

Report of the Head of Planning, Sport and Green Spaces

Address 21 KNOLL CRESCENT NORTHWOOD

Development: Single storey infill extension to front

LBH Ref Nos: 52149/APP/2014/2877

Drawing Nos: 001
100

Date Plans Received: 12/08/2014

Date(s) of Amendment(s):

Date Application Valid: 14/08/2014

1. CONSIDERATIONS

1.1 Site and Locality

The site is situated on the south-eastern side of Knoll Crescent, a residential cul-de-sac comprising groups of mainly terraced properties. The application site comprises a two-storey end of terrace property with an existing front porch addition. The front of the property is laid out in hardstanding providing parking for two small cars. The rear garden is limited and is overgrown with shrubs and flora. To the rear of the garden lies a river course.

The site is located within the Developed Area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

The application is a resubmission. The proposal is identical to the infill extension dismissed already by an appeal inspector. The infill element would measure 1.25m deep, 2.10m wide and would create a new lean-to roof at 3.1m high, just below cill level. The materials would match the existing house.

1.3 Relevant Planning History

52149/APP/2013/1546 21 Knoll Crescent Northwood

Single storey rear extension and single storey front extension involving demolition of existing conservatory.

Decision Date: 29-07-2013 Withdrawn **Appeal:**

52149/APP/2013/2802 21 Knoll Crescent Northwood

Single storey infill extension to front

Decision Date: 26-11-2013 Refused **Appeal:** 04-MAR-14 Dismissed

Comment on Planning History

52149/APP/2013/2802 - Single storey infill extension. Refused and dismissed at appeal. The Planning Inspector commented the "the proposed infill extension would have an unacceptably harmful effect on the character and appearance of the host building and the

area."

52149/APP/2013/1546 - A planning application for a front porch and rear extension was withdrawn.

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

5 neighbours, Northwood Residents Association were consulted on 19.08.2014 and a site notice was erected and expired on the 18.09.2014. No comments were received.

The application has been called in by a Councillor to be determined at committee.

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.

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.

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

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 existing property, the impact upon the visual amenities of the streetscene, the impact on the amenity of adjoining occupiers, the provision of acceptable residential amenity space for the application site and car parking provision.

Policy BE15 requires extensions and alterations to harmonise with the architectural composition of the original house. HDAS Section 8.0 requires front extensions to be minor in appearance. Paragraph 8.1 states that the Council is very explicit with regards to front extensions and that extensions which span the entire width of the building will normally be refused. Furthermore, Paragraph 8.2 states that front porches should not extend more than 1 metre forward of the front building line. The house already has a form of front extension and a further addition would appear conspicuous and out of character with the main house, detracting from the architectural integrity of the building.

The proposal is identical to the scheme previously refused at appeal and the appeal decision is therefore a significant material consideration. It is noted that the Planning Inspector stated:

"the proposed infill scheme would result in the front projection extending across the full width of the front elevation to the house. This would be distinctly at odds and out of character with the other houses in the terrace and those properties in the street which have similar front projections. The existing strong horizontal sense of subservience to the main part of the house would be lost."

There has been no change in policy or circumstance since the appeal decision and the proposal remains contrary to the Council's adopted planning guidance. It is therefore considered that the front extension by virtue of its height, width, roof profile, siting, layout, bulk and design would fail to harmonise with the existing property in terms of its character and appearance. The proposal would therefore be contrary with Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Sections 3.0 and 8.0 of HDAS.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Section 8.0 of HDAS recognises that front extensions are eye catching and can change the frontage of the building. Within the locality, there are a number of front porch/single storey front additions which appear to be original. They comprise flat roofed extensions that do not project more than 1m deep. The proposed extensions by virtue of their projection, roof form, siting, layout, overall bulk, massing and design of the proposed front porch would provide an incongruous addition to the streetscene and would fail to complement or improve the locality.

In relation to the previous scheme the applicant highlighted what they considered to be precedents. However, the Planning Inspector commented that the full width front extension at No.15 Knoll Crescent is "not representative of the prevailing character of the properties in the street" and "does not set a precedent which should be followed." The proposed development would thus be contrary to Section 8.0 of HDAS, Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that the amenities of the adjoining occupiers are protected in new development. It is considered that the siting of the proposed extension would not be detrimental to the amenities of the adjoining occupiers. Therefore the proposed development would comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposal would not affect the private amenity space to the rear.

The application proposal would not directly result in a loss of parking, in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

In addition, the applicants have provided additional seeking to justify the application on the grounds that they require the additional space at ground level to accommodate a toilet, and facilitate the residents being able to stay at the dwelling as they age. In this respect it is noted that the Council's Access Officer met with the applicants in April ahead of the planning application re-submission. His advice at the time was that from an access point of view, a ground floor WC can be accommodated without the proposed extension and that an extension is not necessary in order to improve accessibility in this case. In this case there are no accessibility benefits or grounds that would outweigh the harm caused by the development in other respects.

In conclusion, the proposed development does not comply with HDAS and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and is therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed front extension by virtue of its siting, size, scale, bulk and design would result in an incongruous addition which would be detrimental to the architectural composition of the existing building, the visual amenity of the street scene and would harm the character and appearance of the wider area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 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

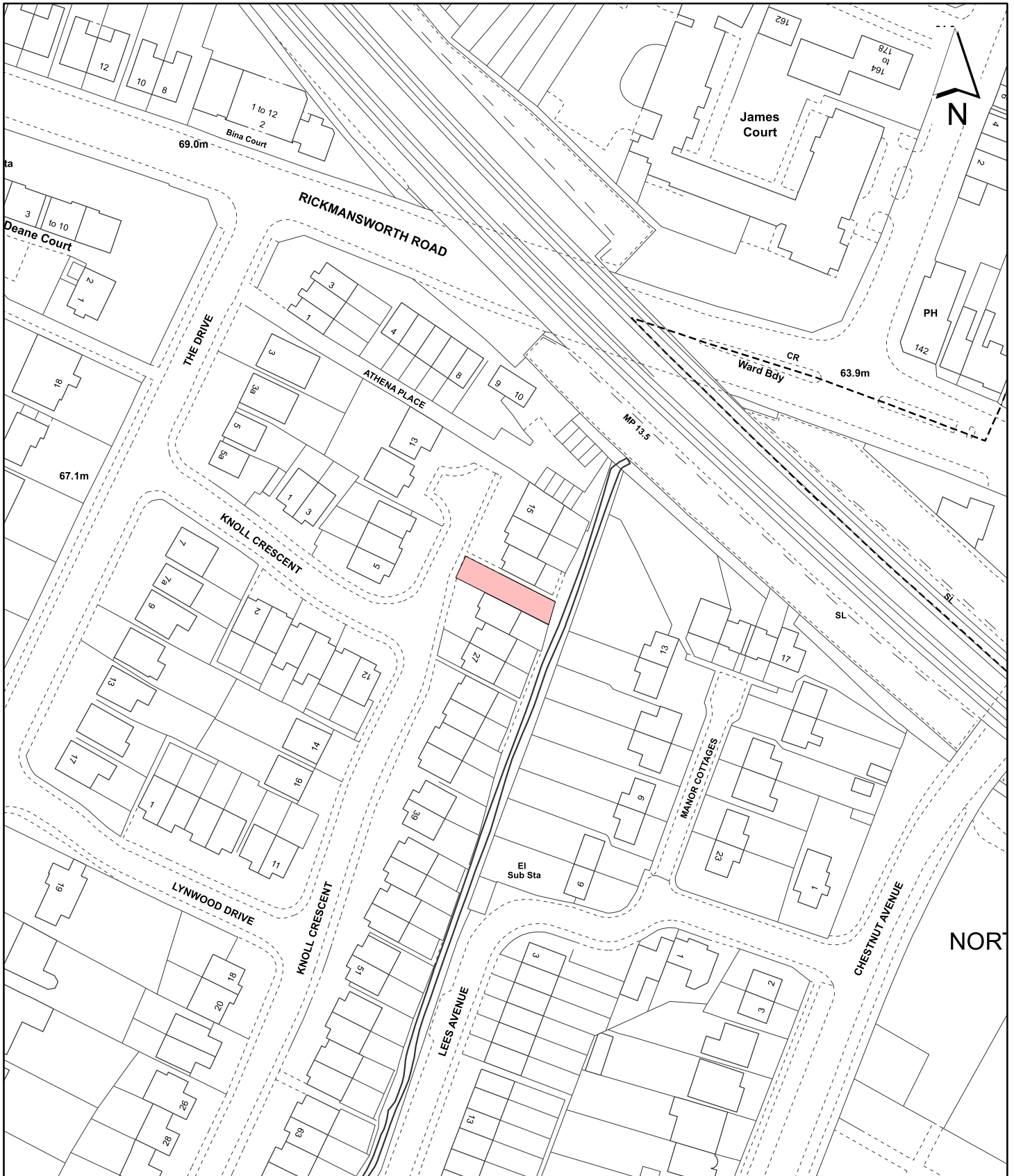
Part 2 Policies:



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.
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

guidance.

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	<p>Planning Application Ref:</p> <p align="center">52149/APP/2014/2877</p>	<p>Scale</p> <p align="center">1:1,250</p>	 <p align="center">HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p align="center">North</p>	<p>Date</p> <p align="center">October 2014</p>	