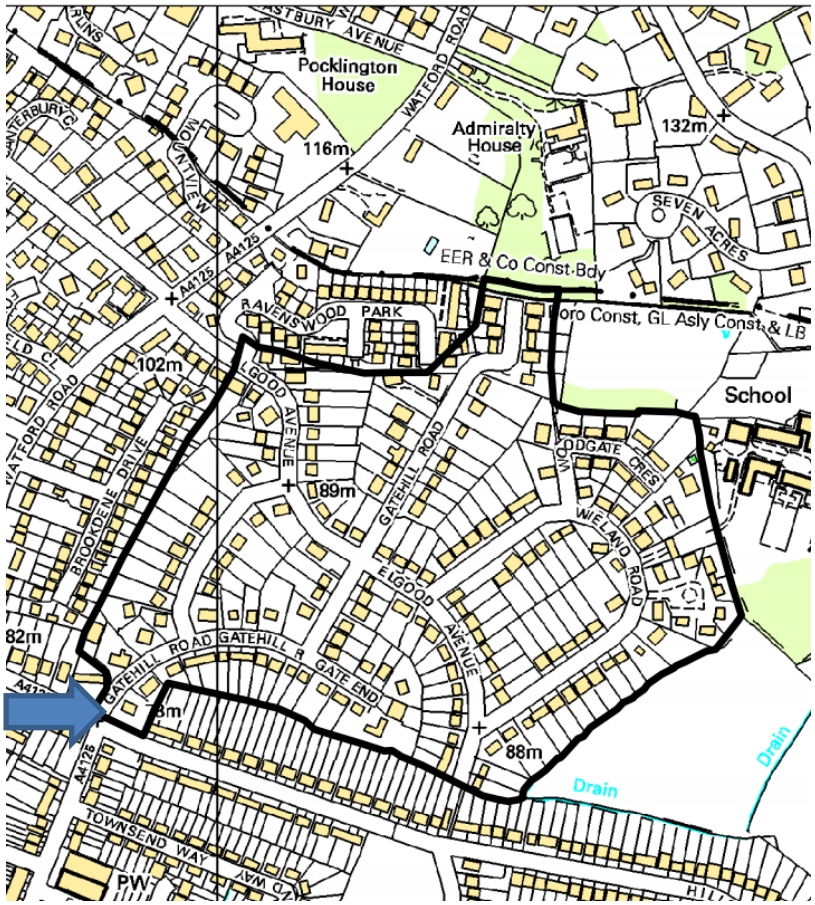


Photo 4– Gatehill Farm Area of Special Local Character

Issue 1. Do the proposals offend against the Area of Special Local Character (ASLC) and general policy on Development (DMHB11)

3.1 Areas of Special Local Character (ASLC) are non-designated local heritage assets, that have a character and identity such as local architectural, townscape or historic merit, which is valued. ASLCs contain particularly good examples of more familiar types of development as opposed to the more outstanding quality required for Conservation Area designation.

3.2 Policy BMHB5 sets out the general policy within ASLCs.

Policy DMHB 5: Areas of Special Local Character

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.

3.3 I have set out below how each of the application proposals accords with the tests under policy DMHB5. I conclude that the proposals closely accord with the tests under DNHB5 set out in Table 3 below

3.4 The proposals are intended to be faithful to the existing building, adopting its complex roof forms and using very similar materials, including reclaimed materials from the Garage. The extensions are set back and set in at roof level. The ground floor footprint is not significantly greater than what could otherwise be built on through permitted development and, in addition, occupies areas (the garage) already build on. I can conclude that the proposals do not offend against the Council's policies on ASLC's.

3.5 Policy DMHB11 contains general policy prescription for development as a whole, including extensions and alterations. I have demonstrated how the application proposals accord with more specific policies considered above and in addition meet the more general policy set out in DMHB 11. I have set out how the application proposals harmonise with the local context, ensures the use of high quality building materials and finishes and propose a high quality layout of development. I have argued that the development protects features of positive value within the site, including their settings; and landscape value.

3.6 In this way the application accords with DMHB11 in addition the Council's ASLC policies, DMHB5.

Comments of Conservation officer

3.7 The Conservation officer's report to the 2020/2629 Planning Committee is set out in some detail. Most features of the proposals were supported:

- The proposed extensions would remain separate avoiding any wrap-around element which would be commendable
- the roof ridge heights would be set down maintaining subservience.
- The extensions would ensure ample gaps are retained to all boundaries
- The design and appearance of the additions aim to relate to the character and style of the original dwelling
- Hipped roof forms and valley gutters are of some concern, but it is recognised that they are not uncommon features to the historic buildings of this style
- materials can be salvaged and re-used on site and the windows would need to be salvaged, upgraded and re-used

3.8 Aside from the need to omit an area of timber cladding (now removed) and a requirement to re-use materials from the demolished garage (now included in the new proposals), the conservation officer's comments were positive.

3.9 The Conservation officer concluded that

'The impact of the extensions in isolation would result in some harm but this would be moderate. In isolation the proposed side and rear extension would remain sympathetically in keeping with the architectural language of the original dwelling and it would ensure the existing street scene elevations remain intact.'

Extract from Planning Committee Report

3.10 The conclusion of the Conservation Officer is clear, 'Objection to conversion to flats'. The Conservation officer does not object to the extensions proposed in the 2020/2629 application but the' damage' done by the car parking and landscape proposals and the intensity of the use created by the conversions.

3.11 The extensions on their own do not give rise to major concerns.

Planning Officer Comments on 2020/2629 application.

3.12 The Planning case officer set out the main planning issues in her report to the Council's 18 November Planning Committee. Her main observations were as follows:

- The loss of the garage in isolation is considered acceptable
- The side extension would have a maximum width of 4.75 metres which would equate to half of the width of the dwelling house in compliance with the Council's Guidelines.
- Whilst the ground floor would not fully comply with Council guidelines, it is considered that due to the small step back it would not result in a wide unbroken wall and as the roof would be considerably set down it is considered that it would appear subordinate to the original property
- The design of the barn style roof and small side dormer would mirror the existing property and so is considered to be in keeping within the original property
- The side extension would be located a minimum of 5.2 metres from the side boundary line and so it is considered that a sufficient visual gap would be

retained

- The rear extension would have a depth of 4 metres at ground floor and 3 metres at first floor. The roof would be set down from the main ridge and so it is considered that the rear extension would appear subordinate to the existing property
- The roof at the rear would include a cat slide roof which is considered to be in keeping with the design of the original

3.13 The Council's Planning Officer, aside from comments on a timbered wall that is no longer included in this application) concluded that

When viewed in isolation, it is considered that the extensions by reason of the size, scale, bulk and general design would result in moderate harm to the ASLC, however, they would be sympathetic to the architectural language of the original dwellings and the existing street scene elevations remain intact.'

Extract from 2020/2629 Planning Committee Report

3.14 I would disagree with the conclusion that the proposals result in moderate harm to ASLC because the design is recognised as sympathetic and the existing street scene remains intact. Moreover the capacity of the existing garden is able to accommodate the proposed extensions which I consider to be proportionate.

3.15 The Planning Officer's concerns, much like the Conservation Officer, revolve around the effect of the conversion to the dwelling rather than the 'harm' caused by the extensions.

3.16 It remains a fact that the applicants can add significant ground floor extensions under permitted development regulations. I would contend that single storey rear and side extensions would be a poorer design outcome than the proposals that are sympathetic to the existing building and the street scene.

Do the proposals negatively affect the residential amenity of the surrounding dwellings

3.17 Policy DMHB11 sets out the principles of good design that good development should adhere to. This includes not adversely impacting on the amenity, daylight and sunlight of adjacent properties and open space. The Council also raised the issue of privacy in their Pre-application response. The proposals impact on residential amenity are limited. The extensions proposed are at least 5m from boundary walls next to 4 Gatehill Road and 13m from the boundary of 1 Northwood Way. Both have significant green hedging at the boundary (see Photo 5 below). Daylight and sunlight problems will not arise because of the distance of the extensions from the boundary and the depth of the landscape hedging.

Photo 5 – significant hedging on the rear and side boundaries.

3.18 There are small bedroom windows in the flank walls of the new extension facing 4 Gatehill Road. This window is 10m from the flank wall of number 4 Gatehill Road, and if there any habitable room windows in the flank wall, are obscured by the high hedging and the expansive cypress tree. This will not cause a loss of privacy or create any significant overlooking.

3.19 The first floor flank window in the proposed side extension is a secondary window, the main room windows facing towards Gatehill Road and out into the rear garden. This window is proposed to be obscured.

3.20 The rear extension windows at ground floor level are 16m away from the flank wall of 1 Northwood way which is at an angle to the application site. The windows in the flank wall of no. 1 are either obscured or are non-habitable room windows. The upper floor window of the rear extension of the new development does not impede the privacy of the rear garden of 1 Northwood Way as a substantial hedge is formed at the boundary. It is proposed that this window is obscured as there is an alternative window at first floor level on the flank wall that overlooks the boundary of the site with Northwood Way.

Planning Officer Comments on Amenity Issues on 2020/2629 Application

3.21 The Council's conclusions on amenity on the 2020/2629 application are important because the siting, scale and massing of the building in both the previous and this application is the same. Therefore the conclusions on amenity should not change.

3.22 In respect of policy DMHB11B the Council's Planning Officer made the following observations, when considering application 2020/2629.

- due to the separation distance of the proposed extensions to No.4 Gatehill Road and No.1 Northwood Way, the extensions would not have a detrimental impact on these neighbours in terms of loss of light, loss of outlook or sense of dominance.
- The waste stores are usually small in height and the overall size and bulk of it can be secured by way of condition.
- A new side window would be installed facing No.4 Gatehill Road, however, the plans demonstrate that this would be obscure glazed and a condition can be added to secure this.
- The new first floor rear window would be located 14 metres from the shared boundary with No.1 Northwood Way and would overlook the patio area of this neighbour. However, this window would serve a bedroom which would also benefit from a window facing the public highway and so a condition can be added to ensure that this window is also obscurely glazed to prevent overlooking.

3.23 In respect of the 2020/2629 application, the Planning Case Officer concluded:
'Therefore, it is considered that the proposal would have an acceptable level of impact on the residential amenities of the neighbouring properties and therefore, would comply with Policy DMHB 11 B of the Hillingdon Local Plan - Development Management Policies (2020).'

Extract from Planning Committee Report- Application 2020/2629

3.24 I can therefore conclude that the proposed extensions do not give rise to amenity problems for neighbours.

Other Issues

3.25 The proposals clearly meet London Plan Space Standards.

3.26 The application clearly exceeds London Plan and local amenity space standards

3.27 No issues were raised concerning disabled access to the enlarged dwelling

3.28 No problems were raised in term of arboricultural issues from the previous application. It is planned to remove one dead tree and one 'C' class poor quality fruit tree.

3.29 Surface Water issues are minor and can be resolved by condition

Car and Bicycle Parking

3.30 DMT2 and DM 6 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020) requires two spaces per dwellings with a curtilage. In response to local concerns about car parking, three car parking spaces are shown. It is possible to provide anything from two to four spaces if the Council so wish. The applicant's also have evidence (from survey carried out in previous application and attached to this application) that there is a significant amount of available on-street car parking capacity. Car Parking cannot be considered as a reason for refusal in this application.

3.31 The proposal is to increase car parking spaces from two to three spaces. I regard this as de minimis which would not require additional works to the current vehicle crossover and the hedging to the entrance of the property. However the applicant has enclosed the Transportation Technical note submitted with the previous application that demonstrated how good swept paths for vehicles could be achieved and works that may be required to widen the entrance. This matter can be dealt with by planning condition.

3.32 The Council's bicycle parking standards require two cycle parking spaces, three are provided.

4.0 Design and Access

4.1 Number 2 Gatehill Road is not typical of the Gatehill Farm ASLC in that it is a substantial single dwelling on a corner plot set in its own grounds. It is relatively unique in terms of its building style. The proposal has due regard to the relative quality of the building, recognising that the building is not listed or within a conservation area and its extension should be considered on those merits.

4.2 The application site is on a large corner plot, some of which have much larger buildings. Extensions on these larger buildings do not compromise the general layout of the neighbourhood because of the depth and width of these corner plots.

4.3 Because of the size of the plot, its mature landscape frontage and mature garden planting, the proposal has no significant impact on the neighbouring properties.

4.4 The extensions proposed are set back from the main house frontage and also from the side of the current dwelling. The roof of both the side extension and rear extension have been set down to show their subsidiarity.

4.5 Well considered extensions to the existing house that integrate roof forms of the existing house are far preferable to alternative single storey extensions secured as permitted development.

4.6 All the options will pick up key features of the existing house and those typical of an Arts and Crafts style including:

- Maintain complex roof form to break down mass of buildings
- Leaded casement windows
- Roof forms including large hipped roofs and a catslide roof
- Features such as strong eaves line and first floor roof extending over the ground floor underneath it
- Plain Clay roof tiles and decorated ridge details
- Matching red/brick walls
- Maintain strong landscape boundary
- Creation of new porches and small roof dormers
- Re-use of materials from garage building requested by the Council.

4.7 The extensions to the existing house will all use high quality materials to match the materiality of the current building. In order to match the existing materials the applicants have identified materials that provide a good match with the existing house and demonstrate the applicant's intention to create a quality scheme (see table below). In addition the building materials from the garage will be re-used in the extensions to the existing building.

Materials

Area of Building	Material proposed
Upper floor red facing tile	Marley Canterbury Handmade Clay Plain Roof Tiles – Burford
Roof tile	Marley Canterbury Handmade Clay Plain Roof Tiles-Loxleigh Re-use of roof tiles on garage toof
Brick type	Capital Blend soft Red imperial Re-use of garage bricks
Window type	Slimline double-glazed aluminium with white frame with black casement and leaded light pattern to outside

Roof form

4.8 One of the key features of the existing house is its roof form. The existing roof has four main hips with a gable end facing towards Northwood Way. The main visible hipped roofs at the front and side of the house (facing Northwood Way) are retained, as are key features such as the large chimney stack. The new roofs are suitably set down from the existing roof and they retain a complex series of interconnecting hips that reduce the bulk of the building. On the eastern elevation, the rear roof is formed into a 'cat-slide' roof common in many Arts and Crafts dwellings.

4.9 The building is set back at first floor level by projecting porches that create a broken skirt around the building and fir with the existing projections at first floor level. There are no crown or flat roofs within the proposed roof form.

4.10 The current building has no wheelchair access and has very poor energy efficiency. and all of the dwellings will give a very significant improvement in terms of energy efficiency.

Access

4.11 The current house has very poor disabled access as all entrances are stepped and wheelchair access is not currently possible. Full wheelchair access will be achieved on the ground floor and the dwelling is large enough to provide opportunities for through the floor lifts in the future if they are required,

Trees and Landscape

4.12 The attached Tree report confirms that no trees of significant value will be harmed by the development proposals. The applicants' also commissioned a Primary Ecological Assessment. This report establishes that the proposals do not result in any significant loss of biodiversity nor negatively affect any protected species. This includes the protection of retained trees and hedgerows in line with British Standard 5837: 2012. The ecologists note that there is opportunity for ecological enhancements to be made, such as the incorporation of bat and bird nesting boxes on site. The ecologists recommend the development of a lighting strategy to avoid illumination of boundary habitats and this can also be a matter that can be conditioned.

4.13 It is clear that the proposals do not impact negatively on trees of any value. In addition, the proposals do not affect any protected species. The sum of the proposals with bird boxes will make a positive contribution to biodiversity.

5.0 Conclusions

5.1 The 2020/2629 application on this site proposed extensions and conversions. The Council did not raise significant objections to the extensions but significant objections to the conversion of the dwelling. This application proposes the same extensions as in the 2020/2629 application without any proposals to convert the building.

5.3 The extension proposals accord with the policy tests set out in the Council's specific Policies on development in the Gatehill Farm Areas of Special Local Character and both the bulk and scale and materiality of the conversions were supported by the Council in their assessment of the 2020/2629 application. The proposed Arts and Crafts style for the extensions of the new buildings was supported.

5.4 The extension proposals accord with the policy tests set out in the Council's specific Policies on development in the Gatehill Farm Areas of Special Local Character. The Council have accepted in their assessment of the 2020/2629 extension that the proposals do not have a significantly negative impact on the amenity of the immediate neighbours.

5.5 The extended dwelling meets all local and London wide housing , amenity and car and bicycle parking standards. The proposals do not negatively affect trees, protected species and biodiversity.

5.6 For the reasons set out above and the fact that the proposed development is sustainable, I can conclude that the NPPF 2019 presumption in favour of such sustainable development should apply.

David Carroll M.Sc. MRTPI
Dave Carroll Planning Limited
December 2020

APPENDIX 1 WEBCAT PTAL MAP

Address or co-ordinates

HA6 3QD × Go

Access level (PTAL) Time mapping (TIM)

PTAL: a measure which rates locations by distance from frequent public transport services.

Map key - PTAL

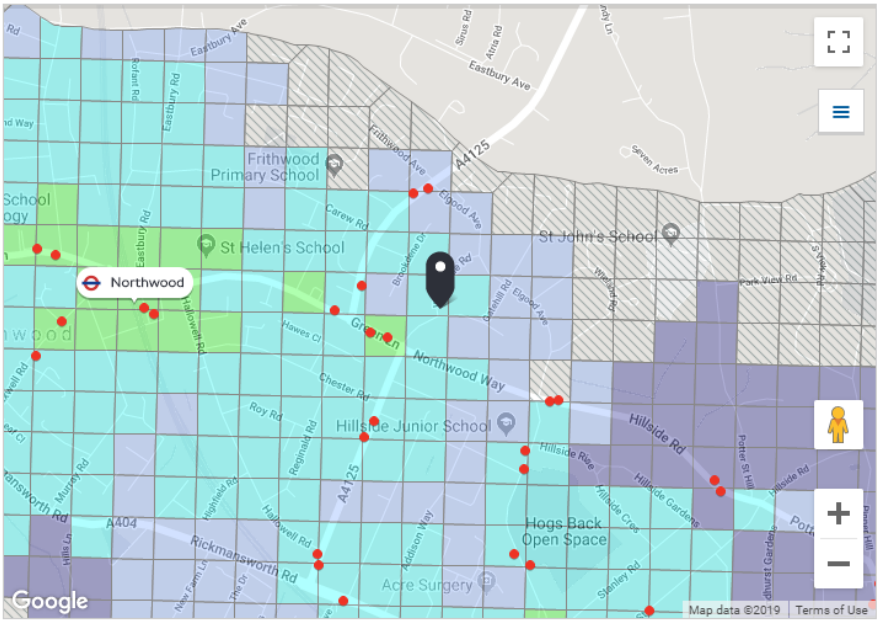
- 0 (Worst)
- Ia
- Ib
- 2
- 3
- 4
- 5
- 6a
- 6b (Best)

Map layers

- PTAL (cell size: 100m)

Scenario

Base Year



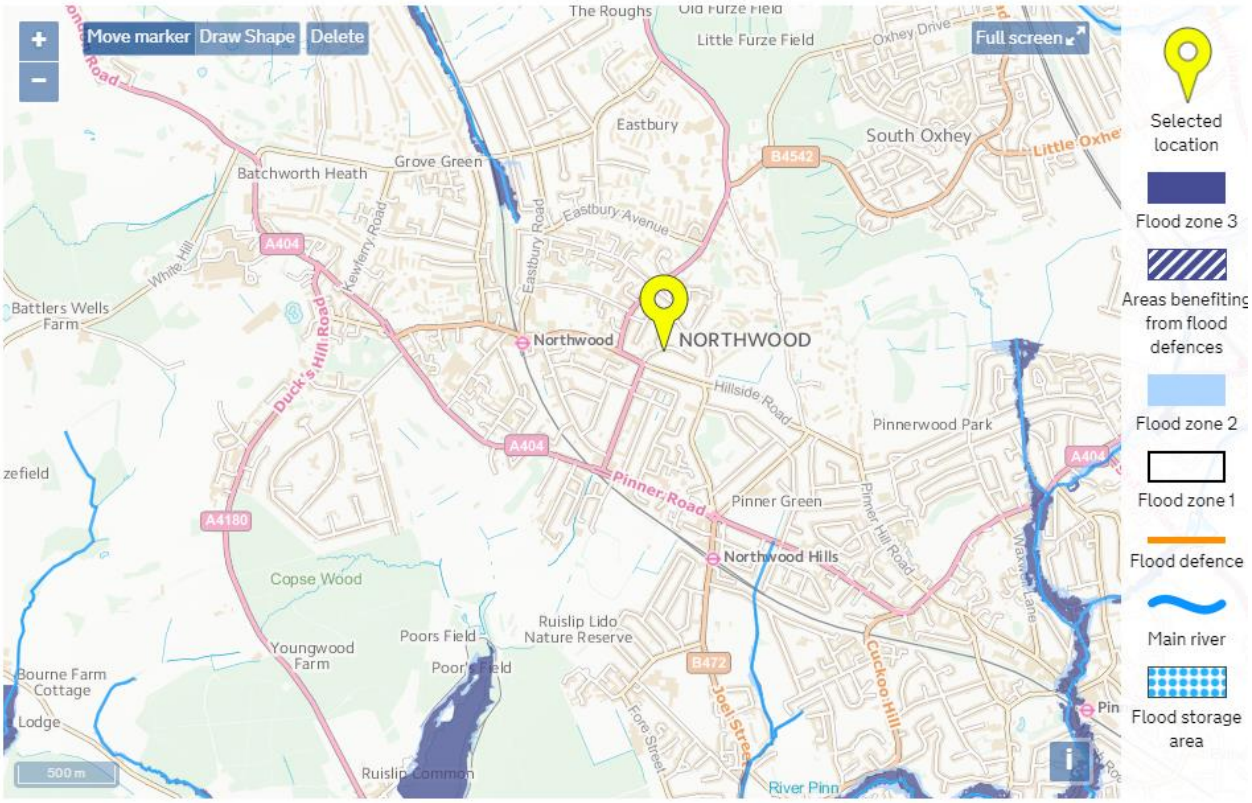
You can click anywhere on the map to change the selected location.

PTAL output for Base Year

2

Pubic Transport Accessibility is limited as PTAL 2

APPENDIX 2 FLOOD RISK MAP



Site is in Flood Zone 1-low risk of flooding