

Report of the Corporate Director of Planning & Community Services

Address MOSSLEIGH HIGHFIELD CLOSE NORTHWOOD

Development: Two storey five-bedroom dwelling with associated parking, involving demolition of existing dwelling.

LBH Ref Nos: 61633/APP/2009/2387

Drawing Nos: 502-5/SI 100 Rev. A
502-5/EL 200
Design & Access Statment
Landscape Strategy
502/LO/001
502-5/GA 50
502-5/EL 201 Rev. C
502-5/GA 100 Rev. C
502-5/GA 200 Rev. A

Date Plans Received: 04/11/2009 **Date(s) of Amendment(s):** 04/11/2009
Date Application Valid: 16/11/2009 16/11/2009
20/12/2009
30/12/2009

1. SUMMARY

Policy BE13 of the Adopted Hillingdon UDP (Saved Polices, September 2007) 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 character of the area.

The application site forms part of a larger development site, comprising 0.24 hectares, which has recently received permission (61633/APP/2008/2982) for the erection of 4 three-bedroom properties. This proposal relates to a detached dwelling, which would replace the original property on the site (shown to be retained in the above approval). This new dwelling would be sited in a similar position and would be of a similar footprint size to the original property. It is considered due to its size and design, the proposal would not result in a dominant or discordant feature in the street scene and no undue harm would result to residents of adjoining properties.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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 M1 Details/Samples to be Submitted

No development shall take place until details and samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in

writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policies BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 OM2 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 OM5 Provision of Bin Stores

No development shall take place until details of facilities to be provided for the screened storage of refuse bins within the site have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads

(including wheel washing facilities).

(v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).

(vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.

(vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

7 RPD1 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.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 RPD2 Obscured Glazing and Non-Opening Windows (a)

The window(s) facing No.16 Highfield shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 RPD4 Prevention of Balconies/Roof Gardens

The flat roof areas of the dwelling hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 RPD5 Restrictions on Erection of Extensions and Outbuildings

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 extension to any dwellinghouse(s) nor any garage(s), shed(s) or other outbuilding(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with policy BE21 of the

Hillingdon Unitary Development Plan Saved Policies (September 2007).

11 M5 Means of Enclosure - details

Before the development is commenced, details of boundary fencing or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be erected before the development is occupied and shall be permanently retained thereafter.

REASON

To safeguard privacy to adjoining properties in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 H7 Parking Arrangements (Residential)

The use of the vehicle parking area shall not be commenced until the area has been laid out, surfaced and drained in accordance with details first submitted to, and approved in writing by, the Local Planning Authority and shall be permanently maintained and available for the parking of vehicles at all times thereafter.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

13 SUS5 Sustainable Urban Drainage

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

14 NONSC crossovers

The installation/ or alterations of any crossovers must be undertaken at the expense of the applicant.

REASON

To ensure that adequate facilities are provided in accordance with Policy AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

15 TL1 Existing Trees - Survey

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (iii) Existing and proposed site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including

their manner of construction.

(v) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

16 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

17 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.

4. No materials or waste shall be burnt; and.
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

18 TL5 Landscaping Scheme - (full apps where details are reserved)

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- position and specification of low-tech/wooden retaining `walls'/structures in proximity to retained trees
- Hard surfacing materials proposed,
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

19 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

20 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

21 NONSC Sound insulation

Development shall not begin until a sound insulation scheme for protecting the proposed development from rail traffic noise, has been submitted, to, and approved by the Local Planning Authority. The sound insulation scheme shall meet an acceptable internal noise design criteria. The said scheme shall include such secure provision as will ensure that the said scheme and all of it endures for so long as the development is available for use and that any and all constituents parts are repaired and maintained and replaced in whole or in part so often as occasion may require.

REASON

To safeguard the amenity of future occupiers in accordance with policy OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

22 SUS4 Code for Sustainable Homes details (only where proposed as

No development shall take place until an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate stating that the proposed dwelling has been designed to achieve level 3 of the Code has been submitted to, and approved in writing, by the local planning authority. The dwelling shall not be occupied until it has been issued with a final Code certificate of compliance.

REASON

To ensure that the objectives of sustainable development identified in policies 4A.1 and 4A.3 of the London Plan (February 2008).

INFORMATIVES

1 I52 Compulsory Informative (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 I53 Compulsory Informative (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) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

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.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Residential Layouts
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4A.7	London Plan Policy 4A.7 - Renewable Energy

3 I1 Building to Approved Drawing

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.

4 I2 Encroachment

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.

5 I3 Building Regulations - Demolition and Building Works

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 - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

6 I5 Party Walls

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 & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 16 Property Rights/Rights of Light

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.

8 115 Control of Environmental Nuisance from Construction Work

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.

9

It is recommended that the development has a food waste grinder included as standard as part of the kitchen sink unit to allow residents to indirectly recycle their food wastes by grinding it and washing it down into the waste water system for composting by the relevant water company.

10

The London Underground should be provided with foundation arrangements for the

proposed development before work is undertaken.

3. CONSIDERATIONS

3.1 Site and Locality

The application site forms a 0.24 ha rectangular area of land at the northeastern end of Highfield Close, which is a private road. Mossleigh comprises a two storey, 3-bedroom house sited at the southeastern end of the plot with various outbuildings and canopy structures at the rear. Apart from the area immediately surrounding the house the majority of the plot has been fenced off and is largely un-used and overgrown, with a number of mature trees on the boundaries of the site. To the north east, the site is adjoined by the Metropolitan Underground line, to the south east and south west by residential properties and their gardens which front Highfield Close and Highfield Road, and to the north west by properties fronting Northbrook Drive.

The land generally falls towards the northwest where there is a drain run so that this end of the site is approximately 5m lower than the ground level around the house. The site also rises towards the northeast where it abuts the raised embankment of the Metropolitan line.

The site forms part of the Old Northwood Area of Special Local Character as identified in the Unitary Development Plan Saved Policies September 2007. The surrounding area displays a wide variety of building types, which in turn creates a varied streetscape.

3.2 Proposed Scheme

The application seeks planning permission to demolish the existing dwelling and erect a detached 5-bedroom two-storey dwelling, with additional habitable accommodation provided in the roof space. The dwelling would be a maximum of 12.6m wide and 10.8m deep, although the two storey development would only be 7.8m deep. The design would incorporate a two storey cube feature area at a 45 degree angle to the rest of the proposal. The main roof area of the dwelling would be pitched roofs, 6m high at the eaves and 8.5m high at the ridge, with the remaining areas finished with flat roofs. Two parking spaces would be provided at the front of the dwelling.

3.3 Relevant Planning History

61633/APP/2006/2984 Mossleigh Highfield Close Northwood

ERECTION OF 3 DETACHED TWO STOREY DWELLINGHOUSES WITH ROOFSPACE ACCOMMODATION, TOGETHER WITH 6 FRONTAGE PARKING SPACES (OUTLINE APPLICATION) .

Decision: 13-06-2007 Refused

Appeal: 22-02-2008 Allowed

61633/APP/2006/637 Mossleigh Highfield Close Northwood

ERECTION OF 6 SEMI-DETACHED HOUSES AND 1 DETACHED HOUSE (INVOLVING THE DEMOLITION OF EXISTING HOUSE) (OUTLINE APPLICATION).

Decision: 18-01-2007 Not Determined

Appeal: 18-01-2007 Dismissed

61633/APP/2007/1633 Land Forming Part Of Mossleigh Highfield Close Northwood
ERECTION OF A THREE-BEDROOM DETACHED DWELLINGHOUSE WITH INTEGRAL
GARAGE AND PARKING SPACE.

Decision: 30-07-2007 Refused **Appeal:** 24-11-2008 Dismissed

61633/APP/2007/2047 Mossleigh Highfield Close Northwood
ERECTION OF 5 TWO STOREY FOUR- BEDROOM DETACHED DWELLINGHOUSES
INCLUDING ROOMS IN THE ROOFSpace INCORPORATING A REAR DORMER WITH
PARKING AND AMENITY SPACE.

Decision: 30-05-2008 Not Determined **Appeal:** 30-05-2008 Dismissed

61633/APP/2007/2801 Mossleigh Highfield Close Northwood
ERECTION OF A FOUR-BEDROOM DETACHED DWELLINGHOUSE WITH INTEGRAL
GARAGE AND PARKING SPACE.

Decision: 30-10-2007 Refused

61633/APP/2007/3456 Mossleigh Highfield Close Northwood
ERECTION OF 2 TWO STOREY FOUR-BEDROOM DETACHED HOUSES WITH INTEGRAL
GARAGE AND PARKING SPACE (INVOLVING DEMOLITION OF EXISTING HOUSE).

Decision: 24-11-2008 Not Determined **Appeal:** 24-11-2008 Dismissed

61633/APP/2007/3692 Mossleigh Highfield Close Northwood
ERECTION OF A SINGLE STOREY PART REAR EXTENSION TOGETHER WITH AN
EXTENSION TO THE EXISTING ROOF INCLUDING THE INSTALLATION OF 3 REAR
DORMER WINDOWS (INVOLVING CONVERSION OF ROOFSpace TO HABITABLE USE
AND DEMOLITION OF EXISTING REAR EXTENSION)

Decision: 28-01-2008 Refused

61633/APP/2007/3694 Mossleigh Highfield Close Northwood
ERECTION OF FOUR 3-BEDROOM DETACHED DWELLINGHOUSES WITH ASSOCIATED
PARKING AND LANDSCAPING SERVED BY ROAD ACCESS FROM HIGHFIELD CLOSE,
AND INSTALLATION OF REPLACEMENT DOORS/WINDOWS TO 'MOSSLEIGH'

Decision: 24-11-2008 Not Determined **Appeal:** 24-11-2008 Dismissed

61633/APP/2007/890 Mossleigh Highfield Close Northwood
ERECTION OF 5, TWO-STOREY THREE - BEDROOM DETACHED DWELLINGHOUSES
WITH PARKING SPACES

Decision: 30-05-2008 Not Determined **Appeal:** 30-05-2008 Dismissed

61633/APP/2008/1649 Mossleigh Highfield Close Northwood
RETENTION OF EXISTING HOUSE AND ERECTION OF TWO, PART TWO, PART THREE STOREY AND ONE TWO STOREY 3-BEDROOM LINKED DETACHED DWELLINGS WITH PROVISION OF ROOFLIGHTS, AND ASSOCIATED PARKING.

Decision: 07-04-2009 Not Determined **Appeal:** 07-04-2009 Allowed

61633/APP/2008/1755 Mossleigh Highfield Close Northwood
ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION ALTERATIONS TO EXTERNAL ELEVATIONS AND LOFT CONVERSION INVOLVING AN EXTENSION TO THE EXISTING ROOF AND THE INSTALLATION OF THREE DORMER WINDOWS (INVOLVING THE DEMOLITION OF TEMPORARY OUTBUILDINGS)

Decision: 04-08-2008 Refused **Appeal:** 07-04-2009 Dismissed

61633/APP/2008/1876 Mossleigh Highfield Close Northwood
ERECTION OF A DETACHED TWO STOREY THREE-BEDROOM HOUSE WITH TWO PARKING SPACES. REFURBISHMENT AND ALTERATIONS TO THE EXTERNAL ELEVATIONS OF MOSSLEIGH INCORPORATING THE RELOCATION OF EXISTING WINDOWS.

Decision: 07-04-2009 Not Determined **Appeal:** 07-04-2009 Allowed

61633/APP/2008/2552 Mossleigh Highfield Close Northwood
Refurbishment and rebuilding of ground floor rear extension and conversion of the roofspace to habitable use involving the installation of a mansard roof to the rear with three dormer windows. (Application for a Certificate of Lawfulness for a proposed use or development).

Decision: 24-10-2008 Approved

61633/APP/2008/2982 Mossleigh Highfield Close Northwood
Erection of 3 three-bedroom part two/part three storey detached properties and 1 three-bedroom two storey detached property and alterations to the external elevations of 'Mossleigh', with associated landscaping, access road and car parking (involving the demolition of existing outbuildings).

Decision: 23-02-2009 Approved

61633/APP/2009/1985 Mossleigh Highfield Close Northwood
Refurbishment and rebuilding of ground floor rear extension and conversion of the roofspace to habitable use involving the installation of a mansard roof to the rear with three dormer windows (Application for a Certificate of Lawfulness for a proposed use or development).

Decision: 05-11-2009 Refused

Comment on Relevant Planning History

The larger site area has a long complex planning history, however planning permission has now been granted for the erection of 4 dwellings within the garden area associated with this original dwelling (61633/APP/2008/2982). This current application seeks consent to replace the original dwelling on the site and therefore is required to be determined on its merits.

4. Planning Policies and Standards

London Plan Policy 3A.4 - Accessible Developments
London Plan Policy 4B.3 - Residential Densities
Supplementary Planning Guidance: Educational Facilities
Supplementary Planning Document: Noise, April 2006.

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.
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Residential Layouts
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4A.7	London Plan Policy 4A.7 - Renewable Energy

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

14 neighbours and interested parties were consulted and two responses have been received, which make the following comments:

1. The building should be constructed to blend in with the current properties in Highfield Close. The Area is designated as an area of Special Local Character and the original consent was for the retention of the current property to ensure it complied with the designation;
2. This has been ignored and the house has started to be demolished, creating a situation where the house now needs to be demolished;
3. I am concerned that the proposal is so close to our homes and whether the developer will comply with the terms of the planning consents;
4. Hopefully the Council will keep a close eye on everything that is done on this site to ensure no further breaches occur;
5. Please consider all the previous reasons for refusal on the numerous applications for this property. It appears it was the intention all along to demolish this property and therefore to allow this would make a mockery of the whole system.

London Underground: London Underground has no comment to make on this planning application. However we would appreciate an informative being added to any planning application granted for the site that London Underground should be provided with foundation arrangements for the proposed development before work is undertaken. This is to ensure the safety of our railway.

Internal Consultees

Tree/Landscape Officer

Given the poor condition of two of the four trees, and the low amenity value of three of them and the space available for landscaping, including tree planting, these matters can be dealt with by conditions TL1, TL2, TL3, TL5 (modified to also include details of the position and specification of (low-tech/wooden) retaining 'walls'/structures in proximity to retained trees), TL6 and TL7.

On balance, subject to the imposition of these conditions, the scheme is acceptable in terms of Saved Policy BE38 of the UDP.

Conservation Officer

This close, located within the Old Northwood Area of Special Local Character, has a mixed appearance in terms of its buildings, but the road itself has an informal character, as it is gravelled and lined with mature shrubs. Mossleigh, a late Edwardian cottage, terminates views along the road and is important locally as it has historic links with the development of the area. The site has a complex planning history, and permission exists for a residential development to the rear of the existing house. The demolition of Mossleigh would be a loss to the local area, however, its demolition would not require consent as it is not located in a Conservation Area.

Whilst it would make sense to take design cues from the most recently agreed scheme for any new building in this location, the current proposal includes a strange mix of elements which do not sit well together. For example, the small brick chimneystack looks as if has be left over from Mossleigh, the fully shingled/tiled principal elevations doesn't reflect anything of the existing architecture of the area and are an alien feature generally. The asymmetrical roof slopes with traditional dormers on a very steeply pitched roof to the rear, would look bulky and slightly pedestrian on what should be a very modern robust building in design terms.

RECOMMENDATION: Design revisions required- removal/redesign of chimney, revision of extent of tile cladding/shingles to elevations, simplification of roof design and fenestration.

Officer Comments - These views were forwarded to the applicant and amended drawings were received, further comments were received from the Conservation and Urban Design officer which stated:

I confirm that the alternative elevational treatment appears more balanced and that the additional windows in the side (angled) elevation at first floor would "break up" what would otherwise be a highly visible blank elevation. I would still wish to see the lower part of the elevations rendered as illustrated in the alterative drawing, as full height elevational tiling is not a feature that is normally found in this borough. It would also be particularly noticeable given the prominent location of this building. The chimney stack positioned to the left hand side of the roof /elevation sits comfortably given the additional bulk to the right hand side of the building.

Highway Engineer

Highfield Close is a private street. The proposed dwelling would be provided with 2 off-street car parking spaces, which accords with the Council's maximum car parking standards. The parking layout is satisfactory. The proposals are not considered to result in a noticeable increase (if any) in traffic when compared with the existing/previous residential property that occupies the site. Consequently, there are no objections on the highways aspect of the proposals, subject to the following condition being applied:

"The use of the land for vehicle parking shall not be commenced until the area has been laid out, surfaced and drained in accordance with details first submitted to, and approved in writing by, the Local Planning Authority and shall be permanently maintained and available for the parking of vehicles at all times thereafter."

EPU

I would recommend the condition suggested on the previous application (2009/2982) is imposed relating to 'noise from rail traffic'.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within a predominantly residential area. The proposed residential use in this location is therefore considered appropriate and the proposal would increase the Borough's housing stock, in line with the housing policies of the UDP Saved Policies September 2007 and National Government guidance. The principle of the development and use is therefore considered acceptable, subject to compliance with other policies of the Unitary Development Plan Saved Policies September 2007.

7.02 Density of the proposed development

The scheme would have a residential density of 335 habitable rooms per hectare (HRPH) which is in excess of the requirements of the London Plan's recommended guidelines having regard to the sites Public Transport Accessibility Level (PTAL) score of 2 (which suggests a level of 150-200 hrpha, 30-65 units per hectare). Whilst, the proposal would exceed these density requirements, consideration also needs to be given to the future internal and external living environments and whether a cramped situation would result. It is considered that whilst the proposal would exceed the recommended density requirements, adequate amenities would still be provided for future occupiers of that property and as such the proposal is considered to comply with the intentions of Policy 4B.3 of the London Plan.

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

The site is situated within Old Northwood Area of Special Local Character and when viewed from Highfield Close, the development would appear as a detached house in

keeping with the surrounding properties. The revised plans which now show the removal of cladding at ground floor level is considered to be sufficient to ensure that the design, materials and finishing would no longer result in an incongruous form of development in relation to surrounding properties in this part of the Old Northwood Area of Special Local Character. As such the proposal is considered to accord with with policy BE5 of the Hillingdon UDP (Saved Policies September 2007).

7.04 Airport safeguarding

Not applicable to this application

7.05 Impact on the green belt

Not applicable to this application

7.06 Environmental Impact

Not applicable to this application

7.07 Impact on the character & appearance of the area

With regard to design, the new dwelling would retain sufficient gaps to the boundaries as required by Policy BE22 which states that development of two or more stories should be set away a minimum of 1m from the side boundary for the full height of the building. This is to protect the character and appearance of the street scene and protect the gaps between properties and the proposal is considered to comply with this advice showing distances of 2.5m and 3m respectively to the side boundaries. Section 4.27 of the SPD Residential Layouts states, careful consideration should be given to building lines and these should relate well to the existing street pattern, although in some instances varied building lines can achieve diversity and interest. The proposed dwelling would use a similar siting and footprint size to that of the original dwelling and would not project forward from the newly approved (but not yet constructed) property to the north.

Policy BE13 of the Adopted Hillingdon UDP (Saved Polices, September 2007) 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 character of the area.

The adopted Supplementary Planning Document (SPD): Residential Layouts: Section 3.4 states this type of development must seek to enhance the character of the area. Section 4.10 of the SPD explains careful consideration should be given to the height of new buildings and the surrounding building lines, as a general rule the front and rear building lines should be a guide for the siting of new dwellings.

The overall height and scale of the proposed development on this stand-alone plot is not considered to result in an incongruous form of development to the detriment of the visual amenities of the surrounding area, furthermore the new dwelling is similar in size and bulk to that of the original property to be replaced.

The area is characterised by individually designed, large detached and semi-detached houses with ample front garden areas and deep rear gardens which support mature trees and vegetation. It is considered adequate space has been left around the proposed dwelling and as such a cramped appearance would not arise. The size and bulk of the proposal would be similar to the original property on the site and the design, whilst using modern features would result in a further individual designed property in the street scene.

The appearance of the proposed development is not therefore considered to be out of character with the existing street scene and the general pattern of development in the area, and would comply with policies BE13 and BE19 of the Hillingdon UDP Saved

Policies September 2007.

7.08 Impact on neighbours

With regard to the impact on the amenities of the adjoining occupiers, Sections 4.9 of the SPD: Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-domination, and 15m will be the minimum acceptable distance. This proposal would comply with this advice as there are no properties directly to the rear of the dwelling (the site abuts the railway lines). Furthermore, the proposed dwelling would use a similar building line as the approved (but not yet constructed) property to the side and would use a similar footprint to the dwelling which it is replacing and as such, it is not considered a material loss of residential amenity would arise by reason of loss of light or dominance. Therefore this proposal is considered to comply with Policies BE20 and BE21 of the Adopted Hillingdon UDP (Saved Policies, September 2007).

With regard to loss of privacy, the windows shown in the rear elevation would look towards the railway lines. There are no windows in the north side elevation and the windows shown in the south side elevation, facing towards the rear garden area of No.16 Highfield Road would serve either en-suite accommodation or would be a secondary window and therefore are conditioned to be obscure glazed and non-opening below top vent to avoid any future overlooking concerns. With regard to the front facing windows, it is not considered any further loss of privacy would arise having had regard to the existing window openings in the original property. The proposal shows a number of flat roofed areas would be provided and therefore it is recommended a condition is attached restricting the use of these areas to prevent their use as balconies/amenity areas. Therefore subject to suitable safeguarding conditions the proposal is not considered to result in a material loss of privacy and as such would comply with policy BE24 of the Adopted Hillingdon UDP (Saved Policies, September 2007), and the SPD: Residential Layouts: Section 4.12.

7.09 Living conditions for future occupiers

Section 4.27 of the SPD states careful consideration should be given to building lines, and these should relate well to the existing street pattern. It is considered that the proposal would comply with this advice, as the dwelling would be positioned using a similar footprint as the existing property, and would be a similar height and roof pitch, as the recently approved adjacent development, and therefore would result in a well integrated development.

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 internal floor space for the new dwelling would be over 150m². The SPD states the minimum amount of floor space required for a 5-bedroom 3 storey dwelling would be 108m² and therefore the proposal would comply with this advice.

With regard to the size of the garden, the SDP: Residential Layouts: Section 4.15 states that a four + bedroom property should have a garden space of at least 100m². The proposal would not comply with this advice showing an area of approximately 98m² provided for the new property. However, the shortfall of 2m² is not considered to justify a refusal purely on this ground. Therefore the proposal is considered to comply with the intentions of Policy BE23 of the Hillingdon UDP (Saved Policies, September 2007).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed plans indicate that two spaces would be provided for the proposed dwelling and the highway engineer has not raised an objection to the scheme, subject to suitable condition. As such, the proposal would comply with the Council's adopted parking standards and therefore with policies AM7 and AM14 of the UDP Saved Policies September 2007.

7.11 Urban design, access and security

As above

7.12 Disabled access

WC facilities are provided at ground floor level and all door openings would be at a minimum of 800mm which would satisfy Lifetimes Homes standards. Therefore this proposal would comply with Policy 3A.4 of the London Plan and the Council's HDAS: Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

There are a number of trees on the site, however, the Tree and Landscape officer considers that two trees are in poor condition and three trees are of low amenity value. There is space available for new tree planting which can be addressed through conditions. The scheme is therefore considered to be acceptable in terms of Policy BE38 of the UDP Saved Policies September 2007.

7.15 Sustainable waste management

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9m from the edge of the highway. No details have been submitted in respect of this, however, it is recommended that should a permission be issued a condition is attached requiring the details and implementation of this before the development was occupied. As such the proposal is considered to comply with this advice.

7.16 Renewable energy / Sustainability

It has been 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 states and Policy 4A.3 of the London Plan (2008). The proposed dwelling would incorporate solar panels in both sides of the roof slope, which is encouraged and a condition requiring the dwelling to meet level 3 of the code for sustainable homes is also recommended.

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

Every planning application has to be judged on its own merits, and any reports of planning breaches on this site would be investigated by the planning enforcement team. The remaining points are addressed in the full report.

7.20 Planning Obligations

Presently S106 contributions for education are only sought for developments if the net gain of habitable rooms exceeds six. The proposal is to replace an existing property. The existing property had 6 habitable rooms and the proposed dwelling would have 10 rooms and therefore there would be a net gain of 4 rooms as such a contribution towards education provision would not be sought.

7.21 Expediency of enforcement action

Not applicable to this application

7.22 Other Issues

None

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

Not applicable to this application

10. CONCLUSION

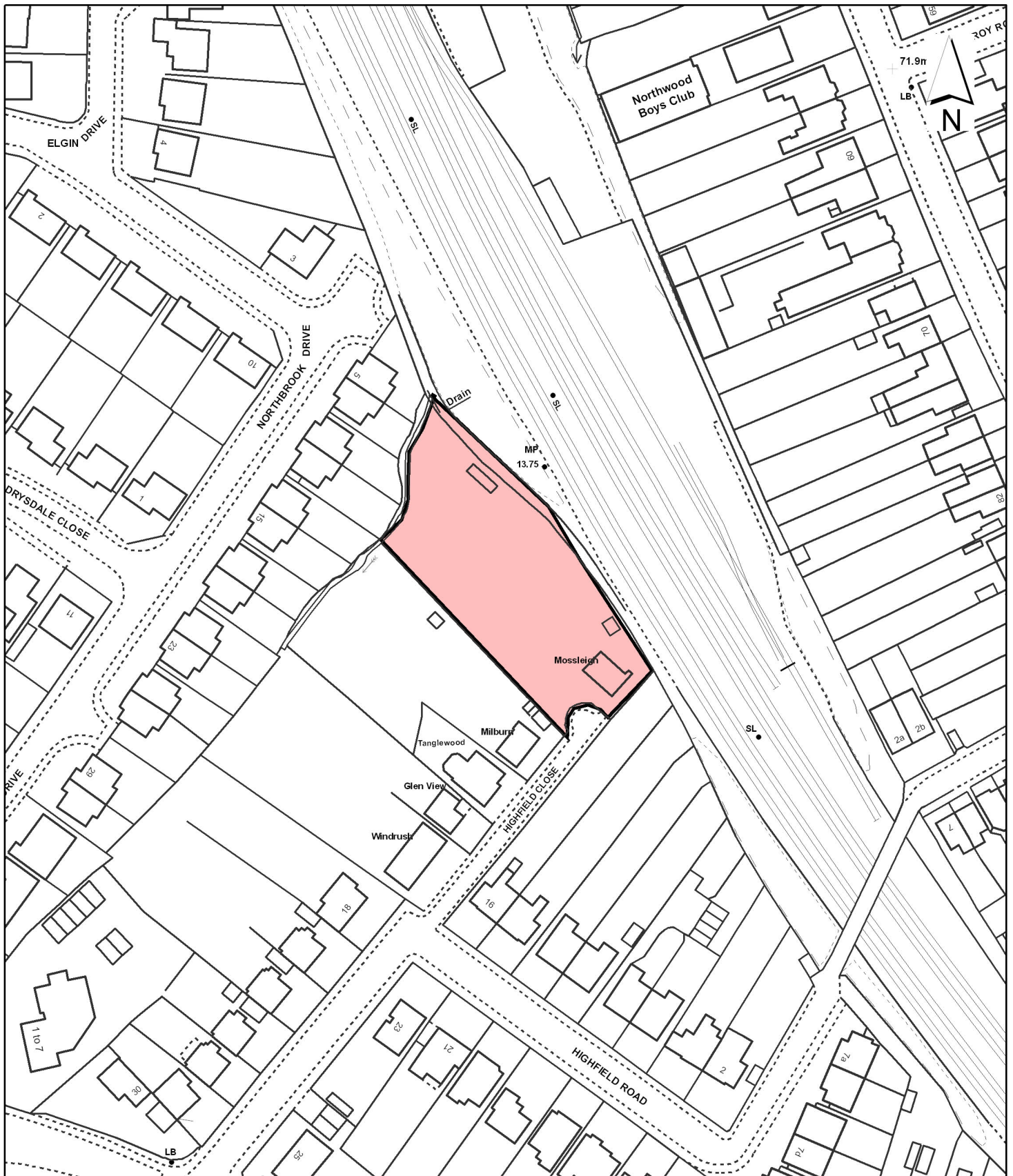
The proposal is not considered to detract from the visual amenities of the street scene or the amenities of adjoining residents. It provides a satisfactory form of accommodation for future residents and would not prejudice highway and pedestrian safety. The proposal is considered to satisfy the relevant policies of the UDP (Saved Policies September 2007) and approval is therefore recommended.

11. Reference Documents


Hillingdon Unitary Development Plan Saved Policies September 2007
HDAS: Residential Layouts: July 2006
The London Plan (2008)
Supplementary Planning Guidance: Educational Facilities
Supplementary Planning Document: Noise, April 2006.

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Notes

 Site boundary

For identification purposes only.

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Site Address	
Mossleigh, Highfield Close, Northwood	
Planning Application Ref:	Scale
61633/APP/2009/2387	1:1,250
Planning Committee	Date
North	January 2010

LONDON BOROUGH OF HILLINGDON

Planning & Community Services

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