Residents Services

APP. REF. NO: 70478/APP/2014/4267

DELEGATED HOUSEHOLDER DECISION

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

APPROVAL RECOMMENDED: GENERAL	Select 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. ADVERTISMENT CONSENT (excluding Hoardings)	☐
19. PRIOR APPROVAL APPLICATION	☐
20. OUT-OF-BOROUGH OBSERVATIONS	☐
21. CIRCULAR 18/84 APPLICATION	☐
22. CORPSEWOOD COVENANT APPLICATION	☐
23. APPROVAL OF DETAILS	☐
24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where 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, Sport and Green Spaces**

Address 23 DENE ROAD NORTHWOOD

Development: Two storey side/rear extension, single storey rear extension, conversion of roofspace to habitable use to include 3 rear rooflights, conversion of integral garage to habitable use involving alterations to front elevation, attached garage to side and installation of basement to be used as a store

LBH Ref Nos: **70478/APP/2014/4267**

Drawing Nos: PA01
PA02
PA03
PA04
PA05
PA06
PA07
PA08 Rev. A
PA09
PA10
Floor Space Calculations

Date Plans Received: 03/12/2014 **Date(s) of Amendment(s):**

Date Application Valid: 11/12/2014

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a large detached property situated on the southern side of Dene Road. The property is set back from the road and benefits from a good sized front garden with ample parking provision and a projecting double garage. To the rear the garden is approximately 1m lower than the house, split with a raised terrace along the side and rear of the dwelling and the lawn below.

The street scene is residential in character and appearance comprising large detached period properties.

The application site lies within the Dene Road Area of Special Local Character and the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

This application seeks permission for the erection of a two storey side/rear extension, a single storey rear extension, the conversion of the roofspace to habitable use to include 3 rear rooflights, the conversion of the integral garage to habitable use involving alterations the replacement of the garage doors with two windows, the construction of an attached single garage to the side and the installation of basement to the rear to be used as a store.

1.3 Relevant Planning History

Comment on Planning History

None

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

The following neighbours were consulted for a period of 21 days expiring on the 5th January 2015 as follows: -
- 4 Foxdell
- 8 Foxdell
- 32 Dene Road
- 30a Dene Road
- 25 Dene Road
- 23A Dene Road
- 6 Foxdell
- 30 Dene Road
- 2 Foxdell

1 response was received from adjoining neighbours outlining the following comments:
- Sewage; with the increased capacity of the property ensure that there are sufficient facilities to accommodate the additional sewage and waste water
- Run-off Water; ensure that there is sufficient facilities to deal with run-off water such that the water will not flow down the incline into our garden. This will be particularly applicable if the owners plan to pave over the back garden, removing the lawn
- Velux Window in the roof south facing; ensure that they do not directly overlook our property particularly if the owners plan to install double Velux windows/dormer windows. We would require that these windows are frosted.

Northwood Residents Association - no response

Dene Road Residents Association - no response

Trees/Landscape: This site is adjacent to TPO 13 (on the far side of Dene Road). No significant trees will be affected. To mitigate the visual impact of the proposal and to enhance the arboreal character of the area, a new large species of tree should be planted on the grass verge to the front of the site.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE5	New development within areas of special local character
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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2011) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area of special local character and the impact on residential amenity of the neighbouring dwellings.

The proposed single storey rear extension is in the middle of the rear elevation and measures 5m in length, 1.5m deep and has a crown roof which is 3.15m high at the highest point, 2.25m at the eaves. The two storey side extension is L shaped incorporating an existing two storey side extension. It measures 4.6m wide at the rear elevation but reduces to 1.65m behind the existing garage. The full length is 5m and it also raises the roof height to 8.35m (5.45m at the eaves), forming a crown roof, which is not considered to be in keeping with the character of the existing dwelling. Despite the size of the main house and the fact that the raised roof line is lower than the main roofline of the original dwelling, this is a bulky addition which appears as unduly dominant and not subordinate to the main house. As such this aspect of the scheme is considered harmful to the character and appearance of the subject property, the wider streetscene and the ASLC.

The conversion of the existing garage and replacement of the door with two windows is not considered to be out of keeping with the character of the building or wider area. The replacement garage measures 4m in height, 3.75m in width and 7m in length. HDAS advises garages should have an internal width of 3m and depth of 4.8m to adequately accommodate a car which the proposal does. It also advises that the roof should not exceed 3.4m at the highest point. It is acknowledged that the proposed roof height is lower than the existing garage; however this is a large addition to the front of the property, which is clearly visible from the road. It will also be nearer to the site boundary, bringing it to within 3m of the adjacent property and would require the removal of the existing well established hedgerow along the boundary making it visually even more intrusive. The resultant loss of one parking space is not an issue as the front garden provides ample parking provision.

Therefore, when considering the proposal as a whole the proposed extensions and

alterations would detract from the visual amenities of the surrounding area and be harmful to the character and appearance of the subject property and would be contrary to Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposal also extends the raised terraced area to the east of the site increasing the width across the rear elevation by a further 3.75m. It also increases in height from 1.35m high to 1.65m and incorporates a garden store beneath. The terrace is also increased in depth in front of the proposed single storey extension by 1m and creates a tool store. It is not considered that there would be any additional overlooking or loss of privacy as a result of these alterations. As such, it is in compliance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

There is an existing first floor window on the side elevation of 2 Foxdell but the proposed two storey element does not compromise the 45 degree line of sight. It is not considered that the proposals would significantly harm the residential amenities of the occupiers of the adjoining detached properties from increased overshadowing, loss of sunlight, visual intrusion and over-dominance. As such, the proposal is in compliance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Paragraph 5.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The property benefits from a good sized rear garden and adequate garden space would be retained.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed extensions by reason of the size, scale, bulk and design represents an unduly intrusive and incongruous form of development detrimental to the character and appearance of the existing property, the visual amenities of the street scene and the wider Dene Road Area of Special Local Character. As such the proposal is contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, 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.

INFORMATIVES

1 On this decision notice policies from the Council's Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

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

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE5	New development within areas of special local character
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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2011) Quality and design of housing developments

guidance.

Contact Officer: Liz Arnold **Telephone No:** 01895 250230