

Report of the Head of Planning & Enforcement Services

Address 19 GATEHILL ROAD NORTHWOOD

Development: Part two storey, part single storey rear extension, two storey side extension, first floor side extension, and single storey front extension involving demolition of garage to side

LBH Ref Nos: 68454/APP/2012/1686

Drawing Nos: Location Plan to Scale 1:1250
Arboricultural Survey
Tree Constraints Plan
Tree Protection Plan
Design and Access Statement
ARP/PL01
ARP/PL02
ARP/PL03
ARP/05
ARP/007 Rev. 6
Tree Protection Plan Received 29th August 2012
e-mail from agent with revised tree protection plan

Date Plans Received: 11/07/2012

Date(s) of Amendment(s):

Date Application Valid: 12/07/2012

1. CONSIDERATIONS

1.1 Site and Locality

19 Gatehill Road is a detached two storey dwelling located on the western side of the road. This section of the ASLC is characterised by individually designed detached houses.

The property subject of this application is of a simple cottage style, and generally appears smaller than the majority of the houses in the area. It has brick elevations, painted white at ground floor level, with a tiled roof with gable ends to each side. To the rear there is a first floor wooden structure that acts as a balcony. There is a detached garage to its northern side.

Land levels within the site are relatively flat, with the rear garden laid to lawn with a number of trees and mature shrubs, notably a conifer screen along part of the boundary of the properties in Elgood Avenue (No.18a) to the north that back onto the garden. These properties are set at a slightly higher level as Elgood Avenue rises from east to west. There is a small sub-station enclosure sited to the north of the property, fronting the road.

The street scene is residential in character and appearance comprising two storey detached and terraced houses and the application site lies within the Developed Area and the Gatehill Farm Estate Area of Special Local Character (ASLC) as identified in the Hillingdon (Saved Policies) UDP, September 2007.

1.2 Proposed Scheme

This is a revised planning application that is reduced in scale and an improved design on the previous refusal. The application seeks permission for a part two storey, part single storey rear extension, a two storey side extensions to each side of the property, front porch extension involving demolition of existing garage and store to side. The previous application proposed a first floor front extension and conversion of roof space to habitable use which has not been proposed in the current scheme.

To the front a single storey extension is proposed to extend the existing porch area by 2.6m in width and create a double pair of doors for the opening. The existing flat roof would be extended across.

To the southern side (adjacent No.17) the existing flat roofed single storey extension is proposed to be extended upwards to the same width, 3.3m, and depth, 1.25m, as the existing extension and to finish level with the eaves to a height of 4.76m.

To the northern side (adjacent No.18a Elgood Avenue) a two storey side extension is proposed to the same depth as the main dwelling, at 6.3m and the single storey element extending out a further 4m, and replicating the roof pitch and height of the original dwelling at 5m to eaves and 7.9m to the ridge. The front wall of this extension would finish flush with the front wall of the main house and extend the width of its frontage by 1.87m.

To the rear a 4.0m deep part single storey, part two storey extension is proposed. The single storey element would stretch the entire width of the extended dwelling, at 10.73m, and be finished with a flat roof to a height of 3m. The two storey element would be sited to the centre of the dwelling and be 6.95m wide. It would be finished with a pitched and gabled roof where the proposed ridge line would meet that of the original dwelling and repeat the roof angles. The previous scheme extended the entire width of the dwelling at two-storey level.

The rear extension would be lit by two large windows at first floor level and a single light window would be inserted in each side of the rear walls of the dwelling. A large four fold patio door would light the ground floor dining room.

1.3 Relevant Planning History

68454/APP/2012/755 19 Gatehill Road Northwood

Part two storey, part single storey rear extension, part two storey part single storey side extensions, single storey front extension, first floor front extension and conversion of roof space to habitable use involving demolition of existing garage and store to side

Decision Date: 01-06-2012 Refused **Appeal:**

Comment on Planning History

Planning application Ref: 68454/APP/2012/755 for the construction of a part two storey, part single storey rear extension, part two storey part single storey side extensions, single storey front extension, first floor front extension and conversion of roof space to habitable use involving demolition of existing garage and store to side, was refused on 1 June 2012 for the following reasons:

1. 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 Area of Special Local Character. The proposal would therefore be contrary to

Policies BE5, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Supplementary Planning Document HDAS: Residential Extensions.

2. The development would adversely affect the amenities of the adjoining properties by reason of an overbearing impact and visual intrusion. It would be contrary to Policies 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.

3. The proposal fails to make adequate provision for the protection and long-term retention of protected trees and other vegetation within the site. The retention of trees within the rear garden is required for their amenity and screening value. The retention of trees and vegetation within the front garden is also required so as to maintain the character of the area, and the lack of a garage within the proposed development will result in increased pressure for additional hardstanding to the front garden area which would be unacceptable and adversely affect the setting of the building, the character of the area and the streetscene. As such the proposal would be contrary to Policy BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

The current proposal has been reduced in scale, has a corresponding reduced impact on trees and an improved design and is now considered to have overcome these reasons for refusal, as detailed in the report.

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

EXTERNAL:

Seven neighbouring properties, Northwood Hills Residents Association, Northwood Residents Association, Gatehill (Northwood) Residents Association and Eastcote Village Conservation Panel were consulted on 16th July 2012 and a site notice posted.

Gatehill (Northwood) Residents Association and the Eastcote Village Conservation Panel object to the scheme on the following grounds:

1. As can be seen from the photograph in the Design and Access Statement forming part of the application, the gap between No 19 Gatehill Road and its neighbour No 17 to the south provides attractive views from the road and grass verges to the trees and greenery beyond, such views being an integral part of the Gatehill Farm Estate, an Area of Special Local Character. The proposed 1st Floor extension on the south side of No 19 will block these views and from the measurements seen will be contrary to the the minimum 1.5 metre gap to the boundary with No 17, required under BE22 of the adopted Unitary Development Plan(Saved Policies September 2007).

2. The two-storey flat roof side extension is out of keeping with the overall design of the existing dwelling.

3. The rear extension does appear to be over the permitted 4m depth from the rear wall of the existing building.

Case officer comments: The issues raised are covered in the main body of the report.

Ward Councillor: Requests that the application be determined by the Planning Committee if approval is recommended.

INTERNAL:

CONSERVATION AND URBAN DESIGN OFFICER:

This application has been subject to considerable pre-application discussion. The building is quite simple in appearance and modest in scale. The additions will increase the size of the house, but would not result in a building that is uncharacteristically large within the area. Gap views to the sides of the enlarged building would be maintained in line with Council Policy for the area.

The proposed two storey small side addition would be a design oddity. This would, however, be set well back from the frontage and would not look out of character with the overall appearance of the building, which already has original single storey flat roofed additions.

Design details of the projecting doors at ground floor rear and the front porch should be conditioned. Further information on the materials and finishes to be used for the elevations, including parapet and string course details, should also be sought by condition.

CONCLUSION: No objection in principle.

TREE AND LANDSCAPE OFFICER:

Tree Preservation Order (TPO)/Conservation Area: This site is covered by TPO 167 and also within the Gatehill Farm Estate Area of Special Local Character.

No Objections are raised to the amended proposal and the revised tree protection area received 29 August 2012, subject to the imposition of conditions RES8 and RES10.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

Part 2 Policies:

BE5 New development within areas of special local character

BE6 New development within Gate Hill Farm and Copsewood Estates 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.
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

5. MAIN PLANNING ISSUES

The main considerations are design and impact upon the dwelling and wider locality, the impact upon the amenities of adjoining and future occupiers, private amenity space, tree protection and the Area of Special Local Character and car parking considerations.

With regard to the impact on the character of the house and the surrounding area, Policy BE15 of the UDP Saved Policies (September 2007) requires extensions to harmonise with the scale, form, architectural composition and proportions of the original building. Furthermore Policies BE5 and BE6 place an emphasis on the need to preserve the character of the Gatehill Area of Special Local Character.

It is considered that previous concerns relating to the scale and design of the extensions have been overcome as the extensions are reduced in scale and leave more of the original building and therefore its original design rationale visible. The rear extensions comply with the standards as set out in the Supplementary Planning Document HDAS: Residential Extensions. The definitive architectural features of small paned windows, string course and flat roofed porch and overall form of the building are all retained in the current scheme. The proposed side extension to No.18a would come within 2.5m of the boundary. On the other side of the building, facing No.17, the existing single storey side extension is 1.2m from the side boundary. Extending this upwards to a two storey side extension would breach the guidelines by 0.3m for retaining a side space of 1.5m on this estate. However, this element of the proposal is set some 2.5m back from the front of the property and on balance, it is considered that the shortfall would not compromise the openness of the estate to such an extent as to warrant refusal of the scheme on this element alone. Accordingly, the proposal is considered acceptable with regard to policies BE5, BE6, BE13, BE15 and BE19 of the UDP Saved Policies September 2007.

In terms of the impact on the amenities of the neighbouring properties, the extension would be visible from the adjoining property, No.17 Gatehill Road, and the property in Elgood Avenue that backs onto the site. However, there are no habitable room windows in the side elevation of No.17 which would be affected by the extensions and the two storey

rear element of the proposal does not impinge on a 45 degree line of sight from any habitable room window on the rear of this property. With regard to 18a Elgood Avenue, this property is sited such that it would not be directly affected by the proposed extensions. Furthermore the site is bounded by mature trees and other vegetation which would also ensure that the impact of the extensions is very limited.

Given the reduced scale of the proposed extensions and the measures to retain the screening to Elgood Avenue, it is considered that the development would continue to be well set within its landscape and screened so as not to be visually intrusive and overbearing to the adjoining occupiers. As such the proposal would accord with Policies BE20 and BE21 of the UDP Saved Policies (September 2007).

It is considered that all the proposed habitable rooms and those altered by the development would maintain an adequate outlook and source of natural light, therefore complying with Policy 5.3 of the London Plan (2011).

The Tree and Landscape Officer is satisfied, given the information provided, that the trees would be adequately protected. Accordingly, the proposal is considered acceptable with regard to policy BE38 of the UDP Saved Policies September 2007.

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 the drive way can accommodate two vehicles. As such the proposal would comply with Policy AM14 of the UDP Saved Policies (September 2007).

A garden of more than 300sq m would be retained and therefore it would comply with Policy BE23 of the UDP Saved Policies (September 2007).

Given the reduced scale of the development in comparison to the existing dwellinghouse, the impact on the Gatehill Area of Special Local Character and the impact on the amenities of the adjoining occupiers, the application is recommended for approval subject to conditions.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans.

REASON

To ensure the development complies with the provisions of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the London Plan (July 2011).

3 RES7 Materials (Submission)

No development shall take place until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 NONSC Non Standard Condition

Prior to commencement of development, detailed drawings in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

- (a) the projecting doors at ground floor rear,
- (b) the front porch,
- (c) parapet and string course details.

The approved details shall be implemented prior to the first occupation of the extended property.

REASON

To safeguard the architectural character of the building and its surroundings in accordance with Policy BE5, BE6, BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 HO5 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 the properties either side.

REASON

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

6 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a

schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

7 RES8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with Policy BE38 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.

BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates 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.
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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.

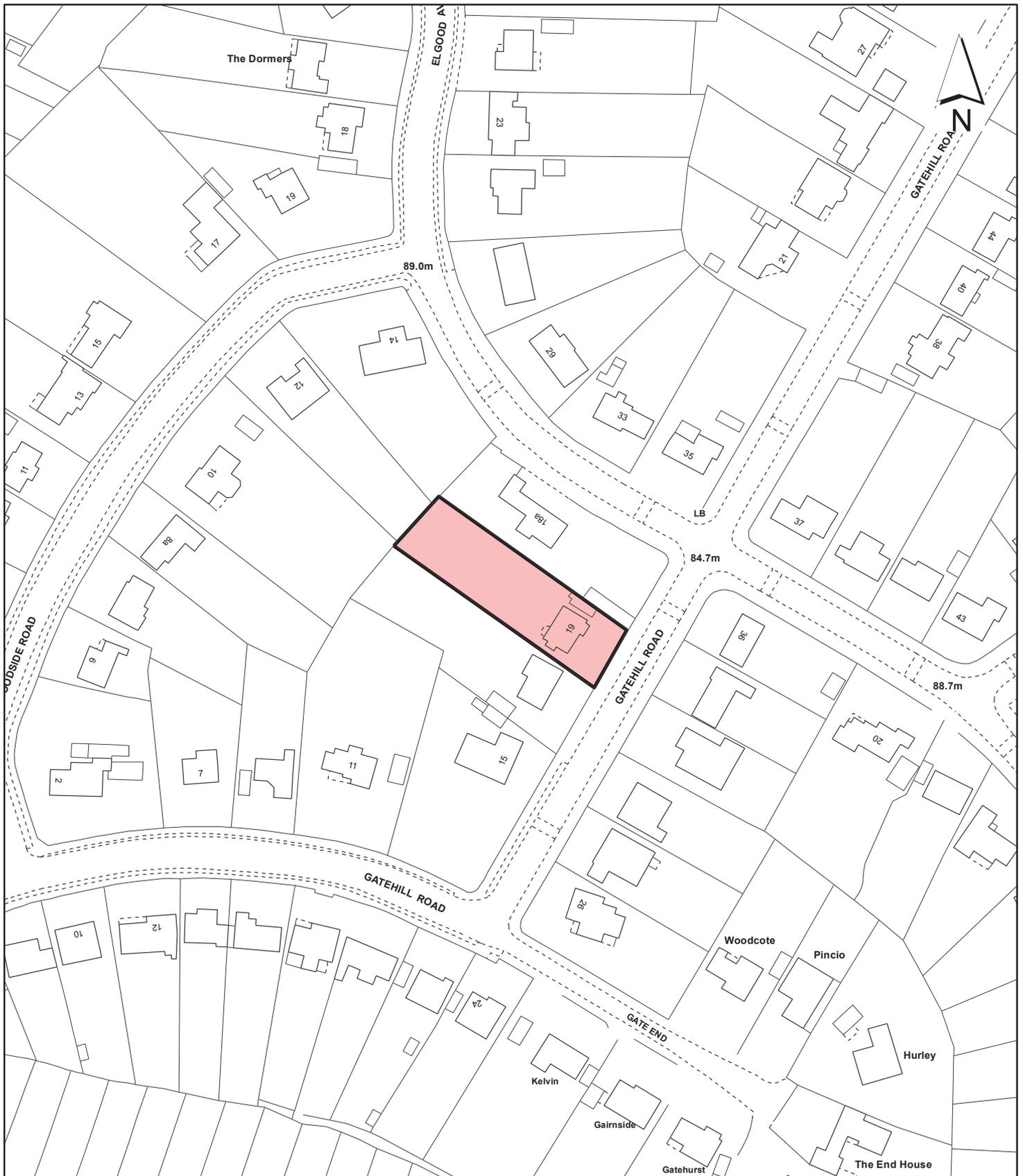
D) No bonfires that create dark smoke or nuisance to local residents.

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: Clare Wright

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**19 Gatehill Road
Northwood**

Planning Application Ref:

68454/APP/2012/1686

Planning Committee

North

Scale

1:1,250

Date

**August
2012**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



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