

Report of the Head of Planning & Enforcement Services

Address 87 HALLOWELL ROAD NORTHWOOD

Development: Raising of roof to allow conversion of roof space to habitable use to include 2 front rooflights and conversion of roof from hip to gable end at rear and at side with 4 new gable end windows and Juliette balcony involving alterations to chimney stack (Part Retrospective)

LBH Ref Nos: 19363/APP/2011/1963

Drawing Nos: Section A-A rev 1
Proposed elevations (front & rear) rev 2
Proposed floor plans (Rev 2)
Proposed side elevation (Rev 2)
Proposed section A-A rev 1
Proposed section B-B rev 1
Existing roof plan rev 1
Existing side elevation (Rev 2)
Proposed roof plan rev 1
Existing elevations rev 3
Location Plan to Scale 1:1250
Block Plan to Scale 1:200
Existing floor plans (Rev 2)

Date Plans Received: 10/08/2011 **Date(s) of Amendment(s):** 18/08/2011
Date Application Valid: 22/08/2011 05/10/2011

1. CONSIDERATIONS

1.1 Site and Locality

The application site is a two storey semi-detached house on the eastern side of Hallowell Road.

The property appears to date from the 1920's and this house and its attached neighbour, were built as a symmetrical pair with side gables to the main roof and a rear two storey return section. The rear return section gabled roof is set lower than the ridge of the main roof. The ridge of the bay roof runs into the rear roof slope of the main roof at a right angle. The site and its surroundings has rising ground to the west and falling ground to the east.

The junction of Hallowell Road with Green Lane and the commercial centre of Northwood lie to the north and the site lies within the Old Northwood Area of Special Local Character.

1.2 Proposed Scheme

The proposed scheme would change the house from having two bedrooms to having four bedrooms, by creating two additional bedrooms within the roof. This would be achieved by extending the front roof slope upwards, raising the height of the main roof, and creating a flat roofed second storey element to the house behind the front roof slope. This flat roofed second storey replacing the rear slope of the main roof would have a glazed door with a Juliette balcony. The roof above the rear return section would also be changed to a second floor element with a flat roof, the two storey rear return section with pitched roof would become a three storey flat roofed return section. This element above the first floor of the rear bay would have two side facing windows.

Other features to the proposal would be two roof lights on the front roof slope, lowering the height of a chimney stack that projects from the front roof slope, and a replacement rear window at first floor level on the rear bay.

1.3 Relevant Planning History

19363/APP/2011/846 87 Hallowell Road Northwood

Conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and Juliette Balcony to rear (Application for a Certificate of Lawfulness for a Proposed Development).

Decision Date: 31-05-2011 Approved **Appeal:**

Comment on Planning History

A Certificate of Lawful Development was granted for a dormer on the rear roof slope and a box dormer applied to the roof of the return section. The application plans and drawings show the roof of the dormer on the main roof level with the ridge of the main roof, the dormer extending across the full width of the roof and with its face effectively level with a rear wall of the house. The drawings also show a Juliette balcony on this dormer. The box dormer on the return section roof would also have had a flat roof. The current proposal differs from this scheme in that it involves raising the height of the main roof.

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 occupiers of sixteen neighbouring properties and Northwood Residents Association were consulted by letter on 24th August.

A petition with 120 signatures has been received stating:

"This extension has not been built in accordance with submitted plans, it is a complete invasion of our privacy and a blot on the landscape of Old Northwood."

Eight individual responses have also been received objecting to the proposal on the following grounds:

i) The current height of this build results in loss of privacy;

- ii) The proposal is an eyesore and far removed from the original plans;
- iii) The raised roof level has already obscured the view from the upper room of our house and has created an eyesore
- iv) The raised roof level is not in keeping with the cottages in the Area of Special Local Character.
- v) The view along the line of houses from our back garden is impaired by the style and size of this extension;
- vi) It seems that work has been undertaken with complete disregard for planning rules;
- vii) The applicant did not consult neighbours;
- viii) The building is visually overbearing, an inappropriate design, would destroy the character of a beautiful part of Northwood.

Northwood Residents Association:

The Northwood Residents' Association wishes to object to this retrospective application. We understand that building work proceeded following positive response to a Certificate of Lawfulness request. However, the build exceeded the roof height shown on the certificate application by a course of some 10 bricks plus an increase in the height of the chimney. The builders were advised of this error by a Council planning officer following a site visit, he apparently did not have the standing to issue a temporary stop notice and the builders continued work! We contend that this retrospective application fails to comply with UDP policies BE19, BE21 and BE23. Unless the developer is made to complete the build as initially described in the certificate then certainly No 87 Hallowell Road (which has an identical build) will also apply for retrospective approval and the message will be sent out that Hillingdon Borough Council are incapable of or unwilling to uphold the policies enshrined in their UDP.

Conservation and Urban Design Officer:

There has been previous planning history re this site. The initial application was withdrawn following objections, and was approved under Certificate of Lawful Development. However, the development as built is not considered permitted development, and this is a retrospective application to regularise the matter.

The extension is identical to that proposed for No 85, also retrospective. Taken individually, the hip to gable end to the rear, increase in roof height of the property and the change in the slope of the two storey element to the rear would be considered detrimental to the balance and symmetry. Whilst it could be argued, that since both these extension are carried out together, the symmetry of the pair would be retained, this still would not appear coherent with the established street scene of the area and would be detrimental to the skyline of the street. It would, therefore, be unacceptable.

The proposed Juliet balcony and the windows to the rear do not sit comfortably with the roof form of the existing property and as such would not relate to the character and appearance of the area. Such an extension, if allowed, would also set a precedent of similar development in the area, the cumulative effect of which would be detrimental to its

overall character and appearance. It is, therefore, unacceptable.

CONCLUSION: Unacceptable.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

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

5. MAIN PLANNING ISSUES

The main considerations in respect of this proposal are the potential impact on the character and appearance of the existing property, the visual amenity of the surrounding area and residential amenity.

In terms of both the impact on the character and appearance of the existing property and the visual amenity of the surrounding area, the proposal is considered unacceptable.

The Council's Supplementary Planning Document HDAS: Residential Extensions, states that it is important to create an extension that will appear secondary to the size of the roof face within in which it will be set. The proposed extensions would not only fail to appear secondary but would visually remove any roof face on which they would be set. HDAS categorically states that roof extensions that would be as wide as the house and create the appearance of an effective flat roofed third storey will be refused planning permission. The proposal is an extreme example of the type of roof extension that the adopted SPD seeks to prevent. By way of detailed guidance to make the thrust of HDAS aims more specific and tangible, for smaller semi-detached houses it is stated in HDAS that any roof extension 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 proposal meets none of these minimum requirements.

HDAS states that the design and size of the proposed windows should match those on the existing rear elevation. The proposed fenestration would consist of what would appear as a glazed door with a Juliette balcony and a high level window of elongated horizontal proportions on the rear elevation and two almost square proportioned windows on a side elevation. These would all contrast with the traditional vertically proportioned sash windows commonly found on a house of this age.

In the light of the above, the proposal is considered to be contrary to Policies BE5, BE13, BE15 and BE19 of the UDP Saved Policies September 2007.

In terms of residential amenity, the Juliette balcony would look down the garden of the application property and would not result in additional overlooking or loss of privacy over and above existing windows on this elevation. The proposal includes windows in the side elevation at second floor level which would look directly onto a side roof slope of No. 89 but, as this part of No. 89's roof is relatively low being on a rear return section, oblique views of its rear garden and patio area would be possible and it is for this reason that the proposal is considered to result in loss of privacy, contrary to Policy BE24 of the UDP Saved Policies September 2007.

Additional built form at third floor level may create some minimal loss of daylight and sunlight to gardens to the north but the very limited effect would not justify a reason for refusal and the proposal is considered acceptable with regard to Policy BE20 of the UDP Saved Policies September 2007.

The application property has an off-street parking space and a rear garden of some 264sqm. The proposal is considered acceptable in terms of parking and amenity space and therefore complies with Policies AM14 and BE23 of the UDP Saved Policies September 2007.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed alterations to the roof, by reason of their size, bulk, massing, over-dominance, flat roofed form and overall design, would be detrimental to the character of the original and adjoining properties and would be detrimental to the visual amenity of the streetscene and the wider Old Northwood Area of Special Local Character. The proposed Juliette balcony and fenestration would not relate to the character and appearance of the existing property and the area in general. The proposal is therefore contrary to Policies BE5, BE13, BE15 and BE19 of the London Borough of Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 R13 Extension Overlooking Refusal

The proposed windows to the side elevation would result in the overlooking of the neighbouring properties resulting in an unacceptable loss of privacy contrary to Policy BE24 of the London Borough of Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

Standard Informatives

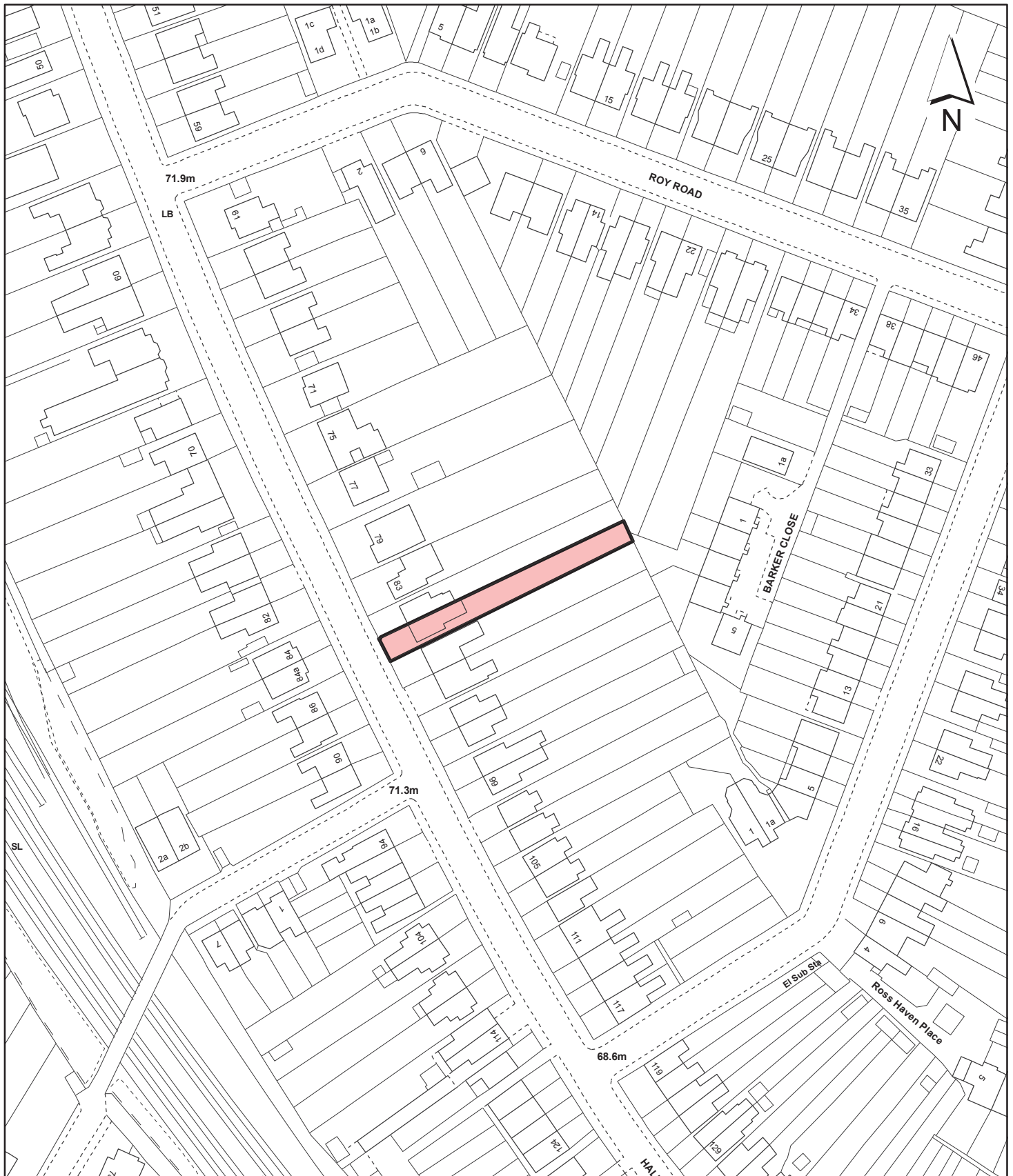
- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, 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) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
Policy No.

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

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Notes



Site boundary

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Site Address

**87 Hallowell Road
Northwood**

Planning Application Ref:

19363/APP/2011/1963

Planning Committee

North

Scale

1:1,250

Date

**November
2011**

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