

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

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

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

CERTIFICATE OF LAWFULNESS

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

CERTIFICATE OF LAWFULNESS

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

The delegation powers schedule has been checked. Director of Residents Services 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 Head of Planning, Building Control, Sport & Green Spaces**

Address 6A THE BROADWAY JOEL STREET NORTHWOOD

Development: Installation of a rear dormer and 2 front rooflights to create habitable roofspace to provide 2 additional bedrooms and a change of use from a House in Multiple Occupation (C4) to a large House in Multiple Occupation (Sui Generis).

LBH Ref Nos: **69564/APP/2014/892**

Drawing Nos: Photographs
Location Plan to Scale 1:1250
ROB 01P Rev. A

Date Plans received : 14/03/2014

Date(s) of Amendment(s):

Date Application Valid: 14/03/2014

1. **SUMMARY**

The application relates to a first and second floor residential flat located above a ground floor retail unit on the western side of Joel Street. The application site lies to the south of the Northwood Hills Circus Roundabout and forms part of a retail parade which follows the bend on the outside of the roundabout from Pinner Road to Joel Street.

The application seeks permission for the installation of a rear dormer and 2 front rooflights to create habitable roofspace to provide 2 additional bedrooms and a change of use from a House in Multiple Occupation (C4) to a large House in Multiple Occupation (Sui Generis).

the proposed dormer extension would fail to appear as a subordinate addition to the existing property and is considered to have unacceptable impact on the appearance of the original property and the visual amenity of the surrounding area. Furthermore, the total floorspace of this proposed 3 storey, 7 bedroom property would not meet the minimum floorspace requirements detailed in the GLA's Housing SPG. Therefore, this application is recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed dormer, by reason of its size, scale, bulk and width, would result in an incongruous and overdominant feature that would be harmful to the character and appearance of the original property and the visual amenities of the surrounding area. Therefore, the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The total floor area of the proposed development falls below the minimum 145sqm requirement for a 3 storey, 7 bedroom property of this kind. As a result the property would fail to provide a satisfactory residential environment for present and future

occupiers of the site. The proposal is therefore contrary to Policy BE19 of the Hillingdon Local Plan (November 2012) and Annex 4 of the Mayor of London's adopted Supplementary Planning Guidance: Housing.

INFORMATIVES

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to a first and second floor residential flat located above a ground floor retail unit on the western side of Joel Street. The application site lies to the south of the Northwood Hills Circus Roundabout and forms part of a retail parade which follows the bend on the outside of the roundabout from Pinner Road to Joel Street.

A staircase adjacent to the western side elevation of No.2 Joel Street provides access to the entrances of the first floor residential units Nos.2a-20a Joel Street, which includes the application property. The first floor entrance to the two storey dwelling is in the rear elevation of the building and faces to the southwest, overlooking the service yard area of the ground floor retail units.

The application building has no allocated off-street parking and on-street parking along Joel Street in front of the retail outlets is prohibited by double yellow lines.

The site is situated within a Developed Area and within the Primary Shopping Area of Northwood Hills Town Centre as identified in the policies of the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

The application seeks permission for the installation of a rear dormer and 2 front rooflights to create habitable roofspace to provide 2 additional bedrooms and a change of use from a House in Multiple Occupation (C4) to a large House in Multiple Occupation (Sui Generis).

3.3 Relevant Planning History

69564/APP/2013/3256 6a The Broadway Joel Street Northwood

Installation of a rear dormer and 2 front rooflights to create habitable roofspace to provide 2 additional bedrooms for a house of multiple occupancy

Decision: 08-01-2014 NFA

Comment on Planning History

None.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date:- Not applicable

4.2 Site Notice Expiry Date:- Not applicable

5. Comments on Public Consultation

A total of five neighbouring occupiers and the Northwood Hills Residents Association were originally consulted on 19th March 2014 with an expiry date of 9th April 2014. However,

due to a change in the description of the proposed development the neighbouring properties were re-consulted on 4th April 2014 for a further 21 days. A site notice was displayed on 19th March 2014 with an expiry date of 9th April 2014.

By the close of the consultation period one objection had been received from the occupants of the neighbouring property at 4a The Broadway. They raised concerns regarding the number of people currently living at the property and their behaviour. These issues do not form material planning considerations.

INTERNAL CONSULTEES

Highways - No objection

Environmental Protection Unit - No objection

6. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

LPP 3.5 (2011) Quality and design of housing developments

In addition:

7. MAIN PLANNING ISSUES

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

In terms of impact to neighbouring occupiers, the proposed dormer and roof lights would be built within the roof space of the existing property. There are no existing dormer extensions on either of the neighbouring properties and the proposed development is considered not to have a significant impact to the residential amenity of any neighbouring occupiers in terms of loss of light, loss of outlook or loss of privacy and is therefore in accordance with Policies BE20, BE21 & BE24 of the Hillingdon Local Plan (November 2012).

7.2 Impact on Street Scene

Paragraph 7.7 of the HDAS guidance states: Any roof extension to a terraced property should be set at least 0.3m below the ridge level, at least 0.5m above the eaves level and at least 0.5m from the sides of the roof. The proposed dormer window would leave no space between the extension and the sides of the roof, which is contrary to the above

guidance. Furthermore, by reason of its overall size and scale it would fail to appear as a subordinate addition to the property and would totally dominate the roof within which it would be set. Although there is another example of a large rear dormer on a neighbouring property along The Broadway, this was built prior to the introduction of the council's latest design guidance and cannot be used as justification for the proposed development.

The proposed dormer extension is therefore contrary to Section 7 of the HDAS guidance and Policies BE13, BE15 and BE19 of the Hillingdon local plan (November 2012).

The proposed roof lights would be the first in the principal elevation of any building facing towards Joel Street. However, the building is not within a Conservation Area or Area of Special Local Character and the roof lights would be at third floor level and not prominent when viewed from street level. Therefore, the impact the roof lights would have to the appearance of the building and the visual amenities of the surrounding area is considered to be acceptable.

7.3 Traffic Impact / Pedestrian Safety

The application is for the proposed addition of a dormer extension to the rear of the property which would have no impact in terms of increased traffic or pedestrian safety.

7.4 Carparking & Layout

Due to the town centre location of the application site the Highways Officer has no objections to the proposal in terms of parking provision but states that at least one cycle parking space should be provided at the site for the occupiers of the dwelling. This could be secured by attaching a condition to the application requesting the provision of a cycle parking space. The landing area to the front of the rear elevation would be a suitable location for this.

7.5 Urban Design, Access and Security Considerations

The London Borough of Hillingdon Houses of Multiple Occupancy SPG states that the council will look for a minimum of 15sqm of private amenity space to be provided per habitable room. However, due to the town centre location of the property and the absence of any garden space at any of the neighbouring properties along The Broadway, the provision of private amenity space is not considered relevant to this application.

It is considered that all the proposed habitable rooms and those altered by the proposals would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan.

7.6 Other Issues

The proposed extension would change the dwelling from a 2 storey 3 bedroom property to a 3 storey 7 bedroom property. Annex 4 - Minimum Floorspace For All Housing Types of the GLA's Housing Supplementary Planning Guidance (SPG), states that the minimum floorspace required for a 3 storey 7 bedroom property of this kind is 145sqm. At 129sqm, the total amount of floorspace that will be created as result of this development falls below this requirement and would therefore provide an inadequate amount of living space for the occupants of the dwelling.

Given the above, the proposed dormer extension would fail to appear as a subordinate addition to the existing property and is considered to have an unacceptable impact on the appearance of the original property and the visual amenity of the surrounding area. Furthermore, the total floorspace of this proposed 3 storey, 7 bedroom property would not meet the minimum floorspace requirements detailed in the GLA's Housing SPG. Therefore, this application is recommended for refusal.

8. Reference Documents

Hillingdon Local Plan (November 2012);
The London Plan (July 2011);
National Planning Policy Framework;
Hillingdon Supplementary Planning Document: Planning Obligations (July 2008) and
Revised Chapter 4 (September 2010);
Hillingdon Design and Accessibility Statement: Residential Layouts (July 2006);
Hillingdon Design and Accessibility Statement: Accessible Hillingdon (May 2013);
GLA's Supplementary Planning Guidance - Housing.

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