



June 2021

PLANNING STATEMENT

Extensions and Alterations
at
33 Weiland Road,
Northwood,
HA6 3QX

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1.0 INTRODUCTION

Description of Development

1.1 The Leith Planning Group, the 'Agent', have been instructed by Mr and Mrs Tregunna, the 'Applicant', to prepare and submit a Full Planning Application, for the extension and alteration of the property at 33 Weiland Road, Northwood, HA6 3QX, hereafter referred to as the 'Site'.

1.2 The description of development is to read as follows:

"Extension and Alteration of 33 Weiland Road including the demolition of an existing single storey rear projection, amendments to the fenestration on the front elevation and two storey front and rear extensions at 33 Weiland Road, Northwood."

Planning Statement

1.3 The Leith Group have been instructed to prepare the supporting Planning Statement to accompany the application. This statement assesses the development proposal against national and local planning policies, and sets out the justification for the grant of consent. The National Planning Policy Framework is addressed in detail at section 3, with the local planning policies considered at section 4. In short however, it can be confirmed that this statement sets out a clear justification for the extension and alteration of 33 Weiland Road, and how the scheme adheres to the provisions of the Development Plan.

Application Documentation

1.4 This detailed planning application has been submitted with a number of plans and supporting reports, including:

- **Application Drawings** – location plan, block plan, existing and proposed floor plans, existing and proposed elevations prepared by Arkiplan;
- **Forms** – the application is supported with the relevant applications forms and certificates, which have been completed by The Leith Planning Group;

- 1.5 The application is supported with the relevant technical plans as set out by Hillingdon Council within their validation checklist to ensure a valid and robust application submission. In addition, we can confirm that the application has been carefully prepared by the development team to adhere to the provisions of the development plan, to respect the character and setting of the application site, and to overcome the previous reasons for refusal associated with the most recent application (which is addressed in detail within section 2).

Application Site

- 1.6 The application site is 163sqm in area and located within Northwood. The existing property is some 90 years old and is constructed from brick elevations and plain roof tiles. The property is set well into the site boundary and the view of the front elevation is much obscured by the existing planting and vegetation on the site frontage and within the front garden.
- 1.7 The existing property is in a state of disrepair and offers little benefit to the amenities of the street scene, neighbouring properties or the wider Area of Special Local Character. The property currently suffers with settlement, which has caused minor cracking to internal and external walls. The property also has a leaking roof, limited electrics and central heating and is in dire need of renovation and investment to bring it up to modern habitable standards.

Site Context

- 1.8 The site is allocated within Hillingdon's adopted Local Plan as falling within an Area of Special Local Character, as demonstrated on the policy map extract below. The application site backs onto land allocated as Green Belt, and there are noted to be trees on site which are subject of Tree Preservation Orders; none of these trees are affected by the development proposals.

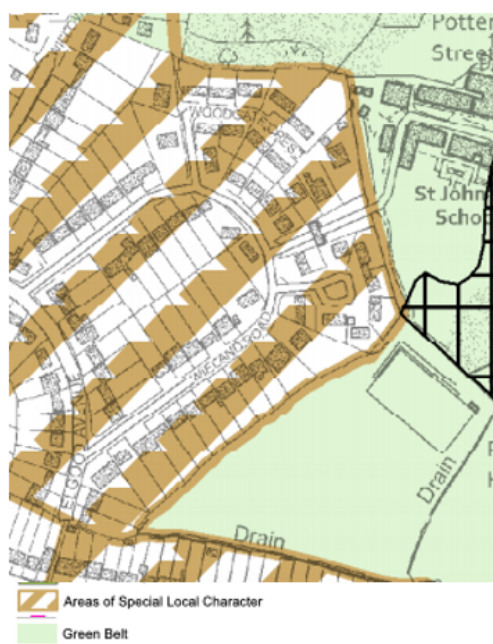


Figure 1: LB Hillingdon adopted Policy Map Extract

- 1.9 The site currently consists of a large, detached dwelling which sits on a large plot with garden land to the front and rear. There is noted to be existing on-site parking within the curtilage of the dwelling, and there is also sufficient existing space to accommodate the storage of bicycles. The site has a PTAL rating of 0, meaning it has a low level of public transport provision, albeit this improves towards the centre of Northwood, around the Northwood and Northwood Hills stations.
- 1.10 The site is surrounded by residential development along Weiland Road, Shefton Rise with St. Johns School and associated fields located to the north east, east and south east of the Site. The residential development around the site comprises of large, detached homes set within good sized plots that are eclectic in style.
- 1.11 The Site is not within a designated Conservation Area, nor are there any nationally listed buildings within close proximity to the site to be affected by the Application. However, as detailed above, the site is allocated within an Area of Special Local Character and 23-25 Weiland Road are noted to be Locally Listed Buildings. The harm resultant from the proposed development on the Local Assets is considered to be less than substantial and there are other material benefits which weigh in favour of the grant of consent, as discussed further within sections 3, 4 and 6 of this Statement.

- 1.12 The site falls within the Environment Agencies Flood Zone 1, meaning it has less than 0.1% annual probability of flooding. Flood risk is therefore not deemed to pose a constraint to this Application.

2.0 PLANNING HISTORY

- 2.1 There are noted to have been a number of previous applications at 33 Wieland Road and these are addressed in detail below:

Application Reference: 14787/APP/2009/1154

Description of Development: Erection of a two-storey, 6 bedroom dwelling with associated parking involving demolition of existing dwelling

Decision: Approved

Application Reference: 14787/APP/2012/1154

Description of Development: Application for a new planning permission to replace an extant planning permission in order to extend the time limit for implementation, reference 14787/APP/2009/1154 dated 28th August 2009 (Erection of a two-storey, 6 bedroom dwelling with associated parking involving demolition of existing dwelling)

Decision: Approved

- 2.2 The above grants of consent established a principle for the redevelopment and renovation of 33 Wieland Road with a contemporary new dwelling, following demolition of the property currently in situ. Unfortunately, neither of the above approvals were implemented and are therefore no longer extant.

Application Reference: 14787/APP/2020/3531

Description of Development: Part two/part three storey rear extension, subterranean garage/services and storage room, structural underpinning, external remodelling including new roof construction.

Decision: Refused

Date of Decision: 12th March 2021

- 2.3 The application was refused for the following reasons (a copy of the decision notice has been included at Appendix 1 and a copy of the officer's report has been included at Appendix 2):

1. The development proposed by reason of its design, scale and massing (in particular the three storey front gable would directly harm the significance of the Gatehill Farm Estate Area of Special Local Character. The proposal, therefore, will not accord with Policies DMHD1, DMHB5,

DMHB6 and DMHB11 London Borough of Hillingdon Local Plan Part 2 – Development Management Policies (2020) and the National Planning Policy Framework (2019).

2. The proposed development by reason of its design, scale and siting will result in the loss of a 'B' grade tree protected by TPO and will pose a serious threat to damage to, or loss of, additional protected and 'B' grade trees in spite of the prescribed tree protection measures. The cumulative loss of the trees will be detrimental to the character and appearance of the Gatehill Farm Estate Area of Special Local Character. The proposal, therefore, is unacceptable and fails to satisfy the requirements of Policies DMHB6, DMHB11 and DMHB14 of the London Borough of Hillingdon Local Plan Part 2 – Development Management Policies (2020).
3. The applicant has failed to submit a flood risk assessment and other required assessments, including a site investigation, Geo-technical and hydrological assessments to determine the flood risk and demonstrate the level of groundwater within the site over a period of time to ensure that an understanding of the environmental implications are taken into account during the design phase, which can then demonstrate that basement developments do not harm the built and natural environment or local amenity. The proposal, therefore, fails to satisfy the requirements of Policies dmhb11 and DMHD3 of the London Borough of Hillingdon Local Plan Part 2 – Development Management Policies (2020).

- 2.4 Whilst the application was refused at Planning Committee in line with the planning officer's recommendation, it is noted that the case officer accepted that the ASLC is characterised by an eclectic housing mix, and that extensions are acceptable in principle. They also advised that the proposed development sat well on the plot, and that they had no objection to the proposed build footprint.
- 2.5 In relation to neighbouring properties it is noted that the refused scheme was deemed to respect adjacent boundaries and would not have a detrimental impact on neighbour amenity by way of loss of natural light, overshadowing or overbearing. This was supported by the case officer who stated that the proposal will have a satisfactory relationship with adjacent properties.
- 2.6 It should be noted that there was never any threat of damage to other TPO trees. They are at the rear of the rear garden and nowhere near the construction site.

Comment

- 2.7 Hillingdon Council have previously approved and supported the redevelopment of 33 Wieland Road, the principle of development is therefore deemed to have been accepted. The scheme now being proposed demonstrates a more traditional approach to design and scale, and one that overcomes the aforementioned earlier reasons for refusal.
- 2.8 We are of the opinion that the application as submitted is wholly appropriate to the site, neighbouring properties and the wider ASLC, and we therefore request that the Council seek to support this well considered development and approve this application at 33 Wieland Road.

3.0 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

3.1 The National Planning Policy Framework (NPPF) was published in July 2018 and updated in February 2019. The Framework sets out the Government's planning policies for England and how these are expected to be applied. We consider the following sections would be material to the determination of an application at this site (please note that the detailed wording of the sections detailed below can be found at Appendix 3):

- Section 2 – 2.11 (Presumption in Favour of Sustainable Development)
- Section 4 – 4.38 (Decision Making)
- Section 4 – 4.47 (Determining Applications)
- Section 11 – 11.117 (Making Effective Use of Land)
- Section 12 – 12.127 (Achieving Well-Designed Places)
- Section 15 – 15.170 (Conserving and Enhancing the Natural Environment)
- Section 16 – 16.189 (Proposals Affecting Heritage Assets)
- Section 16 – 16.193-194 (Considering Potential Impacts on Heritage Assets)

Achieving Sustainable Development

- 3.2 Section 2-2.7 confirms that that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 3.3 Section 2-2.10 goes on to advise that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.
- 3.4 The application site is located within the built up development area, and is effectively a previously developed site. The development will result in the re-use and refurbishment of an existing property, bringing it up to modern habitable standards. The scheme will improve the energy performance and efficiency of the application site and is therefore deemed to represent a sustainable form of development.

Decision Making

- 3.5 Section 4-4.38 reiterates that local planning authorities should approach decision making on proposed development in a positive and creative way. Given that the Council have previously granted planning permission for a new detached dwelling at 33 Weiland Road, and the site is located in the urban area, the principle of development is deemed to be acceptable, and the applicants look forward to working with the Council on this application and securing a positive determination.

Determining Applications

- 3.6 Section 4-4.47 confirms that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The proposed development has been designed to reflect the character and appearance of the existing dwelling and wider ASLC and is deemed to represent a positive addition to the streetscene.

Making Effective Use of Land

- 3.7 Section 11-11.117 notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. The development subject of this application relates to the extension and alteration of an existing detached property on a large plot. The application site is in an area characterised by large homes in large gardens, and the redevelopment of the site as proposed will simply represent a more effective and efficient use of the site.

Achieving Well-Designed Places

- 3.8 Section 12-124 states the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

- 3.9 As can be noted from the application drawings, the development being proposed is reflective in appearance and materials of the existing property and remains of a scale which is respectful of the existing property, plot, street scene and neighbouring properties.
- 3.10 Whilst we remain of the view that the site has the potential to deliver a contemporary redevelopment, it is considered that the plans as proposed will be in keeping with the expectations of the local planning authority, neighbouring residents and Gatehill Residents Association.

Conserving and Enhancing the Natural Environment

- 3.11 Section 15-15.170 states that planning policies and decisions should contribute to and enhance the natural and local environment. Given that this development will result in significant enhancement of the energy performance of the application site and will secure the retention and protection of all existing vegetation on site, we are of the view that the development is acceptable in relation to its impact on the natural environment. In reality, given the improvements in heating, thermal performance etc the property will now represent an improvement in terms of its impact on the environment from the building as existing.

Conserving and Enhancing the Historic Environment

- 3.12 Section 16.184 states that in determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. Section 16.192 goes on to outline that in determining applications, local planning authorities should take account of the desirability of sustaining and enhancing heritage assets, the positive contribution that conservation of heritage assets makes to communities and the desirability of new development making a positive contribution to local character and distinctiveness.
- 3.13 As detailed at section 1 the application site is not listed or in a Conservation Area but is located within an Area of Special Local Character, there is therefore a need to consider any harm that might be caused by the development on this area designation. In this instance the scheme is well designed and appropriate in scale and use of materials to result in limited harm to the ASLC. The benefits of the

scheme in terms of the ability to live in the property once renovated to modern standards, and the visual improvements the scheme will create for the site and wider local area, far outweigh any perceived harm resultant from the development.

NPPF Comment

- 3.14 The scheme as per previous approvals on site will result in change given the nature and scale of development being proposed. However, the development is considered to be well-designed, of an appropriate scale and use of materials, and will not result in any detrimental impacts to neighbouring amenity, the character and appearance of the street scene or result in substantial harm to the ASLC. The scheme as submitted is therefore deemed to adhere to and promote the provisions and requirements of the NPPF.

4.0 LOCAL DEVELOPMENT PLAN

- 4.1 The Local Development Plan for the London Borough of Hillingdon consists of the Hillingdon Local Plan Part 1 (Strategic Policies) (November 2012), the Hillingdon Local Plan Part 2 (Development Management Policies) (January 2020), The Hillingdon Local Plan Part 2 (Site Allocations and Designations (January 2020) and the London Plan (March 2021).

Hillingdon Local Plan Part 1 (Strategic Policies) (2012)

- 4.2 The following policies from the Local Plan Part 1 are considered to be most referable to this Application (the full policy wording can be found at Appendix 4):

Policy PT1.BE1 – Built Environment

- 4.3 Policy BE1 seeks to require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods. The policy goes on to set out a number of design related criteria against which applications will be assessed. In relation to the application site it is clear that the existing property is in need of significant investment and refurbishment to secure its use as a much needed family dwelling. This will help the scheme to support a sustainable neighbourhood. The development is also well designed, considerate and respectful of the existing building and the character and appearance of the ASLC and will make a positive contribution to the street scene which further justifies the grant of consent.

Policy EM1 – Climate Change Adaptation and Mitigation

- 4.4 Policy EM1 sets out the Councils commitment to climate change mitigation. The development subject of this application supports those requirements given the significant improvements proposed to the fabric of the building and the improvements in energy efficiency and carbon reduction through the renovation and extension of an existing property which can now be brought up to modern living standards once consent is granted.

Hillingdon Local Plan Part 2 (Development Management Policies) (2020)

- 4.5 The following policies from the Local Plan Part 2 are considered to be most referable to this Application:

Policy DMH1 – Safeguarding Existing Housing

- 4.6 The Council set out a proposal that the net loss of existing self-contained housing will be resisted. This scheme will support this aspiration and ensures that a current property which is in a very poor state of repair and is not offering suitable and desirable living accommodation as a family dwelling, can be brought back to life to modern living standards and secure its future.

DMHB11- Design of New Development

- 4.7 Policy DMHB11 seeks to ensure that all extensions, alterations and new buildings are well designed, harmonise with the local context, are of an appropriate scale, and well considered in relation to architectural detailing and the impact on neighbouring properties.
- 4.8 The development proposed at 33 Wieland Road achieves all of those objectives, and ensures the creation of a dwelling well suited to its plot, is respectful of the existing property and local area, and one which ensures that there are no detrimental impacts to neighbouring properties by way of overlooking, loss of privacy, loss of light, overbearing etc. The scheme is therefore considered to be wholly consistent with the requirements of policy DMHB11.

DMHB 12 – Streets and Public Realm

- 4.9 Policy DMHB12 advises that development should be well integrated with the surrounding area and accessible. This application is deemed to secure a development which is well integrated into its surroundings, and one which will have no greater impact on accessibility over and above the existing arrangement.

DMHB14 – Trees and Landscaping

- 4.10 Policy DMHB14 sets out the Councils desire to retain or enhance existing landscaping, trees, biodiversity etc. This has been noted within this application with the layout and siting securing the retention of the existing spruce tree in the front

garden of the property. The scheme as a whole will have no detrimental impact on existing trees and vegetation on site and is therefore deemed to be acceptable.

DMHB5 – Areas of Special Local Character

- 4.11 Policy DMHB5 expressly advises that new development within the ASLC should reflect the character of the area and its original layout. Alterations should respect the established scale and materials of the area and extensions respect the architectural style of the original building and allow sufficient space for landscaping.
- 4.12 The development now proposed at 33 Wieland Road does reflect the character of the ASLC in terms of the building character, scale, height and use of materials, and will have no greater impact on the original layout of the Estate than the existing arrangement. The development whilst resulting in change and seeking to secure consent for larger extensions, will still ensure the provision of a well considered and appropriate development both in relation to the existing plot and the wider ASLC. The development is therefore deemed to comply with the provisions of Policy DMHB5.

DMHB6 – Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character

- 4.13 Policy DMHB6 focuses on new houses within the Estate and sets out an expectation for plot sizes, building line positions, boundary treatments and preservation of trees. Whilst the development is in effect an extension and alteration to the existing property, and the scale and nature of change are clearly not a new dwelling, given the extent of improvements the policy has been considered and it is clear that the scheme still retains the character and appearance of the original building and adheres to the provisions of policy DMHB6.

DMHD1 – Alterations and Extensions to Residential Dwellings

- 4.14 Policy DMHD1 is noted to contain an extensive list of criteria against which this application will be judged. It is noted that the criteria includes the need for a satisfactory relationship with adjacent dwellings, extensions respecting the design of the original house, no unacceptable loss of outlook to neighbouring occupiers, adequate garden space is retained, trees and landscaping are retained etc. It is clear from a review of the plans as submitted that the scale and nature of the scheme ensures a development which fully complies with, and promotes the requirements of, policy DMHD1 and is therefore deemed to be acceptable.

DMT6 – Vehicle Parking

- 4.15 Policy DMT6 confirms that development proposals must comply with the parking standards set out within the Plan. Given that the development subject of this application at 33 Wieland Road has not resulted in any changes to the level of off site parking provision at the property, the scheme is deemed to be acceptable.

London Plan (2021)

- 4.16 The most recent version of the London Plan was adopted and came into force in March 2021. Given that the scheme subject of this application relates to extensions and alterations to an existing residential property, the policies contained within the London Plan as relative to this application are limited to:

Policy D4 – Delivering Good Design

- 4.17 London Plan policy D4 sets out a detailed list of requirements that new developments must adhere to in relation to the issue of design. Given that the proposals at 33 Wieland Road are clearly of an appropriate scale, form, height, mass, design and use of materials, and is a development which will not result in detrimental impacts to neighbouring properties, the street scene or the wider ASLC, the development is deemed to comply with policy D4.

Policy D5 – Inclusive Design

- 4.18 Policy D5 sets out the importance of ensuring developments are designed to achieve the highest standards of accessible and inclusive design. Given that this application relates to the refurbishment and renovation of an existing property we are satisfied that the plans as submitted are acceptable in relation to the requirements of policy D5.

Policy D8 – Public Realm

- 4.19 Policy D8 seeks to secure and enhance the wider public realm within London. We are of the view that the scale and form of development now being proposed offers an enhancement to the street scene and wider ALSC and is therefore a benefit to the public realm.

Local Development Plan Comment

- 4.20 For the reasons laid out above the development subject of this application is deemed to have addressed the previous reasons for refusal for the redevelopment of the site. Furthermore, the development is of an appropriate scale, height, form, mass, design and use of material to respect and reflect the character and appearance of the existing building and wider ASLC. The scheme will not result in any loss of trees on site, has no impact on highway safety and parking and will protect the amenity of neighbouring residents. We therefore kindly request that officers seek to support this application at 33 Wieland Road, and recommend approval subject to suitable conditions.

5.0 PLANNING COMMENT – PRINCIPLE OF DEVELOPMENT

Development Plan

- 5.1 **Section 70(2)** of the Town and Country Planning Act 1990 requires a local planning authority, in dealing with a planning application, to have regard to the provisions of the Development Plan, as far as material to the application, and to any other material considerations.
- 5.2 **Section 38(6)** of the Planning and Compulsory Purchase act 2004 refers to determinations to be made under the Planning Acts as follows:

“If regard is to be had to the Development Plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.”

- 5.3 **Plan-making:** The Supreme Court ruling clearly states “The principle that the decision-maker should have regard to the development plan so far as material and “any other material considerations” (paragraph 8) has been part of the planning law since the Town and Country Planning Act 1947. The additional weight given to the development plan by section 38(6) reproduces the effect of a provision first seen in the Planning and Compensation Act 1991 section 54A. In *City of Edinburgh Council v Secretary of State for Scotland* [1997] 1 WLR 1447, the equivalent provision (section 18A of the Town and Country Planning (Scotland) Act 1972) was described by Lord Hope (p 1450B) as designed to “enhance the status” (paragraph 8) of the development plan in the exercise of the planning authority’s judgment. Lord Clyde spoke of it as creating “a presumption” (paragraph 8) that the development plan is to govern the decision, subject to “material considerations” (paragraph 7), as for example where “a particular policy in the plan can be seen to be outdated and superseded by more recent guidance” (paragraph 8). However, the section had not touched the well-established distinction between the respective roles of the decision-maker and the court:

“It has introduced a requirement with which the decision-maker must comply, namely the recognition of the priority to be given to the development plan. It has thus introduced a potential ground on which the decision-maker could be faulted were he to fail to give effect to that

requirement. But beyond that it still leaves the assessment of the facts and the weighing of the considerations in the hands of the decision-maker ..." (p 1458) (paragraph 8)

- 5.4 **The interaction of law and policy:** The correct approach to the interpretation of a statutory development plan has been previously determined by the Supreme Court in *Tesco Stores Limited v Dundee City Council (2012)*. The judgement handed down ruled that "policy statements should be interpreted objectively in accordance with the language used, read as always in its proper context" (paragraph 22). "This has led to concerns (expressed by counsel appearing in these proceedings) "about the over-legalisation of the planning process, as illustrated by the proliferation of case law on paragraph 49 itself. This is particularly unfortunate for what was intended as a simplification of national policy guidance, designed for the lay reader". (Lord Carnwath, paragraph 23).
- 5.5 The Supreme Court made it clear that "it is important that the role of the court is not overstated" (paragraph 24). There was a specific development plan policy under consideration in *Tesco* and "some policies in the development plan may be expressed in much broader terms, and may not require, nor lend themselves to, the same level of legal analysis". (Lord Carnwath, paragraph 24). "It must be remembered that, whether in a development plan or in a non-statutory statement such as the NPPF, these are statements of policy, not statutory texts, and must be read in that light...Furthermore, the courts should respect the expertise of the specialist planning inspectors and start at least from the presumption that they will have understood the policy framework correctly" (paragraph 25) and the courts have "cautioned against undue intervention" (paragraph 25) in policy judgments within specialist tribunals' areas of competence. (Lord Carnwath, paragraph 25). Applicants for judicial review should "distinguish clearly between issues of interpretation of policy, appropriate for judicial analysis, and issues of judgement in the application of that policy." (Lord Carnwath, paragraph 26).

Comment

- 5.6 As set out in sections 3 and 4 of this report, the proposed development subject of this application is compliant with the policies contained within the adopted development plan, and there is therefore a legitimate expectation that consent should be granted.

6.0 OTHER MATERIAL CONSIDERATIONS

- 6.1 In reviewing other material considerations it is necessary to have regard to the Supreme Court Judgement - Suffolk Coastal District Council (Appellant) v Hopkins Homes Ltd and another (Respondents) Richborough Estates partnership LLP and another (Respondents) v Cheshire East Borough Council (Appellant) before Lord Neuberger – 10th May 2017.

Other Material Considerations - Generally

- 6.2 Section 70(2) of the 1990 Act deals with determination of applications: general considerations requires that the authority in dealing with the application shall have regard to the provisions of the development plan, so far as material to the application and to any other material considerations. Whether a consideration is material is a matter for the courts; the weight to be accorded to a material consideration is a matter for the decision-maker. There are a number of 'other material considerations' outlined below which would support the grant of consent.

Material Consideration – Living Standards

- 6.3 As set out throughout this report the existing property is in a very poor state of repair and has suffered from settlement, cracks in the walls and water intake, all of which make the property unfit for habitation. There is, therefore, a pressing need to secure investment and approval for the refurbishment of the dwelling to secure its future use as a family home fit for modern life, and compliant with modern standards.

Material Consideration – Environmental Improvement

- 6.4 The property currently offers little visual amenity to the street scene; however, the applicant has sought to create a scheme that respects the existing character and scale of the property, yet also results in significant wider gains with environmental and visual amenity benefits.

Material Consideration – High Quality Design

- 6.5 The scheme proposes a high specification, high quality re-use of the existing property which takes account of the wider site and local area. The applicant has proposed a well considered development which will significantly enhance the energy

efficiency and thermal performance of the building bringing the property back up to modern living standards.

Decision Making – Overall Advantage

- 6.6 In addition to those matters relating to decision making, such as the development plan and sustainable development, there is inevitably a balancing exercise to be carried out; few decisions are free of such an approach. The phrase “overall-advantage” reflects this balance; at the end of the day the decision-maker must attach what weight he considers appropriate to the material consideration in question. The so-called “overall-advantage” is nothing more than the weighing of often disparate planning considerations so that it can be said that the advantages outweigh the disadvantages, or the reverse.
- 6.7 Section 70(2) of the 1990 Act deals with determination of applications: general considerations requires that the authority in dealing with the application shall have regard to the provisions of the development plan, so far as material to the application and to any other material considerations.
- 6.8 Whether a consideration is material is a matter for the courts; the weight to accorded to a material consideration is a matter for the decision-maker. However, in this instance collectively the other material considerations are overwhelmingly in favour of the development.

7.0 CONCLUSIONS

7.1 **Section 70(2)** of the Town and Country Planning Act 1990 requires a local planning authority, in dealing with a planning application, to have regard to the provisions of the Development Plan, as far as material to the application, and to any other material considerations.

7.2 **Section 38(6)** of the Planning and Compulsory Purchase Act 2004 refers to determinations to be made under the Planning Acts as follows:

“If regard is to be had to the Development Plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.”

7.3 As set out within sections 3 and 4 of this submission, the proposed redevelopment of the site is deemed to be compliant with the provisions of the Development Plan. Put simply, this is a current property in need of renovation and refurbishment, which is visually detrimental to the local area and once redeveloped as applied for, will secure the provision of a much needed high standard family home at 33 Weiland Road.

7.4 The proposed development will secure the provision of a well-considered, well-designed high-quality, sustainable residential scheme in a suitable location, and will have no greater impact on neighbouring properties and the wider ASLC than the existing arrangement. Further, as detailed above, there are a number of other material considerations which also weigh in favour of the grant of consent.

APPENDIX 1 DECISION NOTICE – 14787/APP/2020/3531



Mr Chris Harris
Apollo Architectural Services
52 Gatehill Road
Northwood HA6 3QP

Application Ref: 14787/APP/2020/3531

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **REFUSES** permission for the following:-

Description of development:

Part two, part three storey rear extension, subterranean garage/services and storage room, structural underpinning, external remodelling including new roof construction

Location of development: 33 Wieland Road, Northwood

Date of application: 18 November 2020

Plan Numbers: See attached Schedule of plans

Permission is refused for the reason(s) listed on the attached schedule:-

Head of Planning, Transportation and Regeneration

Date: 12 March 2021

NOTES: (i) Please also see the informatives included in the Schedule of Reasons.

(ii) Should you wish to appeal against this decision please read the attached sheet which explains the procedure.

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

Application Ref: 14787/APP/2020/3531

SCHEDULE OF REASONS

- 1 · The development proposed by reason of its design, scale and massing (in particular the three storey front gable would directly harm the significance of the Gatehill Farm Estate Area of Special Local Character. The proposal, therefore, will not accord with Policies DMHD 1, DMHB 5, DMHB 6 and DMHB 11 London Borough of Hillingdon Local Plan Part 2 - Development Management Policies (2020) and the National Planning Policy Framework (2019).
- 2 · The proposed development by reason of its design, scale and siting will result in the loss of a 'B' grade tree protected by TPO and will pose a serious threat of damage to, or loss of, additional protected and 'B' grade trees in spite of the prescribed tree protection measures. The cumulative loss of the trees will be detrimental to the character and appearance of the Gatehill Farm Estate Area of Special Local Character. The proposal, therefore, is unacceptable and fails to satisfy the requirements of Policies DMHB 6, DMHB 11 and DMHB 14 of the London Borough of Hillingdon Local Plan Part 2 - Development Management Policies (2020).
- 3 · The applicant has failed to submit a flood risk assessment and other required assessments, including a site investigation, Geo-technical and hydrological assessments to determine the flood risk and demonstrate the level of groundwater within the site over a period of time to ensure that an understanding of the environmental implications are taken into account during the design phase, which can then demonstrate that basement developments do not harm the built and natural environment or local amenity. The proposal, therefore, fails to satisfy the requirements of Policies DMHB 11 and DMHD 3 of the London Borough of Hillingdon Local Plan Part 2 - Development Management Policies (2020).

Application Ref: 14787/APP/2020/3531

SCHEDULE OF REASONS

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 Local Plan Part 1(2012) and Part 2 (2020) 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 14 Trees and Landscaping
DMHB 5 Areas of Special Local Character
DMHB 6 Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
DMHD 3 Basement Development
DMHD 1 Alterations and Extensions to Residential Dwellings
DMT 6 Vehicle Parking
NPPF- 11 NPPF-11 2018 - Making effective use of land
NPPF- 12 NPPF-12 2018 - Achieving well-designed places
NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment
LPP D10 (2021) Basement development
LPP D4 (2021) Delivering good design
LPP D5 (2021) Inclusive design
LPP D8 (2021) Public realm

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

REFUSAL OF PLANNING PERMISSION

Application Ref.No.: 14787/APP/2020/3531

SCHEDULE OF PLANS

Tree Report - received 17 Jan 2021
401.109.04.RevD - received 30 Oct 2020
401.109.15.RevE - received 30 Oct 2020
401.109.01.RevB - received 30 Oct 2020
401.109.05.RevB - received 30 Oct 2020
401.109.12.RevF - received 30 Oct 2020
401.109.11.RevI - received 30 Oct 2020
401.109.16.RevF - received 30 Oct 2020
401.109.14.RevJ - received 30 Oct 2020
Design and Access Statement - P.1-4 - received 30 Oct 2020
Design and Access Statement - P.5-10 - received 30 Oct 2020
Design and Access Statement - P.11-16 - received 30 Oct 2020
Design and Access Statement - P.17-20 - received 30 Oct 2020

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.
- If you intend to submit an appeal that you would like examined by inquiry team then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are available at www.gov.uk/government/collections/casework-dealt-with-by-inquiries
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

- If either the local planning authority or the office of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

APPENDIX 2 OFFICER'S REPORT

Report of the Head of Planning, Transportation and Regeneration

Address 33 WIELAND ROAD NORTHWOOD

Development: Part two, part three storey rear extension, subterranean garage/services and storage room, structural underpinning, external remodelling including new roof construction

LBH Ref Nos: 14787/APP/2020/3531

Drawing Nos: Tree Report
401.109.04.RevD
401.109.15.RevE
401.109.01.RevB
401.109.05.RevB
401.109.12.RevF
401.109.11.RevI
401.109.16.RevF
401.109.14.RevJ
Design and Access Statement - P.1-4
Design and Access Statement - P.5-10
Design and Access Statement - P.11-16
Design and Access Statement - P.17-20

Date Plans Received: 30/10/2020

Date(s) of Amendment(s):

Date Application Valid: 18/11/2020

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the South Eastern side of Wieland Road. The application site comprises a 2-storey detached property which includes an integral garage. The property is located on a sloping site and it sits approximately 3 m above road level, and it is set back approximately 22m from the road. A level terrace provides car parking, with a grassed bank sloping down to the road in front. The street scene is residential in character and appearance comprising large detached properties.

The application site lies within the Gatehill Farm Estate Area of Special Local Character. The area on the South Eastern boundary is designated as Green Belt. The site is also covered by Tree Preservation Order (TPO) 172. The application site falls within a Critical Drainage Area.

1.2 Proposed Scheme

The proposal is seeking planning permission for part two/part three storey rear extension, subterranean garage/services and storage room, structural underpinning, external remodelling including new roof construction.

In 2009 an application was approved (Ref: 14787/APP/2009/1154) for the demolition of the

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existing dwelling, and erection of a 6 bedroom dwelling with associated parking. The consent allowed a new dwelling to be of timber frame and larger than the footprint of the existing dwellinghouse. In 2012 the granted permission was renewed under application Ref: 14787/APP/2012/1034. During 2018 an application to fell one Spruce and to prune three Oaks on TPO 172 was refused.

The above mentioned previous planning consents are a material consideration in assessing the current application. Nonetheless the 2012 permission has lapsed and in 2020 the Council adopted its new Local Plan Part 2, which is an important material planning consideration.

1.3 Relevant Planning History

14787/APP/2009/1154 33 Wieland Road Northwood

Erection of a two-storey, 6 bedroom dwelling with associated parking involving demolition of existing dwelling.

Decision Date: 28-08-2009 **Approved** **Appeal:**

14787/APP/2012/1034 33 Wieland Road Northwood

Application for a new planning permission to replace an extant planning permission in order to extend the time limit for implementation, reference 14787/APP/2009/1154 dated 28/08/2009 (Erection of a two-storey, 6 bedroom dwelling with associated parking involving demolition of existing dwelling)

Decision Date: 09-07-2012 **Approved** **Appeal:**

14787/PRC/2018/144 33 Wieland Road Northwood

2 storey rear extension, subterranean garage/plant room, external remodelling

Decision Date: 18-10-2018 **OBJ** **Appeal:**

14787/PRC/2020/107 33 Wieland Road Northwood

2 storey rear extension, subterranean garage/plant room contemporary external remodelling including shoring up sections of the site with subsidence

Decision Date: 05-08-2020 **OBJ** **Appeal:**

14787/TRE/2004/117 33 Wieland Road Northwood

TO FELL ONE OAK (T3) ON TPO 172

Decision Date: 31-10-2005 **Not Determined** **Appeal:** 31-OCT-05 **Dismissed**

Comment on Planning History

14787/APP/2009/1154) for the demolition of existing, and erection of a 6 bedroom dwelling with associated parking. Approved

14787/APP/2012/1034: Application for a new planning permission to replace an extant planning permission in order to extend the time limit for implementation, reference 14787/APP/2009/1154 dated 28/08/2009 (Erection of a two-storey, 6 bedroom dwelling with associated parking involving demolition of existing dwelling). Approval

It should be noted that the 2009/2012 consent related to an innovative modern design replacement dwelling which was considered, overall, to enhance the ASLC due to its very high quality design, which had been carefully negotiated. Although it had a small third floor

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element, this was recessed and almost hidden in the middle of the dwelling, such that the dwelling appeared two storey in the streetscene. As such despite its modern appearance the massing was not in itself out of keeping with its surroundings.

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, Northwood Hills Resident Association, Northwood Residents Association and Gatehill (Northwood) Residents Association were consulted via letters on 23-11-20. 4 representations and a petition with 26 signatures were received objecting to the proposal on the following grounds;

1. Impact on residential amenity of the neighbouring properties in terms of light, loss of privacy, overshadowing and over-dominance.

2. The proposed dwelling, by reason of its size, scale, bulk, excessive width and proximity to the side boundary, would result in an incongruous addition which would be detrimental to the architectural composition of the original semi-detached dwelling, would be detrimental to the character, appearance and symmetry of the pair of semi-detached houses.

3. The two first floor windows on the side elevation facing my property will have a substantial overview of my house and garden and must be made opaque. My living room windows are around 8 metres from the neighbours. I note that there will be 2 new windows at ground floor level and would expect them to be opaque as they are for a toilet and changing room. The hedge shown is limited to halfway along our property line and then the plan shows Vertical Ivy. Vertical Ivy will offer no privacy to our side and we strongly object. The hedge detailed should be continuous all the way until the Laurels and the Vertical Ivy omitted. Since the original hedge was removed we have been very overlooked. The height of the roof will be overpowering and will obstruct my line of sight and take away any view I have from my bedroom. If additional windows were to be added at a later date under permitted development rules I would be very overlooked and lose much privacy. The TPO spruce tree should be preserved and protected. It is a very rare and special tree and can be viewed from many points along the estate.

4. Three storey front and rear extensions and alterations will transform the traditional Arts and Crafts based property into a modern style, so substantially contrary to policy for properties in an ASLC under DMHB 5. Creating a full height third floor is contrary to DMHD 1 The street scene will be adversely affected. In the Design & Access Statement using the poor condition of the property as a reason to grant planning permission is not a valid planning ground. Why isn't the full Arboricultural Report attached? The full report should be requested and put on the portal as that is, in any case, a requirement for validation of an application that requests the removal of a tree protected by a TPO. The loss of the tree involved will adversely affect the street scene. Why is there no report regarding the basement? This should be required now as the basement garage is adjacent to the boundary.

5. The Application states that "all" properties bordering their property have had some

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extension work done ... we want to clarify that #7 Shefton Rise - which share a common garden boundary has had no extension work done since it was built in the 1970's. It is not appropriate to provide misleading information in the application, the applicant could have said "most" properties however chose to say "all" which is factually incorrect. 2. The height of the proposed roof will be overpowering and will obstruct my line of sight and take away any view i have from my south facing rooms i.e. bedroom balcony, living room, dining room and even the garden patio. We would strongly object and the height of the proposed property should not be higher than the current building. 3. The two first floor windows on the side elevation facing my property will have a substantial overview of my house and garden and must be made opaque. 4. If additional windows are to be added at a later date under permitted development rules to the side elevation, I would be loose privacy to all the rooms that are south facing i.e. Living Room, Bed Room, Bed Room Balcony, Dining Room.

Officer Comment: All material planning objections are addressed in the planning report.

Internal Consultees

Conservation and Design Officer

Assessment - Background

The existing property is a 1930s detached dwelling set on a spacious plot within the Gatehill Farm Estate, Northwood ASLC. The property is situated on an elevated site within the Gatehill Farm Estate allowing for long views across the estate and area in general. The building is character by its stock brick exterior with red brick dressing. There is a slight projecting element to the front, highlighting the entrance door, which is finished in hung tiles at first floor. The substantial chimney stacks, splayed eaves and original windows with lead detailing, contributes to the character of the property, in keeping with the ASLC. The existing building reflects the local vernacular in terms of built form, design and materiality and has a strong Arts and Crafts aesthetic, positively contributing to the street scene and ASLC.

The Gatehill Farm Estate originates from the early 20th century development by Messrs Harry Neal Ltd on land formerly associated to Gatehill farm. The area continued to be developed after WWII into the 1960s and 1980s however the later properties whilst simpler is character respected the style of earlier dwellings. Properties from the early 20th century are well-defined by their Arts and Crafts influence by the use of traditional external materials and half-timbering detailing, hung tiles, tall chimneys, gable ends, dormers and barge boards.

The 16th century farmhouse was retained as part of the development and is located to the north of the site. The farmhouse is a Grade II listed, originally of timber frame construction however benefitted from re-fronting in the 18th century. It is an attractive property that positively contributes to the history, character and appearance of the area. It is prominent reminder of Northwood's once rural past. Unfortunately the agricultural outbuildings were demolished as part of the development significantly suburbanising its original setting.

Archibald Soutar was the Architect commissioned to plan the estate with influences from his work on the Hampstead Garden Suburb in terms of layout and architectural style. Control over issues such as density, fencing, and maintenance of roads by means of covenants were adopted at that time ensuring the conservation and preservation of the estate and its interesting character. As existing the Gatehill Farm Estate has retained its

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original grain of development with detached dwellings set on spacious plots with vegetation such as hedges marking boundaries. The curving layout of the street and undulating topography positively contributes to the townscape.

Permission was granted in 2009 and renewed in 2012 for the demolition of the existing property (refs: 14787/APP/2009/1154 and 14787/APP/2012/1034), establishing the principle of developing the site. The approved development comprised of a very contemporary building. Whilst starkly contrasting to the well-defined character of the Gatehill Farm Estate a compromise had been made taking into account the condition of the existing building and argument made in terms of the structural viability of the existing building. The quality of the approved development's design concept, appearance and well-defined palette of materials was carefully negotiated with the Local Planning Authority's Conservation Officers ensuring the innovative approach was expressed throughout the development adding interest to the area rather than detracting from it.

Development of this site requires careful consideration in accordance to current policies and legislation.

Assessment - Impact

The description of works proposes extensions to the existing building. However large parts of the existing building would inevitably be demolished in order to accommodate the proposed extensions and remodelling of the house. It is surprising that the existing building is still extant and able to accommodate the proposed extensions considering previous arguments made 10 years ago in relation to its structural integrity. It would need to be noted that the contemporary design approach was deemed appropriate as the site was previously approved to be redeveloped in full. There are serious concerns that proposed extensions and contemporary remodelling of the dwelling would set an unwelcome and potentially devastating precedent within the area.

The loss of the original character of the existing property would be entirely regrettable from a historic environment perspective. The building relates to the original character and development of the Gatehill Farm Estate, comprising of individual dwelling houses, built on spacious plots in a traditional manner. Whilst properties are individually designed, the area has an overarching garden suburb character with many properties including characteristics with an Arts and Crafts influence.

It is recognised that the footprint of the proposed building would comfortably sit within the site respecting adjacent boundaries with neighbouring properties. However, the 3-storey nature of the building and angular roof form would be starkly contrasting when compared to the well-established traditional roof scape. This would be further emphasised by the long vertical window openings, particularly along the street scene elevation. The central portion of the building embodies modern contemporary design. The previously proposed crown roof has been, commendably, omitted however, the built element to the side would still appear as an add on. Disappointingly, it would not entirely evoke the innovative design aesthetic of the main building.

Whilst there are concerns from a historic environment perspective, the quality of the contemporary design and improving the sustainability and efficiency of the building and site should not be dismissed in this instance. The modern minimalistic appearance to the building would be detailed by clean lines defining the window openings. The external materials and finishes would add elements of texture and interest to the building's exterior

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as well as serving and environmental purpose. However, it is important the external materials are of an extremely high quality. The colour palette should be reflective of the tones in existence within the ASLC. Further details and samples of the external materials and finishes proposed would be required. If approved, this would need to be covered by way of a condition.

The loss of the existing character of the site would erode the significance of the ASLC and principles in which the estate had been originally developed. The design and appearance of the development would be blatantly contrasting to the established local distinctiveness of the ASLC, resulting in harm. However, as per previous comments in relation to this site, consideration in this instance would also need to be given towards the potential benefits on the natural environment, and previous planning history. An on-balance decision would need to be considered in line with current policies and paragraph 197 of the National Planning Policy Framework (NPPF, 2019).

Trees and Landscape Officer

This site is occupied by a two-storey detached house set within a spacious plot which slopes up from the road to the north and east, towards the rear boundary. The site lies within the area covered by TPO 172 and there are several protected trees within the front and rear garden. T1 is a Blue Spruce in the front garden and T2, T3 and T4 are mature oaks along the rear boundary. The site lies with the Gatehill Farm Estate Area of Special Local Character, a designation which owes much to its topography and tree cover, as well as the built forms.

COMMENT

The site was the subject of a previous pre-application ref. PRC/2020/107. There was also tree work application part of which specified the removal of the protected spruce from the front garden, ref. 14787/TRE/2018/2. The tree work application was refused. The Design & Access Statement refers to tree / landscape issues in section 4.5, acknowledging that the protected spruce in the front garden will be removed to facilitate the development. It also refers to a tree report which has not been submitted as part of this application.

The current submission provides a topographical survey, which shows the complicated existing levels and locations of trees. Following a review of the pre-application submission (PRC/2020/107), the Council's trees and woodlands manager (Sophie Coughlan), considered that the loss of the spruce may be acceptable subject to a full tree report and justification / mitigation for any tree loss. In this case the application proposes to replace the spruce with three birch trees.

Flood and Water Management

The proposal lies in a critical drainage area and no information on drainage has been provided.

It is noted it is only a part basement on the south side and the Garage is to be set into the current slope down towards no 35. Consideration of this should be incorporated in any drainage design for the site. All hard standing should be made permeable and surface water controlled on site.

4. Local Plan Designation and London Plan

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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 14 Trees and Landscaping
DMHB 5 Areas of Special Local Character
DMHB 6 Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
DMHD 3 Basement Development
DMHD 1 Alterations and Extensions to Residential Dwellings
DMT 6 Vehicle Parking
NPPF- 11 NPPF-11 2018 - Making effective use of land
NPPF- 12 NPPF-12 2018 - Achieving well-designed places
NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment
LPP D10 (2021) Basement development
LPP D4 (2021) Delivering good design
LPP D5 (2021) Inclusive design
LPP D8 (2021) Public realm

5. MAIN PLANNING ISSUES

Development Plan

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)
The Local Plan: Part 2 - Development Management Policies (2020)
The Local Plan: Part 2 - Site Allocations and Designations (2020)
The West London Waste Plan (2015)
The London Plan (2021)

Material Considerations

The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Main Planning Issues

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The main considerations for this application are impact on the character and appearance of the area, impact on the residential amenity of neighbouring properties and the proposed basement development.

Impact on character and appearance

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods.

Policy DMHB 5: Areas of Special Local Character requires that:

- 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.

Policy DMHB 6: Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character

Within the Gatehill Farm and Copse Wood Estates, states that new 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 DMHB 11: Design of New Development requires that:

- A) All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:
 - i) harmonising with the local context by taking into account the surrounding:
 - scale of development, considering the height, mass and bulk of adjacent structures;
 - building plot sizes and widths, plot coverage and established street patterns;
 - building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;
 - architectural composition and quality of detailing;
 - local topography, views both from and to the site; and
 - impact on neighbouring open spaces and their environment.
 - ii) ensuring the use of high quality building materials and finishes;
 - iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;
 - iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated.

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Policy DMHD 1: Alterations and Extensions to Residential Dwellings states that:

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, roof form, window pattern, detailed design.

The existing property is a 1930s detached dwelling set on a spacious plot within the Gatehill Farm Estate, Northwood ASLC. The property is situated on an elevated site within the Gatehill Farm Estate allowing for long views across the estate and area in general. The building is character by its stock brick exterior with red brick dressing. There is a slight projecting element to the front, highlighting the entrance door, which is finished in hung tiles at first floor. The substantial chimney stacks, splayed eaves and original windows with lead detailing, contributes to the character of the property, in keeping with the ASLC. The existing building reflects the local vernacular in terms of built form, design and materiality and has a strong Arts and Crafts aesthetic, positively contributing to the street scene and ASLC. As existing the Gatehill Farm Estate has retained its original grain of development with detached dwellings set on spacious plots with vegetation such as hedges marking boundaries. The curving layout of the street and undulating topography positively contributes to the townscape.

The local area comprises of collection of houses of mixed styles and design. Many of these properties have benefited from various extensions over the years. Architecturally, these properties range widely in terms of style and form. Certain prevailing character features exist, including the dwellings being of two storeys and having clear gaps between them, which enable views of the many trees across the estate which are also a key character feature.

The application site is a built-up residential area where extensions to properties are considered acceptable in principle. The proposal would involve a part two/part three storey rear extension, subterranean garage/services and storage room, structural underpinning, external remodelling including new roof construction.

Permission was granted in 2009 and renewed in 2012 for the demolition of the existing property (refs: 14787/APP/2009/1154 and 14787/APP/2012/1034), establishing the principle of developing the site. The approved development comprised of a very contemporary building. Whilst starkly contrasting to the well-defined character of the Gatehill Farm Estate a compromise had been made taking into account the condition of the existing building and an argument made in terms of the structural viability of the existing building. The quality of the previously approved development's design concept, appearance and well-defined palette of materials was carefully negotiated with the Local Planning

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Authority's Conservation Officers ensuring the innovative approach was expressed throughout the development adding interest to the area rather than detracting from it. Of particular relevance the dwelling had conventional eaves height on the side boundaries and appeared two storey in the streetscene (despite a small central third storey section, almost hidden in the roof form).

The development proposed is tantamount to the construction of a new dwellinghouse due to the extent of the works proposed. The footprint of the building would sit comfortably within the site and there is no objection to the proposed footprint of the extension. The proposed development will result in significant alterations to the property, materially changing its appearance. The resultant property will be a slimmer and elongated building when compared with the host dwelling. The three storey front gable would be the dominating visual feature. This three storey feature would be at odds with surrounding property, which although of varying ages and design is two storey in height, unless there are subservient roof alterations such as dormer windows (two storeys with rooms in the roof in effect).

The loss of the original character of the existing property would be entirely regrettable from a historic environment perspective. The building relates to the original character and development of the Gatehill Farm Estate, comprising of individual dwelling houses, built on spacious plots in a traditional manner. Whilst properties are individually designed, the area has an overarching garden suburb character with many properties including characteristics with an Arts and Crafts influence.

It is recognised that the footprint of the proposed building would comfortably sit within the site respecting adjacent boundaries with neighbouring properties. However, the 3-storey nature of the building and angular roof form would be starkly contrasting when compared to the well-established traditional roofscape. This would be further emphasised by the long vertical window openings, particularly along the street scene elevation. The central portion of the building embodies modern contemporary design. The previously proposed crown roof has been, commendably, omitted however, the built element to the side would still appear as an add on. Disappointingly, it would not entirely evoke the innovative design aesthetic of the main building.

The advice within Paragraph 127 of the NPPF (2019) encourages that Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;

Paragraph 197 of the NPPF states that. the effect of an application on the significance of a

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non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Having regard to the scale of impact of the proposed development directly or indirectly on the non-designated heritage asset (ASLC), it is considered on balance that the proposed development will significantly harm the character and appearance of the local area from design perspective. Regardless of the previous planning permissions, the benefits in this instance will not outweigh the harm that would be caused to the ASLC.

Therefore, the proposal by reason of its design, scale, massing and siting is considered to significantly harm the ASLC and would not accord the above policies and advice within the NPPF.

Impact on the residential amenity of neighbouring properties

Policy DMHD 1 section B states that all new development must ensure satisfactory relationship with adjacent dwellings is achieved; v) there is no unacceptable loss of outlook to neighbouring occupiers;

The applicant has proposed to erect a part two/part three storey rear extension, subterranean garage/services and storage room, structural underpinning, external remodelling including new roof construction.

The application property is a standalone building, bordered by residential properties on all sides with a degree of separation distance. The proposed building would comfortably sit within the site respecting adjacent boundaries with neighbouring properties.

Taking into account the location, size, scale and relationship of the proposal with neighbouring properties, it is considered that the proposed development would not have a detrimental impact upon neighbouring residential amenity in terms of loss of natural light, overshadowing, overbearing.

Whilst there are proposed windows along the flank elevations of the two/three storey extensions facing adjoining properties, it is not considered to harm the amenity of the neighbouring properties in terms of overlooking or loss of privacy given that these windows are all obscure glaze and non-opening below 1.7m.

Overall, the proposal would have a satisfactory relationship with adjacent properties and accord the above policies.

Furthermore, it is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

Policy DMHD 1 section A (vi) states that sufficient garden space to be retained as a consequence of an extension. The property benefits from a good sized rear garden and sufficient private amenity space will be retained in accordance with the above policy.

The proposal will provide two off-street parking spaces within the new subterranean garage

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served by existing vehicular access. Therefore, the proposal would not have a negative impact on the highway and pedestrian safety, and comply with Policies DMT 2 and DMT6 of the Local Plan Part 2 - Development Management Policies: January 2020.

Policy DMHB 14: Trees and Landscaping

- 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.

The site lies within the area covered by TPO 172 and there are several protected trees within the front and rear garden. T1 is a Blue Spruce in the front garden and T2, T3 and T4 are mature oaks along the rear boundary. The site lies with the Gatehill Farm Estate Area of Special Local Character, a designation which owes much to its topography and tree cover, as well as the built forms.

The Tree/Landscaping Report acknowledges that the protected Blue spruce tree, T3 on the survey, will be removed to facilitate the development. Table 1 acknowledges that other trees which may be adversely affected by the development due to a number of causes. Among these are three 'B' grade trees; T2 a prominent Lawson cypress in the front garden and two protected oaks T7 and T8 (on the survey). The challenge of safeguarding these trees throughout the development process will be exacerbated by the natural slope of the site and the planned change of levels which will render these trees vulnerable to the development proposal.

The Tree and Landscape Officer was consulted and referred to a tree work application, part of which specified the removal of the protected spruce from the front garden, ref. 14787/TRE/2018/2. The tree work application was refused. Because the proposal necessitates the loss of a 'B' grade tree protected by TPO, the proposal is unacceptable and fails to satisfy policies DMHB 6, DMHB 11 and DMHB 14 of the London Borough of Hillingdon Local Plan Part 2 - Development Management Policies (2020).

Proposed basement development

Policy DMHD 3: Basement Development

- A) When determining proposals for basement and other underground development, the Council require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability. The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. Developers will be required to demonstrate by methodologies appropriate to the site that their proposals:
- i) avoid adversely affecting drainage and run-off or causing other damage to the water environment;

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- ii) avoid cumulative impacts upon structural stability or the water environment in the local area;
- B) Schemes should ensure that they:
 - i) do not harm the amenity of neighbours;
 - ii) do not lead to the loss of trees of townscape or amenity value;
 - iii) do provide satisfactory landscaping, including adequate soil depth;
 - iv) do not harm the appearance or setting of the property or the established character of the surrounding area, for example through the introduction of front lightwells; and
 - v) do protect important archaeological remains.
- C) The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding.
- D) The Council will not permit basement schemes in Listed Buildings and will not permit them in Conservation Area locations where their introduction would harm the special architectural or historic character of the area.

Paragraph A1.37 of the Adopted Local Plan states that the Council will require the submission of a flood risk assessment with applications for subterranean development in areas identified as being at risk of flooding or in an area where watercourses are present, in line with the criteria set out in Technical Guidance to the NPPF. Consideration should be given to the addition of a positive pumped device to ensure basements are protected from sewer flooding.

Paragraph A1.38 of the Adopted Local Plan states that For subterranean developments the Council will also require assessments, including a site investigation, to determine the flood risk and demonstrate the level of groundwater within the site over a period of time. Geo-technical and hydrological investigations and modelling will also be required from applicants to ensure that an understanding of the environmental implications are taken into account during the design phase, which can then demonstrate that basement developments do not harm the built and natural environment or local amenity. As a result there may be a requirement for structural engineering information to demonstrate that the proposal can be designed to provide suitable mitigation for any potential wider impacts of subterranean schemes and the impacts of cumulative subterranean development proposals.

The application will involve a subterranean development in an area identified as being at risk of flooding being within a Critical Drainage Area. In this instance, the applicant has failed to submit a flood risk assessment and other required assessments, including a site investigation, Geo-technical and hydrological to determine the flood risk and demonstrate the level of groundwater within the site over a period of time to ensure that an understanding of the environmental implications are taken into account during the design phase, which can then demonstrate that basement developments do not harm the built and natural environment or local amenity.

For the reasons set out in this report, this application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1	NON2	Non Standard reason for refusal
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The development proposed by reason of its design, scale and massing (in particular the three storey front gable would directly harm the significance of the Gatehill Farm Estate Area of Special Local Character. The proposal, therefore, will not accord with Policies DMHD 1, DMHB 5, DMHB 6 and DMHB 11 London Borough of Hillingdon Local Plan Part 2 - Development Management Policies (2020) and the National Planning Policy Framework (2019).

2 NON2 Non Standard reason for refusal

The proposed development by reason of its design, scale and siting will result in the loss of a 'B' grade tree protected by TPO and will pose a serious threat of damage to, or loss of, additional protected and 'B' grade trees in spite of the prescribed tree protection measures. The cumulative loss of the trees will be detrimental to the character and appearance of the Gatehill Farm Estate Area of Special Local Character. The proposal, therefore, is unacceptable and fails to satisfy the requirements of Policies DMHB 6, DMHB 11 and DMHB 14 of the London Borough of Hillingdon Local Plan Part 2 - Development Management Policies (2020).

3 NON2 Non Standard reason for refusal

The applicant has failed to submit a flood risk assessment and other required assessments, including a site investigation, Geo-technical and hydrological assessments to determine the flood risk and demonstrate the level of groundwater within the site over a period of time to ensure that an understanding of the environmental implications are taken into account during the design phase, which can then demonstrate that basement developments do not harm the built and natural environment or local amenity. The proposal, therefore, fails to satisfy the requirements of Policies DMHB 11 and DMHD 3 of the London Borough of Hillingdon Local Plan Part 2 - Development Management Policies (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 (July 2011) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

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DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 5	Areas of Special Local Character
DMHB 6	Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
DMHD 3	Basement Development
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment
LPP D10	(2021) Basement development
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP D8	(2021) Public realm

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Notes:  Site boundary For identification purposes only. This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright. © Crown copyright and database rights 2020 Ordnance Survey 100019283	Site Address: 33 WIELAND ROAD NORTHWOOD	LONDON BOROUGH OF HILLINGDON Residents Services Planning Section Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 01895 250111
	Planning Application Ref: 14787/APP/2020/3531	Scale: 1:1,250
	Planning Committee: North	Date: March 2021
	 HILLINGDON LONDON	

APPENDIX 3 NPPF SECTIONS

Section	
Section 2 – 2.11 (Presumption in Favour of Sustainable Development)	Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that: a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change; b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. For decision-taking this means: c) approving development proposals that accord with an up-to-date development plan without delay; or d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
Section 4 – 4.38 (Decision Making)	Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
Section 4 – 4.47 (Determining Applications)	Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.
Section 11 – 11.117 (Making Effective Use of Land)	Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.
Section 12 – 12.127 (Achieving Well-Designed Places)	Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

	e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
Section 15 – 15.170 (Conserving and Enhancing the Natural Environment)	Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate; d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate
Section 16 – 16.189 (Proposals Affecting Heritage Assets)	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
Section 16 – 16.193 (Considering Potential Impacts on Heritage Assets)	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
Section 16 – 16.194 (Considering Potential Impacts on Heritage Assets)	Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

APPENDIX 4 LOCAL DEVELOPMENT PLAN POLICIES

Hillingdon Local Plan Part 1 (2012)	
Policy	
PT1.BE1 – Built Environment	The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should: 1. Achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place; 2. Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties; 3. Be designed to include "Lifetime Homes" principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly, 10% of these should be wheelchair accessible or easily adaptable to wheelchair accessibility encouraging places of work and leisure, streets, neighbourhoods, parks and open spaces to be designed to meet the needs of the community at all stages of people's lives; 4. In the case of 10 dwellings or over, achieve a satisfactory assessment rating in terms of the latest Building for Life standards (as amended or replaced from time to time); 5. Improve areas of poorer environmental quality, including within the areas of relative disadvantage of Hayes, Yiewsley and West Drayton. All regeneration schemes should ensure that they are appropriate to their historic context, make use of heritage assets and reinforce their significance; 6. Incorporate a clear network of routes that are easy to understand, inclusive, safe, secure and connect positively with interchanges, public transport, community facilities and services; 7. Improve the quality of the public realm and provide for public and private spaces that are attractive, safe, functional, diverse, sustainable, accessible to all, respect the local character and landscape, integrate with the development, enhance and protect biodiversity through the inclusion of living walls, roofs and areas for wildlife, encourage physical activity and where appropriate introduce public art; 8. Create safe and secure environments that reduce crime and fear of crime, anti-social behaviour and risks from fire and arson having regard to Secure by Design standards and address resilience to terrorism in major development proposals; 9. Not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable areas; 10. Maximise the opportunities for all new homes to contribute to tackling and adapting to climate change and reducing emissions of local air quality pollutants. The Council will require all new development to achieve reductions in carbon dioxide emission in line with the London Plan targets through energy efficient design and effective use of low and zero carbon technologies. Where the required reduction from on-site renewable energy is not feasible within major developments, contributions off-site will be sought. The Council will seek to merge a suite of sustainable design goals, such as the use of SUDS, water efficiency, lifetime homes, and energy efficiency into a requirement measured against the Code for Sustainable Homes and BREEAM. These will be set out within the Hillingdon Local Plan: Part 2- Development Management Policies Local Development Document (LDD). All developments should be designed to make the most efficient use of natural resources whilst safeguarding historic assets, their settings and local amenity and include sustainable design and construction techniques to increase the re-use and recycling of construction, demolition and excavation waste and reduce the amount disposed to landfill;

	11. In the case of tall buildings, not adversely affect their surroundings including the local character, cause harm to the significance of heritage assets or impact on important views. Appropriate locations for tall buildings will be defined on a Character Study and may include parts of Uxbridge and Hayes subject to considering the Obstacle Limitation Surfaces for Heathrow Airport. Outside of Uxbridge and Hayes town centres, tall buildings will not be supported. The height of all buildings should be based upon an understanding of the local character and be appropriate to the positive qualities of the surrounding townscape. Support will be given for proposals that are consistent with local strategies, guidelines, supplementary planning documents and Hillingdon Local Plan: Part 2- Development Management Policies.
EM1 – Climate Change Adaptation and Mitigation	The Council will ensure that climate change mitigation is addressed at every stage of the development process by: 1. Prioritising higher density development in urban and town centres that are well served by sustainable forms of transport. 2. Promoting a modal shift away from private car use and requiring new development to include innovative initiatives to reduce car dependency. 3. Ensuring development meets the highest possible design standards whilst still retaining competitiveness within the market. 4. Working with developers of major schemes to identify the opportunities to help provide efficiency initiatives that can benefit the existing building stock. 5. Promoting the use of decentralised energy within large scale development whilst improving local air quality levels. 6. Targeting areas with high carbon emissions for additional reductions through low carbon strategies. These strategies will also have an objective to minimise other pollutants that impact on local air quality. Targeting areas of poor air quality for additional emissions reductions. 7. Encouraging sustainable techniques to land remediation to reduce the need to transport waste to landfill. In particular developers should consider bioremediation as part of their proposals. 8. Encouraging the installation of renewable energy for all new development in meeting the carbon reduction targets savings set out in the London Plan. Identify opportunities for new sources of electricity generation including anaerobic digestion, hydroelectricity and a greater use of waste as a resource. 9. Promoting new development to contribute to the upgrading of existing housing stock where appropriate. The Borough will ensure that climate change adaptation is addressed at every stage of the development process by: 10. Locating and designing development to minimise the probability and impacts of flooding. 11. Requiring major development proposals to consider the whole water cycle impact which includes flood risk management, foul and surface water drainage and water consumption. 12. Giving preference to development of previously developed land to avoid the loss of further green areas. 13. Promoting the use of living walls and roofs, alongside sustainable forms of drainage to manage surface water run-off and increase the amount of carbon sinks. 14. Promoting the inclusion of passive design measures to reduce the impacts of urban heat effects.

Hillingdon Local Plan Part 2 (2020)

Policy	
DMH1 – Safeguarding Existing Housing	A) The net loss of existing self-contained³ housing, including affordable housing, will be resisted unless the housing is replaced with at least equivalent residential floorspace. B) The Council will grant planning permission for the subdivision of dwellings only if: i) car parking standards can be met within the curtilage of the site without being detrimental to the street scene; ii) all units are self contained with exclusive use of sanitary and kitchen facilities and provided with individual entrances and internal staircases to serve units above ground floor level; iii) adequate amenity space is provided for the benefit of residents; and iv) adequate living space standards are met.
DMHB11 – Design of New Development	A) All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding: • scale of development, considering the height, mass and bulk of adjacent structures; • building plot sizes and widths, plot coverage and established street patterns; • building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; • architectural composition and quality of detailing; • local topography, views both from and to the site; and • impact on neighbouring open spaces and their environment. ii) ensuring the use of high quality building materials and finishes; iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities; iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure. B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. C) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. In the case of proposals for major development⁵ sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs. D) Development proposals should make sufficient provision for well-designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be

	located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.
DMHB12 – Streets and Public Realm	A) Development should be well integrated with the surrounding area and accessible. It should: i) improve legibility and promote routes and wayfinding between the development and local amenities; ii) ensure public realm design takes account of the established townscape character and quality of the surrounding area; iii) include landscaping treatment that is suitable for the location, serves a purpose, contributes to local green infrastructure, the appearance of the area and ease of movement through the space; iv) provide safe and direct pedestrian and cycle movement through the space; v) incorporate appropriate and robust hard landscaping, using good quality materials, undertaken to a high standard; vi) where appropriate, include the installation of public art; and vii) deliver proposals which incorporate the principles of inclusive design. Proposals for gated developments will be resisted. B) Public realm improvements will be sought from developments located close to transport interchanges and community facilities to ensure easy access between different transport modes and into local community facilities.
DMHB14 – Trees and Landscaping	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.
DMHB5 – 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.
DMHB6 – Gatehill Farm Estate and Copse Wood Estate Areas of Local Special Character	Within the Gatehill Farm and Copse Wood Estates, new 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;
DMHD1 – 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, roof form, window pattern, detailed design and materials. B) Rear Extensions 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;

	vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres; vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house; viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings. C) Side Extensions i) side extensions should not exceed half the width of the original property; ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded; iii) garages should reflect the size guidelines set out in Appendix C Parking standards; iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses; v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation; vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and vii) in Conservation Areas, single storey side extensions may be required to be set back. D) 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. E) Roof Extensions i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;
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	ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable; iii) raising of a main roof above the existing ridgeline of a house will generally not be supported; iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling; and v) in Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise with the existing building. The highest point of the dormer should be kept well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first floor windows. F) Front Gardens and Parking i) new or replacement driveways should use permeable (porous) surfacing. Surfaces of more than five square metres will need planning permission for laying traditional, impermeable driveways; and ii) the design, materials and height of any front boundary must be in keeping with the character of the area to ensure harmonisation with the existing street scene.
DMT6 – Vehicle Parking	A) Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity. The Council may agree to vary these requirements when: i) the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity; and/or ii) a transport appraisal and travel plan has been approved and parking provision is in accordance with its recommendations. B) All car parks provided for new development will be required to contain conveniently located reserved spaces for wheelchair users and those with restricted mobility in accordance with the Council's Accessible Hillingdon SPD.

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D4 – Delivering Good Design	Design analysis and development certainty A Masterplans and design codes should be used to help bring forward development and ensure it delivers high quality design and place-making based on the requirements set out in Part B of Policy D3 Optimising site capacity through the design-led approach. B Where appropriate, visual, environmental and movement modelling/ assessments should be undertaken to analyse potential design options for an area, site or development proposal. These models, particularly 3D virtual reality and other interactive digital models, should, where possible, be used to inform plan-making and decision-taking, and to engage Londoners in the planning process. Design scrutiny C Design and access statements submitted with development proposals should demonstrate that the proposal meets the design requirements of the London Plan. D The design of development proposals should be thoroughly scrutinised by borough planning, urban design, and conservation officers, utilising the analytical tools set out in Part B, local evidence, and expert advice where appropriate. In addition, boroughs and applicants should make use of the design review process to assess and inform design options early in the planning process. Development proposals referable to the Mayor must have undergone at least one design review early on in their preparation before a planning application is made, or demonstrate that they have undergone a local borough process of design scrutiny, based on the principles set out in Part E if they: 1) include a residential component that exceeds 350 units per hectare; or 2) propose a building defined as a tall building by the borough (see Policy D9 Tall buildings), or that is more than 30m in height where there is no local definition of a tall building. E The format of design reviews for any development should be agreed with the borough and comply with the Mayor's guidance on review principles, process and management, ensuring that: 1) design reviews are carried out transparently by independent experts in relevant disciplines 2) design review comments are mindful of the wider policy context and focus on interpreting policy for the specific scheme 3) where a scheme is reviewed more than once, subsequent design reviews reference and build on the recommendations of previous design reviews 4) design review recommendations are appropriately recorded and communicated to officers and decision makers 5) schemes show how they have considered and addressed the design review recommendations 6) planning decisions demonstrate how design review has been addressed. Maintaining design quality F The design quality of development should be retained through to completion by: 1) ensuring maximum detail appropriate for the design stage is provided to avoid the need for later design amendments and to ensure scheme quality is not adversely affected by later decisions on construction, materials, landscaping details or minor alterations to layout or form of the development 2) ensuring the wording of the planning permission, and associated conditions and legal agreement, provide clarity regarding the quality of design 3) avoiding deferring the assessment of the design quality of large elements of a development to the consideration of a planning condition or referred matter 4) local planning authorities considering conditioning the ongoing involvement of the original design team to monitor the design quality of a development through to completion.

D5 – Inclusive Design	A Boroughs, in preparing their Development Plans, should support the creation of inclusive neighbourhoods by embedding inclusive design, and collaborating with local communities in the development of planning policies that affect them. B Development proposal should achieve the highest standards of accessible and inclusive design. They should: 1) be designed taking into account London's diverse population 2) provide high quality people focused spaces that are designed to facilitate social interaction and inclusion 3) be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment 4) be able to be entered, used and exited safely, easily and with dignity for all 5) be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building. C Design and Access Statements, submitted as part of development proposals, should include an inclusive design statement.
D8 – Public Realm	Development Plans and development proposals should: A encourage and explore opportunities to create new public realm where appropriate B ensure the public realm is well-designed, safe, accessible, inclusive, attractive, well-connected, related to the local and historic context, and easy to understand, service and maintain. Landscape treatment, planting, street furniture and surface materials should be of good quality, fit-for-purpose, durable and sustainable. Lighting, including for advertisements, should be carefully considered and well-designed in order to minimise intrusive lighting infrastructure and reduce light pollution C maximise the contribution that the public realm makes to encourage active travel and ensure its design discourages travel by car and excessive onstreet parking, which can obstruct people's safe enjoyment of the space. This includes design that reduces the impact of traffic noise and encourages appropriate vehicle speeds D be based on an understanding of how the public realm in an area functions and creates a sense of place during different times of the day and night, days of the week and times of the year. In particular, they should demonstrate an understanding of how people use the public realm, and the types, location and relationship between public spaces in an area, identifying where there are deficits for certain activities, or barriers to movement that create severance for pedestrians and cyclists E ensure both the movement function of the public realm and its function as a place are provided for and that the balance of space and time given to each reflects the individual characteristics of the area. The priority modes of travel for the area should be identified and catered for, as appropriate. Desire lines for people walking and cycling should be a particular focus, including the placement of street crossings, which should be regular, convenient and accessible F ensure there is a mutually supportive relationship between the space, surrounding buildings and their uses, so that the public realm enhances the amenity and function of buildings and the design of buildings contributes to a vibrant public realm G ensure buildings are of a design that activates and defines the public realm, and provides natural surveillance. Consideration should also be given to the local microclimate created by buildings, and the impact of service entrances and facades on the public realm H ensure appropriate management and maintenance arrangements are in place for the public realm, which maximise public access and minimise rules governing the space to those required for its safe management in accordance with the Public London Charter I incorporate green infrastructure such as street trees and other vegetation into the public realm to support rainwater management through sustainable drainage, reduce exposure to air pollution, moderate surface and air temperature and increase biodiversity J ensure that appropriate shade, shelter, seating and, where possible, areas of direct sunlight are provided, with other microclimatic considerations, including temperature and wind, taken into account in order to encourage people to spend time in a place K ensure that street clutter, including street furniture that is poorly located, unsightly, in poor condition or without a clear function is removed, to ensure that pedestrian

	amenity is improved. Consideration should be given to the use, design and location of street furniture so that it complements the use and function of the space. Applications which seek to introduce unnecessary street furniture should be refused L explore opportunities for innovative approaches to improving the public realm such as open street events and Play Streets M create an engaging public realm for people of all ages, with opportunities for social activities, formal and informal play and social interaction during the daytime, evening and at night. This should include identifying opportunities for the meanwhile use of sites in early phases of development to create temporary public realm N ensure that any on-street parking is designed so that it is not dominant or continuous, and that there is space for green infrastructure as well as cycle parking in the carriageway. Parking should not obstruct pedestrian lines O ensure the provision and future management of free drinking water at appropriate locations in the new or redeveloped public realm.
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