

## Report of the Head of Planning, Transportation and Regeneration

<b>Address</b>	33 GATEHILL ROAD NORTHWOOD
<b>Development:</b>	Part two storey, part single storey front/side/rear extension to existing chalet, and conversion of roofspace to habitable use to include retention of 1 x existing front dormer and 1 x existing side dormer, plus 1 x proposed rear dormer and 1 x proposed rear rooflight.
<b>LBH Ref Nos:</b>	<b>22910/APP/2020/2870</b>
<b>Drawing Nos:</b>	Location Plan Block Plan FNYxp SP 8.0 FNYx Pgfr 8.0 FNYx SaLes 8.0 FNYx SbLnw 8.0 FNYp Pff 8.0 FNYp PgF 8.0 FNYp Psf 8.0 FNYp Lw 8.0 FNYp SaLe 8.0 FNYp SbLn 8.0 FNYp ScLs 8.0 FNYp Pr 8.0 Design & access statement

**Date Plans Received:** 08/09/2020

**Date(s) of Amendment(s):**

**Date Application Valid:** 17/09/2020

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site comprises a two storey detached property situated on rising ground on the North West side of Gatehill Road. The street scene is residential in character and appearance comprising mainly large detached properties set in generous plots. The application site lies within the Gatehill Estate Area of Special Local Character (ASLC) and the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). The site lies within the area covered by Tree Preservation Order (TPO) 165.

#### 1.2 Proposed Scheme

Part two storey, part single storey front/side/rear extension to existing chalet, and conversion of roofspace to habitable use to include retention of 1 x existing front dormer and 1 x existing side dormer, plus 1 x proposed rear dormer and 1 x proposed rear rooflight

#### 1.3 Relevant Planning History

22910/A/97/0515                    33 Gatehill Road Northwood  
Erection of a double garage with roof storage space and to fell trees T71 and T72 on TPO 165

**Decision Date:** 01-09-1997      **Refused**                    **Appeal:** 31-MAR-98      Dismissed

22910/APP/2017/4620                    33 Gatehill Road Northwood  
Two storey side/rear extension, first floor side extension and raising and enlargement of roof to allow for conversion of roof space to habitable use.

**Decision Date:** 05-04-2018      **Refused**                    **Appeal:**  
22910/PRC/2019/35                    33 Gatehill Road Northwood  
The enlargement of the existing dwellinghouse including enlargement of roof to allow for conversion of roofspace to habitable use.

**Decision Date:** 29-04-2020      **OBJ**                    **Appeal:**

**Comment on Planning History**  
22910/APP/2017/4620 - Two storey side/rear extension, first floor side extension and raising and enlargement of roof to allow for conversion of roof space to habitable use (Refused).

22910/A/97/0515 -Erection of a double garage with roof storage space and to fell trees T71 and T72 on TPO 165 (Refused and dismissed on appeal)

## 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**

Neighbours were notified on 19/09/2020. 5 objections were received together with a petition containing 37 valid signatures

In summary the objections were as follows -

- (1) Overlooking from rear dormer windows
- (2) Design out of keeping including bulk and dominance
- (3) Insufficient set back of side extensions
- (3) Inadequate parking for the size of dwelling
- (4) Front garden is reduced in size compared to neighbours
- (5) Loss of green frontage
- (6) Questions accuracy of application boundary

The petition raises similar issues.

Officers comments - The planning issues set out are considered below. The applicant has completed Certificate A stating that he controls the application site. The consequences of this not being the case would be an inability to complete the proposed development.

## INTERNAL AND EXTERNAL CONSULTEES

Conservation and Urban Design - 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 in 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 finishes alongside mock half-timbering detailing, hung tiles, tall chimneys, gable ends, dormers and barge boards. Properties of a later date have an overarching garden suburb style. Archibald Soutar was the Architect commissioned to plan the estate which was influenced by 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 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 proposed development would result in large additions to all elevations of the building and spreading habitable accommodation across three floors. It would more than double the original footprint with very little of the original building retained. The extensions would wrap around the corners of the existing building. The side/front additions to the south-eastern corner would notably result in the built form encroaching closer to the road. The front extension would extend the existing gabled form further eastwards towards Gatehill Road. The design aims to replicate the existing appearance of the dwelling therefore a compromise could be made in this regard.

However, the proposed side addition along the southern elevation would introduce a squat crown roof form, which would harm the characteristic steeply sloping roof form along this elevation. The inclusion of the side dormer addition at this level and protruding roof light to the crown roof further detracts from its appearance. The south-eastern corner of the front elevation is visible within the street scene, particularly when viewed from Willow End, southwards. The detracting addition would be evident when viewed from the road. It would fail to respect the character, style and form of the original dwelling and therefore unacceptable in this instance. The original form of the building has already been entirely compromised along the northern elevation therefore it is recognised that there is scope for a further extension along this elevation. It is however disappointing the opportunity to improve the appearance of the existing crude extension along the northern aspect of the original building have not been considered. The side addition along the northern elevation and wrap around front extension to the north-eastern corner would not improve the appearance of the existing built form. The larger areas of flat roof are usually indicators of overly large additions, as would be the case in this instance. The original building was defined by simple forms and the design intent of the proposed development should aim to reinstate and enhance such a characteristic. The squat nature of the roof form over the northern addition, exacerbates the convoluted appearance of the proposed roof form. It strongly recommended the proposed extension along the northern aspect of the existing building for its full height is amended to reflect the character of the original building and create a better integrated built form and setting a good design precedent within the ASLC.

The rear addition along the west elevation of the building comprises two elements. The entirely glazed 'garden room' would introduce a modern structure to the building, the design of the addition as a lightweight structure would have a minimal impact on the character of the original building within the ASLC. The two and a half storey rear projecting gable would

add a considerable bulk to the building, elongating the built form westwards. The gable end would replicate the existing gable however it would be slightly wider. The double gable appearance along the west elevation of the building is far from ideal as it would copy a historic solution. Nevertheless, gables are a feature of the building. Whilst the proposed rear built form would be considered a substantial addition to the original dwelling, a compromise could be made in this regard. As noted above there are serious concerns in relation to the proposed roof form. The roof would appear complex, contrary to the simple and traditional nature of the original building and detracting from its character and style.

The areas of flat roof would also exacerbate the bulky appearance of the development. Crown roof elements are not an original or established characteristic feature of the ASLC or the original property, and to copy inappropriate design precedents within the area would be unacceptable. The crown roof elements would need to be omitted or substantially minimised to better relate to the form and character of the original property.

It is recognised that some elements of the proposed development aim to reflect the character and style of the original building. However, the design of the northern addition, roof form and extension to the south elevation would erode the chalet style qualities of the original property. As proposed, it would be considered unacceptable. Cumulatively the existing and proposed additions would fail to remain subservient to the original dwelling, contrary to Hillingdon's Local Plan: Part 2 (HLPP2) policy DMHB 5. It is clear that there is scope to extend the dwelling however it needs to better respect the original dwelling and ASLC.

The proposal would result in moderate harm to the character and appearance of the existing property and ASLC. Paragraph 197 of the National Planning Policy Framework would need to be considered in this instance.

**Trees and Landscape** - This site is occupied by a two-storey detached house, located in the north-west corner of a residential cul-de-sac on the Gatehill Farm Estate, an Area of Special Local Character. The house is situated on an elevated position above the road and there are restricted views into the site due, in part to the level change and, in part, to the dense vegetation. Five trees are protected by TPO 165. Three are located on the rear boundary; T71 cherry, T72 cherry and T73 sycamore. The other two protected trees are on the front boundary; T74 oak and T75 False acacia. COMMENT The site has been the subject of previous applications, most recently PRC/2019/35. A tree report by Trevor Heaps has identified and assessed 22 trees on, or close to, the site. There are 4 'A' grade trees on the site; T9, T13 and T14 - all of which are protected by TPO. These trees will be protected and retained. 11 trees are 'B' grade, of which T21 is a protected tree, which will be safeguarded and retained. The remaining trees are 'C' grade, of poorer condition / lower value in the landscape. 4 x 'C' grade trees, close to the existing property will be removed to facilitate the development. The report includes a tree constraints plan, an arboricultural method statement (AMS) and tree protection plan (TPP) details. It confirms that some gapping up / replacement planting will take place post-development. There is no objection to the tree report and strategy. Provided that the AMS and TPP are strictly adhered to, all of the existing trees of merit will be retained.

**RECOMMENDATION** No objection subject to landscape condition RES9 (parts 1,2 and 5) and RES10.

Cadent Gas - informatives only.

Critical Drainage Area - The site lies in a Critical Drainage Area (CDA) identified in the Surface Water Management Plan (SWMP) for Hillingdon. A CDA is the catchment area from which surface water drains and contributes to drainage problems. In the event of an approval the applicant would be advised to minimise the water from the site entering the sewers. This would require :-

- Water run off from any roof or hard paving associated with the development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, must be permeable or be collected and directed to a permeable area, or it would need an additional permission.
- A water butt should be incorporated
- No drainage to support the extension should be connected to any existing surface water network, other than as overflow.

#### **4. Local Plan Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 5	Areas of Special Local Character
DMHB 6	Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
DMHB 18	Private Outdoor Amenity Space
DMT 6	Vehicle Parking
DMHD 1	Alterations and Extensions to Residential Dwellings
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment
NPPF- 4	NPPF-4 2018 - Decision-making

#### **5. MAIN PLANNING ISSUES**

##### **PLANNING POLICIES & STANDARDS**

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 - Consolidated With Alterations (2016)

### 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.

### Emerging Planning Policies

Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

- (a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- (b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- (c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

### Draft London Plan (Intend to Publish Version, December 2020)

The GLA consulted upon a draft new London Plan between December 2017 and March 2018 with the intention of replacing the previous versions of the existing London Plan. The Plan was subject to examination hearings from February to May 2019, and a Consolidated Draft Plan with amendments was published in July 2019. The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor on 8th October 2019.

The Mayor considered the Inspectors' recommendations and, on 9th December 2019, issued to the Secretary of State his intention to publish the London Plan along with a statement of reasons for the Inspectors' recommendations that the Mayor did not wish to accept. The Secretary of State responded on the 13th March 2020 and stated that he was exercising his powers under section 337 of the Greater London Authority Act 1999 to direct that modifications are required.

On 9th December 2020, the Mayor wrote to the Secretary of State to advise of his intention to formally approve a new draft London Plan, which included his best understanding of the modifications required. The Secretary of State responded on 10th December 2020 requesting that the draft London Plan was re-submitted with more specific amendments to address the 11 previous Directions and 2 additional Directions. On 21st December 2020, the Mayor formally approved a new London Plan, the 'Publication London Plan'. This has been submitted to the Secretary of State. The Secretary of State has 6 weeks to respond or can request a further extension of time. The Mayor can only publish the Plan after the Secretary of State has given approval.

More limited weight should be attached to parts of draft London Plan policies where the Secretary of State has directed specific amendments. Greater weight may be attached to policies that are not subject to the specific amendments from the Secretary of State

### MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the

proposed alterations 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.

With regard to the impact on the character of the house and the surrounding area, Policy DMHB 6: Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character states -

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;

The comments of the Conservation and Urban Design Team are considered to be justified in the context of this site which is elevated and highly prominent in the street scene. The resultant building would be significantly larger than the original building that occupies the site, with a substantial crown roof section and it is considered that the extensions would not be subordinate to the original house. Spacious plots are an important and defining element of the ASLC . The result would be substantial change from the original dwelling with its form and design being largely lost.

There are no properties to the East across the street that would be adversely affected by the proposed development. This is frontage to frontage development and the proposal does not materially affect the distance between the properties. To the North the existing boundary treatment will prevent any material overlooking. The proposal would, however, extend the house towards the boundary with No. 31 Gatehill Road. The extended property would be more than 21 m from the front wall of that property.

The house has an unusual location and already has windows which overlook some neighbours gardens (but at a distance), but this would not be substantially worsened by the proposals (subject to obscure glazing to non habitable room side windows, which could be conditioned). It is considered that no material loss of privacy or other amenity for adjoining residential properties will result and the development is in accordance with the requirements of Policy DMHB 11 of the Local Plan Part 2 (January 2020).

The proposal would result in the loss of a garage. Parking provision would therefore need to be made available to the front of the property. In this case the front garden area could accommodate at least two vehicles. The development therefore complies with Policy DMT 6 of the Local Plan Part 2 (January 2020).

It is considered that the proposed accommodation would provide an adequate level of living accommodation with all habitable rooms providing an adequate outlook and source of natural light, therefore complying with local and national policy.

A garden of more than 100 sq m would be retained and therefore it would comply with Policy DMHB 18 of the Local Plan Part 2 (January 2020).

Where developments generate the need for additional facilities, financial contributions will be sought. Infrastructure Levy (Amendment) Regulations 2011. The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £65 per sq metre.

The proposal produces a net increase of 375 square metres. Presently calculated the proposal would attract a CIL Liability of:

Hillingdon CIL £35,625  
London Mayoral CIL £24,375  
Total £60,000

## CONCLUSION

Overall, it is considered that the proposed additions and roof alterations will have a detrimental impact on the character and appearance of the original house, on the street scene and surrounding area and on the character and visual amenities of the Gatehill Farm Estate Northwood Area of Special Local Character. For the reasons set out above, the application is recommended for refusal.

## 6. RECOMMENDATION

### **REFUSAL for the following reasons:**

#### **1        NON2        Non Standard reason for refusal**

The proposed extensions, by reason of their overall size, bulk, scale and design, would represent incongruous and unsympathetic additions to the original house that would detract from the character and appearance of the original house, the street scene and the Gatehill Farm Estate Area of Special Local Character. The proposal would therefore be contrary to Policy DMHB 6 of the Hillingdon Local Plan Part 2 - Development Management Policies (January 2020).

## 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.

- DMHB 1 Design of New Development
- DMHB 5 Areas of Special Local Character
- DMHB 6 Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
- DMHB 1 Private Outdoor Amenity Space
- DMT 6 Vehicle Parking
- DMHD 1 Alterations and Extensions to Residential Dwellings
- NPPF- 1 NPPF-11 2018 - Making effective use of land
- NPPF- 1 NPPF-16 2018 - Conserving & enhancing the historic environment
- NPPF- 4 NPPF-4 2018 - Decision-making

**3** On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

**4** In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

**5** The site lies in a Critical Drainage Area (CDA) identified in the Surface Water Management Plan (SWMP) for Hillingdon. A CDA is the catchment area from which surface water drains and contributes to drainage problems.

In the event of an appeal the applicant is advised that you should minimise the water from your site entering the sewers.

- Water run off from any roof or hard paving associated with the development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, must be permeable or be collected and directed to a permeable area, or it would need an additional permission.
- A water butt should be incorporated
- No drainage to support the extension should be connected to any existing surface water network, other than as overflow.

## **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.

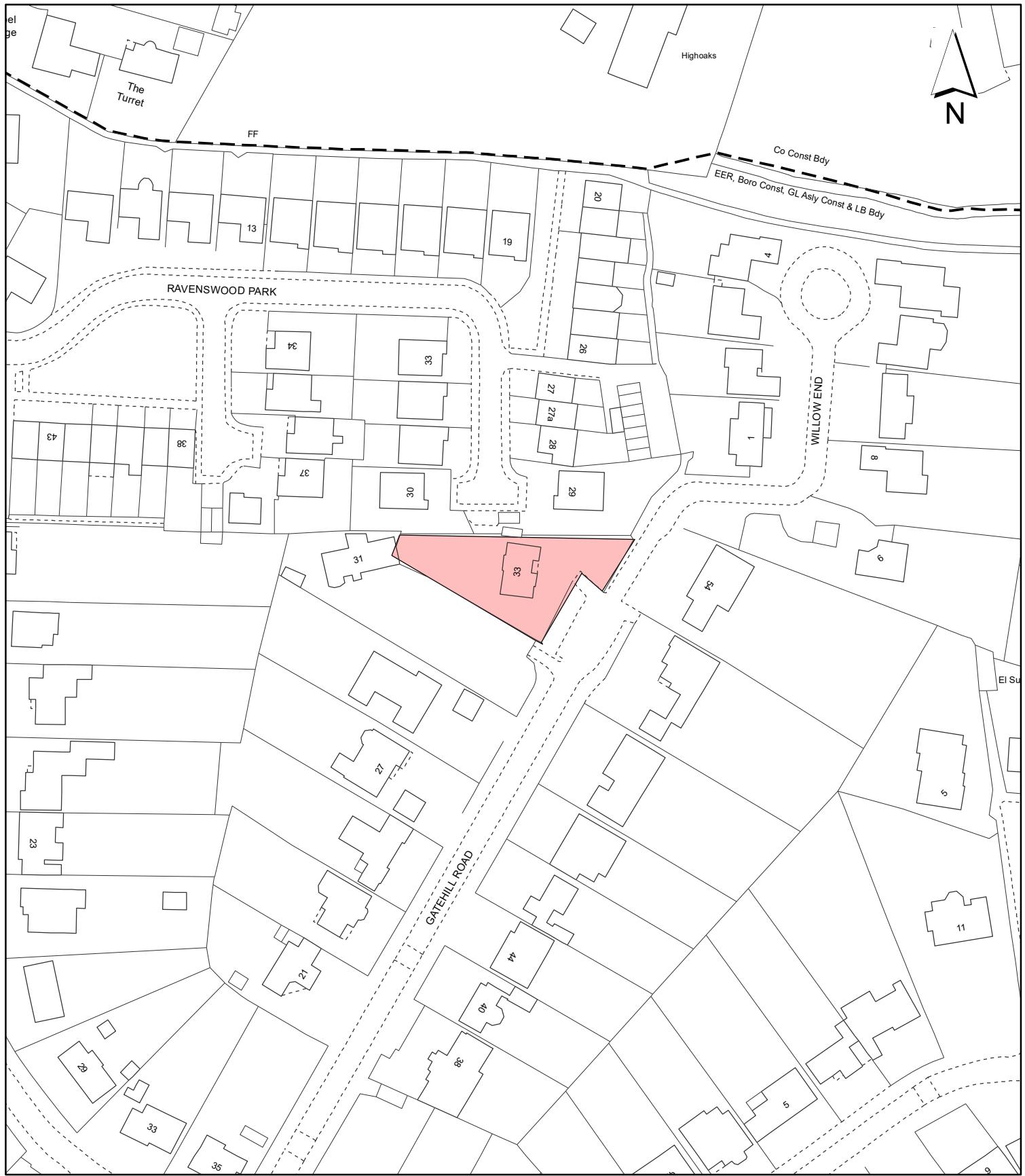
Part 1 Policies:

Part 2 Policies:

DMHB 11	Design of New Development
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**Contact Officer:** Cris Lancaster

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<p><b>Notes:</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>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).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2020 Ordnance Survey 100019283</p>	<p>Site Address:</p> <p><b>33 Gatehill Road Northwood</b></p>	<p><b>LONDON BOROUGH OF HILLINGDON</b> Residents Services Planning Section</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 01895 250111</p>
	<p>Planning Application Ref:</p> <p><b>22910/APP/2020/2870</b></p>	<p>Scale:</p> <p><b>1:1,250</b></p>
	<p>Planning Committee:</p> <p><b>North</b></p>	<p>Date:</p> <p><b>January 2021</b></p>