

**Item No.**                    **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, porch to front, part conversion of garage and alterations to front and rear landscaping.

**LBH Ref Nos:**            **38605/APP/2017/554**

**Drawing Nos:**            4676/12  
                                       4676/10 B  
                                       4676/09 A  
                                       4676/08 A  
                                       4676/03 D  
                                       Location Plan  
                                       Block Plan  
                                       4676/11 B  
                                       4676/07 D

**Date Plans Received:**    16/02/2017                    **Date(s) of Amendment(s):**

**Date Application Valid:** 21/02/2017

## 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 property is set beneath a hipped roof with one side extending down to form a cat slide roof feature over the integrated double garage. 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 driveway to one side and a set of steps, centrally positioned leading to the front door. There is also a good sized 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

The application seeks planning permission for the erection of a single storey rear extension; a part two storey, part single storey side extension and the conversion of the roofspace to habitable use. This includes extending the ridge line of the roof and the provision of one additional dormer window to the front and rear, and the enlargement of the two existing rear dormer windows, as well as the provision of two rooflights to the front

and 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 single storey 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 canopy above the front door.

### 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:**

38605/APP/2016/3272 7 Hedgeside Road Northwood  
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

**Decision Date:** 22-11-2016 Withdrawn **Appeal:**

38605/TRE/2007/163 7 Hedgeside Road Northwood  
TO FELL ONE OAK TREE (T21) ON TPO 12

**Decision Date:** **Appeal:**

#### Comment on Planning History

38605/APP/2016/3272 - 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 (withdrawn)

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

4 neighbours were consulted for a period of 21 days expiring on the 16 March 2017. A site notice was also erected on the lamp post opposite expiring on 27 March 2017.

There were 8 responses received raising the following issues:

- Over development of the site.
- Loss of garden space.
- Overly dominant and bulky addition to the property.
- Out of keeping with the character of the road.
- Will double the potential occupancy of the property requiring a substantial increase in off street parking which would result in more tarmac to the front impacting on the visual character of the front aspect.
- Additional tarmac/parking would result in increased surface water run off and increased risk of flooding.
- Loss of privacy.
- Loss of light.
- Loss of outlook.
- Hedgeside Road is narrow width and cars already have to park on the pavement to allow traffic to circulate freely.
- Loss of view.
- The scale and form fails to harmonise with the existing street scene.
- Closing of the gap between nos. 7 and 9 gives a cramped appearance.
- The front porch being forward of the building line is incongruous and detrimental to the street scene.

Officer response: The comments made are duly noted. Within the context of planning considerations there is no right to a view. All other issues are addressed within the report.

A 29 signature petition against the proposal was also submitted.

Northwood Hill Residents Association - No response.

Trees/Landscaping - 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:

AM7 Consideration of traffic generated by proposed developments.  
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.
LPP 3.5	(2016) Quality and design of housing developments
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 (2012) 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.'

HDAS 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 1 m 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 3 m would be acceptable.

The proposed two storey extension in-fills and squares off the original dwelling set beneath an extended roof. It is set back 1.5 m from the side boundary and incorporates one additional rear dormer window matching the form of the existing dormers. To the rear the proposed single storey extension measures 4 m in depth from the original rear elevation and has a flat roof of 2.65 m in height. The windows of the two dormers facing this area have been lengthened to form patio doors, giving access to a balcony area that has a 2m high privacy screen on the side elevation closest to the Southern boundary with No. 5 Hedgeside Road.. To the front it includes the replacement of one of the existing

dormers with two smaller ones. These measure 2 m in width, 2.6 m in height and 1.65 m in depth. The proposal also includes the provision of a canopy over the front door, which measures 1.5 m in depth, 2 m width with a hipped roof detail matching the above the dormer windows of 3.5 m in height. It is also proposed to convert the loft space to form two additional rooms, with the inclusion of 5 rooflights.

HDAS 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 extensions should be set back 1 m from the side boundary and where a single storey extension is within 1 m of the boundary this should be increased to 1.5 m in order to maintain the open character of the area and prevent the risk of terracing. HDAS further advises that a single storey rear extension not exceeding 4 m in depth with a flat roof of 3 m would be acceptable.

This is a good sized dwelling set in a spacious plot and although these are large additions to the property they would comply with HDAS requirements. It is also noted that although this property is similar to the neighbouring property in design the general street scene is characteristically large properties of varying designs a number of which already benefits from extensions of various kinds. Therefore in terms of appearance the proposed extensions are considered to be subordinate to the original dwelling and are in keeping with the character and appearance of the wider area. As such, the development complies 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.

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 than the application site, the new two storey element will project beyond their rear wall by approximately 2.3 m. The extension would be separated from the adjacent property by approximately 2 m and would not compromise a 45 degree line of sight from the first floor windows. However the proposed single storey extension would then project a further 3.3 m at ground floor level giving a total projection of 5.6 m 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. To the other side no. 5, to the South, is set deeper in the plot and at a lower land level, and 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 principle 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. One first floor side window would serve a bathroom and could be conditioned to be obscure glazed and fixed shut below 1.8 m. Concern has been raised over the provision of a balcony above the single storey rear extension and a 2 m high screen is shown along the Southern side to protect the privacy of the occupiers of no. 5. No such detail has been shown providing a similar screen along the Northern side to protect the

privacy of the occupiers of no. 9, however this could be conditioned if all other aspects of the proposal were considered acceptable. As such, the proposal would be in compliance with Policy BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed extensions would result in two habitable rooms serving as a reception room and a dining room, losing their existing external windows. The reception room would replace this with two high level slot obscure glazed windows on the side elevation, whilst the dining room would be internally located. As a result there would be a very constrained and substandard outlook, natural lighting and ventilation for these rooms, which would fail to comply with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies, Policies 3.5 and 5.3 of the London Plan (2011) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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 would result in the partial conversion of the garage and loss of the associated parking space, however the existing hardstanding to the front would provide sufficient on-site parking for 2 vehicles. The application proposal would therefore be in compliance with Policy AM14 and the Council's adopted Car Parking Standards.

## **6. RECOMMENDATION**

### **REFUSAL for the following reasons:**

#### **1 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.

#### **2 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

#### Part 1 Policies:

PT1.BE1 (2012) Built Environment

#### Part 2 Policies:

- |      |   |
|------|---|
| AM7  | Consideration of traffic generated by proposed developments.          |
| 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.

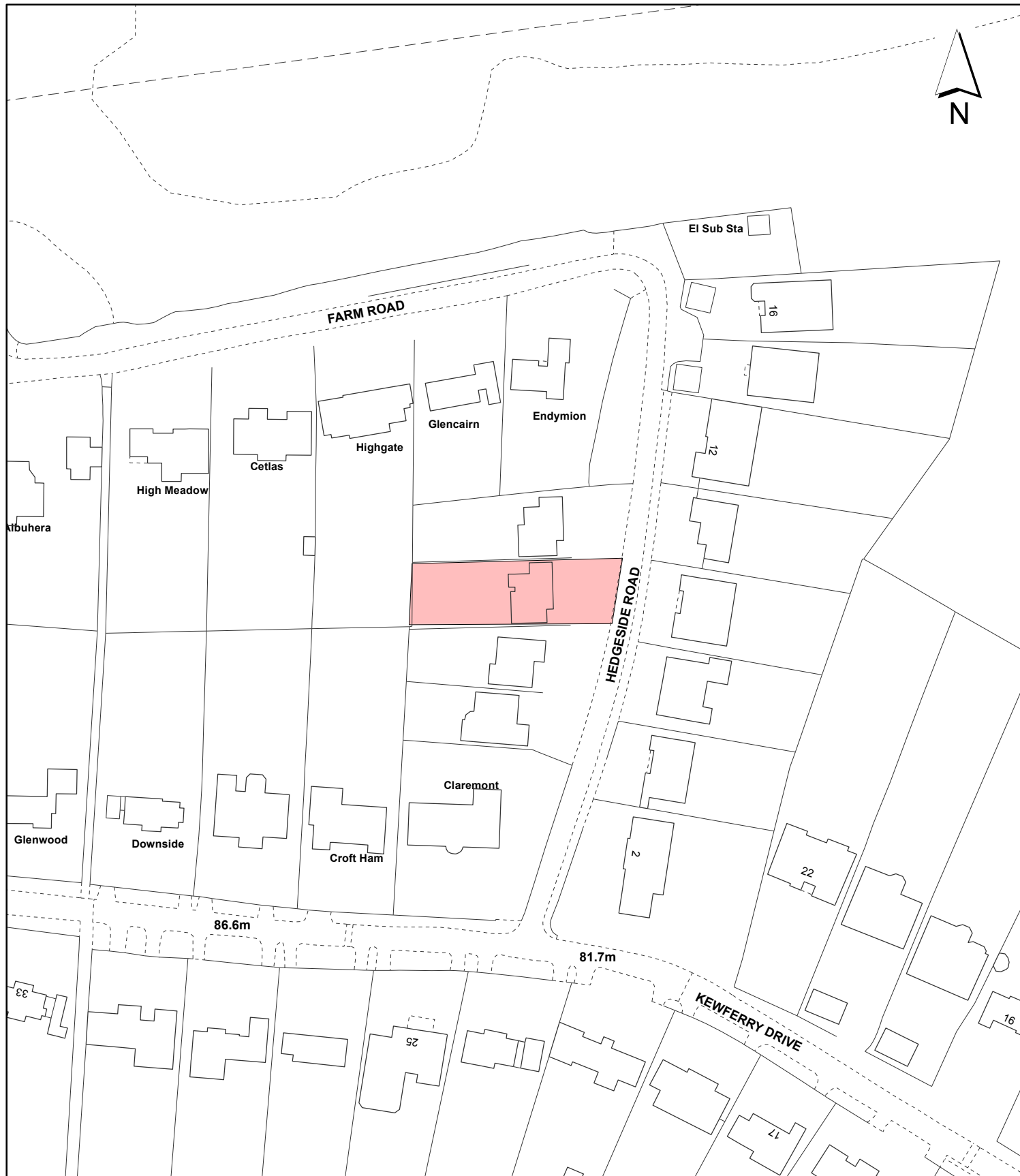
LPP 3.5 (2016) Quality and design of housing developments

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**

**LONDON BOROUGH OF HILLINGDON**  
 Residents Services  
 Planning Section  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111

Planning Application Ref:  
**38605/APP/2017/554**

Scale:  
**1:1,250**

Planning Committee:  
**North**

Date:  
**May 2017**



**HILLINGDON**  
 LONDON