

## Report of the Head of Planning, Sport and Green Spaces

**Address** REAR OF 33 CHESTER ROAD NORTHWOOD

**Development:** Two storey, 3-bed, detached dwelling house with associated parking, amenity space and vehicular crossover.

**LBH Ref Nos:** 70636/APP/2017/645

**Drawing Nos:** Location Plan (1:1250)  
17/3441/1  
17/3441/2  
17/3441/4  
17/3441/3  
Tree Protection Plan  
Design and Access Statement  
Arboricultural and Planning Integration Report (Ref: GHA/DS/13360:17)

**Date Plans Received:** 22/02/2017                      **Date(s) of Amendment(s):**

**Date Application Valid:** 27/02/2017

### 1. **SUMMARY**

Planning permission is sought for the erection of a two storey, 3-bed, detached dwelling house with associated parking, amenity space and vehicular crossover on land accessed from Hawes Close. The proposed dwelling is in the back garden of 33 Chester Road.

The site is not previously developed land as defined in Annex 2 of the NPPF and there is no presumption in favour of development of such land. The site is within the Old Northwood Area of Special Landscape Character. There is no adverse impact upon the amenity of adjoining occupiers and the layout would provide a satisfactory living environment for future occupiers.

However it is considered that the proposed development by reason of its rear garden location would result in an incongruous form of development which would be out of character with the existing open character and appearance of surrounding properties and would thus be detrimental to the visual amenities of the surrounding area. As such, the proposal would be contrary to policies BE13, BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

### 2. **RECOMMENDATION**

**REFUSAL for the following reasons:**

#### 1            NON2            **Non Standard reason for refusal**

The proposed development, by reason of its siting in a rear garden, would result in a visually incongruous development, given the setting, and would fail to harmonise with the existing local and historic context of the surrounding Old Northwood Area of Special Local Character. The principle of the proposed loss of existing private rear garden area would have a detrimental impact on the character, appearance and local distinctiveness of the residential area as a whole. The proposal is therefore detrimental to the visual amenity and character of its surroundings and contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE19

and H12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5, 7.1 and 7.4 of the London Plan (2016), The Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the NPPF (March 2012).

## INFORMATIVES

### 1 I52 **Compulsory Informative (1)**

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

### 2 I53 **Compulsory Informative (2)**

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H12	Tandem development of backland in residential areas
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.3	(2011) Sustainable design and construction
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

**3 159 Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (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.

**4**

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. Whilst pre-application advice was sought and the scheme amended; there remains an objection in principle to this form of development which could therefore not be overcome in this instance.

**3. CONSIDERATIONS****3.1 Site and Locality**

The site is located between Chester Road and Hawes Close in Northwood. At present no.33 is a two storey dwelling located on the Northern side of Chester Road with a long garden that connects with Hawes Close further to the North. The surrounding street scene is predominantly residential in character. The majority of properties within Chester Road are two storey in nature, with a number having living accommodation in the roofspace with original dormer windows included in the design of the properties. The majority of properties have off street parking, however, there are some parking bays within the street. There are well established building lines on both sides of the road.

Hawes Close to the North is a short cul-de-sac which runs parallel with Chester Road and the B469 to the North. There are residential properties on the corner of Hawes Close and Kemps Drive to the East, however for the majority of its length there are no properties on the Southern side of Hawes Close, instead it abuts the rear gardens of properties on Chester Road to the South. The exception is at the Western end of Hawes Close where 79-89 Hawes Close are located. These are two storey residential dwellings purpose built as flats. The properties have off street parking located at right angles to the street.

There are no pavements in Hawes Close and evidence of some informal on street parking. There are residential properties on the Northern side of Hawes Close, the majority of which have their flank elevation onto the close.

The section of Hawes Close from the rear of No.37 Chester Road onwards is un-adopted highway, including the section to the rear of the application site. The properties on Chester Road, including the application site, whose rear gardens flank the southern side of Hawes Close are part of the Old Northwood Area of Special Local Character.

The Council designates Areas of Special Local Character on the basis of their local architectural, townscape or historic merits. In the case of the Old Northwood Area of Special Local Character, there is townscape significance.

The site has a Public Transport Accessibility Level (PTAL) of 2 and is within a developed area as designated by the policies within the Hillingdon Local Plan (November 2012).

### **3.2 Proposed Scheme**

Planning permission is sought for the erection of a two storey, 3-bed, detached dwelling house with associated parking, amenity space and vehicular crossover.

The proposed dwelling would be located in the rear garden of no.33 Chester Road with the front elevation of the new dwelling facing onto Hawes Close to the North East.

### **3.3 Relevant Planning History**

70636/PRC/2015/16      Land Rear Of 31-33 Chester Road Northwood  
Erection of 3 terraced town houses

**Decision:** 31-03-2015    OBJ

#### **Comment on Relevant Planning History**

70636/PRC/2015/16 - Pre-application advice sought for the erection of 3 terraced town houses in the rear gardens of no.31 -33 Chester Road. Objections raised by the council.

### **4. Planning Policies and Standards**

One of the Core Planning Principles of The National Planning Policy Framework is to "encourage the effective use of land by re-using land that has been previously developed (brownfield land)".

The London Plan (July 2011) aims to provide more homes within a range of tenures across the capital meeting a range of needs, of high design quality and supported by essential social infrastructure. In terms of new housing supply, the Borough of Hillingdon has been allocated a minimum target of 4,250 in the period from 2011-2021.

#### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.BE1      (2012) Built Environment

PT1.HE1      (2012) Heritage

Part 2 Policies:

AM7            Consideration of traffic generated by proposed developments.

AM14          New development and car parking standards.

BE5            New development within areas of special local character

BE13          New development must harmonise with the existing street scene.

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
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LPP 7.4	(2011) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF12	NPPF - Conserving & enhancing the historic environment

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

Neighbours along with Northwood Residents Association were notified on 01/03/2017 and a site notice was displayed on 07/04/2017.

As a result of the publicity 21 letters of objection were received from neighbours and also from the Residents Association.

The objections are broadly based on the consideration that the proposal would: form backland development contrary to Policy H12; adversely affect the amenity and character of the area contrary to Policy BE19; cause significant loss of residential amenity contrary to Policy BE21; cause parking, access and congestion contrary to Policy AM2.

In summary, the objections raised the following issues:

Constitutes 'garden grabbing'.

Within an Area of Special Local Character - therefore not appropriate.

Does not harmonise with the street scene.

Would set precedent.

Parking on Hawes Close is a major issue for local residents and this proposal would add to the existing problem.

Construction vehicles would be a problem on Hawes Close - there would not be adequate access for residents.

Not in keeping with the area.

There is no pavement on Hawes Close therefore would be a safety issue for pedestrians and residents.

Residents are paying maintenance for the amenity space fronting Hawes Close which will be turned into car parking spaces for the proposed dwelling. This would result in loss of parking space for residents and amenity space.

### **Internal Consultees**

#### **TREES/LANDSCAPE:**

This site is occupied by the rear garden to the North of 33 Chester Road. The gardens here are exceptionally long and back on to Hawkes Close, a narrow residential street, from which they can be accessed. There are various trees within the rear garden and close to the site including a Field Maple in the grass verge - which is Housing land. The trees are not protected by TPO or Conservation Area designation. If the application is recommended for approval landscape conditions will be required including the protection of the off-site Field Maple.

#### **CONSERVATION/URBAN DESIGN:**

This site forms the rear garden of no 33 Chester Road, which falls within the Old Northwood ASLC. Whilst this proposal seems to address many of the design issues noted during the previous pre application discussion, there are concerns that this development constitutes backland development and would create an undesirable precedent in this location.

#### **HIGHWAYS:**

2 parking spaces are proposed in accordance with Hillingdon's adopted standards. No objection subject to a condition requiring details of refuse storage.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

In order to establish the acceptability of the principle of developing this site for residential purposes, it is necessary to take into account currently adopted planning policy.

Paragraph 7.29 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) suggests that backland development may be acceptable in principle subject to being in accordance with all other policies, although Policy H12 does resist proposals for tandem/backland development which may cause undue disturbance or loss of privacy.

The NPPF (March 2012) at paragraph 53, advises that LPAs 'should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.'

The London Plan (2016) provides guidance on how applications for development on garden land should be treated within the London Region. The thrust of the guidance is that back

gardens can contribute to the objectives of a significant number of London Plan policies and these matters should be taken into account when considering the principle of such developments. Policy 3.5 of the London Plan supports development plan-led presumptions against development on back gardens where locally justified by a sound local evidence base.

The Mayor's Housing Supplementary Planning Guidance, March 2016 also provides further guidance on the interpretation of existing policies within the London Plan as regards garden development. Paragraph 1.2.44 advises:

London Plan Policy 3.5 A states that 'Boroughs may in their LDFs introduce a presumption against development on back gardens or other private residential gardens where this can be locally justified.' This locally sensitive approach reflects paragraph 53 of the NPPF. Where planning permission is required, boroughs are advised to consider proposals for development in gardens in the light of local circumstances, taking into account the value gardens have in addressing the range of strategic policy objectives, particularly in terms of

- defining local context and character including local social, physical, cultural (Policy 7.4, 3.5);
- providing safe, secure and sustainable environments and play spaces for children (Policy 3.6);
- supporting biodiversity, protecting London's trees, 'green corridors and networks' (Policies 7.19, 7.21);
- flood risk management and sustainable drainage (Policies 5.12 and 5.13)
- mitigating the effects of climate change including the 'heat island' effect and urban greening (Policies 5.1, 5.9, 5.10); and
- enhancing the distinct character of suburban London (Policy 2.6).

The Council has adopted the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012). Policy BE1 advises that new development, in addition to achieving a high quality of design, should enhance the local distinctiveness of the area, contribute to community cohesion and sense of place and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties. Specifically, the policy advises that development should not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase flood risk

Thus whilst taking into account site circumstances, there has been a general strengthening of the presumption against residential development within rear gardens at national, strategic and local level.

While there is in general no objection to the principle of an intensification of use on existing residential sites it is considered that in this instance the loss of substantial proportion of back gardens in this location would be detrimental to the local and historical context of the area. The proposed redevelopment would have a detrimental impact on the character and appearance of the general area, particularly in this location, which is characterised by properties with long rear gardens giving a sense of spaciousness to the setting. Thus, when balanced against the limited contribution the development would make toward achieving housing targets in the borough it is considered that the principle of the proposed backland residential development is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and H12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5, 7.1 and 7.4 of the London Plan, guidance within The London Plan Housing Supplementary

Planning Guidance and the NPPF (March 2012).

#### **7.02 Density of the proposed development**

The density ranges set out in the London Plan are not used in the assessment of schemes of less than 10 units.

Minimum gross internal floor and storage is a further measure of the suitability of the size of a proposed dwelling. DCLG guidance identifies that 2 storey, 3 bedroom properties for 6 persons should provide a minimum 102sqm and 2.5sqm of inbuilt storage. The proposed dwelling complies with this guideline as it will have a total internal floor area of approximately 140sqm.

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

The application site is located within Old Northwood which is designated as an Area of Special Local Character (ASLC). The area has been long established as an ASLC. Backland development is not characteristic of the ASLC and the local area. The ASLC includes many attractive properties with long gardens. The quality of the houses and their settings is in part due to the long gardens and spacious plot sizes, which are unusual for a town centre setting and contain many trees of merit and add a green and verdant character to a location that is, in fact, very close to an underground station.

Backland development at this location would undoubtedly have a negative impact on the Area of Special Local Character.

Hawes Close is a short cul-de-sac which runs parallel with Chester Road. There are residential properties on the corner of Hawes Close and Kemps Drive to the East, however for the majority of its length there are no properties on the Southern side of Hawes Close, instead it abuts the rear gardens of properties on Chester Road to the South. The exception is at the very Western end of Hawes Close where 79-89 Hawes Close are located. These are two storey residential maisonette dwellings purpose built as flats. However given the existing street scene and the numerous existing mature trees to the rear gardens and amenity area on Hawes Close, these are not readily visible from the wider views along Hawes Close.

In contrast, the proposed development would appear as a large visual intrusion on a relatively small plot, when compared to the large existing plots on Chester Road which is not well related to the existing dwellings both in terms of location and overall style and design and would be an uncharacteristic intrusion into the rear garden areas. Although there are intervening trees, views of the site would be possible all year round and would be more prominent in winter when some trees are devoid of leaves. Consequently, it is not considered that conditions would overcome these concerns.

#### **7.04 Airport safeguarding**

Not applicable to this application.

#### **7.05 Impact on the green belt**

Not applicable to this application.

#### **7.07 Impact on the character & appearance of the area**

This is dealt with in the previous sections.

#### **7.08 Impact on neighbours**

Paragraph 4.12 of the HDAS states that new residential development should be designed so as to ensure adequate privacy for its occupants and that of the adjoining residential property. As a guide, the distance should not be less than 21 metres between facing habitable room windows. The development has been orientated so that the principle



windows generally face to the South and North. The windows on the North West and South East, if approved, could be conditioned to be obscure glazed.

Due to the location and distance away from the other nearest dwellings, including those on Hawes Close, the proposal would not have a significantly visually intrusive or overdominant impact, nor would it lead to a significant increase in overshadowing onto any neighbouring occupiers, in accordance with policies BE20, BE21 and BE24 of the adopted Hillingdon Local Plan Saved Policies (November 2012) and paragraph 4.9 and 4.12 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts.

#### **7.09 Living conditions for future occupiers**

The London Plan Transition Statement sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The proposed dwelling has floor area of approximately 140 sq m which is in excess of the minimum requirements and therefore is considered acceptable. All bedrooms exceed the minimum area requirements.

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

The proposal provides approximately 120sqm of usable private amenity space which is in excess of the Council's adopted standard for a 3 bedroom dwelling. The proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) considers whether the traffic generated by the proposed development is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

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

The scheme allows for two parking spaces served via a new crossover from Hawes Close, with the introduction of a short footpath along Hawes Close at the front of the site. In excess of 25% of the front curtilage is proposed to be soft landscaping and all hardstanding areas will be finished in permeable materials to conform with SUDS principles. A covered cycle parking space has been indicated and detailed on the submitted plans.

#### **7.11 Urban design, access and security**

Urban design issues have been covered elsewhere in the report and with regard to and access and security, had the application not been recommended for refusal, conditions would have been sufficient to ensure compliance with these requirements.

Secured by Design is now covered by Part Q of the Building Regulations which the development will be required to accord with should the application be recommended for approval.

#### **7.12 Disabled access**

If the scheme is found acceptable a condition would be recommended to secure the development was built to M4(2) in accordance with Policy 3.8 c of the London Plan.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

The Council's Landscape Officer did not object to the application. The proposal does not result in the loss of any significant landscape features. An appropriate scheme of landscaping could be secured by condition if officers were minded to recommend approval

#### **7.15 Sustainable waste management**

Policy 5.17 of the London Plan requires that all new development provide adequate facilities for the storage of waste and recycling.

#### **7.16 Renewable energy / Sustainability**

Not applicable to this application.

Given the potential scale and nature of the proposed development, it is not considered likely to raise significant sustainability concerns.

#### **7.17 Flooding or Drainage Issues**

The site is not within a flood zone.

#### **7.18 Noise or Air Quality Issues**

#### **7.19 Comments on Public Consultations**

The comments raised through the consultation process and the potential concerns relating to the impact of the development on adjoining occupiers have been considered in the main body of the report.

#### **7.20 Planning Obligations**

The Council's Community Infrastructure Levy Charging Schedule was adopted on 1st August 2014. The additional habitable floor space created will be chargeable at £95 per square metre.

The scheme would also be liable for payments under the Community Infrastructure Levy. On the 1st April 2012 the Mayoral Community Structure Levy came into force. The London Borough of Hillingdon falls within Charging Zone 2, therefore, a flat rate fee of £35 per square metre would be required for each net additional square metre added to the site as part of the development.

Community Infrastructure Levy:

The Council adopted a Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £35 per sq metre.

Therefore the Hillingdon & Mayoral CIL Charges for the proposed development of 145 sq metres of additional floorspace are as follows:

Hillingdon CIL = £13,775

Mayoral CIL = £5,075

Total = £ 18,850

#### **7.21 Expediency of enforcement action**

There are no enforcement issues raised by this application.

#### **7.22 Other Issues**

None.

## **8. Observations of the Borough Solicitor**

### General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

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

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

### Planning Conditions

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

### Planning Obligations

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

### Equalities and Human Rights

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

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

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

## 9. Observations of the Director of Finance

## 10. CONCLUSION

Planning permission is sought for the erection of a two storey, 3-bed, detached dwelling house with associated parking, amenity space and vehicular crossover on rear garden land accessed from Hawes Close.

The site is not previously developed land as defined in Annex 2 of the NPPF and there is no presumption in favour of development of such land. Furthermore the site is within the Old Northwood Area of Special Landscape Character. The proposal would involve the loss of garden land, a number of trees which contribute to the character and appearance of the surrounding area, part of which forms part of the Old Northwood Area of Special Local Character.

It is considered that the proposed development by reason of its rear garden location would result in an incongruous form of development which would be out of character with the existing open character and appearance of surrounding properties and would thus be detrimental to the visual amenities of the surrounding area. As such, the proposal would be contrary to policies BE13, BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

## 11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
The London Plan (2015)  
Mayor of London's adopted Supplementary Planning Guidance - Housing (November 2012)  
Hillingdon Design and Accessibility Statement: Residential Layouts  
Hillingdon Design and Accessibility Statement: Accessible Hillingdon  
National Planning Policy Framework  
The London Plan Housing Policy Transition Statement (May 2015)

**Contact Officer:** Hardeep Ryatt

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.

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Site Address:

**Rear of Chester Road**

Planning Application Ref:

**70636/APP/2017/645**

Planning Committee:

**North**

Scale:

**1:1,250**

Date:

**May 2017**

**LONDON BOROUGH OF HILLINGDON**

**Residents Services  
Planning Section**

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



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