

Report of the Director of Planning & Community Services Group

Address 21 HILLSIDE ROAD NORTHWOOD

Development: Single storey front infill extension and loft conversion, involving conversion of garage to habitable use.

LBH Ref Nos: 19722/APP/2009/1861

Drawing Nos: PL/003
PL/002
PL/001A
PL/004A
PL/005A

Date Plans Received: 25/08/2009 **Date(s) of Amendment(s):** 12/10/0009
Date Application Valid: 28/08/2009 25/08/2009

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached bungalow on the north side of Hillside Road and forms part of a large area of 1930's residential development within the developed area as designated in the Unitary Development Plan Saved Policies September 2007.

The area is characterised by interwar suburban housing, largely bungalows and chalet bungalows along spacious well planned roads on a large estate of similar properties. The area is subject to relatively steep topography and as such the application site is stepped up from the neighbouring property to the west (No.19) and stepped down from the neighbouring property to the east (No.23).

The property is within an established row of bungalows each of a similar style, making strong references to the arts and crafts movement, being constructed out of brick, render and clay peg-tile roofs. The building line is informal, with properties being both detached and semi-detached and enjoying a variety of footprints, with forward projecting elements, bay windows and canopied gables being common.

The application site has a simple form, with a principal frontage 7.5m wide, with a bay window detail and steep hipped roofs, forming a pyramid like structure. To the rear, there is a projecting ridge (3.8m long) forming a rear facing dormer window with half hipped roof over. A more recent single-storey side/rear extension (set back 2.4m from the front elevation) now provides the main entrance to the property, and has a flat roof that extends up to the eastern boundary of the site, connecting with the flank wall of neighbouring property No. 23. This extension extends across the entire rear elevation of the property at varying depths between 2m and 3.7m in depth.

1.2 Proposed Scheme

The application seeks permission for the existing single-storey side extension to be

extended forwards, infilling the remaining 2.4m, so that it is flush with the main front elevation. This will provide the properties new entrance, featured through double entrance doors and flanking windows. Amended plans show this extension set in from the boundary by 500mm.

Above this new infill extension is proposed a new side hipped roof, carrying across the existing front and rear roof slope, along with its profile. Three roof lights would be introduced on the new east facing flank roof slope, providing light to the new shower room and existing study.

To the rear of this would be a second full height dormer window, attached to and mirroring the existing rear facing dormer. As such it would be 3.4m wide and 3.3m high, with a half-hip roof detail. The proposals would add a further double bedroom to the existing bedroom and bathroom already housed in the loft space.

The plans also show a new roof light in the front roof slope (giving light to the existing staircase). Furthermore, two 1m wide and 1.6m high solar heating panels are proposed on the front elevation.

1.3 Relevant Planning History

19722/A/85/0495 21 Hillside Road Northwood

Section 53 certificate (P)

Decision Date: 01-05-1985 Refused **Appeal:**

19722/APP/2002/2924 21 Hillside Road Northwood

ERECTION OF A SINGLE STOREY FRONT ENTRANCE/PORCH AND A SINGLE STOREY REAR EXTENSION

Decision Date: 17-02-2003 Approved **Appeal:**

19722/B/85/0844 21 Hillside Road Northwood

Section 53 certificate (P)

Decision Date: 10-06-1985 Refused **Appeal:**

19722/C/85/0975 21 Hillside Road Northwood

Householder development - residential extension(P)

Decision Date: 02-08-1985 Approved **Appeal:**

Comment on Planning History

None

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:

7 adjoining occupiers and the Northwood Hills Residents Association consulted. 5 letters

from the resident of No.23 Hillside Road received stating the following:

- * The proposal makes Nos.21 and 23 Hillside Road semi-detached;
- * Concerns that the area is now a conservation area and extension of this nature would be inappropriate;
- * Concerns over maintenance to the side of No.23 Hillside Road; and
- * Concerns over drainage.

A request has been made by a Ward Councillor that this application be considered at planning committee due to potential conflict over the issue of rain water guttering as there is a party wall between joint garages. The issue of this property being in an area of Special Local Character should also be addressed.

Comment: The plans were revised to inset the side extension 500mm from the neighbour's boundary, addressing the boundary issues raised above.

Internal:

Conservation and Urban Design Observations:

This is a bungalow located within the Hillside, Northwood Hills Area of Special Local Character. The area is characterised mainly by 1930s bungalows, modest in size with integral garages built well setback from the main elevation. The area has recently been designated as an Area of Special Local Character (ASLC) particularly for the homogeneity in building types. There have been extensions to neighbouring properties, prior to the designation of the area and the adoption of the Design Guidance. The site itself has been subject to previous planning applications, including the loft conversion, and two rear extensions.

To the front, the existing garage is well set back from the main front elevation of the house, characteristic of the established design of other houses in the street. The scheme proposes to build a front extension to bring the existing garage in line with the main house and convert the garage for habitable use. Whilst the conversion of the garage is acceptable, given the homogeneity of the area, the front extension would not be in keeping with the street scene. The proposed roof to the garage extension would add considerable bulk to the front elevation and would be detrimental to the character and appearance of the area. The extension would appear to be attached to the adjacent property, which would be detrimental to the street scene of the area. It would, therefore, be unacceptable.

The scheme also proposes a large rear extension to the roof, to accommodate an extra bedroom to the previously converted loft. The size, height and design of the proposed roof extension, particularly taken together with the previous extension would be detrimental to the character of the existing house and would not be subservient to the original house and would, therefore, be unacceptable.

The double front entrance door including the side lights appear very wide and do not form part of the original design and character of the houses, and would be unacceptable.

From a conservation point of view, the proposed solar panels should be relocated to the rear elevation. Details showing the size, section and colour should also be submitted. If depth of solar panels is up to 200mm, it would be considered within the Permitted Development Rights of the owner (General Permitted Development Order as amended

2008), and should, therefore, be removed as part of the current application.

Given the previous history and the layout and design of the existing house, there is limited scope of extension.

The conversion of garage to habitable would be acceptable, provided that the fenestration is appropriately designed. Front and rear (loft) extensions are unacceptable.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
HDAS	Residential Extensions
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE5	New development within areas of special local character

5. MAIN PLANNING ISSUES

The main issues for consideration with this application are the design of the proposed development, impact on the area of special local character, impact on residential amenity and parking.

Design

The area is characterised mainly by 1930's bungalows, modest in size with integral garages which, in the main are well setback, from the front elevation. The area has recently been designated as an Area of Special Local Character (ASLC) particularly for the homogeneity in building types. There have been extensions to neighbouring properties, prior to the designation of the area and the adoption of the Design Guidance. The site itself has been subject to previous planning applications, including the loft conversion, and two rear extensions.

To the front, the existing garage is well set back from the main front elevation of the house, which is a characteristic of the established design of other houses in the street. The scheme proposes to build a front extension to bring the existing garage in line with the main

house and convert the garage for habitable use. Whilst the conversion of the garage is acceptable in principle, given the homogeneity of the area, the front extension would not be in keeping with the street scene. The proposed roof to the garage extension would add considerable bulk to the front elevation and would thus be detrimental to the character and appearance of the area. In terms of siting, design, appearance and bulk this element of the scheme is not considered acceptable.

The scheme also proposes a large rear extension to the roof and the size, height and design of this roof extension, particularly taken together with the previous extension is considered to be detrimental to the character of the existing house and in terms of its size and scale would not be subservient to the original property.

It is, therefore, considered that both the front/side extension and the rear roof extension are contrary to policies BE5, BE15 and BE19 of the adopted UDP Saved Policies September 2007 and the Supplementary Planning Document (SPD) HDAS: Residential Extensions.

Amenity

No.19 Hillside Road would not be adversely affected by the proposed single storey front/side extension as it lies on the opposite side of the siting of this extension.

The proposed extension would project 300mm beyond the front wall of No.23, however, it would not breach a 45 degree sight line taken from the habitable room window at No.23 closest to the side boundary with the application property. It is therefore considered that the proposal would not harm the residential amenities of the occupiers of that property through overdominance and visual intrusion.

With regards the rear roof extension, this does not result in any greater overlooking than the existing extension and as such would not result in unacceptable loss of privacy to neighbouring occupiers.

It is therefore, considered that the proposal would comply with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 4A.3.

A very extensive garden will be maintained and continue to provide adequate private amenity space and parking for two cars would still be available on the existing hard standing to the front, in accordance with policies BE23 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed side/front extension by reason of its siting, size, scale, bulk, design and appearance would fail to harmonise with the character of the existing property to the visual detriment of the street scene and the Hillside, Northwood Hills Area of Special Local Character. The proposal is thus contrary to policies BE5, BE15 and BE19 of the Hillingdon

Unitary Development Plan Saved Policies (September 2007) and the Adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed rear roof extension, in conjunction with the existing extension, by reason of its siting, size, scale, bulk, design and appearance would fail to harmonise with the character of the existing property to the visual detriment of the street scene and the Hillside, Northwood Hills Area of Special Local Character. The proposal is thus contrary to policies BE5, BE15 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

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) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
Policy No.

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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
HDAS	Residential Extensions
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE5	New development within areas of special local character

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Notes

 Site boundary

For identification purposes only.

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Site Address

**21 Hillside Road
Northwood**

Planning Application Ref:
19722/APP/2009/1861

Planning Committee
North

Scale
1:1,250

Date
November 2009

**LONDON BOROUGH
OF HILLINGDON
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