

Report of the Head of Planning, Sport and Green Spaces

Address 12 MAXWELL ROAD NORTHWOOD

Development: First floor rear extension, single storey side extension, conversion of roofspace to habitable use to include rear dormer and conversion of attached garage to habitable use and alterations to associated driveway

LBH Ref Nos: 32372/APP/2014/3987

Drawing Nos: P101 Rev A
P102
P201 Rev B
P202 Rev B

Date Plans Received: 10/11/2014

Date(s) of Amendment(s): 10/11/2014

Date Application Valid: 14/11/2014

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the west side of Maxwell Road towards its junction with Green Lane and the shopping centre of Northwood. It comprises of a two storey five bedroom detached house with an attached garage. The front garden is mostly given over to a paved hard standing for vehicle parking with a small landscaped border.

The street scene is predominantly residential in character with two storey detached properties and a cul-de-sac development (Anthus Mews) to the rear on this side of Maxwell Road and the Grade II Listed Northwood Police Station is situated directly opposite.

The application site is located within the Northwood Town Centre Conservation Area and forms part of the Developed Area of the Borough as identified in the Hillingdon Local Plan (November 2012).

1.2 Proposed Scheme

The proposal is for first floor rear and single storey side extensions to provide an enlarged rear bedroom at first floor and an enlarged wc/shower room to the rear of the garage on the ground floor. The existing roof space and garage are also proposed to be converted to habitable accommodation as a games room (in the roof) and study.

The first floor rear extension would be constructed above half of the existing ground floor addition at its northern end and measure approximately 3.6 metres in depth by 5.7m wide alongside the boundary with No. 10. A new gable end would be formed similar to that on the existing rear elevation and the front to back ridge line of the existing pitched roof would be continued rearwards to match the angle of slope and eaves level on all sides.

The side extension would measure approximately 0.75 metre wide by 3.45m in depth with a return wall to align with the side of the garage and be finished with a sloped roof (3.3m high).

A dormer window is proposed within the rear slope of the main roof, amended in its design to have a traditional pitched roof with tile hanging to the sides.

The garage would also be converted to a study by the insertion of a window to replace the existing door and brick infilling to surround.

All external materials to be used would match the existing property comprising of part facing brickwork and part render, plain clay roof tiles and white upvc double glazed windows and doors.

1.3 Relevant Planning History

32372/APP/2001/1308 12 Maxwell Road Northwood
ERECTION OF A SINGLE STOREY PORCH EXTENSION

Decision Date: 25-09-2001 **Approved** **Appeal:**

32372/APP/2001/54 12 Maxwell Road Northwood
ERECTION OF A SINGLE STOREY FRONT PORCH EXTENSION

Decision Date: 16-02-2001 **Refused** **Appeal:**

32372/C/84/0734 12 Maxwell Road Northwood
Erection of front garage extension and rear ground floor extension.

Decision Date: 06-11-1984 **Approved** **Appeal:**

32372/TRE/1999/8 12 Maxwell Road Northwood
TO FELL ONE CHERRY TREE (T11) ON TPO 305

Decision Date: 26-05-2000 **Refused** **Appeal:**

Comment on Planning History

The application property has been extended to the rear at ground floor and with an attached garage to the front by virtue of planning permission granted in 1984. A front porch was later added.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 17th December 2014

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

7 neighbouring occupiers were consulted (17.11.2014) and in addition the proposal was advertised in the local press (on 26.11.2014). A copy of the press advert was displayed from 3.12.2014. There has been one response received with the following objections and comments:

- overshadowing/loss of light;
- would prevent sunlight reaching lounge bay window and bedroom (existing laurel hedge does not obstruct sunlight);
- impact on amenities of conservation area;
- rainwater run off from existing roof to drain (would be exacerbated);

- development of Anthrus Mews plus conversions/additions (etc.) in locality have been more for business/rental opportunities.

Northwood Residents Association - objects on the following grounds:

- blocking in light currently enjoyed by the occupants of 10 Maxwell Road and by reason of its siting and bulk (in breach of Policies BE20 and BE21);
- would abut up to the boundary (with No. 10) in breach of Policy BE22.

Metropolitan Police - no comments.

Ward Councillor: Requests that the application is reported to committee for determination.

URBAN DESIGN/CONSERVATION OFFICER:

Any alterations or additions must be sensitively designed in relation to the character of the area and property. Whilst there are in principle no objections to the single storey side extension or the first floor rear extension provided it is at most 4m deep, the proposed design of the rear dormer and proposed fenestration to the converted garage would be considered in principle unacceptable.

The rear dormer would need to be traditionally designed with a pitched roof, hung tiles and the window filling up the entire elevation of the dormer. The proposed bay window for the converted garage would not be considered in keeping with the character of the property, this should be revised to a simple hung window in the same style and size as the other existing windows.

All materials must match that of the existing.

As a result of these comments amendments were sought and the conservation officer raises no objection to the revised plans.

TREES/LANDSCAPE OFFICER::

This site is covered by TPO 305 and also within a Conservation Area, however no trees, protected or otherwise, will be affected. In terms of Saved Policy BE38 a protected Wild Cherry (T11 on TPO 305) was removed and replaced in the front garden during 2006; however this replacement tree has since been removed and not replaced.

It would be appropriate to plant a new tree in the eastern corner of the front garden to replace the removed protected tree. A silver Birch or Rowan would be suitable (details should be shown on the 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

PT1.HE1 (2012) Heritage

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.
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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
AM14	New development and car parking standards.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
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 original dwelling, the impact on the visual amenities of the surrounding area and Conservation Area and the impact on residential amenity of the neighbouring dwellings. The provision of acceptable residential amenity and of off-street parking are also taken into account.

Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to preserve or enhance those features which contribute to the special architectural and visual qualities of conservation areas. Policies BE13 and BE19 seek to ensure that development harmonises with the street scene and would thus complement and improve the amenity of the residential area.

A specific requirement for two storey and first floor extensions under Policy BE22 is that these should be set back by one metre from the side boundary for the full height of the building in order to protect the character of the street scene and the gaps between properties.

With regard to the impact on the street scene, the first floor rear extension would not be especially noticeable between the adjacent dwellings and its matching style and materials would be largely indistinguishable from the original roof.

The proposal has been amended in respect of the design and form of the rear dormer and front study window and on which basis the Council's Urban Design/Conservation has raised no objection in principle to the additions sought.

The proposals, in their scale, form and detail are wholly in keeping with the style of the original dwelling and in particular would not introduce any elements that are visually

intrusive or that would not complement the typical features of dwellings and other buildings found in the immediate locality. As such, it is considered that these additions would contribute positively to the character and appearance of the whole conservation area, of which Maxwell Road forms a small part.

The proximity to the boundary (Policy BE22) is not applicable as the original dwelling is built on two storeys up to the side boundary with No. 10 Maxwell Road and thus the proposed rear extension would not encroach any further towards the boundary. Nonetheless, this relationship is still a consideration with regard to the potential impact on the amenities of the adjoining occupiers (see below).

Policy BE15 states that proposals should harmonise with the scale, form, architectural composition and proportions of the original building. The adopted SPD, the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) set out the criteria in terms of scale, proportions, dimensions and design for all types of extensions and alterations proposed to detached properties. Extensions should always appear subordinate to the original dwelling.

Thus first floor rear extensions (HDAS, Section 6.0) should not be more than 4m in depth and avoid significant over-dominance, over-shadowing and loss of outlook and daylight to neighbouring properties. For this reason, full width rear extensions are usually not acceptable. The roof lines should parallel those of the existing roof (ie. matching angles of slope) and match the existing pitched or hipped roof in design whilst the roof may be of the same height as the main house.

Single storey side extensions (HDAS, Section 4.0) should not be more than two-thirds the width of the main house and be finished with a dummy pitched or sloped roof (maximum 3.4m high).

Roof additions are also considered in Section 7.0 of HDAS and should relate well to the proportions and roof form of the existing house and neighbours. Dormer windows should appear secondary to the size of the roof face within which they are to be set, which on detached houses requires set ins of at least one metre from the sides of the roof, below the ridge and above the eaves level whilst the design of the windows should match those on the existing rear elevation.

In this regard, the proposed rear extension would conform to the HDAS design criteria in its overall proportions and design with a matching roof. Similarly, the side extension would accord with HDAS and continue the sloped roof of the existing garage.

The dormer window proposed, with pitched roof and tile hanging as requested, is also set well within the roof slope and with matching window size and proportions.

Accordingly, the amended proposals are considered to be appropriate additions to the existing dwelling, in harmony with the street scene and not therefore likely to be detrimental to the character and appearance of the conservation area.

In all of these respects therefore, the proposal complies with Policy BE1 of the Councils Local Plan: Part 1 - Strategic Policies, and with Policies BE4, BE13, BE15 and BE19 of the Local Plan plus Sections 4.0, 6.0 and 7.0 of HDAS.

The Hillingdon Local Plan also seeks to safeguard the amenities of adjoining residential

occupiers through policies which protect the amount and quality of daylight/sunlight received to neighbouring properties (Policy BE20), their general outlook due to the bulk and proximity of an extension (Policy BE21) and their privacy (Policy BE24).

In order to avoid potential detrimental impacts, extensions should not normally exceed the maximum depth set out in HDAS or both a line of sight taken at 45 degrees to the horizontal from the centre of the nearest habitable room or kitchen window in the neighbouring dwelling and one taken at 25 degrees to the vertical measured from a point two metres above the floor level.

The only affected dwelling would be No. 10 Maxwell Road to the north, the rear elevation of which contains both a lounge bay window and a bedroom window above. The centre of these openings has been measured and the depth of the proposed rear extension would not interrupt the 45 degree line thus there should be no noticeable loss in quality of daylight as a result of the extension.

Whilst the north east-south west orientation of these dwellings means that there could be some reduction in the amount of sunlight in the late afternoons, this would be at a time when the quality of such light is already compromised by the intervening high laurel hedge on the boundary between these properties. It is not therefore considered that there would be a significant detriment to the amenities of the occupiers of No. 10 by reason of light or general outlook.

For these reasons, the proposal is considered to safeguard the amenities of the neighbouring dwelling and therefore, the proposed development is considered to comply with Policies BE20 and BE21 of the Local Plan.

The proposal is also deemed to have an acceptable impact on the privacy of occupiers in terms of overlooking with no new first floor windows proposed in the flank wall of the rear extension. It therefore conforms with the objectives of Policy BE24 of the Local Plan.

The re-arranged first floor staircase landing and hall would reduce the number of bedrooms in the property to four. The guidance set out in the HDAS Residential Extensions requires properties with four or more bedrooms to provide a minimum of 100 sq. m. of rear garden area. The existing rear garden of 20 metres x 13.5m (approx.) would not be changed as a result of the extensions and there would still be in excess of 250 square metres of private external amenity space available thus meeting the requirements of Policy BE23 of the Local Plan.

The proposed development, including the garage conversion to a study would nonetheless retain sufficient one off-street parking for up to two vehicles within the re-landscaped forecourt. This provision would thus still accord with the Councils adopted parking standards and Policy AM14 of the Hillingdon Local Plan (November 2012) in this respect.

For the reasons 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 plan, number P202 Rev B.

REASON

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

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 No. 10 Maxwell Road.

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 RES9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping (which shall include the planting of a suitable tree in the eastern corner of the front garden)
 - 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

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, BE38 and

INFORMATIVES

- 1 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.
- 2 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.
- 3 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 - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 4 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).
- 5 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).

- 6 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 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
PT1.HE1	(2012) Heritage

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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- 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.

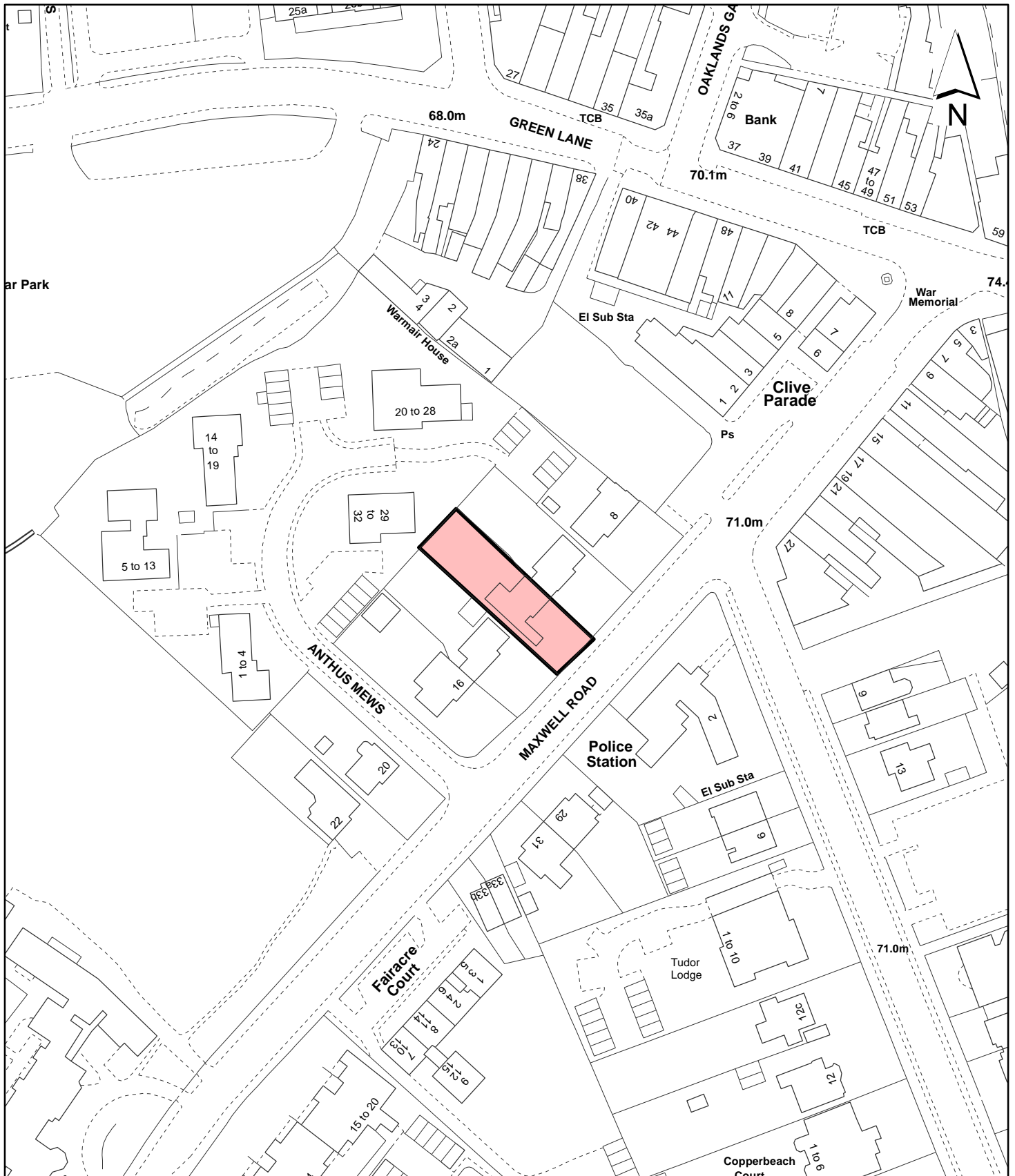
10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result 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 (CO₂) 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: Daniel Murkin

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**12 Maxwell Road
 Northwood**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:

32372/APP/2014/3987

Scale

1:1,250

Planning Committee

North

Date

February 2015



HILLINGDON
 LONDON