

Report of the Head of Planning, Sport and Green Spaces

Address 7 HEDGESIDE ROAD NORTHWOOD

Development: Part two storey, part single storey rear extension, conversion of roofspace to habitable use to include 4 rear dormers, 1 rear rooflight and 3 front rooflights, single storey front extension and single storey outbuilding to rear

LBH Ref Nos: 38605/APP/2016/3272

Drawing Nos: 4676/04 Rev. B
4676-01 Rev. B
4676-03 Rev. B
4676-05
4676-02 Rev. B
4676-06
Location Plan (1:1250)
Block Plan (1:500)

Date Plans Received: 31/08/2016 **Date(s) of Amendment(s):**

Date Application Valid: 16/09/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two-storey detached period property located on the Western side of Hedgeside Road. The principal elevation faces East. The property is set beneath a hipped roof with one side extending down to form a cat slide roof feature over the integrated double garage, with separate single width doors. In the centre of the front elevation there is a two storey gabled projection and a dormer window either side. There are two further dormers on the rear elevation. The property is elevated above the road with the double width driveway to one side and a set of steps, centrally positioned leading to the front door. The driveway also has a curved section with an in and out arrangement closest to the Road. There is also an extensive rear garden set at a higher level than the house.

The street scene is residential in character and appearance comprising primarily large detached properties.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). It is also covered by TPO 12.

1.2 Proposed Scheme

It is noted that the application form advises that the proposal includes an 'increased width of front drive'. However no details have been provided and this has been excluded from the description of works. It also fails to include the single storey front extension, which as they are shown on the submitted plans are assessed in consideration of this proposal.

The application seeks planning permission for the erection of a part two storey, part single storey rear extension involving the conversion of the roofspace to habitable use. This

includes raising the side wall above the garage and extending the ridge line of the roof and the provision of two additional dormer windows at first floor level and two smaller dormers in the roof above forming a second floor area. This also incorporates 3 rooflights on the front elevation and 1 to the rear. The proposed two storey extension in fills the existing recess on the rear elevation behind the garage and the kitchen and is incorporated within the extended roof. The rear single storey element is situated behind this and extends across the full width of the property, providing a balcony above part of it.

The proposal also includes a single storey front extension to the garage, which would provide a double width door and enlargement of the front hallway lastly proposed is a single storey outbuilding at the rear of the back garden to provide a study/archive.

1.3 Relevant Planning History

38605/APP/2000/1577 7 Hedgeside Road Northwood
CONVERSION OF PART OF GARAGE TO A HABITABLE ROOM

Decision Date: 28-11-2000 **Approved** **Appeal:**

38605/APP/2001/938 7 Hedgeside Road Northwood
REMOVAL OF CONDITIONS 5 (ADDITIONAL LANDSCAPING) AND 6 (CONSTRUCTION OF ADDITIONAL PARKING SPACE) OF PLANNING PERMISSION REF.38605/APP/200/1577 DATED 28/11/00; CONVERSION OF GARAGE TO A HABITABLE ROOM

Decision Date: 13-07-2001 **Approved** **Appeal:**

38605/APP/2004/2982 7 Hedgeside Road Northwood
ERECTION OF SINGLE STOREY PART SIDE, PART REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING KITCHEN)

Decision Date: 23-12-2004 **Approved** **Appeal:**

Comment on Planning History

38605/APP/2004/2982 - Erection of a single storey part side, part rear extension (approved.)
38605/APP/2000/1577 - Conversion of part of the garage (approved.)

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:

3 neighbours were consulted for a period of 21 days expiring on the 11 October. A site notice was also erected on the lamp post opposite expiring on 20 October 2016.

There were 10 responses and a petition received from the consultation process, raising the following issues:

- The study building at the bottom of the garden is unacceptable. A separate building is out

of keeping with the area.

- Loss of light.
- Loss of direct sunlight.
- Loss of privacy.
- Size of the extension is excessive.
- No dimensions on the plans make them inadequate to make a decision.
- Out of keeping with the area.
- Road very narrow and would not be able to accommodate parked cars. This will cause chaos and workers would have to park in Kewferry Drive.
- Suggest all landscaping be removed from the front garden to create an off road parking area.
- Overdevelopment.
- Would set precedent.
- New front extends beyond the existing building line.
- Due to the proximity of the adjacent properties a mobile crane would be required to move materials to the rear of the property.
- The plans lack disclosure and detail. The site plans does not identify the proposed extensions in relation to the boundaries with the adjacent properties. There is also no street scene.
- Lack of set in from the boundaries.
- Over dominant and overbearing.
- The applicant and their agent have failed to identify the front extension.
- Compromise the 45 degree rule.
- The extension increases the dwelling from a 4 to 8 bed property, which will increase parking demand and pressure on the existing sewage and drainage.
- There are restrictive covenants relating to extensions and building at no. 7 Hedgeside Road.

Officer response: The comments made are duly noted. The plans submitted are to scale, so although they are not annotated with dimensions, it is possible to accurately assess the proposal. Building works, whether using cranes or not, or the possible disruption caused are not material planning considerations as they are transitory in nature. Each application is assessed on its own merits with due consideration to the specifics of the site against adopted policy. Adherence to restrictive covenants is a civil issue, unrelated to planning.

Northwood Hill Residents Association - No response.

INTERNAL:

Trees/Landscaping Officer:

The house is situated within the area covered by TPO 12. However, no trees, protected or otherwise, will be affected by the proposed extension. The extension will occupy much of the lower terrace in the back garden. Re-profiling of the levels, involving retaining walls/steps/ramps will be required to ensure that the back garden is attractive and accessible. No objection subject to a landscaping condition.

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings and the availability of parking.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF (2011) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

The Council's adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions advises that extensions should always be designed so as to appear 'subordinate' to the original house. The width of a side extension should be considerably less than the original house and be between half and two thirds of the main house. Two storey side extensions should be set back 1m from the boundary. Rear extensions will only be allowed where there is no significant over-dominance. In particular, the extension should not protrude out too far from the rear wall of the original house and that the

maximum depth of 4 metres with a flat roof not exceeding 3m high would be acceptable.

The proposed two storey extension in fills and squares off the original dwelling set beneath the extended roof. It is set back just 0.75m from the side boundary and incorporates one additional front dormer window and two additional rear dormer windows which match the existing in scale, form and positioning. To the rear the proposed single storey extension measures 4m in depth from the original rear elevation and has a flat roof of 2.6m in height, with the Southern half enclosed with 1.1m high glazed panels forming a balcony. The windows of the two dormers facing this area have been lengthened to form patio doors, giving access. It is also proposed to convert the loft space to form two additional rooms, with the inclusion of two additional rear dormer windows. They measure 1.5m in depth and 1.3m in width with a flat roof detail of 1.4m high. They are set down from the ridge by 1m and sit on either side of the roof between the hipped roofs of the lower dormers. Whilst the depth and height of the extensions would comply with the principles of the SPD, overall this forms a substantial extension to the property, which could not be considered as subordinate to the original dwelling.

The SPD advises that front extensions are eye catching and change the face of the building, not only impacting on its character but also the character and appearance of the wider area. The proposed front extension measures 10.95m in width and 1.2m in depth. It removes the existing sloping roof over the garage and front hall replacing this with a crown roof of 3.65m in height above the garage and a flat roof of 2.6m high over the hall and a front canopy. This also opens up the front of the two storey element, where it is proposed to replace the existing 4 panelled window with two full height two panelled windows. This is a large addition across 75% of the front elevation and significantly alters the character and appearance of the front elevation.

Taken together the proposed extensions significantly alter the character and appearance of the original dwelling. The proposed extension of the roofline with the provision of additional dormer windows and the raising and extending the side wall of the garage is a large bulky addition to the original property. Therefore in terms of appearance the proposed extensions are not considered to be subordinate to the original dwelling and are out of keeping with the character and appearance of the wider area. As such, the development fails to comply with the requirements of Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS: Residential Extensions.

The SPD also advises that in order to maintain the open character of the area, and prevent the risk of terracing, extensions of two storeys to the side of a property should be set back a minimum of 1m from the boundary. The existing single storey element is set back just 0.75m from the boundary with no. 9. Raising the side wall and extending to the rear of the garage creates a two storey extension, which is contrary to this guidance. It is further noted that no. 9, a property of the same design and proportions sits on this joint boundary, which would leave a visual gap of just 0.75m between the two buildings. This would result in a very cramped form of development which would be detrimental to the wider street scene.

Policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded. The proposed two storey extension would sit to the side of the main dwelling adjacent to the boundary with no.9. However given that no. 9 is set slightly forward in the plot compared to the application site, the new two storey element will project beyond their rear wall by approximately 2.45m with an additional 3m at ground floor level giving a total projection of 5.45m beyond the rear of the adjacent property. It is further noted that no. 9 sits to the North of the application site. Given the close proximity

of the proposed extension to the boundary and the depth of the projection beyond the rear of the neighbouring property it is considered that the proposed extension would result in a loss of light and have an overbearing impact on the occupiers of that dwelling. Although not shown on the plans submitted, using the dimensions of the proposed extension on the block plan it also appears the extension would contravene the 45 degree line of sight taken from the first floor bedroom window, which like the application site is slightly recessed within the roof. To the other side no. 5 is set deeper in the plot and although it is set at a lower land level, it is not considered the proposal would significantly impact on that property. As such, the proposal fails to comply with Policies BE20 and BE21 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours. The proposed windows will all face the front and rear of the property and would not result in any additional overlooking or loss of privacy to that already in existence. However, it is clear that the proposal includes the provision of a balcony above the single storey element adjoining No.5. Such a provision will result in the overlooking of and loss of privacy to the rear of No.5 to its detriment. As such, the proposal would be contrary to Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The floor plans indicate no alteration to the existing floor layout at ground floor level with regard to the lounge and dining room. These rooms would be enclosed by the rear extension and it would result in two habitable rooms with no outlook, natural light or ventilation, which would fail to comply with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies, Policies 3.5 and 5.3 of the London Plan (2016) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

Section 9.0 of the SPD states that in order to prevent harm to the character and appearance of the area and the amenity of adjoining properties, an outbuilding should be positioned as far away from the main house as possible and set in from the boundaries by at least 0.5m. In terms of its design it should be constructed using materials similar to those in the main house and any windows and doors should be positioned only on the elevation facing the main house. An outbuilding with a flat roof should be no more than 3.0 m in height. The use of outbuilding should also be for normal domestic use related to the residential use of the main house.

The existing house and the proposed layout of the enlarged house already show an area for a study (albeit in different locations).

The proposed outbuilding measures 6m in width and 2.5m in depth, with a flat roof of 2.3m high. It is set towards the rear of the garden, and is set in approximately 2m from the side and rear boundary. It is noted there is an existing wooden shed/summer house in this position at the moment. The building is to have a painted and rendered finish, which would reflect the detailing on the front two storey projection, with a door and two windows facing the garden. As such it is not considered that this building is contrary to the character and appearance of the area or has any adverse impact on the residential amenity of the neighbouring dwellings.

Paragraph 5.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The property benefits from a good sized rear garden and adequate garden space would be retained.

The proposal will not adversely impact on the parking provision of the existing dwelling, as most of the existing extensive parking provision and garaging is retained.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey side extension and alterations to the existing roof, by virtue of its size, scale, bulk and design, would result in an incongruous and overly dominant addition which would be detrimental to the architectural composition of the existing building, the visual amenity of the street scene and the character and appearance of the wider area. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed front extension, by virtue of its position, size, scale, bulk and design would result in an incongruous and overly dominant addition which would be detrimental to the architectural composition of the existing building, the visual amenity of the street scene and the character and appearance of the wider area. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3 NON2 Non Standard reason for refusal

The proposed two storey side extension, by reason of its size, scale, bulk and proximity to the side boundary, would result in a closing of the visually open gap between it and the neighbouring property, 9 Hedgeside Road, giving rise to a cramped form of development and possible terracing effect, which would be detrimental to the visual amenities of the street scene and the surrounding area generally. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Documents HDAS: Residential Extensions.

4 NON2 Non Standard reason for refusal

The proposed part two storey, part single storey side/rear extension, by virtue of its size, scale, bulk, depth and proximity, would be detrimental to the amenities of the adjoining occupiers at 9 Hedgeside Road, by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

5 NON2 Non Standard reason for refusal

The provision of a balcony area to the rear, by virtue of its proximity, would be detrimental to the amenities of the adjoining occupiers at 5 Hedgeside Road, by reason of overlooking

and loss of privacy. Therefore the proposal would be contrary to Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

6 NON2 Non Standard reason for refusal

The proposal would result in the provision of two habitable rooms with no outlook, natural light/sunlight or ventilation resulting in an oppressive environment, to the detriment of the residential amenity of current and future occupiers. The proposal is thus contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies, Policies 3.5 and 5.3 of the London Plan (2015) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

- 1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). 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 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

Standard Informatives

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

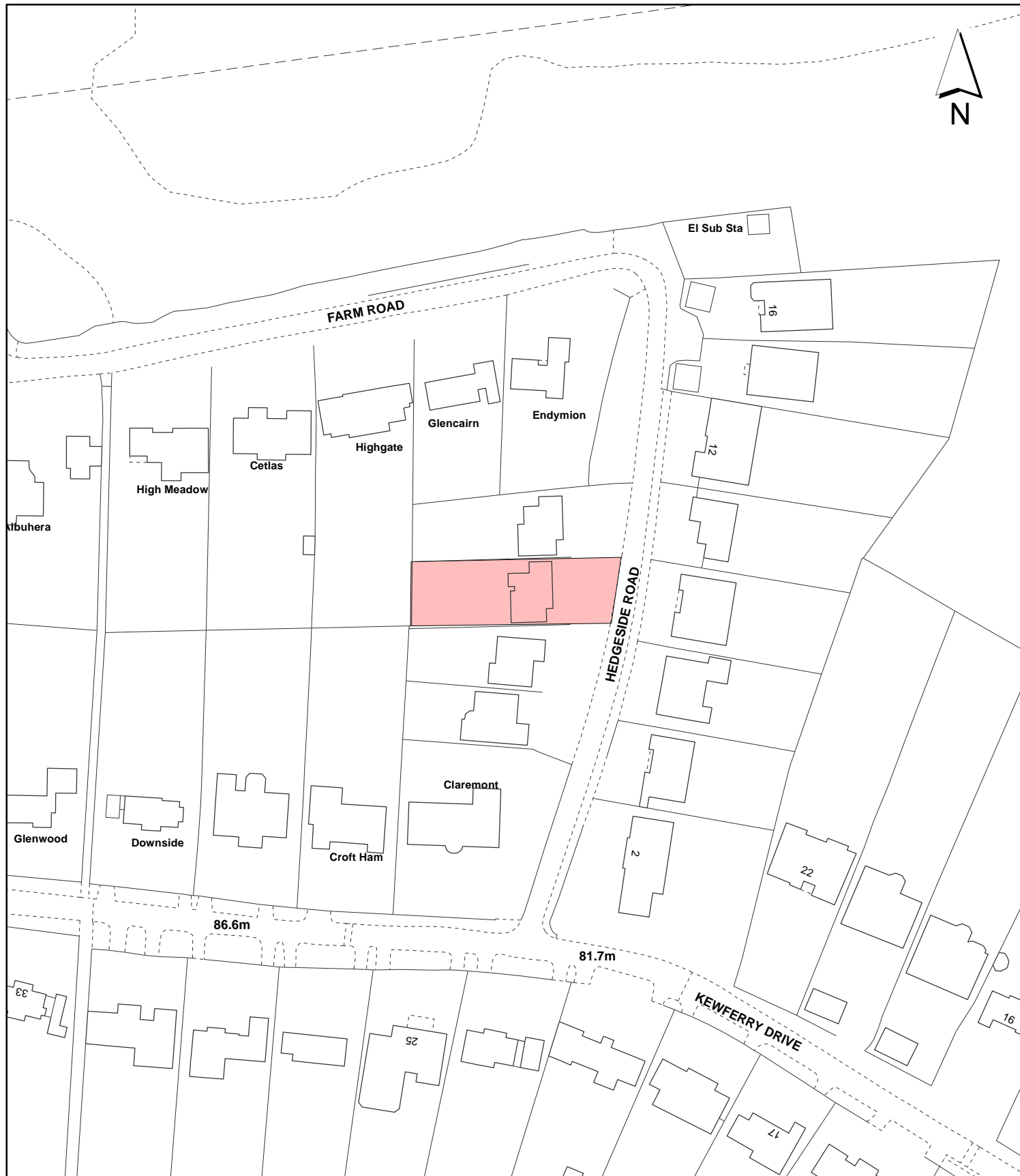
Part 2 Policies:

AM14 New development and car parking standards.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

Contact Officer: Liz Arnold

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Notes:

 Site boundary

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Site Address:

**7 Hedgeside Road
 Northwood**

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

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

Planning Application Ref:

38605/APP/2016/3272

Scale:

1:1,250

Planning Committee:

North

Date:

November 2016



HILLINGDON
 LONDON