

Report of the Head of Planning & Enforcement Services

Address 53 STANLEY ROAD NORTHWOOD

Development: Single storey side/rear extension involving demolition of existing side extension

LBH Ref Nos: 44765/APP/2011/2983

Drawing Nos: Location Plan to Scale 1:1250
RK/TP/974/01 Received 3rd February 2012
RK/TP/974/02 Rev. A
RK/TP/974/03 Received 3rd February 2012
RK/TP/974/04 Rev. B
RK/TP/974/05

Date Plans Received: 08/12/2011 **Date(s) of Amendment(s):** 08/12/2011
Date Application Valid: 16/12/2011 03/02/2012

1. CONSIDERATIONS

1.1 Site and Locality

The application property is a semi-detached bungalow situated on the north-western side of Stanley Road. The building is set in an elevated position above the road.

To the western side of the main building there is an attached flat roofed garage, protruding slightly in front of the main elevation, behind which are a series of utility rooms and sheds that cumulatively extend approximately 8.5 m behind the rear elevation of the house. The elevations of these structures form the boundary wall with the neighbouring property at No.51 Stanley Road. No.51 is set at a higher level than the application property and has a side access adjacent to the boundary wall, with a bathroom window in the side elevation facing the application property.

The streetscene is residential in character and appearance comprising mainly single storey semi-detached bungalows. The application site also falls within the Hillside, Northwood Hills Area of Special Local Character (ASLC), and is within the Developed Area as identified in the saved UDP, September 2007.

1.2 Proposed Scheme

The application is for the erection of single storey side and rear extension that would in part replace the existing garage and utility rooms.

The plans have been amended during the course of this application that have reduced the

height and altered the form of the side extension in comparison to that originally proposed.

The new side extension would be to the same width as that existing (2.55m), extending up to the side boundary. It would be set 250mm behind the front elevation of the bungalow and extend along the side to the same distance behind the rear of the property as the existing utility room. This would be 6.2m beyond the rear elevation of the main bungalow.

The front elevation of the side extension would have a 3m high flat roof, to the same height as the eaves height of the existing bungalow.

To the rear of the existing bungalow a 3m deep extension is proposed. This would link into the side extension which would extend a further 3.25m beyond the rear elevation of the rear extension.

1.3 Relevant Planning History

44765/90/0801

53 Stanley Road Northwood

Formation of side & rear dormer (Application for Determination under Section 53 of the Act)

Decision Date: 15-05-1990

Refused

Appeal:

44765/B/90/1091

53 Stanley Road Northwood

Installation of side and rear dormer windows

Decision Date: 26-10-1990

Approved

Appeal:

Comment on Planning History

There is no recent planning history of significant relevance to this application.

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

8 adjoining and nearby properties have been notified of the application by means of a letter dated 20th December 2011. 2 replies have been received objecting on the following grounds:

1. The plans are turning a small semi-detached bungalow into a large dwelling;
2. The new wall running the full length of both properties is approx. 1.5m higher than the existing side extension wall and will completely block light to the adjoining bathroom window;
3. This will create a tunnel between the two properties;
4. This is an excessive increase in height over and above the existing full-height garage and rooms already in place;
5. Work to the new side extension wall will impact on foundations of the adjoining property and require extensive access to the side access;
6. We are not prepared to allow any intrusion or access for building work via our property.

Northwood Residents Association: No reply received.

Ward Councillor: Requests that the application be considered by the Planning Committee.

DESIGN AND CONSERVATION OFFICER:

This property is a detached bungalow within the Hillside, Northwood Hills Area of Special Local Character (ASLC), designated in 2008. A previous scheme for loft conversion and dormer windows was approved in 1990.

The scheme proposes the demolition of the existing garage and ancillary buildings to the side and replacing with a similar single storey extension, along with a rear extension. Given the recent designation of the area, the scheme should be assessed with respect to relevant Saved policies in Hillingdon's Unitary Development Plan and the HDAS Design Guidance.

Whilst there are no objections to the proposal, it is felt that the design of the structure is poor and could be improved. To the side, the extension should set back from the front, so that there is a clear visible break between the original house and the new extension.

It is also felt that the proposed dummy pitched roof to the extensions is not appropriate, given the bungalow's traditional appearance. It is suggested that the extension is finished with a flat roof and brick on edge parapet detail.

OFFICER COMMENT: All of the above representations were made in respect of the plans as originally submitted. The plans have since been amended to reduce the height of the side extension by 0.5m, by removing the dummy pitch roof and having a simple flat roof, and by providing a slight setback from the front elevation to comply with the requirements of the Conservation officer.

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

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

Part 1 Policies:

Part 2 Policies:

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.
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,

5. MAIN PLANNING ISSUES

The main planning issues are the impact of the extension on the character of the bungalow and the streetscene in general (including the Area of Special Local Character), and the impact on the amenities of adjoining occupiers. The impact on parking provision and amenity space also needs to be considered.

With regard to the impact on the character of the bungalow and the streetscene, the side extension (as amended) would appear little different from that existing in terms of its height and scale. The fact that the extension would now be set slightly behind the main front wall of the bungalow would be an improvement in visual amenity terms. As such, the proposal is considered to comply with Policies BE5, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

With regard to the impact on the amenities of the occupiers of the adjoining properties, the side extension would have some impact on the amenities of the adjoining occupier at No.51 by virtue of the slight increase in the height of the extension (approximately 0.5m) compared with the existing buildings. However, the increase in height compared with that existing would not be significant enough to justify a refusal of planning permission, particularly given that the adjoining property is slightly elevated in comparison to the application property, that the only window in the side elevation of No.51 is to a bathroom, and that there are already structures that exist along the length of the proposed extension.

The proposal would fail to retain a 0.25m gap to the side boundary contrary to Para 3.9 of the Council's HDAS guidance. However, it is considered that in this instance, given that the existing structures are right on the boundary, there is no justifiable reason to refuse planning permission in this respect.

Whilst concerns have been raised by the objectors in relation to the impact of the development on foundations and construction methods this is not a material planning consideration and is covered by other legislation.

The extension to the rear of the house would be 3m in depth, to the same depth as that on the adjoining half at No.55. HDAS suggests that this is acceptable for semi-detached and terraced houses such as this where the plot is more than 5m wide.

HDAS also suggests that flat roofs on extensions are acceptable up to 3m in height (with parapet up to 3.1m) or that pitched roofs are acceptable up to 3.4m in height. The proposal accords with this guidance.

As such, the proposal would not represent an unneighbourly form of development, and in this respect would comply with Policies BE19, BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions as well as the London Plan (2011).

The amount of amenity space retained in the rear garden would still be sufficient and appropriate to the dwelling in accordance with paragraph 6.18 of the HDAS: Residential

Extensions and Policy BE23 of the saved UDP.

The proposal would retain a garage although this would not be wide enough for the parking of cars. However, sufficient off-street parking would be retained in the form of the existing driveway which can accommodate two off-street car parking spaces whilst retaining a significant area of soft landscaping. This would be in compliance with policies AM14 and BE38 of the saved UDP and the Council's adopted Car Parking Standards (Annex 1, 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 Policies BE13 and 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 51 and 55 Stanley 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).

6 H6 Car parking and landscaping - submission of details

The development hereby approved shall not be commenced until details of the parking and landscaping arrangements in the front set back (between the house and street) have been submitted to and approved in writing by the Local Planning Authority. The details shall ensure that at least 25% of the front set back is soft landscaped area. The development shall not be occupied until the approved arrangements have been implemented.

REASON

To ensure that adequate facilities and landscaping are provided in accordance with Policies AM14 and BE38 and the parking standards as set out in the adopted 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.

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.

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
LPP 5.3	(2011) Sustainable design and construction

- 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.

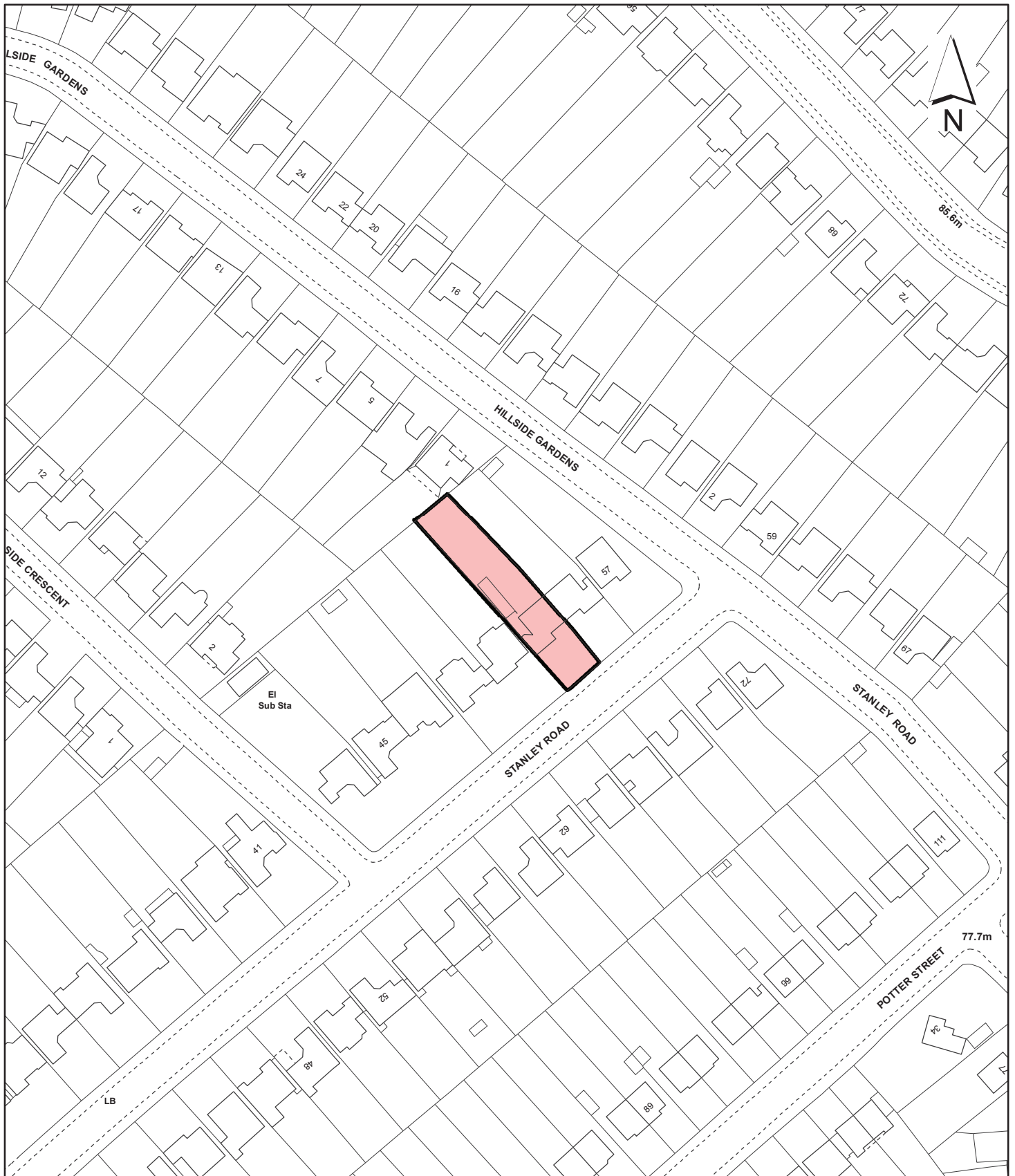
D) No bonfires that create dark smoke or nuisance to local residents.



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: Warren Pierson

Telephone No: 01895 250230



<p>Notes</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). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2012 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">53 Stanley Road Northwood</p>		<p>LONDON BOROUGH OF HILLINGDON Planning, Environment, Education & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">44765/APP/2011/2983</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	
	<p>Planning Committee</p> <p style="text-align: center;">North</p>	<p>Date</p> <p style="text-align: center;">February 2012</p>	