

Report of the Head of Planning, Sport and Green Spaces

Address 92 COPSE WOOD WAY NORTHWOOD

Development: Two storey side/rear extension involving raising and enlargement of roof to provide habitable roof space to include a rear dormer and 6 rooflights, including demolition of existing rear conservatory

LBH Ref Nos: 47953/APP/2014/4526

Drawing Nos: 75/P/1
75/P/5
75/P/3
75/P/2
75/P/4
Tree Report 92 Copse wood way

Date Plans Received: 29/12/2014 **Date(s) of Amendment(s):**
Date Application Valid: 29/12/2014

1. CONSIDERATIONS

1.1 Site and Locality

The application property is located on the south west side of Copse Wood Way approximately 20m northwest of the junction with Nicholas Way. The application property is a large detached property constructed of brick beneath a tile roof and sited on a spacious plot. To the rear of the property is Copse Wood.

The wider area comprises similar sized properties on spacious plots but of varying design and size. No 90 has been significantly extended previously.

The application site is located within the developed area and is also an ASLC as defined in the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

1.2 Proposed Scheme

The proposed scheme comprises a two storey side/rear extension involving raising and enlargement of roof to provide habitable roof space to include a rear dormer and 6 rooflights, including demolition of existing rear conservatory.

The cat slide roof would be increased in width by 0.44m and would reflect the design and height of the existing house. The dormers to the side of the cat slide roof would also be replaced.

The two storey side extension on the eastern elevation would be set down 0.765m from the main roof of the house, 3.17m wide and set in 1.5m from the side boundary with No.94. The extension would be 9.6m deep with 4.14m extending beyond the rear elevation with a width of 5.6m to the rear. The roof would be hipped to the side and a gabled pitched roof to the two storey rear extension.

The two storey extension on the western elevation would be 5.6m wide, 4m deep and also have a hipped roof set down 0.765m from the main roof of the house, with a gable end to the rear of the property. Between the two storey rear extensions is a single storey rear extension with a flat roof measuring 3.55m to 3.85m high, 4m wide and 4m deep.

A rear dormer is proposed on the existing roof and would be centrally positioned, set down 1.1m from the ridge and set in 1.1m from the eaves of the main roof.

The porch measures 2.95m wide, 1m deep and 4.45m high (mid point) with a pitched roof. Materials would match the existing. The proposed extension would provide, bedrooms, games room and kitchen extension.

The proposal differs from the previously refused scheme which comprised a single storey rear extension, part two storey side/rear extension, conversion of roofspace to habitable use to include 11 x rooflights and storm porch to front. The rear extension is predominantly two storey in size and the proposal created a large crown roof.

1.3 Relevant Planning History

47953/93/0549 92 Copse Wood Way Northwood

Erection of single-storey part side and front extensions

Decision Date: 13-05-1993 **Approved** **Appeal:**

47953/APP/2014/490 92 Copse Wood Way Northwood

Single storey rear extension, part two storey side/rear extension, conversion of roofspace to habitable use to include 11 rooflights and storm porch to front

Decision Date: 16-04-2014 **Refused** **Appeal:**

47953/B/93/1133 92 Copse Wood Way Northwood

Erection of a front porch and a rear conservatory

Decision Date: 09-09-1993 **Approved** **Appeal:**

47953/C/93/1788 92 Copse Wood Way Northwood

Installation of two side dormers in roof

Decision Date: 15-12-1993 **Approved** **Appeal:**

Comment on Planning History

47953/APP/2014/490 - Single storey rear extension, part two storey side/rear extension, conversion of roofspace to habitable use to include 11 rooflights and storm porch to front. Refused for the following reason:

The proposal by reason of the size, scale, bulk and design of the extensions and the proposed front porch represents an unduly intrusive and incongruous form of development detrimental to the character and appearance of the existing and adjoining properties and the visual amenities of the street scene and the wider Copse Wood Estate of Area Special Local Character. As such it would be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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

4 letters were sent to local residents and The Residents Association on 2nd January 2015 and the site notice was posted on 17 January 2015. One objection has been received as detailed below. In addition a petition of support with 26 signatures has been received and a local Councillor, Cllr Seaman Digby has requested for the application to be brought to committee.

The objections are:

1. The proposal by reason of its size, scale, bulk and the design of the extensions and the proposed front porch represent an unduly intrusive and incongruous form of development detrimental to the character and appearance of the existing and adjoining properties and the visual amenities of the street scene and the wider Copse Wood Estate.
2. The proposal does not comply with several aspects of LBH Design and Accessibility Statement.
3. The proposed development is too big and dominant.
4. Overshadowing, loss of outlook and visual intrusion.
5. The enlarged house will dominate the neighbouring terrace making it unusable.
6. No allowance for guttering.
7. The extensions are too close to the boundary and will cause a terracing effect.
8. The extension is not subordinate in scale and form.
9. The rear extension at 4.1 m metres is too big and not comply with guidance.
10. The porch is not subordinate in scale and form.

(Officer comment: These are addressed in the planning assessment below.)

Trees and Landscape comments:

Tree Preservation Order (TPO) / Conservation Area: This site is covered by TPO 397, which is an Area Order covering most species of woodland trees (Oak, Hornbeam and Silver Birch).

Significant trees / other vegetation of merit in terms of Saved Policy BE38: There are several protected trees (Oaks and Silver Birch) within the rear garden (and the neighbouring rear gardens) close to where the proposed extension and patio will be built. It is likely that construction-related activities and storage of materials could affect the roots of these trees, and so a tree protection plan should be submitted in support of the tree-related information already submitted (this matter can be dealt with by condition).

The submitted tree report recommends the removal of one (possibly) protected Silver Birch, but states that there is adequate space to plant a replacement.

Recommendations: In order to demonstrate that this scheme makes adequate provision for the protection and long-term retention of the various protected trees in the rear garden (and neighbouring rear gardens), in accordance with BS 5837:2012, a tree protection plan is required.

Conclusion (in terms of Saved Policy BE38): Acceptable, subject to conditions RES8, RES9 (details of a replacement Silver Birch) 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.

BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character

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

LPP 3.5 (2011) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the application proposal on the character and appearance of the original house, visual amenities of the surrounding area and on residential amenity of the occupiers of adjoining properties as well as the future occupiers, parking provision for the enlarged house and private amenity space.

The proposed rear extension involves the demolition of the existing conservatory. The depth of the rear extension would broadly be compliant with the guidance in para 6.4 of the HDAS guidance and would be set in 1.5m from the side boundaries at two storey level. The extension is 4.1m deep. It is considered that given the size of the property and the plot this increase is acceptable in principle. The height of the extension would be consistent with guidance in para 6.6 of the HDAS guidance.

The proposed side extension closest to No. 94 is built over the existing single storey garage. With regard to the elevation closest to No. 90 the proposed extension is replacing the cat slide roof and dormer windows to increase the width by 0.44m. The two storey side/rear extension on the western elevation would be set back 6.40m from the principal elevation with a gable pitched roof to the rear. The proposed side extension on this part of the site would be approximately 1.5m off the boundary with No. 90. It is considered by setting the first floor of the side extension in 1.5m from the boundary (closest to No. 94) and 1.5 m (closest to No. 90) that the proposed side extensions would comply with

guidance in paragraphs 5.1, 5.4 and 5.10 of the HDAS guidance.

The proposed porch comprises an open canopy structure. Guidance in para 8.2 of the HDAS guidance does advise that such extensions should be subservient to the main dwelling and not a dominant feature. However, given the prominent position of the porch and by reason of its height it is considered to form an incongruent feature which is harmful to the appearance of the building by dominating front gable end. It is considered that the proposed scheme does not comply with this HDAS guidance.

However, notwithstanding the comments on the dimensions and the principle of such extensions, it is considered that the proposed design fails to provide a satisfactory scheme. The proposed extensions will lead to the loss of a number of features of the original property such as the asymmetrical design of the cat slide roof to the rear. This is an attractive feature which makes a positive contribution to the character of the property and the wider ASLC. With regard to the extension on the other side of the building this too appears unduly dominant and bulky. The extensions propose pitched and gabled roofs of various styles and heights, which appear chaotic. When the extensions are considered as whole it is considered that the character and appearance of the original dwelling will be totally lost and the proposed scheme will appear unduly dominant and out of character with the wider area which is part of the ASLC. The proposed porch will only serve to enhance the dominance of the extensions on the front elevation.

When viewed from the area the proposed enlarged house is also considered unduly dominant and bulky. The loss of the original features and the roof slope being replaced by a crown roof reinforces the conclusion that the scheme as a whole is out of character and harmful to the appearance of the ASLC. Therefore, when considering the proposal as a whole the proposed extensions and alterations are considered to detract from the visual amenities of the surrounding area or be harmful to the character and appearance of the subject property and the wider area which is part of the ASLC and therefore would be contrary with Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The development at No.90 Copse Wood Way has been noted in the consideration of this application, however, the proposed design is significantly more dominant as this neighbouring building does have a stepped building line which goes some way to reducing the bulky appearance of the property.

With regard to trees the Tree Officer has confirmed there are no objections and tree scheme is considered to comply with policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed extension is situated 1.5m off the boundary with No. 90. It is noted that there is a window in the rear extension of No. 94 which overlooks the garden area of No. 92 and also the occupiers have their private terrace area in the area between the extension and the boundary. However, given the main outlook from the proposed extensions, other than the obscure glazed window at first floor level, it is considered that the proposal would not result in an unacceptable overlooking of the dwelling and amenity space of No.94, in accordance with Policy BE24 of the Hillingdon Local Plan (November 2012). A similar conclusion is reached with regard to the impact upon the amenity of the occupiers of No. 90.

It is considered that the proposed rear extension would not breach the 45 degree guideline

from middle of the nearest window in the rear elevation of the neighbouring occupiers and the distance separation to the boundary lines would ensure no significant loss of light, loss of outlook or sense of dominance would occur. The side facing window in No.94 is a secondary light source serving a bedroom. Given it is secondary light source is considered that it would be sufficiently distanced from the proposed extension to ensure no significant loss of light, loss of outlook or sense of dominance would occur.

The rear windows and door proposed to the extension would provide an adequate outlook and natural light to the room they would serve. As such, the application proposal would be in compliance with Policies BE20, BE21 of the adopted Hillingdon Local Plan Part 2 - 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.

Over 600 sqm of private amenity space would be retained and this 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).

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

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

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal by reason of the size, scale, bulk and design of the extensions and the proposed front porch represents an unduly intrusive and incongruous form of development detrimental to the character and appearance of the existing and adjoining properties and the visual amenities of the street scene and the wider Copse Wood Estate of Area Special Local Character. As such it would be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved 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 guidance.

Part 1 Policies:

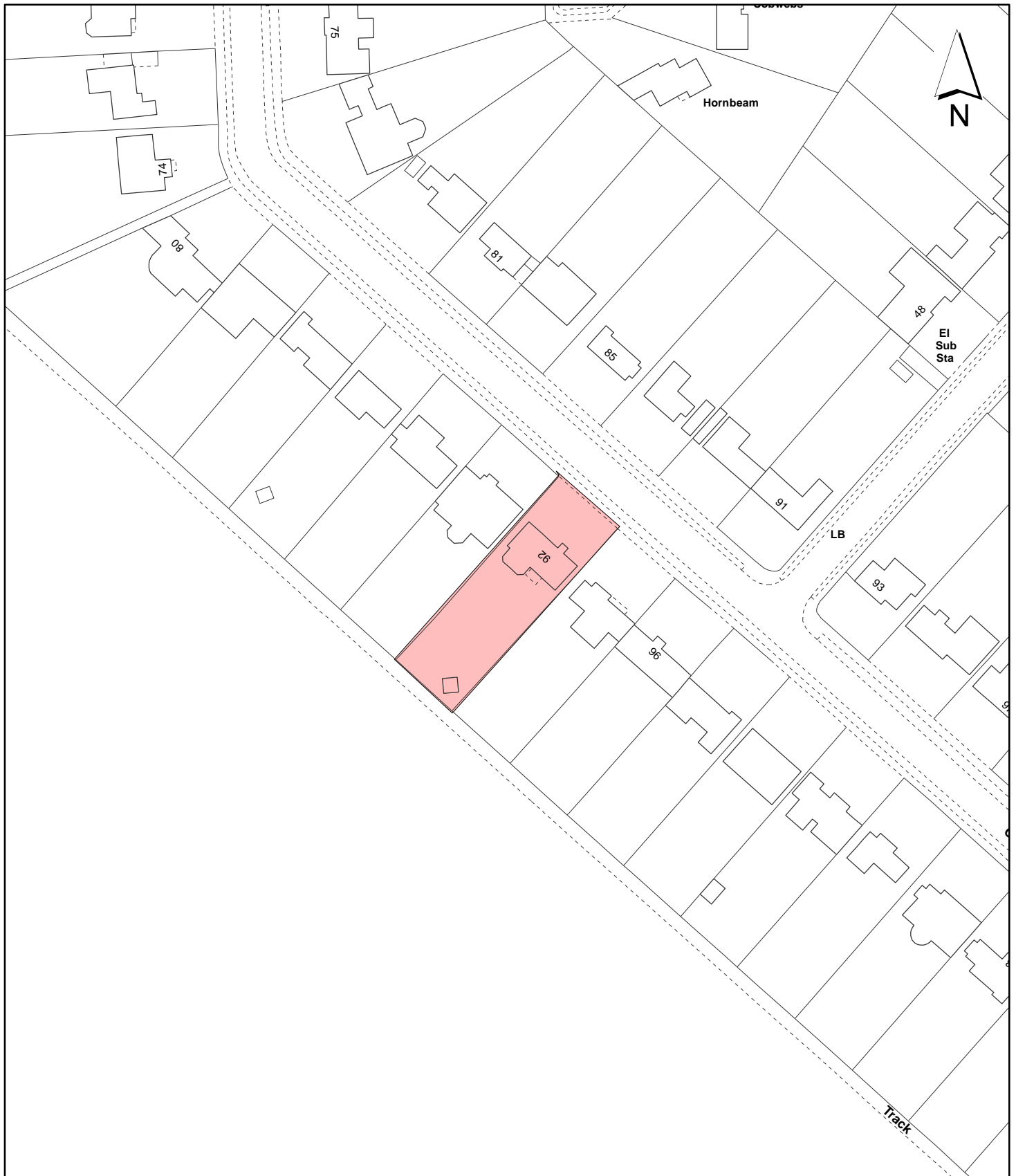
PT1.BE1 (2012) Built Environment



Part 2 Policies:

AM14	New development and car parking standards.
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
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
LPP 3.5	(2011) Quality and design of housing developments

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<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2015 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">92 Cope Wood Way Northwood</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services Planning Section</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">47953/APP/2014/4526</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	 HILLINGDON <small>LONDON</small>
	<p>Planning Committee</p> <p style="text-align: center;">North</p>	<p>Date</p> <p style="text-align: center;">March 2015</p>	