

Report of the Director of Planning & Community Services Group

Address 22 WINCHESTER ROAD NORTHWOOD

Development: ERECTION OF A SINGLE STOREY FRONT, SIDE AND REAR EXTENSIONS (INVOLVING THE DEMOLITION OF EXISTING SIDE GARAGE) (AMENDED PLANS RECEIVED)

LBH Ref Nos: 65938/APP/2009/1751

Drawing Nos: Location Plan at Scale 1:1250
2009/LAPL/WA/01
2009/LAPL/WA/02
Un-numbered Proposed Elevations and Roof Plan
Un-numbered Proposed Ground Floor Plan
Un- numbered Proposed Block Plan at Scale 1:200

Date Plans Received: 10/08/2009 **Date(s) of Amendment(s):** 06/11/2009
Date Application Valid: 10/08/2009 09/11/2009

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the north east side of Winchester Road and comprises a two storey semi-detached house with an attached garage along the side boundary with 20 Winchester Road and a rear canopy. The attached house, 24 Winchester Road, lies to the north west and has a single storey rear extension and a detached garage to the rear along the side boundary with 26 Winchester Road. To the south east lies 20 Winchester Road, also a two storey semi-detached house with an attached garage along the side boundary with the application property and a rear conservatory. The gradient of the land is such that the application site is on higher ground to 20 Winchester Road and on lower ground to 24 Winchester Road. The street scene is residential in character and appearance comprising two storey semi-detached houses and the application site lies within the developed area as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

1.2 Proposed Scheme

The originally submitted scheme proposed a two storey side and single storey rear extension incorporating a front extension/porch. The application has since been amended replacing the two storey side extension with a single storey side extension and remodelling the front extension/porch.

The proposed single storey side extension would project 0.6m beyond the front wall of the application property. It would measure 2.85m wide, extending to the side boundary, and 12.7m deep, projecting 3.6m beyond the rear wall of the application property. At this point it would wrap around the rear wall to form a single storey rear extension, measuring 9.2m wide, for the full width of the application property and side extension, and 3.6m deep. The proposed single storey side and rear extension would be finished with a flat roof 3m high.

The proposed front porch would measure 2m wide and 0.6m deep, attached to the flank wall and in line with the front wall of the proposed single storey side extension, and finished with a mono-pitched roof 3m high at eaves level and 3.6m high at its highest point. The roof of the proposed porch would extend over the front projection of the proposed single storey side extension to form a dummy pitched roof.

1.3 Relevant Planning History

Comment on Planning History

There are no relevant planning decisions.

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

EXTERNAL:

13 adjoining owner/occupiers and the Northwood Hills Residents' Association (x2) consulted. 1 letter of objection has been received making the following comments:

(i) The proposed first floor side extension is not acceptable. Given the gradient of the land, the proposed first floor side extension would have an overdominant impact on, and reduce light to the next door property.

(ii) The proposed first floor side element would be out of character with the street scene.

(iii) The site notice has not been placed on site - this would invalidate the application.

Officer Comments: On points (i) and (ii), the two storey side extension has been replaced with a single storey side extension. On point (iii), the display of the (green) site notice is not a statutory requirement.

Ward Councillor: Requested that the application be determined by the North Committee as he had concerns regarding the two storey side element. However, as this element of the scheme has now been omitted the Ward Councillor has indicated that he no longer objects to the scheme.

INTERNAL:

Highways

The site is located on the north-eastern side of Winchester Road, which is an unclassified road. The existing garage has internal dimensions of approximately 2.1m wide x 4.2m long, which is substandard.

The front curtilage of the site is adequate to accommodate two off-street car parking spaces as proposed. The parking layout would require amendments to the vehicular access and the associated crossover; however the application form and the proposed drawings do not propose any alterations.

The applicant should be requested to submit plans clearly showing the amendments to the vehicle access, otherwise this issue should be covered through a suitable condition.

4. 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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 3.0 Rear Extensions and Conservatories: Single Storey 4.0 Side Extensions: Single Storey 8.0 Front Extensions, Porches and Bay windows
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the impact of the proposal on the character and appearance of the original house, on the street scene and surrounding area and on residential amenity.

The proposed single storey side and rear extension and front porch, by reason of their overall size, scale, design, appearance and length of projection in relation to the original house, would harmonise with the character and proportions of the original house. They would appear subordinate as they would be set sufficiently below the cill of the first floor front, side and rear windows.

The street scene is characterised by single storey side and rear extensions and 14 Winchester Road has a combined front extension/porch. It is therefore considered that the proposal would not detract from the character and appearance of the street scene and surrounding area generally, in accordance with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and sections 3.0, 4.0 and 8.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

The attached house, 24 Winchester Road, would not be adversely affected by the proposed single storey side extension and front extension/porch as they lie on the opposite side of the application property.

The proposed single storey rear extension would not be more than 3.6m deep and 3.4m high, in accordance with paragraph 3.3 and 3.7 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions. This length of projection and height are

considered to be sufficient to ensure that the proposal would not harm the residential amenities of the adjoining occupiers through overdominance, visual intrusion and overshadowing. The existing garage at 20 Winchester Road would screen the impact of the proposed side extension from that house and whilst it is accepted that there is a difference in levels between No.22 and No.20 Winchester Road, the rear/side extension would not intrude into a 45 degree line of sight from the nearest habitable room window on No.20 and as such the impact on this property is considered acceptable.

No windows are proposed facing the adjoining properties and therefore no overlooking will result. As such, the proposal would comply with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 4A.3 and BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Over 60sq.m of private amenity space would be retained in accordance with policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The existing garage has internal dimensions of approximately 2.1m wide x 4.2m long, which is substandard. An additional off-street parking space is proposed in the front garden, resulting in two off-street parking spaces. This would involve widening the existing crossover and the introduction of additional hardstanding. This is considered to be acceptable subject to conditions requiring details of vehicular access and sustainable urban drainage. The proposal would comply with policy AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

6. RECOMMENDATION

APPROVAL subject to the following:

1 HH-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 HH-M2 External surfaces to match existing building

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 HH-MRD4 Single Dwellings Occupation

The development hereby approved shall not be sub-divided to form additional dwelling units or used in multiple occupation without a further express permission from the Local

Planning Authority.

REASON

To ensure that the premises remain as a single dwelling until such time as the Local Planning Authority may be satisfied that conversion would be in accordance with Policy H7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 HH-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 Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 HH-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 facing 20 and 24 Winchester Road.

REASON

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

6 HH-RPD4 Prevention of Balconies / Roof Gardens

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the granting of further specific permission from the Local Planning Authority.

REASON

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

7 SUS5 Sustainable Urban Drainage

No development shall take place on site until details of the incorporation of sustainable urban drainage for the additional hardstanding in the front garden 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 in compliance with 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.

8 NONSC Non Standard Condition

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.

REASON

To ensure a satisfactory provision of off-street parking in accordance with policy AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

9 NONSC Non Standard Condition

No development shall take place until details of the widened crossover is submitted to and approved by the local planning authority. The agreed scheme shall be implemented and so maintained for as long as the development remains in existence.

REASON

To ensure a satisfactory provision of off-street parking in accordance with policy AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

10 NONSC Non Standard Condition

The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced, in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

- 1** The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.
- 2** You are advised that it is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge.

Standard Informatives

- 1** The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Policy No.

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.
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LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

- 3 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 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 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 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

- carry out work to an existing party wall;
- build on the boundary with a neighbouring property;
- in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.


- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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London Borough of Hillingdon
100019283 2009

Site Address	
22 Winchester Road, Northwood	
Planning Application Ref:	Scale
65938/APP/2009/1751	1:1,250
Planning Committee	Date
North	January 2010

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



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