

DELEGATED DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL Select Option

- 1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received
- 2. Application complies with all relevant planning policies and is acceptable on planning grounds
- 3. There is no Committee resolution for the enforcement action
- 4. There is no effect on listed buildings or their settings
- 5. The site is not in the Green Belt (but see 11 below)

REFUSAL RECOMMENDED: GENERAL

- 6. Application is contrary to relevant planning policies/standards
- 7. No petition of 20 or more signatures has been received
- 8. Application has not been supported independently by a person/s
- 9. The site is not in Green Belt (but see 11 below)

RESIDENTIAL DEVELOPMENT

- 10. Single dwelling or less then 10 dewlling units and/or a site of less than 0.5 ha
- 11. Householder application in the Green Belt

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

- 12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses
- 13. Refusal of change of use from retail class A1 to any other use
- 14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use.

CERTIFICATE OF LAWFULNESS

- 15. Certificate of Lawfulness (for proposed use or Development)
- 16. Certificate of Lawfulness (for existing use or Development)
- 17. Certificate of Appropriate Alternative Development

CERTIFICATE OF LAWFULNESS

- 18. ADVERTISEMENT CONSENT (excluding Hoardings)
- 19. PRIOR APPROVAL APPLICATION
- 20. OUT-OF-BOROUGH OBSERVATIONS
- 21. CIRCULAR 18/84 APPLICATION
- 22. CORPSEWOOD COVENANT APPLICATION
- 23. APPROVAL OF DETAILS
- 24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval
- 25. WORKS TO TREES
- 26. OTHER (please specify)

The delegation powers schedule has been checked. Interim Director of Planning, Regeneration & Public Realm can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

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

Address 34 HIGH STREET NORTHWOOD

Development: Erection of a first floor rear extension with internal reconfiguration and conversion of roof space into habitable accommodation to create one additional Class C3 residential unit with 2 x roof lights

LBH Ref Nos: **21482/APP/2022/1993**

Drawing Nos: 3281 - 02/BK
 3281 - 03/BK
 3281 - 04/BK
 3281 - 05/BK

Date Plans received : 23/06/2022

Date(s) of Amendment(s):

Date Application Valid: 23/06/2022

1. **SUMMARY**

The application seeks planning permission for a first floor rear extension with internal reconfiguration and conversion of roofspace into habitable accommodation to create one additional C3 residential unit with 2 x roof lights.

The application forms part of a mixed use terrace building that accommodates a commercial unit (Use Class E) at ground floor with an existing two bedroom flat (Use Class C3) at first floor and loft level. The proposal seeks to erect a gable ended infill first floor rear extension to create one additional flat and the reconfiguration of the existing accommodation. Instead of one 2-bed flat there would be one studio flat and one 1-bed flat.

The proposed development is considered acceptable, in principle. The proposal would not cause harm to the character and appearance of the host property or the surrounding ASLC, nor would it adversely impact the living conditions of neighbouring occupiers. The proposed residential units would provide future occupiers with a satisfactory provision of internal and external amenity space. The proposed development would not significantly exacerbate the demand for street parking or prejudice highway safety. On this basis, it is recommended that the application is recommended for approval, subject to the imposition of planning conditions.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 RES3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete

accordance with the details shown on the submitted plans, 3281 - 05/BK, 3281 - 02/BK, 3281 - 03/BK and 3281 - 04/BK and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).

3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

4 HO5 No additional windows or doors

No additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

5 NONSC Non Standard Condition

No part of the development hereby permitted shall be occupied until details of covered and secure cycle storage and refuse storage have been submitted to, and approved in writing by, the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the first occupation of the development and thereafter shall be permanently retained and kept available for their intended use at all times.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMT 5 of the Hillingdon Local Plan Part 2 (2020).

6 NONSC Non Standard Condition

The rooflights proposed on the rear elevation shall be conservation style rooflights set flush with the roof plane.

REASON

To ensure the development preserves the character and appearance of the Conservation Area in accordance with Policies DMHB 1 and DMHB 4 of the Hillingdon Local Plan Part 2 (2020).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT 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 I53 Compulsory Informative (2)

The decision to GRANT 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.

DMHB 5	Areas of Special Local Character
DMHB 11	Design of New Development
NPPF11	NPPF 2021 - Making effective use of land
NPPF12	NPPF 2021 - Achieving well-designed places
NPPF2	NPPF 2021 - Achieving sustainable development
NPPF4	NPPF 2021 - Decision-Making
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the Eastern side of Northwood High Street and comprises a shop unit at ground floor to the front, with a flat above and a large single storey extension at the rear currently in use as office space. There is a detached single storey building across the rear of the plot. The site forms part of a terrace of properties with retail at ground floor and residential above.

The street scene is primarily residential in character comprising a mix of house types on one side and retail units with residential above on the other. The application site lies within the Old Northwood Area of Special Local Character (ASLC) and the Developed Area as designated in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). It has a PTAL of 2. According to the Council's GIS map, the site is shown to be designated within a surface water flood risk zone and a critical drainage area.

3.2 Proposed Scheme

Planning permission is sought for the erection of a first floor rear extension with internal reconfiguration and conversion of roof space into habitable accommodation to create one additional Class C3 residential unit with 2 x roof lights.

3.3 Relevant Planning History

21482/APP/2022/624 34 High Street Northwood
Replacement of existing shopfront

Decision: 17-06-2022 Refused

21482/E/97/1533 34 High Street Northwood
Change of use from Class A1 (shop) to Class A2 (residential lettings agency)

Decision: 18-02-1998 Approved

61226/APP/2020/3208 34b High Street Northwood
Change of use from office (Use Class B1a) to 3 x studio flats (Use Class C3) (Prior Approval)

Decision: 21-01-2021 Approved

61226/APP/2021/3859 34b High Street Northwood
Rear extension at first floor and roof level to form a mansard roof with the internal reconfiguration at first and loft level to create one additional two-bedroom flat

Decision: 29-04-2022 WD

61226/PRC/2019/129 34a & 34b High Street Northwood
Change of use of 34a from 2/3 bed flat (Use Class C3) and of 34b from offices (Use Class B1) to form 10 self contained studio flats

Decision: 31-01-2020 OBJ

Comment on Planning History

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date:- Not applicable

4.2 Site Notice Expiry Date:- Not applicable

5. Comments on Public Consult

17 neighbouring properties, Northwood Residents Association and Northwood Hills Residents Association were consulted on 08.07.2022.

Two comments of objection were received:

- Standard of accommodation;
- No parking
- Concerns with access for emergency services
- Little circulation
- Private ground floor amenity and on-site parking should be provided for additional flat

Officer Response:

The concerns in relation to resident amenity, parking and access will be discussed in the main bulk of the report below.

6. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.H1 (2012) Housing Growth

Part 2 Policies:

DMHB 5 Areas of Special Local Character

DMHB 11 Design of New Development

NPPF11 NPPF 2021 - Making effective use of land

NPPF12 NPPF 2021 - Achieving well-designed places

NPPF2 NPPF 2021 - Achieving sustainable development

NPPF4 NPPF 2021 - Decision-Making

DMHB 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

DMT 2 Highways Impacts

DMT 5 Pedestrians and Cyclists

DMT 6 Vehicle Parking

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

LPP T5 (2021) Cycling

LPP T6 (2021) Car parking

In addition:

7. MAIN PLANNING ISSUES

7.1 Impact on the amenities of the occupiers of neighbouring residential properties

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states, amongst other criteria, that development proposals should not adversely impact on the amenity, daylight, and sunlight of adjacent properties and open space.

The proposed development involves the erection of a first floor rear infill extension, including two new windows on the first floor rear elevation and two conservation roof lights on the rear elevation. The first floor extension is located on the southern elevation, abutting No. 32. However, the proposed first floor extension will follow a similar building rear building line as No. 32. As such, it is not considered that the proposed development would result in unacceptable overshadowing or loss of light. The extension would not extend beyond the existing outrigger on the site so would have no impact on the residences at No. 34.

The proposed windows on the first floor, and roof lights will face over the roof of the single storey building to the rear of the site and be a significant distance from the rear gardens of properties on Hilliard Road to not result in any undue overlooking.

Given separation distances there are no other properties considered potentially adversely affected.

Given the scale of the proposed development, its location and position of the rear windows in relation to nearby properties, it is considered that the proposal would not significantly harm the residential amenities of the occupiers of the adjoining properties from increased visual intrusion, over-dominance or loss of privacy. The proposal, therefore, complies with Policy DMHD 11 of the Hillingdon Local Plan: Part Two - Development Management Policies.

7.2 Impact on Street Scene

Policy DMHB 5 states 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 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that the Council will expect development proposals to avoid harm to the historic environment. Policy DMHB 1 requires any extensions or alterations to be designed in sympathy, without detracting from or competing with the heritage asset. Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all development will be required to be designed to the highest standards and incorporate principles of good design.

The application proposes a first floor rear extension, which measures 4.89m in depth, 3.9m in width and 7.24m in height. The first floor extension would sit between the existing outriggers of the host property and that of the neighbouring property at No. 32. The application seeks to alter the roof of the existing first floor rear element by removing the chimney. The design of the rear elevation and first floor extension was considered acceptable under pre-application 61226/PRC/2019/129. Officers considered that although the rear extension would be a large addition to the original building, however it is noted that other properties within the terrace have been extended in a similar way. It was therefore considered unreasonable to object to the proposal on this basis.

The proposed first floor rear extension would not be visible from the street scene and it would be located to the rear of the site which is characterised by a variation of design and size of the buildings. However, it remains considered that the rear extension would blend in well with the surrounding area. The extension of the property would not involve an increase in footprint and the gable roof would match the existing design.

Subsequently, it is considered that the proposal would not have a detrimental impact on the street scene, surrounding area and Old Northwood Area of Special Local Character in compliance with Policies DMHB 5 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

7.3 Traffic Impact/Pedestrian Safety

Policy DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that 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. To comply with Policy DMT 6, the proposal must provide a maximum of one off-street car parking space per studio unit.

The site is located within the main High Street of Northwood and benefits from a PTAL level of 2. Therefore, it is considered below average and hence raises dependency on private car. However, it is noted that the existing dwelling and offices do not benefit from any parking and the site is within 1km of both Northwood and Northwood Hills stations. Two bus routes run close to the site and provide frequent services from Harrow Bus Station and Ealing Hospital to Mount Vernon Hospital. Both Northwood and Northwood Hills Town Centres, provide a range of shops amongst a wider shopping area with a selection of shops and services.

Taking the above into consideration, given the sites location amongst such services and as it is within walking and cycling distance to trains and buses, it would not be necessary for the occupants of the dwellings to use a car to access day to day services.

Subsequently, it is considered that the proposal would not measurably exacerbate congestion or parking stress and would not raise any highway safety concerns in accordance with Policies DMT 2 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

CYCLE PROVISION

Policy DMT 5 states that development proposals will be required to ensure that safe, direct and inclusive access for pedestrians and cyclists. Appendix C Table 1 requires 1 space per unit for the application site. Cycle parking provision for 2 spaces has not been provided on site. However, it has been confirmed that this can be delivered, as such, in the event of an approval a condition will be secured to ensure the delivery and allocation of 2 no. cycle parking spaces.

7.4 Carparking & Layout

See above.

7.5 Urban Design, Access and Security Considerations

STANDARD OF LIVING CONDITIONS FOR FUTURE OCCUPIERS

Policy D6 of the London Plan (2021) sets out the minimum internal floor space standards required for residential developments in order to ensure that there is adequate level of amenity for existing and future occupiers. Table 3.1 requires studio flats to have a gross internal area of 39 square metres (37 square metres if the studio has a shower room instead of a bathroom). 1 bedroom, 2 person dwellings over two-storeys shall provide a minimum of 58 square metres.

The studio flat on the first floor would have an overall floor area of 37.56 metre square, the flat features a shower and therefore complies with the minimum space standards. The 1 bedroom, 2 person flat on the first and second floor measures an overall floor area of 65.21 metre square. It is therefore considered that the proposal would provide a satisfactory internal living environment for the future occupants, in accordance with the space standards set out in Policy D6 of the London Plan (2021) and Policy DMHB 16 of the Hillingdon Local Plan: Part 2 - Development Management Policies. Also, all the proposed habitable rooms would provide an adequate level of outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) requires the provision of adequate private amenity space, with Table 5.3 requiring 20sqm for each unit. It is acknowledged that the development would not afford future occupiers with any private amenity space, and it is acknowledged that the existing 2-bedroom unit doesn't provide outdoor amenity space. It is noted that the site lies north of

the Northwood Recreation Grounds, which covers approximately 12.5 hectares and provides amenity space, children's playground, ball court, tennis court, cricket pitch, football pitch and outdoor gym. Having consideration for the above, it is considered that given the non family sized units, the town centre location and proximity to open space it would be unreasonable to refuse this application on the grounds of the absence of private amenity provision.

7.6 Other Issues

RECYCLING FACILITIES:

Policy DMHB 11 of the Hillingdon Local Plan - Part 2 - Development Management Policies (2020) states that development proposals should make provision for recycling and organic waste, with suitable access for collection.

Whilst no details have been provided, full details of its location, design and dimensions would be secured by condition in the event of an approval.

8. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)
The London Plan (2021)
Technical Housing Standards - Nationally Described Space Standard (March 2015)
Hillingdon Local Plan Accessible Hillingdon Supplementary Planning Document (September 2017)
National Planning Policy Framework (2021)

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