

Report of the Head of Planning, Sport and Green Spaces

Address 12 COLCHESTER ROAD NORTHWOOD

Development: 2 x two storey, 2-bed semi detached dwellings with associated parking and amenity space and installation of vehicular crossover to front involving demolition of existing detached bungalow

LBH Ref Nos: 70151/APP/2015/980

Drawing Nos: P201 Rev D
Lifetime Homes Statemen
Design and Access Statemen
P101
P401 Rev A

Date Plans Received: 17/03/2015 **Date(s) of Amendment(s):** 17/03/0015

Date Application Valid: 01/04/2015

1. SUMMARY

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and the character of the area.

The proposed dwellings are not acceptable in design terms and would result in an incongruous addition to the street scene. The proposal would also have a dominant and overbearing impact on the adjacent bungalow.

As such it is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal by reason of its siting in this open prominent position, size, scale, bulk and design, would result in the loss of an important gap characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the character and the visual amenities of the area and to this existing open area of the street scene. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2015) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The proposal, by virtue of its size, scale, bulk, design and proximity, would be detrimental to the amenities of the adjoining occupier, by reason of overdominance, visual intrusion and loss of outlook. Therefore the proposal would be contrary to policies BE19 and BE21 of the

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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 (2015). 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.

2 I52 Compulsory Informative (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).

3 I53 Compulsory Informative (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 (2015) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
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.
H4	Mix of housing units
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement,

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the northern side of Colchester Road. This is a corner plot at the junction of Colchester Road with York Road. There is currently a detached bungalow with an attached shed, and a detached garage to the rear of the site and covers an area of approximately 370 sq m. The application site is towards the top of a hill with the land dropping away to the north and east. The properties opposite the site on York Road are at a higher level than the application site, similarly the application site is at a higher level than the adjacent property 10.Colchester Road.

The area is residential in character comprising primarily two storey semi detached properties. The only detached bungalows in the streetscene are the application site and the adjacent property no. 10 Colchester Road.

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

3.2 Proposed Scheme

The proposal is for the demolition of the existing bungalow and the erection of 2 x two storey, 2-bed, semi detached dwellings with associated parking and amenity space and installation of vehicular crossover to front.

3.3 Relevant Planning History

70151/APP/2014/3153 12 Colchester Road Northwood

2 x two storey semi-detached dwellings with associated parking and amenity space involving demolition of existing bungalow

Decision: 27-01-2015 Withdrawn

70151/APP/2015/1290 12 Colchester Road Northwood

Single storey side/rear/side extension

Decision:

Comment on Relevant Planning History

70151/APP/2015/1290 - Single storey side/rear/side extension

70151/APP/2014/3153 - 2 x two storey semi-detached dwellings with associated parking and amenity space involving demolition of existing bungalow (withdrawn)

70151/PRC/2014/59 - Demolition of the existing bungalow and the erection of 2 x 3 bedroom semi detached dwellings

4. Planning Policies and Standards

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:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- 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.
- H4 Mix of housing units
- OE1 Protection of the character and amenities of surrounding properties and the local area
- LPP 3.3 (2015) Increasing housing supply
- LPP 3.4 (2015) Optimising housing potential
- LPP 3.5 (2015) Quality and design of housing developments
- LPP 3.8 (2015) Housing Choice
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

12 neighbouring owner/occupiers were consulted for a period of 21 days expiring on the 30 September 2014.

Nine responses were received from nearby residents who raise the following issues:

- Possibility of compromise of mature copper beech tree on the pavement in front of the dwelling
- Two mature fruit trees in the rear which provide screening from neighbouring properties could be retained
- Because this is a corner plot it is not a good idea to build 2 houses with off street parking
- Impacts on the existing views from my property

- Associated parking and vehicular crossover will negatively impact on an already busy junction where street parking already faces overcapacity.
- Disruption of building works (noise, dust, traffic etc.) unacceptable
- Detrimental to the status quo of 12 Colchester Road
- Already experience problems with rain water run-off from no. 6. The garage at no.12 is always full of water, what kind of extra problem could result for properties downhill from the new development.
- If approved extra checks and restrictions should be put in place to prevent earth slippage on the hill
- Support in principle but the proposal is not respecting the current openness, light and ambiance of the area.
- The proposal to double the current built form is domineering and not in keeping in taste to existing surroundings
- Loss of light
- If a second floor is required, make use of the loft space
- If a completely new build then consider taking the ground floor partly underground to reduce the proposed height
- Loss of on street parking due to crossover
- Over development of the site
- Insufficient parking provided on site
- New windows facing York Road will affect the existing houses in York Road

A petition of 40 signatories was also submitted.

Northwood Hills Residents Association: No response

Internal Consultees

Access Officer - No response

Trees/Landscape - There is a mature Copper Beech outside the front of the site (highway tree), however it will not be adversely affected by the proposal. There are two small Apple trees in the rear garden that will need to be removed to facilitate the proposals, the trees are not high quality and there is no objection to their removal. Acceptable subject to condition RES9 (1).

Highways - No comments/objections

Thames Water Utilities - Standard advice and no objection

7. MAIN PLANNING ISSUES

7.01 The principle of the development

There is no policy objection to the redevelopment of the site to provide residential accommodation, subject to an appropriate density and design and the proposal being in accordance with all the relevant planning policies and supplementary guidance.

7.02 Density of the proposed development

The density of the proposed development is 54 units/ha. It should be noted that on a development of the scale proposed, density in itself is of limited use in assessing such applications and more site specific considerations are more relevant.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

Not applicable to the consideration of this application as the site is not located within an Archaeological Priority Area, Conservation Area or Area of Special Local Character.

7.04 Airport safeguarding

No objections are raised to the scheme in terms of airport safeguarding.

7.05 Impact on the green belt

Not applicable, the site is not located within the green belt.

7.07 Impact on the character & appearance of the area

The overall scale of the proposed new dwellings is considered unacceptable. The proposal includes a front projection, which is in keeping with other properties in the street scene, but the inclusion of an additional side projection creates a very bulky addition in a prominent location, which would be visually intrusive. It is considered that the proposed development would not be in keeping with the character and appearance of the surrounding area and that its visual impact is unacceptable. The proposal would not be in accordance with policies BE13 and BE19 of the UDP saved policies.

7.08 Impact on neighbours

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD: New Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight. The daylight and sunlight available to adjoining properties should be adequately protected and careful design can help minimise the negative impact of overbearing and overshadowing.

The neighbouring bungalow is located on land levels approximately 1m below the application site. The proposal increases the height of the dwellings on the application site by 3m and increases the footprint by a further 3m to rear, whilst also reducing the distance from the eastern boundary by 1.5m. It is also noted that there is a side window to the neighbouring property and whilst it is not clear which room the window serves, the neighbour previously advised this provides light not only to that room but also the hall beyond and is the only window providing direct light to the western elevation. It is considered that the proposal would also have a dominant and overbearing impact on the adjacent bungalow.

7.09 Living conditions for future occupiers

It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with the SPD: New Residential Layouts: Section 4.9.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policies AM7 and AM14 are concerned with traffic generation, road capacity, onsite parking and access to public transport.

There is proposed parking provision for one car for each dwelling. The parking space for unit 1 will be located to the rear of the property with access to York Road, whilst the parking space to the front of the houses will serve unit 2. Highways have not raised any issues with the parking provision and the spaces conform to the standard size requirements.

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a provision of 2 spaces per dwelling.

In pre-application advice for 2x3 bed houses, it was considered that if the application was amended to 1x2 bed and 1x3 bed a parking provision of 3 spaces (1 for the 2 bed and 2 for the 3 bed) would be acceptable. The application site has a PTAL rating of 2, which is considered poor for public transport accessibility. However it is noted that the application site is within a reasonable walking distance of Joel Street with a number of bus routes available and a wide range of shops and services. Northwood Hills tube station is also approximately 300m to the north. The proposal also includes secure bicycle storage. As such it is considered that the provision of 1 space per dwelling would be acceptable. It is therefore considered that the proposal complies with the requirements of policies AM7 and

AM14 of the Hillingdon Local Plan (November 2012) and the adopted SPD HDAS: Residential Layouts.

7.11 Urban design, access and security

A pair of semi detached dwellings is not uncharacteristic of the area, so there is no objection in principle to this type of building. Section 4.7 of the SPD: Residential Layouts, states careful consideration should be given in the design of the internal layout and that satisfactory indoor living space and amenities should be provided. The proposed floor space of 86 sqm for both units is in excess of the minimum requirements and therefore is considered acceptable.

It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with the SPD: New Residential Layouts: Section 4.9.

The development provides 60 and 63 sq m of private amenity space per unit respectively, as required in accordance with the Council's adopted standard. The proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.12 Disabled access

The Access Officer has not raised any concerns with relation to this application

7.13 Provision of affordable & special needs housing

Not relevant to this application.

7.14 Trees, Landscaping and Ecology

The Council's Landscaping Officer advises that subject to condition there is no objection to the scheme with regard to trees or landscaping.

7.15 Sustainable waste management

The proposals indicate an adequate refuse storage area to the side of the dwellings.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The objections received to the scheme have been addressed within the body of the report.

7.20 Planning Obligations

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

There are no other issues for consideration.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional

and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

10. CONCLUSION

The proposal fails to comply with with policies AM14, BE13, BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and is therefore recommended for refusal.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).

Hillingdon Local Plan Part 2.

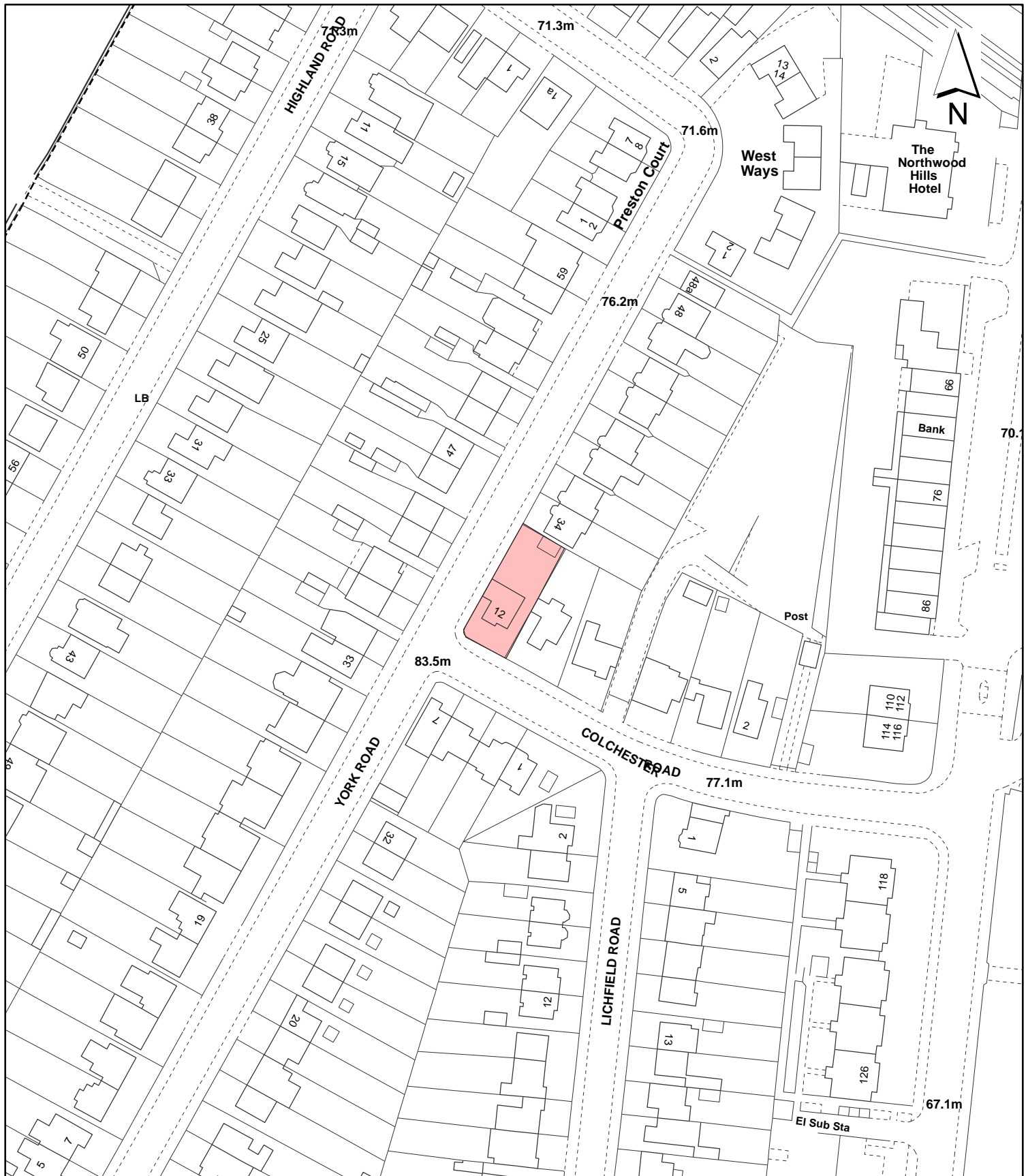
The London Plan (July 2011).

Supplementary Planning Document 'Accessible Hillingdon'.

National Planning Policy Framework.

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 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.
 © Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address:

**12 Colchester Road
 Northwood**

Planning Application Ref:

70151/APP/2015/980

Planning Committee:

North

Scale:

1:1,250

Date:

June 2015

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section

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



HILLINGDON
 LONDON