

## Report of the Head of Planning, Sport and Green Spaces

**Address** 40 COPSE WOOD WAY NORTHWOOD

**Development:** Part two storey, part first floor rear extension to include creation of basement space for storage, single storey front and side extension to attached garage, involving demolition of existing rear conservatory and front porch

**LBH Ref Nos:** 48611/APP/2014/2209

**Drawing Nos:** PL02.01.03B  
PL02.01.04D  
PL02.01.02D  
PL01.01.02  
PL02.01.06C  
PL02.01.07C  
PL02.01.05E  
PL02.01.08

**Date Plans Received:** 23/06/2014                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 02/07/2014

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site comprises a large detached property on the northern side of Copse Wood Way approximately 100m west of the junction with The Covert. The property has a large front garden with driveway and parking area and a very large rear garden mainly laid to lawn with mature trees and shrubs. The property has a relatively dense vegetation on its boundaries for most of its length.

Construction work has already commenced on site and foundations are laid in part and demolition of part of the rear of the property has been undertaken.

The wider area comprises similar large houses on large spacious plots. The designs of the neighbouring houses vary in style, bulk, height and scale. Copse Wood Way slopes steeply downwards towards the east from the application site. Therefore No. 38 is lower than No. 40 and No. 42 is higher.

The site is located within the developed area and also an Area of Special Local Character (ASLC) as identified in the Hillingdon Local Plan Part 2 (Saved Policies).

There is a level change where by the site slopes from the front (road side) to the rear. Additionally the site slopes downward from 42 Copse Wood Way to 38 Copse Wood Way.

#### 1.2 Proposed Scheme

The proposed development comprises a part two storey, part first floor rear extension to include creation of basement space for storage, single storey front and side extension to attached garage, involving demolition of existing rear conservatory and front porch.

The single storey rear extensions measures 7.5m deep (as measured from the rearmost set back part of the existing house), 4.2m wide and 3.2m high off ground floor level there is a further fall of 1.4m to garden level. Their would be a roof cantilevered over the patio.

The side extension measures 3.5m long, 0.6m wide and 3.2m high (max)

The two storey rear extension measures 3m deep, 3.9m wide and 7.4m high (max). There is a balcony and patio area in front of the two storey extension measuring 1.24m deep and 3.5m wide.

The front extension measures 4.3m deep, 9.4m wide and 7.7m high (max) this matches the ridge of the original house and eaves level is the same.

The basement now is only intended as a storage area and does not extend below the foundations of the house. The proposal involves the demolition of the rear conservatory and part of the existing side extension and porch. This area is now to be a garden store, only able to be accessed externally.

Materials are to match the existing property.

#### PLANNING OFFICER COMMENT

The development is partly underway (some of the trenches for footing, and in some cases some foundations and piles have been laid). This means that the actual position of the extensions can be seen in relation to the fence between 40 and 42 Copse Wood Way.

Observations of the footing location on site indicate the single storey rear extension would be within 0.5m from the fence between 40 and 42 Copse Wood Way (officers estimate at its closest extent the rear extension would be approximately 0.3m from the boundary).

Officers have evaluated Land Registry plans and consider that the applicant's Red Line Plan is correct (the application is valid) and concurs with Land Registry documentation.

### 1.3 Relevant Planning History

48611/93/1795                      40 Copse Wood Way Northwood  
Erection of a two-storey side and rear extension and single-storey side extension

**Decision Date:** 19-01-1994              Approved                      **Appeal:**

48611/APP/2002/1434              40 Copse Wood Way Northwood  
ERECTION OF A TWO STOREY REAR EXTENSION

**Decision Date:** 12-08-2002              Refused                      **Appeal:**

48611/APP/2005/1854              40 Copse Wood Way Northwood  
ERECTION OF SINGLE STOREY FRONT AND SIDE, PART SINGLE, PART TWO STOREY REAR EXTENSIONS, INCLUDING CREATION OF BASEMENT ACCOMMODATION AND REAR BALCONY (INVOLVING ENLARGEMENT OF EXISTING INTEGRAL GARAGE AND DEMOLITION OF EXISTING FRONT PORCH AND REAR CONSERVATORY)

**Decision Date:** 19-08-2005              Approved                      **Appeal:**

48611/APP/2010/901              40 Copse Wood Way Northwood

Details in compliance with condition 8 (tree protection) of planning permission ref:

48611/APP/2005/1854 dated 19/08/2005 (Erection of single storey front and side, part single, part two storey rear extensions, including creation of basement accommodation and rear balcony, involving enlargement of existing integral garage and demolition of existing front porch and rear conservatory)

**Decision Date:** 14-06-2010      **Approved**      **Appeal:**  
48611/APP/2014/335      40 Copse Wood Way Northwood

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 3 metres

**Decision Date:** 26-03-2014      **Refused**      **Appeal:**  
48611/B/94/1104      40 Copse Wood Way Northwood

Erection of a single-storey conservatory; Variation of planning permission ref. 48611/93/ 1795 dated 19/01/94

**Decision Date:** 18-08-1994      **Approved**      **Appeal:**  
48611/C/94/1612      40 Copse Wood Way Northwood

Retention of existing single-storey side extension

**Decision Date:** 01-02-1995      **Approved**      **Appeal:**

#### **Comment on Planning History**

There has been a long planning history of approvals and refusals for extensions since 1993 as detailed on the list of previous applications.

However, of particular relevance is the grant of planning permission for the erection of a single storey front and side, part single, part two storey rear extensions including creation of basement accommodation and rear balcony (involving enlargement of existing integral garage and demolition of existing front porch and rear conservatory), reference 48611/APP/2005/1854, approved in 2005. This scheme is near identical to the current scheme.

The applicant maintains that they have implemented this scheme and this is what they are building now. They provided some evidence (invoices) to show the development was implemented within the life of the permission. However to ensure there would be no doubt over this they lodged the current application to ensure they are acting on a live consent.

## **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**

17 letters were sent to local residents and the Northwood Residents Association on 3 July 2014 and a site notice was posted on 10 July 2014.

The Northwood Residents' Association object to this application on the following grounds:

the development would unduly detract from the amenities of the occupiers of both adjoining properties contrary to Policy BE21; the development would include the creation of a basement - no geotechnical or hydrological surveys have been provided so it is not possible to determine whether the development would comply with Policies OE7 and OE8."

A representative of the Northwood Residents Association also advised that the organisation is opposed to all development in the area.

Two further letters of objection have been received raising objections as follows:

1. The submitted architectural plans totally misrepresent the boundary between No 40 and No 42. This gives the impression that the proposed extension is 1.5m from the boundary whereas it will be flush with the boundary in its two storey part and the back garden single storey extension, due to the slope in the boundary line is also at the boundary. As a site visit will show, the footings, which have been piled and excavated already and without regard to the lack of planning consent, come up to the boundary .
2. The architects drawings are totally incorrect with regard to the boundary (40/42) in the southwest and northwest elevation as well as the location plan and floor plans. In short, the drawings completely misrepresent the actual development. The situation if depicted correctly on architectural plans would clearly be contrary to BE21 from the Hillingdon Unitary Development Plan.
3. The Hillingdon Design and Accessibility Statement 2008, paragraph 5.4, clearly states that "- a gap of at least 1.5m will be necessary to maintain a visual separation harmonious with the character of the area (e.g. Copsewood and Gatehill Estate in Northwood and The Drive in Ickenham )". The plans submitted completely flout this .
4. Both no 40 and 38 have had serious subsidence. I am aware that No 38 required a massive underpinning and rebuilding of a large part of the house. There is also subsidence in No 40 which has not yet been addressed and as there is a steep slope between No 40 and 38 any development especially involving a basement would need a competent structural engineer involved. I am aware that piling and excavations are continuing without the latter and there in no builder in charge, but unskilled workers are being used without professional supervision. Building Control has not been involved prior to the excavations and piling which seems to be a DIY project.
5. The depth of the rear extension proposed also is well in excess of the current regulations and there is no party wall agreement on either side .
6. I strongly contest any approval of such plans for the above reasons and feel there should be an injunction imposed on further unapproved work.
7. Similar scheme refused in June 2002 as contrary to BE21, due to being overly dominant and harmful to the amenity of neighbours.
8. Amended scheme approved in 2005 and renewed in 2010 both have expired, approval related to personal circumstances.
9. There was a refusal of an 8m single storey rear extension in 2014.
10. Work has commenced, piling has taken place and mounds of materials are piled up.
11. Loss of Value.
12. Large extensions will exacerbate subsidence problems.
13. Extension is too large.
14. Loss of sunlight and outlook.
15. The development will cause subsidence.
16. Workmanship is poor.
17. The site is a mess.
18. What is being built does not resemble previously approved plans.

19. Plans show the boundary in the wrong location.

In addition a petition with 31 signatures has been submitted by the occupier of No.42 raising the following objections:

1. Two storey design will lead to loss of amenity to No. 38 due to overlooking, loss of light. No overshadowing diagrams in plans. Balcony is particularly contentious.
2. Basement is contentious due to slope in land and deep excavation.
3. Boundary treatment not 1.5 m and does not conform to requirements for ASLC.
4. Work has commenced and trenches dug.
5. Large patios planned for the garden area.
6. Lack of measurements on plans to show dimensions and distances to neighbouring properties.
7. 45 degree rule should be applied to single storey extension.
8. Overlooking of No. 42 from single storey extension.
9. Detrimental impact on No. 38 and No.42 contrary to BE5, BE15, BE19, BE20 AND BE21 of Hillingdon Local Plan Part 2 and HDAS: Residential Extensions.

PLANNING OFFICER COMMENT: The majority of the points raised are addressed in the planning assessment section. Officers have checked Land Registry details and there is no information to suggest that the red line plan is incorrect. It is important to note that boundary issues are a Civil matters that fall outside the scope of planning control.

A revised plan was received showing the altered basement arrangement. The applicant's agent advised that the altered plan was produced because Building Control advised that this was an increased complication in relation to foundations required to build the basement room. The basement was therefore omitted and the depth of foundation will only be as required to give adequate support to the ground/first floor extension. The void below the ground floor will only be accessible from the garden and used for garden storage.

Re-consultation on the amended plans showing the basement changed to a store was undertaken in August 2014.

The original ground floor plan indicated that the single storey rear extension near to 42 Copse Wood Way would be set approximately 1.7m from the boundary with 42 Copse Wood Way. Observations on site made it clear this was erroneous, and the agent was requested to correct the drawings.

Corrected drawings were received and re-consultation on the amended plans was undertaken (for 21 days) on 9 September.

This report was prepared for the committee on 26 September and reflects all comments made up until that date. Any further comments received through to the end of the consultation period will be reported via the addendum.

Comments made in relation to the revised plans and scheme generally are reflected below:

- Boundaries are not shown correctly.

Planning Officer comment: Taking account of observations made on site, the revised

plans are considered to be accurate.

- The scheme is invalid.

Planning Officer comment: The Council's Legal and Planning Officers have checked the red line site plan against Land Registry information and consider the correct certificates have been served and the scheme is valid.

- The single storey rear extension is too close to the boundary with 42 Copse Wood Way and therefore not compliant with policy BE22.

Planning Officer comment: Policy BE22 relates to 2 storey extensions. The single storey rear extension accords with relevant HDAS guidance.

- The scheme will result in overlooking from the balcony and raised patio.

Planning Officer comment: A condition is recommended to ensure the balcony design includes a side privacy screen. Overlooking from the raised patio has been considered in the assessment. Given the angle of view and distance, it is considered that the scheme is acceptable.

- The scheme will result in overshadowing.

Planning Officer comment: Analysis of overshadowing has been undertaken and it is considered that the scheme is acceptable.

- The scheme will result in unacceptable drainage impacts.

Planning Officer comment: The Council's Flooding and Drainage specialist has considered the scheme and raises no objection.

- The scheme will result in a loss of light to neighbours and be overly large and overbearing.

Planning Officer comment: These issues are dealt with in the main body of the report. In essence it is not considered that the scheme would result in any unacceptable loss of light, or be overly intrusive/overbearing when viewed from neighbouring properties.

- No party wall act agreement was reached with neighbours.

Planning Officer comment: The concern is a Civil matter, and not a material planning consideration. It is worth noting that officers have requested that the applicant address this issue.

- Construction works have occurred before permission has been granted and enforcement action should be taken to stop the works.

Planning Officer comment: At this stage it is very difficult to see how enforcement action can be escalated given the stage that works are at. Clearly the approach to enforcement at this site will be influenced by the outcome of the planning application.

- Quality of workmanship is poor.



Planning Officer comment: While this is not a material planning consideration, the Council's Building Control staff have raised no concern over works at the site.

- The applicant keeps changing plans which is onerous for neighbours.

Planning Officer comment: The concern is noted, however changes to plans have not been excessive and were made to address inaccuracies.

- Neighbours have not been consulted on the current or historical schemes.

Planning Officer comment: Checks of the notification process and comments received as a result demonstrate that the consultation process has been correctly undertaken.

- Trees and landscaping will be adversely impacted. The present tree report is dated 2010 and cannot be relevant today as you saw from the state of the site with mounds of rubble.

Planning Officer comment: The Council's Tree officer has attended the site and considered the proposal and raises no objection subject to conditions.

- It would not comply with the Hillingdon Local Plan Part Two Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Documents HDAS Residential Extensions (2008), which makes special mention of the Copse Wood Estate. It does not comply with Policies BE5, BE15, BE19, BE20 and BE21.

Planning Officer comment: This is covered in the main body of the report.

- No overshadowing diagram submitted by No 40. The two storey extension will have a considerable adverse impact on the adjoining dwelling of No 38 due to the land drop of 2.3m and the fact the sun is to the Southwest of No 38 resulting in a significant loss light , outlook, and amenity.

Planning Officer comment: This is covered in the main body of the report.

- The plans of 2005 are no longer relevant. They are lapsed and extinct and the 2008 HDAS document has been produced since.

Planning Officer comment: Planning history is a material consideration, as is new policy guidance documents. The assessment has properly balanced and weighted these matters.

- Development is opposed in this area.

Planning Officer comment: The general opposition to development is noted, however this is not consistent with the National Planning Policy Framework, which states that:

- Local planning authorities should approach decision-taking in a positive way;
- Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.
- Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

- In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

The Local Planning Authority has approached the assessment in a balanced and appropriate way consistent with Government guidance.

· The garden store/void is likely to be turned into a basement, there should not be any excavation whatsoever in this area due to the 2.3m drop in elevation down to No 38.

Planning Officer comment: The scheme does propose to have the garden store extending below the foundations of the house.

· The scheme will result in subsidence.

Planning Officer comment: This matter is one dealt with under Building Regulations (not a planning matter).

· Officers have not visited to see the site.

Planning Officer comment: Staff from the planning, planning enforcement, building control and Tree/Green Spaces teams have attended the site on several occasions.

· Works underway on site resemble in no way the 2005 permission.

Planning Officer comment: Observations made on site indicate that the works do largely resemble footings which would relate to the 2005 permission.

· No front elevation of the proposed scheme is shown, and the proposal will overhang neighbouring properties.

Planning Officer comment: The front elevation is shown. Following checks on site and of land registry information is is not considered that there would be any encroachment.

A Ward Councillor objects to the application.

Internal Consultees:

The Council's Conservation Officer was consulted on the proposal and has raised no objection.

The Council's Flood water Management Officer has reviewed the proposal and raises no objection.

Tree officer:

Tree Preservation Order (TPO)/Conservation Area: This area is covered by TPO 399.

There is a mature Oak to the front of the site (street tree) and a couple of protected Oaks to the side of the front garden (in the front garden of No. 38). These trees significantly contribute to the arboreal/wooded character of the area and should be afforded protection during development. The submitted tree report outlines an adequate level of tree



protection.

There is scope to strengthen the green screening (shown as G1 and G4 on the tree report) between the houses and gardens of No's 38 & 40. This matter can be dealt with by condition.

Much of the front lawn will be retained and therefore the scheme does conform with policy in this regard, however it is not clear what materials will be used in the construction of the proposed driveway - this should be permeable and conform to SUDS requirements. This matter can be dealt with by condition.

Recommendations: A landscaping plan should be provided to show the strengthening of the green screen borders (as described above) and details should be provided about the materials to be used in the car parking area (should be permeable).

Conclusion (in terms of Saved Policy BE38): Acceptable subject to conditions RES9 (1, 2c, 2e) and RES10.

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

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.

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

BE18 Design considerations - pedestrian security and safety

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.

OE7 Development in areas likely to flooding - requirement for flood protection measures

OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement,

## 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 and the visual amenities of the surrounding area (including the impact on trees and the Area of Special Local Character) and in respect of the impact on the residential amenities of the adjoining occupiers. The standard of accommodation to be provided also needs to be considered as does the adequacy of parking provision and private amenity space.

### CHARACTER AND APPEARANCE

The proposed single storey rear extension would extend approximately 2.75m beyond the rear of 42 Copse Wood Way, and given that this is a detached property, it is considered that the rear projection is acceptable. It is a material consideration that a near identical previous planning approval was judged against the same planning policies, and it was considered that an identical sized single storey rear extension was acceptable. Concerns have been raised by objectors to the lack of set back of the rear single storey extension from the boundary of 42 Copse Wood Way. However the extension is single storey (policy BE22 does not apply to single storey extensions) and is set back in accordance with HDAS requirements.

In light of the extensions built to the rear of 42 Copse Wood Way and the slope of the land as well as the previous decision, the depth of the extension is considered acceptable with regard to impact upon the subject property and the wider character of the area. The height of the extension is in compliance with paragraph 3.7 of the HDAS guidance.

The proposed two storey rear extension is a comparable extension to that approved in 2005 and the roof height matches the original house at ridge level and eaves and the current proposal is therefore considered acceptable in light of the previous permission.

The proposed side extension involves the partial demolition of an existing structure and its replacement with a new structure of greater depth. This is considered to be a small addition and not harmful to the character of the property or the wider area and is in compliance with guidance in Chapter 4 of the HDAS: Residential Extensions guidance.

The front extension involves the removal of the porch and is considered to provide a balanced appearance to the front elevation which would be subordinate to the main house. It would comply with guidance in chapter 8 of the HDAS guidance.

The small 'garden store'/basement area again is comparable to the previously approved scheme and is not considered harmful to the character of the property or the area.

The proposed first floor rear extension comprises a small extension to the central part of the property and creates a central gable section which is considered to be in keeping with the property and therefore complies with guidance in chapter 6 of HDAS: Residential Extensions. Likewise the proposed first floor terrace areas are considered to be not harmful to the character and appearance of the property.

Therefore, when considering the proposal as a whole, the proposed extensions and

alterations would not detract from the visual amenities of the surrounding area and would not be harmful to the character and appearance of the property. The proposal would be in compliance with Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### IMPACT ON AMENITIES OF NEIGHBOURS

The proposed two storey rear extension would project by approximately 1m beyond the rear depth of No.42. It is considered that such a depth would not result in an overdominant and intrusive form of development and would not breach the 45 degree line from the nearest habitable room window of the adjoining properties. The proposed increase in overshadowing during the morning hours is considered to be minimal and likely to be contained within the rear garden of No.42. No new windows are proposed facing No.42 and this can be secured by a planning condition.

Whilst the single storey extension extends close to the neighbouring site at 42 Copse Wood Way, given the height of the extension (compliant with guidance) and the slope in the land, it is not considered that the proposed extension would be harmful to the amenity of the adjoining occupiers.

It is important to note that at 42 Copse Wood Way there was an approval issued in 2006 for various extensions (4130/APP/2005/3373). At that stage there was already permission for extensions to No 40 Copse Wood Way and the plans associated with the various extensions to 42 Copse Wood Way (ref: 4130/APP/2005/3373) recognise and show the extent of the approved neighbouring development at 40 Copse Wood Way.

Bearing in mind that it is a single storey extension element which would be closest to the boundary with 42 Copse Wood Way, and that its height conforms with relevant guidance, and that the adjoining property at 42 Copse Wood Way has also been extended to the rear, it is not considered that proposed scheme would have an unacceptable impact upon the amenity of the adjoining occupiers that could be sustained as a reason of refusal.

It should be noted that the Council's 45 degree rule relates to two storey extensions. In relation to the single storey extension there is no requirement to consider a 45 degree line from the nearest habitable room. The front and side extensions are considered to have little impact upon the occupiers of No.42. Furthermore, the 2005 permission considered the impact on amenity under the same planning policies and it was considered acceptable.

The proposed 2 storey extension would extend beyond the rear of No.38. However, it would be set well back from the side of this dwelling and the single storey extension is set a further distance away. It is therefore considered that the separation distance is sufficient to avoid any harmful impact upon the amenity of the adjoining occupiers. It is proposed that should permission be granted conditions be imposed to secure obscure glazing on first floor side windows and to retain the existing boundary treatment.

#### Vertical Sky Component:

To understand impacts on daylight, the Council utilised the criteria set out in the Building Research Establishment (BRE) guidelines and Council's HDAS: Residential Extensions. In this case, there would be no structures proposed in front of facing main living room windows and as such no impact in terms of the vertical sky component.

#### Over Shadowing:

In terms of overshadowing, the BRE standards require that assessment focus on the windows to main living rooms, in circumstances where the windows face within 90 degrees of due south. The proposal does not have an impact on windows to main living areas which face within 90 degrees of due south. The proposal accords with BRE standards.

However, given the intense concern raised by nearby occupiers in relation to overshadowing, the Council prepared shadow diagrams to check impacts. The shadow analysis confirms that 42 Copse Wood Way would not be impacted. This is simply because of the orientation of the sites in relation to one another and in relation to due South.

In relation to 38 Copse Wood Way, it is important to reiterate that the facade facing the road would have facing windows within 90 degrees of due South. However these windows would be unaffected by the proposal.

The rear elevation includes windows to a conservatory and main living areas, however these windows do not face within 90 degrees of due south (they face north west). The reason that the BRE do not require windows which face in northerly direction to be assessed, is that northerly facing windows get little direct sunlight. This is evident when the shadow analysis was undertaken. For much of the day the dwelling at 38 Copse Wood Way casts a shadow over the rear windows. The proposed development may lead to some additional overshadowing during the afternoon, however, this increase is not considered significant, or to contravene BRE guidelines.

#### Garden Store:

The proposed garden store and ground level balcony due to their position are considered not to be harmful to the amenity of the adjoining occupiers at No.38. Furthermore, the 2005 permission considered the impact on amenity under the same planning policies and it was considered acceptable. Therefore, it is not considered that the proposed scheme will have an unacceptable impact upon the amenity of the adjoining occupiers that could sustain a reason of refusal.

As such, the application proposal would be in compliance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan Part 2 - UDP Saved Policies (November 2012) and Section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions, as well as the London Plan (2011) Policy 7.6.

#### OTHER MATTERS

The windows and doors in the proposed development are considered to provide adequate light and outlook for the future occupiers of the enlarged house. Therefore, the proposed scheme complies with Policy BE20 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

Over 500 sqm of private amenity space would be retained, which is considered to be adequate for the enlarged property and would be in compliance with paragraph 3.13 of the HDAS: Residential Extensions and Policy BE23 of the Hillingdon Local Plan Part 2 - Save Policies (November 2012).

The application has been accompanied by a Tree Report which has been assessed by the Council's Tree Officer. The report is the same as submitted on the previous approval which was considered acceptable and given the comparable scheme it is considered that the proposed development would not be harmful from a tree or landscape point of view. It therefore complies with Policy BE38 of the Hillingdon Local Plan Part 2 Saved Policies.

The Council's Sustainable Drainage & Flooding Officer has also reviewed the scheme and raised no objections to the proposals.

There is parking to the front of the building for at least 3 cars which is considered acceptable for the enlarged property. Therefore, the proposed development complies with Policy AM14 of the Hillingdon Local Plan Part 2 - UDP Saved Policies (November 2012).

## CONCLUSION

For the reasons stated above, the application is recommended for approval.

## 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, numbers PL02.01.03B, PL02.01.04D, PL02.01.02D, PL01.01.02, PL02.01.06C, PL02.01.07C, PL02.01.05E and PL02.01.08.

#### REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

#### **3 HO4 Materials**

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 and shall thereafter be retained as such.

#### 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 Local Plan: Part Two Saved UDP Policies (November 2012)

#### **4 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 38 or 42 Copse Wood Way.

#### REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **5** HO6 Obscure Glazing

The first floor windows facing 38 Copse Wood Way shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

#### REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **6** RES8 Tree Protection

No further 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 Local Plan: Part Two Saved UDP Policies (November 2012).

#### **7** NONSC Screen

Within 1 month of the date of this permission details of a privacy screen to be erected at



the northwestern end of the ground floor balcony (labelled as 15 on plan PL02.01.05E) shall be submitted to and approved by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details, and the privacy screen retained for the life of the development.

#### REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### 8 RES9 Landscaping

Within 1 month of the date of this consent a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping (in particular along boundaries with adjoining properties).
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
  
2. Details of Hard Landscaping
  - 2.c Means of enclosure/boundary treatments
  - 2.e Hard Surfacing Materials (to include pervious paving of the driveway/parking areas)
  
3. Landscape Maintenance Schedule for a minimum period of 5 years.

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### 9 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) 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 (or after) 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 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 Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

### **10** NONSC Non Standard Condition

A 1.8 metre high close boarded fence or imperforate wall shall be maintained on the boundary with 38 and 42 Copse Wood Way for the full length of the development hereby approved and shall be permanently retained for so long as the development remains in existence.

#### Reason

To safeguard the amenity of the adjoining occupiers and comply with Policy BE24 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012)

### **11** RES15 Sustainable Water Management (changed from SUDS)

No further development approved by this permission shall be undertaken until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

## REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 5.12.

## 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 September 2007), 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.

- 2 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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).

### 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) 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 guidance.

#### Part 1 Policies:

PT1.BE1 (2012) Built Environment

#### Part 2 Policies:

AM14	New development and car parking standards.
BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
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.
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2011) Quality and design of housing developments

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

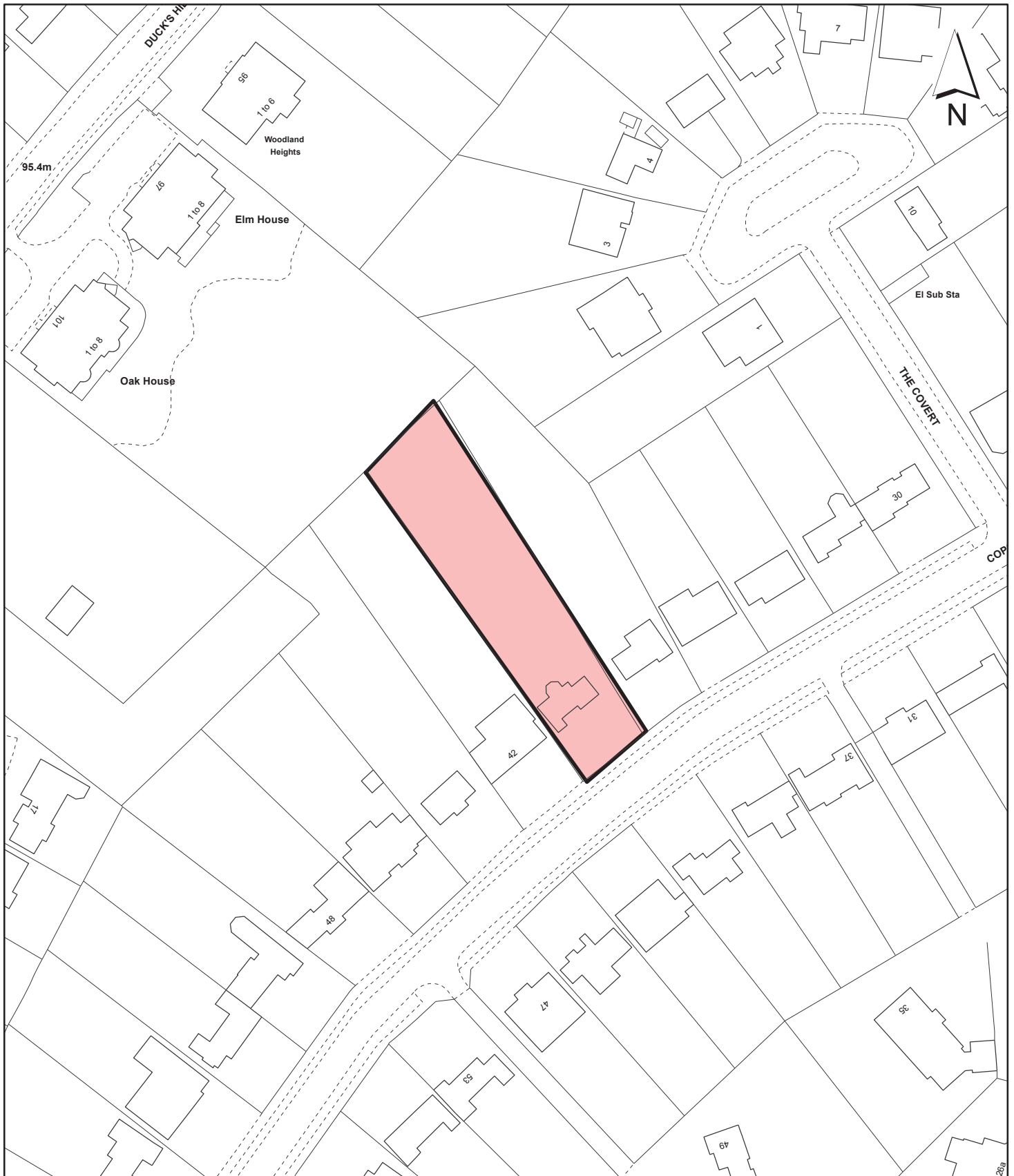
prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 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 (CO<sub>2</sub>) 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:** Charlotte Bath

**Telephone No:** 01895 250230





**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>40 Cope Wood Way Northwood</b>	
Planning Application Ref: <b>48611/APP/2014/2209</b>	Scale <b>1:1,250</b>
Planning Committee <b>North</b>	Date <b>October 2014</b>

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

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



**HILLINGDON**  
LONDON