

Report of the Head of Planning, Sport and Green Spaces

Address 3 CANTERBURY CLOSE NORTHWOOD

Development: Part two storey, part first floor, part single storey side and rear extensions, and porch to front

LBH Ref Nos: 68984/APP/2013/186

Drawing Nos: 3CANTERB/PL01A
3CANTERB/PL03A
3CANTERB/PL04A
3CANTERB/PL02

Date Plans Received: 25/01/2013 **Date(s) of Amendment(s):**

Date Application Valid: 22/02/2013

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey detached dwelling located on the northern side of Canterbury Close. The building is set back from the main highway and accommodates off road parking to the front driveway and the attached garage. The property has a centrally pitched gable ended roof and is adjoined by a detached dwelling to the west. The detached dwelling to the east is set at a 90 degree angle to the application site facing towards the flank elevation. The rear garden of the dwelling is set at a much lower ground floor level than the main highway to the front of the site.

The street scene is residential in character and appearance and the application site lies within the developed area as identified in the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

The application is for planning permission for the erection of a part two storey, part first floor, part single storey side and rear extensions and porch to front. The ground floor rear element of the proposal would have a depth of 3.5m, would project past the eastern flank elevation by 3.2m and would be set back from the front elevation by approximately 3.7m. The rear extension would be characterised with a mono-pitched roof which would wrap around to the side extension. The first floor rear element of the extension would have a depth of approximately 2.5m from the rear elevation of the main dwelling. However this extension would result in a flat roof section which would have an overall depth of 2.5m. The first floor side extension would be erected over the existing flat roof to the Western side of the dwelling. This extension would be erected to the same ridge and eaves height as the existing dwelling and one breakthrough dormer would be inserted to the front elevation.

The existing porch area would be part in-filled in order to create an enclosed porch. The proposed extensions would create an enlarged living area at ground floor level and extended bedrooms at first floor level.

1.3 Relevant Planning History
Comment on Planning History

No relevant planning history in connection with this planning 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

Eight local addresses were consulted. Four letters of response received objecting to the proposal on the following grounds:

1) The proposed extension to the rear overbears the view from the rear garden leading to a loss of existing views and would affect our residential amenity.

2) The delivery of building materials will block out access to neighbouring driveways.

Ward Councillors

The development will I believe be overlarge for the type of house and street scene. The back extension would appear to be a pretty poor design which will overlook the rear and side of its neighbours in terms of both bulk and overshadowing. There will be a lack of amenity space added to which I am greatly worried that there is no method of access without using a Council footpath at the rear, which in itself has restricted entry anyway. I believe houses 4, 5 and 6 Canterbury Close will, understandably, as they are against the development, not allow materials to be delivered over their shared driveways. This is a poorly thought through application and I would strongly urge officers to recommend refusal of this application to the North Planning Committee.

Three Rivers District Council - Whilst Three Rivers District Council has no objection, we trust that residents in The Marlins who adjoin the site have been consulted and that the impact of the proposed development on neighbouring amenity will be fully considered.

Trees Officer:

This site is covered by TPO 149.

Significant trees/other vegetation of merit in terms of Saved Policy BE38: There are two mature Oaks to the rear of this site (within the Northern boundary footpath). The proposed extension is likely to fall within the root protection area (RPA) of these trees. To protect the trees, they should be separated from the working area. To this end, protective fencing should be erected across the rear garden (beneath the drip line/canopy extent of the trees).

Conclusion (in terms of Saved Policy BE38): Acceptable, subject to the amendment of the plans and condition RES8 (implementation).

4. UDP / LDF Designation and London Plan

Standard Informatives

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM14 New development and car parking standards.
- 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.
- LPP 3.5 (2011) Quality and design of housing developments
- 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 issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property and the availability of parking.

The ground floor rear element of the proposal would have a depth of 3.5 m and would project past the eastern flank elevation by 3.2 m, resulting in a wrap around extension with a mono-pitched roof. The first floor element of the extension would have a depth of approximately 2.5 m from the rear elevation of the main dwelling and would be characterised with a mono pitched roof which would be of a similar pitch as existing roof. However, this extension would result in a flat roof section which would have an overall depth of 2.5 m.

The surrounding dwellings in Canterbury Close are all of a similar architectural design and therefore there is a sense uniformity between the properties. Although the application dwelling is situated to the North Eastern corner of Canterbury close, the flank elevations are exceptionally visible from the street scene and from the front elevations of the dwellings to the East at numbers 4, 5 and 6. The proposed two storey rear extension would result in a flat roof section with a depth of 2.5m and this would be adjoined by the

mono pitch roof leading to the remainder of the extension. It is considered that due to the excessive depth of the first floor extension, would result in a flat roof section which would be unsympathetic to the appearance of the existing dwelling and would be at odds and out of character with the uniform appearance of the surrounding dwellings. The extension would not be subordinate to the main dwelling and would subsume the original appearance of the property. The impact is further exacerbated due to the corner plot location of the dwelling which would make the flat roof section appear more prominent within the street scene.

The proposed single storey side and rear elements of the proposal are also considered unacceptable. The proposal would result in the extension being built right up to the boundary of the site, in-filling what is a characteristic open gap in the street scene. This is considered to be detrimental to the visual amenity of the street scene and the overall character of the area.

The existing porch area would be part in-filled in order to create an enclosed porch area which is also considered acceptable.

Therefore, the proposed two storey side/rear extension and single storey side/rear extension by virtue of its excessive size, scale, bulk depth and the resultant flat roof section would have an unacceptable impact on the appearance of the host dwelling and the visual amenities of the surrounding area, contrary to Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE15 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The adjoining detached dwelling to the west at No. 2 Canterbury Close is sited further to the South by approximately 1.8m and is also situated on a lower ground floor level by approximately 1m. It is considered that the proposed two storey extension would have a significantly adverse impact on their amenities. Due to the set back position of the dwelling at No. 2, the single storey element would project by approximately 5.3m and the first floor element would project by 4.3m past the rear elevation of No. 2. It is considered that due to the significant depth of the rear extension and its two-storey composition, would have a significantly adverse impact on their amenities by virtue of an obtrusive and overbearing form of development.

At present the existing first floor western side element is sited away from the common boundary with No. 2 by virtue of the single storey flat roof element to the western side of the dwelling. However, the overall impact of the proposed development would be further increased as the proposed first floor side element of the dwelling would move significantly closer to the common boundary with No. 2. The overall impact is further exacerbated due to the lower ground floor setting of No. 2 by approximately 1m and that the existing dwelling at No. 3 is orientated to the east and therefore would affect the level of natural sunlight to the rear garden and rear elevation of No.2.

The detached dwellings to the east of the application site are sited on a higher ground floor level and due to the separation distance between the front elevations of these dwellings and the flank elevation of the application dwelling, the proposed works would have an acceptable level of impact on their amenities.

As such, due to the significant projection of the two-storey rear extension, the lower ground floor and forward position of the dwelling to the West at No.2, the proposal is

considered to cause significant harm to the occupiers of No.2 Canterbury Close, by virtue of loss of light, loss of outlook and sense of dominance. Therefore, the development would be contrary to Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE19, BE20 and BE21 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

No flank windows are proposed and the windows to the rear elevation would overlook the dwellings own rear garden area and would offer views which are readily available from the existing dwelling. As such, the privacy of the adjoining neighbouring dwellings would not be affected and the proposed works and would be in compliance with Policy BE24 of the adopted Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

The proposed extended rooms would have light and outlook provided from the windows and doors to the rear elevation. Therefore, the development is considered to comply with Policy 3.5 the London Plan (2011).

After the erection of the extensions, in excess of 100 square metres of the garden space would be retained for the occupiers of the 4 bedroom dwelling. Therefore, sufficient private amenity space would be provided for the occupiers of the dwelling in compliance with Policy BE23 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed development would not alter the parking provisions at the site. Therefore, the development would be considered to comply with Policy AM14 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

For the reasons aforementioned in this report, the application is recommended for REFUSAL.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey side/rear extension by reason of their overall size, scale, bulk, depth and design, in particular the resultant flat roof would constitute an overdevelopment of the dwelling, to the detriment of the character and appearance of the original dwelling and the visual amenities of the street scene and the surrounding area. The development is therefore contrary to Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed extensions by reason of their overall size, scale, bulk, width, depth, appearance and orientation in relation to the adjoining dwelling at 2 Canterbury Close would constitute an un-neighbourly form of development resulting in an unacceptable loss of residential amenity in terms of over-dominance, overshadowing, loss of light, loss of outlook and visual intrusion. The development is therefore contrary to Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November

2012), Policies BE19, BE20 and BE21 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions..

3 NON2 Non Standard reason for refusal

The proposed single storey side/rear extension by reason of its overall size, scale, depth and position in relation to the side boundary would result in a cramped form of development which would increase the built up appearance of the site to the detriment of the host dwelling and the visual amenities of the street scene and the surrounding area. The development is therefore contrary to Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

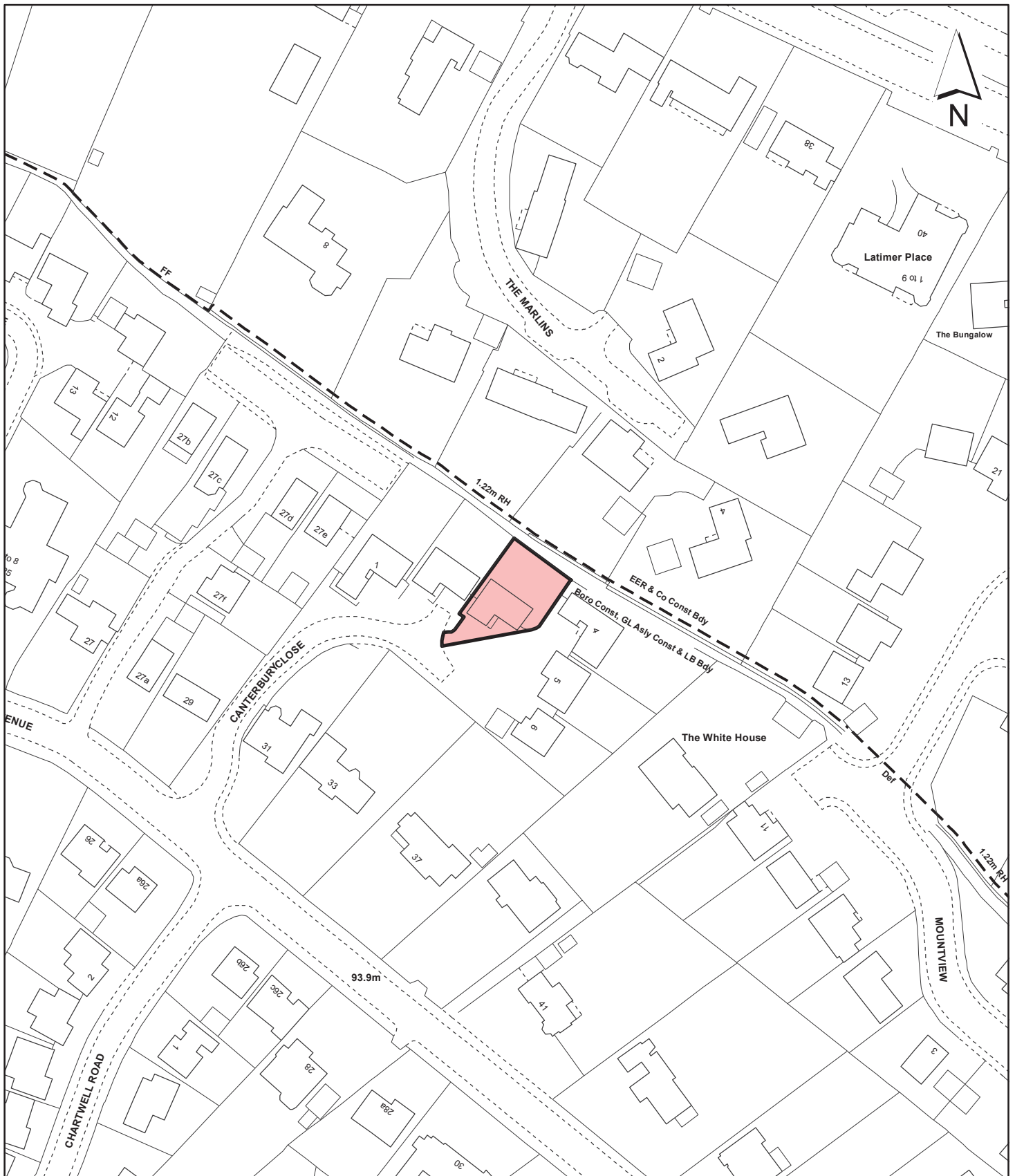
BE19 New development must improve or complement the character of

guidance.

	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.
LPP 3.5	(2011) Quality and design of housing developments
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

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Notes

 Site boundary

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Site Address

**3 Canterbury Close
Northwood**

Planning Application Ref:

68984/APP/2013/186

Planning Committee

North

Scale

1:1,250

Date

**April
2013**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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