

1.3 Relevant Planning History

12054/APP/2015/603 68 Norwich Road Northwood

Single storey side/rear extension

Decision Date: 16-04-2015 Refused **Appeal:**26-AUG-15 Dismissed

Comment on Planning History

A previous application for retrospective approval of the extension, as originally built flanking the entire side wall of the original dwelling, was refused due to it having a negative visual impact within the street scene and also failing to compliment the architectural composition of the original dwelling. The decision was upheld by the Planning Inspectorate following an appeal.

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

Letters notifying of the proposed development and inviting comments were sent to the occupants of the three properties adjoining the site.

One letter of objection was received in response. This related to the site being poorly maintained and the burning of waste on site. The concerns raised have been referred to Environmental Health Officers and are not material considerations with regards to the determination of this application.

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:

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.

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

- LPP 7.4 (2016) Local character
LPP 7.6 (2016) Architecture

5. MAIN PLANNING ISSUES

DESIGN & APPEARANCE:

The proposed developments seeks to address the reasons for refusal, and subsequent dismissal on appeal, of the previous application.

The dwelling occupies a prominent plot that is on the corner between Norwich Road and Rochester Road, both of which are residential streets. The prominence of the site is further enhanced due to its sloping nature resulting in it being raised above the street level of Norwich Road. The side extension is now set well back to the rear of the main dwelling and this has significantly reduced its visual impact within Norwich Road. The replacement of the current pitched roof with a flat roof will further reduce visual impact due to the lower profile that the structure will have as a result.

Although the extension projects further towards the road than the return building line maintained by dwellings lining Rochester Road, it is not considered that this is unacceptable as the original building already projected beyond this building line as does the original building occupying the opposite corner plot, No. 70 Norwich Road.

Whilst the side elevation of the extension does reach up to the site boundary, this is only the case for the rearmost part of the extension. Owing to the tapering nature of the site boundary, the front wall of the retained part of the extension is stepped in from the side boundary and therefore does not result in the site appearing cramped and therefore maintains the open character and appearance of the junction. Whilst the extension does reach to the side boundary towards the rear, it does not run along a significant length of the boundary and, with the remodelled roof, will not project far above the height of the existing fence. It will therefore not appear as an imposing or incongruous feature within the Rochester Road street scene. For approximately half of the length of the flank wall is within 0.25 metres of the site boundary, in conflict with para. 4.4 of the Residential Extensions SPD. However, the SPD clarifies that the imposition of the 0.25 metre set in standard responds to concerns that guttering will overhang neighbouring properties. As this is now proposed as a flat roof extension without guttering this is not considered to be a relevant consideration.

It is therefore considered that the proposed modifications to the extension comply with Policies BE 13 and BE 19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and London Plan Policies 7.4 and 7.6.

The extension, as originally built, overwhelmed the original dwelling as, in combination with the attached rear extension, it wrapped around the entire side and rear elevations of it, increasing the overall footprint by approximately 52 m², effectively doubling the footprint of the original dwelling. Furthermore, the pitched roof was poorly integrated with the main dwelling as the roof pitch was shallow and did not reflect the steeper pitch of the roof over the main dwelling and the ridge line reached up to the sill height of first floor windows of the dwelling, creating a somewhat oppressive appearance. By reducing the footprint of the extension, it will maintain a visually subservient relationship towards the original dwelling, which will reassert itself as the dominant feature on site. The modest scale of the extension will also mean that, despite projecting to the side, it will not compromise the

general symmetry of the dwelling and the adjoining property or lead to an unbalanced appearance. The simplified roofing arrangement will mean that the roof line will no longer compromise other architectural features of the building, particularly the first floor fenestration. The flat roof design of the extension will be continued over the existing rear extension ensuring both additions appear visually assimilated and do not give rise to a cluttered appearance within the site.

It is therefore considered that the proposed modifications to the extension will result in a structure that is sympathetic towards the form, bulk, mass and architectural qualities of the original dwelling, in accordance with Local Plan Policy BE 15 and London Plan Policy 7.6 and the Residential Extensions SPD.

RESIDENTIAL AMENITY:

The modified extension is considered to be of modest height and its only flank elevation wall is positioned alongside the street boundary rather than any adjacent residential property. The extension projects the same distance towards the rear of the site as the adjoining rear extension which, in turn, is of similar depth to a single-storey rear extension at the adjoining property, No. 66 Norwich Road. It is therefore considered that the proposed extension would not appear overbearing towards neighbouring properties nor would it cause undue levels of overshadowing.

It is therefore considered that the proposed extension satisfies Policies BE 20, BE 21 and BE 24 of the Local Plan.

The extension does not occupy a large proportion of the overall site and adequate amenity space is retained to serve a dwelling of this size, in accordance with the standards set out in the para. 3.13 of the HDAS: Residential Extensions SPD. The site would therefore continue to offer effective, accessible and usable private amenity space that would ensure occupants enjoy sufficient quality of life in compliance with Policy BE 23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

CONCLUSION:

The modifications made to the extension have greatly reduced its visual impact within the street scene and improved its relationship towards the original dwelling. It is therefore considered the the revised scheme has addressed all objections raised against the previously refused application.

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 Time Limit

The modifications to the existing extension including the replacement of the pitched roof with a flat roof hereby approved shall be commenced within 3 months of the date of this decision and be fully completed within 6 months of the date of this decision.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:-

Existing and Proposed Plans and Elevations - 161103-01-P1
Site Plan - NGL121894

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies BE 13, BE 15, BE 19, BE 20, BE 21 and BE 24 (November 2012) and the London Plan (2016) Policies 7.4 and 7.6.

3 HO4 Materials

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 and shall thereafter be retained as such.

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 Local Plan: Part Two Saved UDP Policies (November 2012)

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 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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).

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) 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:

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.
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
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture

- 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, Environment and 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, Environment and Community Services Reception, 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.

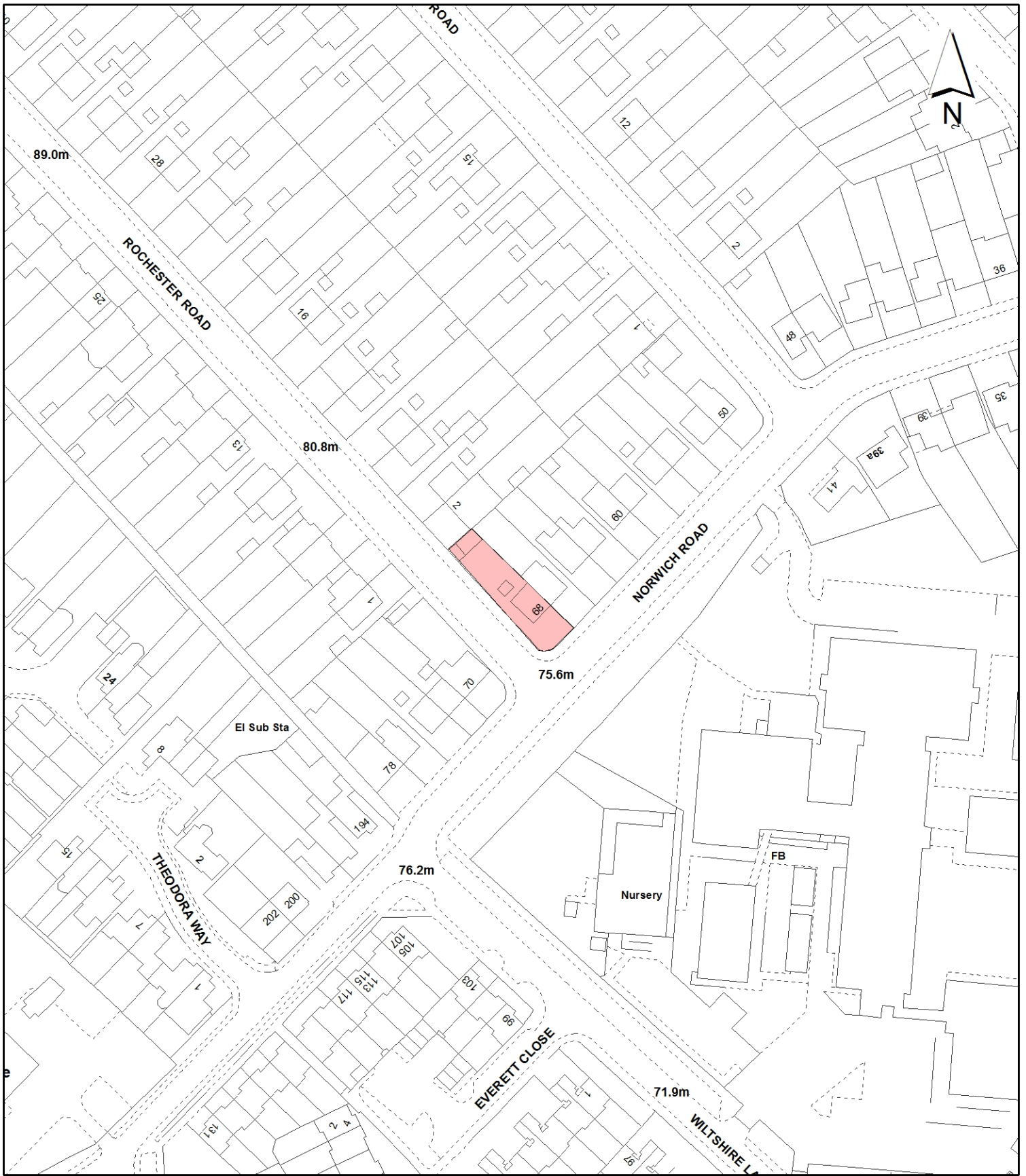
D) No bonfires that create dark smoke or nuisance to local residents.

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: James McLean Smith

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

68 Norwich Road

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

Planning Application Ref:
12054/APP/2016/4496

Scale:
1:1,250

Planning Committee:
North

Date:
April 2017

