

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

**Address** 1 BARRINGTON DRIVE HAREFIELD

**Development:** Installation of boundary wall with railings and gate to front

**LBH Ref Nos:** 62825/APP/2014/2576

**Drawing Nos:** 143/L01/P Rev. A  
143/L02/P Rev. A

**Date Plans Received:** 21/07/2014                      **Date(s) of Amendment(s):**

**Date Application Valid:** 31/07/2014

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site comprises a large modern detached property situated on the western side of Barrington Drive. The property is on a corner plot and benefits from good sized gardens all around and an existing driveway providing parking for at least 2 cars. There is a mature established hedgerow along the side boundary to the south west. The land slopes down from east to west with the entrances of the properties on the eastern side of Barrington Drive at a raised level and access by steps. Opposite the site is a brick built retaining wall measuring just over 1m high and the entrance to the Drive is flanked with two brick pillars.

The street scene is residential in character and appearance comprising a mixture of detached and semi detached properties. There are no fences or walls enclosing the front gardens, although some have hedges, which are all maintained at a height of about 50 - 75cm.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

#### 1.2 Proposed Scheme

This proposal is for the installation of boundary wall with railings and gate enclosing the whole of the front garden area.

#### 1.3 Relevant Planning History Comment on Planning History

62525/APP/2007/500 - Erection of a rear conservatory

### 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

Five adjoining occupants consulted. 25 responses received from adjoining neighbours raising the following points:

1. Looks quite nice
2. Out of character for the road which is open and unfenced.
3. Legal covenant on the properties for no fences, wall post, hedge or other structure on the boundary.
4. Not in keeping with any other property along the road
5. The height of the wall, the sharp bend and steep gradient as you approach from Park Lane will create an obstruction and be a safety hazard for motorists driving along the road and pedestrians crossing
6. The estate was designed to be open plan and should be preserved
7. This is the first house you see in the road, this will spoil the rural look and feel of our environment
8. Against the conservation of canalside landscaping of the locality
9. Plans misleading as don't show the height of the wall accurately or how imposing it would be at its left hand end
10. The gates could mean cars entering the drive would obstruct the highway when they wait for them to open
11. Not a crime problem in the area so no security reason to construct the wall and gates
12. Plans inaccurate as the garages between 1 and 3 are 90 degrees to the road not at angle
13. The drawing gives a height of 1575mm on the right side. Due to the fall of the land the left side would be 2750mm
14. The scale plan shows the gates set back 2m behind the boundary and the gate 2m wide making it difficult to manoeuvre cars within the walled area
15. We understand this is to provide a play area for children in an area currently used to park 4 cars this will be reduced to 1
16. Nos. 1 and 3 share a common drive in front of the garages and it is already difficult to reverse onto the road with a lamp post one side and the parked cars in the road. The garage for number 1 is already used for domestic purposes so his displaced car from the front of his house will need to park in front of the garage making it impossible for me to leave my drive.
17. The application shows the removal of all trees within the walled area contrary to Forestry Legislation
18. Application would set a precedent for others
19. Potential to increase crime as a perception of trying to protect something
20. Tress in the front garden are protected by a conservation clause and would be removed by this development

Conservation and Urban Design Officer:

The site lies just outside the Coppermill Lock Conservation Area. The property forms part of a planned estate. The front boundary treatments existing along the street comprise of low lying hedges. The proposed boundary wall with railings and a gate would be considered visually intrusive to the character of the street and adjacent conservation area, due to the prominent corner positioning of the property at the junction of Park Lane and Barrington Drive. The proposal will create an unnecessary precedent along a compact street scene.

CONCLUSION: Unacceptable

Trees/Landscape Officer:

There are two semi-mature trees (protected by conditional planning permission relating to the original development of the site) situated along the front boundary. The same species of tree has also been planted in many other front gardens of Barrington Drive and characterise the road. The proposed wall/railings will almost certainly require the removal of these two trees.

Recommendation: If you are minded to approve the application, then two semi-mature replacement trees (of the same as the existing) must be planted elsewhere in the front garden. These details should be shown on the plans. Please reconsult on receipt of the requested amended plans.

#### **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:

BE13 New development must harmonise with the existing street scene.  
BE19 New development must improve or complement the character of the area.  
BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.  
BE4 New development within or on the fringes of conservation areas  
HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

#### **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 area (including the adjacent Conservation Area).

The proposal is to erect a wall with railings along the front and side boundary to 1 Barrington Drive. The land levels drop along Barrington Drive down towards the junction with Park Lane (north to south) when viewing the property from the road. The proposal maintains a constant height for the wall, meaning the height at the lowest point adjacent to the driveway between numbers 1 and 3 is 1.57m, rising to 2m (end pillar) towards the southern boundary of the site. The gate posts either side of the gates stand at 2.5m in height. Although the inclusion of the railings on top of the walls and between the pillars attempts to break up the facade and make the wall less imposing, they are only 40cm in height the full length of the wall, resulting in an imposing brick feature. This proposal far exceeds the dimensions given in the Supplementary Planning Document HDAS: Residential Extension.

The overall street scene is very open in character, softened by greenery provided by small hedges and a number of semi-mature trees planted in gardens along the road. Two of

these trees are in the garden of number 1 and are protected by condition of the original permission. The Tree and Landscape officer has advised that the proposal would almost certainly require the removal of these two trees and has recommended that should permission be granted, these trees will need to be replaced with trees of the same size/specimen as existing. However, to replace these trees behind a high wall would not help mitigate for the loss of these trees or the detrimental impact on the street scene.

It is considered that, given the open character of the street, the principle of walls/railings is unacceptable and the proposal fails to harmonise with the open aspect of the street scene and is detrimental to the character and appearance of the area including the adjacent Conservation Area. It, as such, fails to respect the requirements of Policies BE4, BE13, BE19 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extension.

## **6. RECOMMENDATION**

### **REFUSAL for the following reasons:**

#### **1 NON2 Non Standard reason for refusal**

The proposal, by reason of the enclosure of the front garden area and the height and design of the wall and railings would be detrimental to the open plan character of the street scene the visual amenity, character and appearance of the wider area including the adjacent Coppermill Lock Conservation Area, contrary to Policies BE4, BE13, BE19 and BE38 of the 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 proposal will result in the loss of existing trees to the detriment of visual amenity, character and appearance of the street scene and the wider area including the adjacent Coppermill Lock Conservation Area, contrary to Policies BE4 and BE38 of the 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 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.

### **Standard Informatives**

- 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

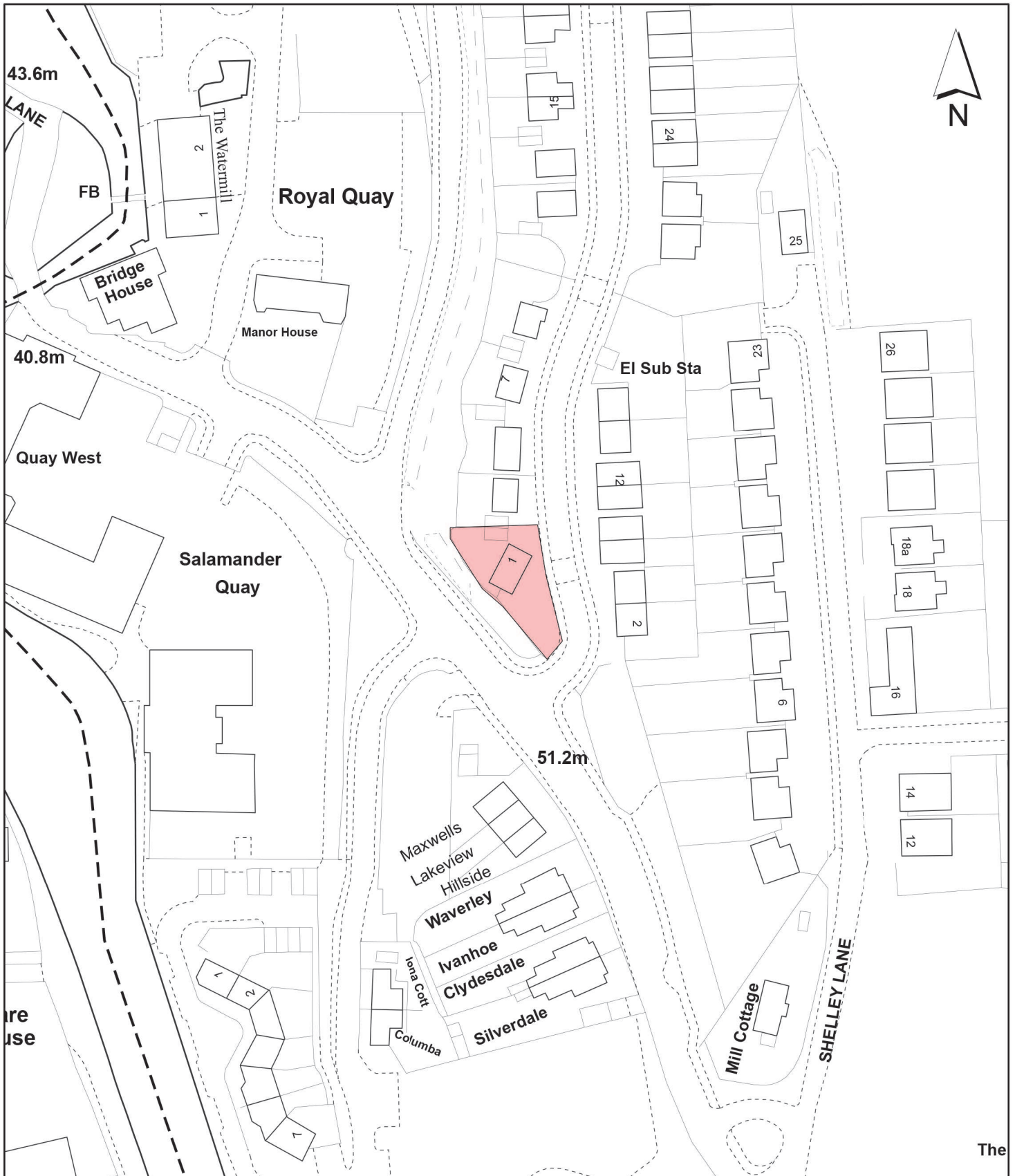
Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE4	New development within or on the fringes of conservation areas
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

guidance.

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**1 Barrington Drive  
 Harefield**

**LONDON BOROUGH  
 OF HILLINGDON**

**Residents Services  
 Planning Section**

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

Planning Application Ref:

**62825/APP/2014/2576**

Scale

**1:1,250**

Planning Committee

**North**

Date

**October 2014**



**HILLINGDON**  
 LONDON