

## Report of the Head of Planning & Enforcement Services

**Address** 22 CRANBOURNE ROAD NORTHWOOD

**Development:** Single storey side/rear extension involving alterations to front.

**LBH Ref Nos:** 64691/APP/2011/2064

**Drawing Nos:** Location Plan to Scale 1:1250  
C12830-100  
C12830-101 Rev. C

**Date Plans Received:** 22/08/2011      **Date(s) of Amendment(s):** 23/08/2011  
**Date Application Valid:** 22/08/2011      08/11/2011

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The site is located on the south side of Cranbourne Road and comprises of a two storey semi-detached property. This section of the Cranbourne Road rises steeply to the north-west, with the application property sited approximately 400mm above No. 20 Cranbourne Road. The dwelling itself sits slightly above the ground level of the driveway, and the front entrance to the dwelling is raised. The front of the property is part garden/hard surfaced with space for one vehicle.

Along the south-eastern boundary, the property has a 2.1m gap separating the flank wall of the dwelling from the adjoining property at No.20 Cranbourne Road. To the rear of the site, situated along this boundary, there is an existing detached garage which is used for domestic storage. The property has no other existing extension or buildings within the curtilage of the site. A raised garden area extends 20m in depth to the rear south western boundary abutting the rear gardens of Nos. 18 and 20 Lincoln Road.

The adjacent property, No.20 Cranbourne Road is a detached dwelling with an existing attached garage to the side and no existing extension to the rear. The ground level to the rear of this property is approximately 750mm below the application site.

Directly north-west of the site lies No. 24 Cranbourne Road, the adjoining semi-detached dwelling which is on a higher level than the application site. This property has an existing single storey rear extension set in from the boundary of the application site.

The street scene is residential in character and appearance comprising detached and semi-detached properties. The application site lies within the Developed Area as identified in the saved UDP, September 2007.

## 1.2 Proposed Scheme

The application seeks permission to construct a single storey side and rear extension. This is a revised application on a previous planning permission granted in 2008 (64691/APP/2008/1999) for a side extension.

The plans have been amended during the course of the application to bring in both the side and rear elements from the neighbouring boundary of No.20 Cranbourne Road. The proposed side extension would now be set in 0.35m from the common boundary with No.20 Cranbourne Road than what was previously approved. It would be in line with the main front and rear walls of the dwelling and would measure 1.65m in width, protruding 7.4m back along the depth of the dwelling.

It would have a similar finish to the previous approved scheme consisting of a flat roof measuring 3.5m from the lower ground level with a dummy pitch element to the front with a maximum height of 4.5m.

To the rear, the amended plans received have omitted a side element and would now appear in line with the original flank wall of the dwelling. The rear extension would extend the full width of the original dwelling (6.7m), projecting 3.6m into the rear garden and would have a flat roof finish with a maximum height of 2.8m from the existing ground level.

## 1.3 Relevant Planning History

64691/APP/2008/1999      22 Cranbourne Road Northwood  
Single storey side/rear extension.

**Decision Date:** 10-10-2008      **Approved**      **Appeal:**

### Comment on Planning History

As indicated, planning permission was granted in August 2008(64691/APP/2008/1999) for a side extension. With the exception of the 0.35m set in from the side boundary with of No.20 Cranbourne Road, the current side extension proposed is identical in design and appearance to the originally approved side element. The proposed rear extension was not a part of the original scheme.

## 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

12 surrounding neighbours as well as Northwood Hills Residents Association have been consulted. One representation has been received raising the following concerns.

i) The proposed side extension is over dominant with regard to the adjoining property. It is out of character with the surrounding environment causing a terrace effect. It would effectively change the status of the property from detached.

ii) This would give rise to additional noise and privacy issues.

iii) The rear extension would have a significant bearing on natural daylight into my dining room.

iv) The planning application makes no mention of the following points which are required to make an informed decision:

- a) What is the gap currently proposed between the properties?
- b) What effect will the development have on the existing outbuilding (garage)?
- v) Concerns regarding potential structural damage to the neighbours dwelling from the proposed development.
- vi) Maintenance issues of the boundary. The neighbouring property would lose access to existing externally fixed wiring. The neighbouring property would be unable to access the eaves above the highest point of the extension. The close proximity of the two walls would give rise to actual and potential construction issues as details Damp, Dry Rot and Fires.

Northwood Hills Residents Association

This proposed development will disrupt the character of the Road and will in effect give the perception that the detached property next door is a terraced property.

The application does not also take into account that Cranbourne Road is built on a slope, the land levels vary greatly, and as such any development would dwarf the next door property.

There is also concern that foundation work for the proposed development could adversely impact the foundation of the next door which are built on clay. Heave and subsidence are a common factor in the area. A full survey should be requested. We ask that this application in the current form be refused.

Officers Comments: Since these comments have been submitted, amended plans received have set the extension in 0.35m from the boundary. The maintenance of the boundary and potential structural damage is not a planning matter but a civil matter between the two neighbouring parties. Any planning permission granted would need to abide by other legislation including building control and the Party Wall Act. The remaining issues raised are addressed in the main report.

Ward Councillor: Has requested that the application be considered by the North Planning Committee.

#### **4. UDP / LDF Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

- 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.
- 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.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

## 5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the proposal on the character and appearance of the original house, on the street scene and surrounding area, on residential amenity, provision of private amenity space and car parking.

With regard to the side extension, the principal of this element has already been accepted by the previous planning approval in 2008 (64691/APP/2008/1999) and circumstances and policy have not changed in the intervening period to suggest that the application should be refused given that the scheme is almost similar in design with the exception of the set in from the boundary. The amended plans, setting the footprint in 0.35m from the boundary would mean that the proposal (with exception to the neighbours flank chimney breast) would no longer be set up to the boundary with No.20 Cranbourne Road. This would now comply with para 3.9 of the Supplementary Planning Document (SPD) HDAS: Residential Extensions. It would reduce the visual impact on the street and would allow sufficient gap for guttering and foundations without encroachment on to the adjoining property.

The previous planning assessment determined that the side extension was acceptable as it would generally conform with the SPD. The side element would be approximately a third of the width of the original dwelling. Although it would be taller with the dummy pitch roof sitting just below the first floor windows, its design and detailing would respect that of the main house. The dummy pitch roof would allow the side element to integrate with the roof pitch of the main house and given the slope and difference in levels, it would not appear an overly dominant feature. Overall, it is considered that the proposed side extension would be sub-ordinate to the main house, and that it would not dominate the house or the streetscene, nor unduly unbalance the semi-detached pair of houses.

Similarly, the single storey rear element would appear subordinate to the main dwelling. The proposed flank wall would maintain a 2.1m gap from the boundary with No.20 Cranbourne, which is set some 750mm lower than the application site. The proposed width, depth and height would not cause a detrimental impact on the appearance of the dwelling and generally conforms to Section 3 of the Supplementary Planning Document (SPD) HDAS: Residential Extensions.

As such, it is considered that the proposal would appear sub-ordinate to the main house, and that it would not dominate the house or the street scene and therefore would be in compliance with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and sections 3.0 and 4.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

With regard to the impact on adjoining properties, it is considered that the proposal would not cause any adverse effect on their amenity. As noted, the gap of 0.35m to the side would not lead to any encroachment onto the neighbours land. The single storey rear extension would be 3.6m deep, complying with the HDAS guidance for semi-detached properties. Given that the flank wall of the extension would be set in 2.1m from the boundary, it would reduce any dominance the extension would have on the occupiers of

No. 20 Cranbourne Road and there would be no loss of light into the neighbours dining room.

With regard to privacy, there would be no additional windows in the flank wall of the proposal. A condition is recommended limiting any new windows facing onto No. 20 Cranbourne Road.

There would be no detrimental impact on the occupiers of No. 24 Cranbourne Road. The rear extension would be approximately 2.8m in height, however, due to the higher level of No.24 Cranbourne Road, it would be slightly above (0.3m) the existing fence. There would be no loss of outlook, privacy or light, nor any overshadowing or visual intrusion on to the attached property. As such, the application proposal would not represent an unneighbourly form of development and in this respect would be in compliance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and sections 3.0 and 4.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

Over 100sq. metres of private amenity space would be retained, and there would be no reduction in off road parking than what is currently present. Therefore the proposal is in accordance with policies BE23 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

## **6. RECOMMENDATION**

### **APPROVAL subject to the following:**

**1 HH-T8 Time Limit - full planning application 3 years**

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 HH-OM1 Development in accordance with Approved Plans**

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

**REASON**

To ensure that the external appearance of the development is satisfactory and complies with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**3 HH-M2 External surfaces to match existing building**

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.

**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 BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**4 HH-RPD1 No Additional Windows or Doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 20 Cranbourne Road.

**REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**5 HH-RPD4 Prevention of Balconies / Roof Gardens**

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

**REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**INFORMATIVES**

**Standard Informatives**

- 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 The decision to GRANT 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.**

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.
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.

AM14 New development and car parking standards.

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

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control,  
3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street,

Uxbridge, UB8 1UW (Tel. 01895 250190).

- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
  - build on the boundary with a neighbouring property;
  - in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.

- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the



pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.


- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

**Contact Officer:** Eoin Concannon

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>22 Cranbourne Road Northwood</b>	
Planning Application Ref:	Scale
<b>64691/APP/2011/2064</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b>	<b>December 2011</b>

**LONDON BOROUGH  
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