

Report of the Director of Planning & Community Services Group

Address 31 LINKSWAY NORTHWOOD

Development: Erection of a part two storey, part first floor side/rear extension with front dormer and 4 side rooflights, involving the conversion of the side garage for habitable use and installation of two front and two rear dormers, rear hipped roof extension and a side rooflight to allow habitable use of existing and proposed roofspace, installation of replacement front porch and entrance gates and piers

LBH Ref Nos: 41694/APP/2009/226

Drawing Nos: 2 x A4 Photograph Sheets
447/1 rev A
447/2 rev C
447/3 rev C
447/4 rev A
447/5
447/6 rev B
447/7 rev A
447/8 rev D
447/9 rev. D
447/10 rev C
447/11 rev C
447/12 rev D
447/13 rev D
447/14
447/15

Date Plans Received: 05/02/2009

Date(s) of Amendment(s):

Date Application Valid: 05/02/2009

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the east side of Linksway and comprises a large detached house with a single storey side extension incorporating a garage, set within a spacious plot. To the north lies No.29a Linksway and to the south lies No.33 Linksway, both large detached houses set within spacious plots. Planning permission (ref: 56225/APP/2008/1714) for the erection of a two storey rear extension at No.29A Linksway was approved in July 2008. The street scene is residential in character and appearance comprising large detached houses set within spacious plots. The application site lies within the Copse Wood Estate Area of Special Local Character as identified in the Adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007). The application site is also covered by TPO 392_a1.

1.2 Proposed Scheme

The previously approved scheme comprised an infill extension between the main house and the side garage and new ground floor inner flank wall of the existing part single storey side extension comprising the installation of French doors. The proposed first floor side extension was set 2.8m and 1m behind the front and rear walls, respectively, and measured 5.9m wide, matching the width of the existing ground floor garage link, 9m deep and finished with a hipped roof set 600mm below the main roof ridge. The part single storey side extension was finished with a mono-pitched roof at front, 2.5m high at eaves level and 4m high at its highest point, and with a flat roof 4m high. A lantern light was proposed above the rear section of the existing side extension, which projected 1.2m above the new roof.

The main roof was raised 500mm, to provide habitable accommodation within the roof void, and 3 front and 3 rear dormer windows were proposed, two of which were within the front and rear roof of the first floor side extension. The front and two rear dormer windows in the main roof were evenly spaced within the roof slope. They each measured 1.3m wide, 1.5m deep and finished with a canopy roof 1.85m wide and 2.3m high. They each retained over 600mm gaps to the edges, sides, eaves and roof ridge. The two dormer windows on the first floor side extension also matched the size of the other dormer windows. These dormers retained over 600mm gaps to the edges and eaves of the roof and a 500mm gap to the roof ridge. Side rooflights were proposed in both sides of the roof slope each measuring 1m by 0.8m and a centrally positioned rooflight was proposed in the flat roof section of the main roof. The new front portico measured 3.5m wide, 2m deep and 3.9m high.

This current application proposes to extend the first floor side extension over the part single storey side/rear extension. The proposed first floor side extension would now be set 2.8m behind the front wall of the application property. It would measure 5.9m wide, matching the width of the existing ground floor garage link and rear extension, and 19.1m deep, projecting 9m beyond the rear wall of the application property and extending to the rear wall of the existing ground floor element. It would be finished with a hipped roof set 600mm below the main roof ridge. 3 dormer windows are proposed on the front roofslope, 1 in the roofslope of the proposed first floor side extension, and 2 dormers are proposed in the front roofslope of the main roof. Two dormers would be installed on the rear roof slope. They would match the size of the approved dormer windows and retain over 600mm gaps to the edges, sides, eaves and roof ridge. Three rooflights are proposed in the hipped end roof facing No.29A Linksway and one rooflight is proposed in the inner roofslope of the proposed first floor side extension.

New entrance and exit gates are now proposed on the front boundary. The proposed gates would be finished in wrought iron and would each measure 4m wide and 1.7m high. They would be supported by 0.55m by 0.55m and 1.8m high piers with pier caps and lanterns above.

The remainder of the scheme is as per the previously approved scheme.

1.3 Relevant Planning History

41694/A/88/0740 31 Linksway Northwood
Garage extension.

Decision Date: 27-06-1988 Approved

41694/APP/2007/2869 31 Linksway Northwood

ERECTION OF A FIRST FLOOR SIDE EXTENSION ABOVE PART OF GARAGE (INCLUDING ONE FRONT AND ONE REAR DORMERS), CONSTRUCTION OF A ROOF LIGHT STRUCTURE OVER REAR PART OF GARAGE TO ALLOW FOR CONVERSION TO HABITABLE USE, AND ERECTION OF NEW FRONT PORTICO, RAISING HEIGHT OF ORIGINAL ROOF WITH 2 FRONT AND 2 REAR DORMERS, AND ROOFLIGHTS (IN CONNECTION WITH USE AS HABITABLE ACCOMODATION)

Decision Date: 07-02-2008 Approved

41694/E/90/1449 31 Linksway Northwood

Erection of a single storey rear extension

Decision Date: 01-10-1990 Approved

41694/TRE/2002/6 31 Linksway Northwood

TO FELL TWO SILVER BIRCH TREES IN AREA A1 ON TPO 392

Decision Date: 15-02-2002 Approved

Comment on Planning History

As above.

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

7 adjoining occupiers and the Northwood Residents' Association have been consulted. No comments have been received.

Urban Design/Conservation: A previous permission related to the replacement of the long side garage with a two storey building on the frontage, and conservatory at the rear. A subsequent application then showed this conservatory replaced by a two storey rearward wing, with habitable rooms in the roofspace. Design objections to this wing included the crown roof, numerous dormer windows and a single storey element between it and the side boundary. It was also pointed out that the length, at 9 metres, exceeded policy guidance.

The proposals have now been amended to overcome all of the above design objections, the only element outstanding being the length. However, at a recent meeting, the applicant pointed out, by means of photographs, that there are mitigating circumstances as the new building work to the rear of No. 29a adjacent, is of a similar magnitude.

RECOMMENDATIONS: Acceptable

Trees/Landscape: Refer to previous comments:-

In reference to the above application, previously approved application (ref: 41694/APP/2007/2869) and a recent site visit. The current scheme is a revision to a recently approved application (ref: 41694/APP/2007/2869), whereby, there were no previous tree or landscaping issues.

The site lies within an Area of Special Local Character and is covered by TPO 392 (an Area Order (A1) consisting of Oak, Hornbeam, Silver Birch, Scots Pine, Beech, Cedar, Cypress and Lawson Cypress).

In relation to trees and landscaping, the current scheme introduces new hedgerow planting in the central and outer planting beds at the front of the site. It is important to note that there must be minimal excavation work within the RPA of the valuable trees on site (to reduce soil disturbance). Further detail can be addressed by landscaping conditions, TL5 and TL6.

With the exception of the new hedgerow planting, the previous comments still apply:

'The proposed extension is to be built on the foundations of the existing garage, which makes provision for the long-term retention of the Cypress trees along the boundary with 29 Linksway (as required by policy BE38 of the adopted UDP and BS 5837:2005).

In order to safeguard the Silver Birch and Yew tree, which are protected by A1 of TPO 392 in the front garden of the site (during the construction period), it is advisable to place a temporary protective fencing the perimeter of the grassed area in the front garden to contain the working and storage space close to the building and hence ensure that the protected trees are not affected by the proposed development'.

The proposed scheme makes provision for the long-term retention of the valuable trees on and close to the site, subject to conditions TL2, TL3, TL5 and TL6. The scheme is considered acceptable and, in tree preservation and landscape terms, complies with policy BE38 of the UDP Saved policies 2007.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE5	New development within areas of special local character
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.

- AM14 New development and car parking standards.
- HDAS Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents):
- 5.0 Side and First Floor Side Extension: Two Storey
 - 7.0 Loft Conversions and Roof Alterations
 - 8.0 Front Extensions, Porches.0 Detached Outbuildings
 - 10.0 Walls, Enclosures, Layouts and Materials

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

5. MAIN PLANNING ISSUES

The previously approved scheme represented a significant increase in the bulk and scale of the original house. However, it is considered that the addition of the first floor element, effectively creating a two storey side and part two storey rear extension, would not appear overdominant. The resultant two storey side/rear extension would still appear subordinate as it would be set below the roof ridge. It is important to note that a 7.5m deep 2 storey rear extension was approved at No.29A Linksway in July 2008. As such, this element of the proposed scheme is not considered to represent a visually intrusive and overdominant form of development and would harmonise with the appearance of the surrounding area and the character and visual amenities of this part of the Copse Wood Estate Area of Special Local Character, in accordance with policies BE5, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and section 5.0 of the Hillingdon Design & Accessibility Statement(HDAS):Residential Extensions.

Policy BE22 advises that in the Copse Wood Estate Area of Special Local Character, extensions of two or more storeys should be set off the side boundary for the full height of the development by 1.5m. In this case, part of the ground floor would be within 500mm of the side boundary and this would be contrary to policy BE22, although the bulk of the extension, including the first floor would be set back 1.7m from this boundary. However, given the projecting ground floor element is set well back from the front of the property and has already been approved, no objections are raised to this element. Thus, the distances are considered to be sufficient to maintain the character and appearance of the street scene and the gaps between properties, which is characteristic of the Copse Wood Estate. As such, the proposal would comply with policies BE5, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

The proposed portico is not considered to detract from the character and appearance of the original house. Furthermore, the proposed front gates and piers are acceptable and would not harm the appearance of the street scene as there are other properties in the street that have front vehicular gates with piers notably at No.33 Linksway. As such, these elements of the scheme would maintain the character and appearance of the street scene and the Copse Wood Estate Area of Special Local Character in accordance with policies BE5, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and sections 8.0 and 10.0 of the HDAS: Residential Extensions.

No.33 Linksway would not be adversely affected by the proposed first floor side extension as it would be some 24m from the proposed development. Works to construct the two storey rear extension at No.29A Linksway have commenced. As the proposed first floor would not project beyond the rear wall of the approved two storey rear extension at

No.29A Linksway, the proposal would not harm the residential amenities of that house through overdominance, visual intrusion or overshadowing. The side rooflights can also be fitted with obscure glazing to prevent overlooking. The proposed front dormers would overlook the street, the proposed rear dormers would overlook the rear garden of the application property and the inner facing rooflight would overlook the rear patio of the application property. Therefore, no direct overlooking of neighbouring properties would result. The proposal would comply with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007). The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 4A.3 and BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

Private amenity space and off-street parking are not affected by the proposed development, and the new gates would not cause an obstruction on the highway by vehicles waiting to enter the application property. The proposal would comply with policies BE23 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007). Given the siting and location of the proposed development, no protected trees will be affected, in accordance with policy BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

6. RECOMMENDATION

APPROVAL subject to the following:

1 HH-T8 Time Limit - full planning application 3 years

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

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

2 HH-M2 External surfaces to match existing building

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

REASON

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

3 HH-OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policies BE5, BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 HH-RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 29A Linksway

REASON

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

5 HH-RPD2 Obscured Glazing and Non-Opening Windows (a)

The rooflights facing 29A Linksway shall be glazed with obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

6 M6 Boundary Fencing - retention

A 1.8 metre high close boarded fence or imperforate wall shall be maintained on the boundary with 29A Linksway for the full depth of the development hereby approved, and shall be permanently retained for so long as the development remains in existence.

REASON

To safeguard the privacy and amenity of neighbouring occupiers in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

8 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

Standard Informatives

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
Policy No.

BE5	New development within areas of special local character
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.
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LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and

advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

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

- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

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

- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
 - A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays or Bank Holidays.

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

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

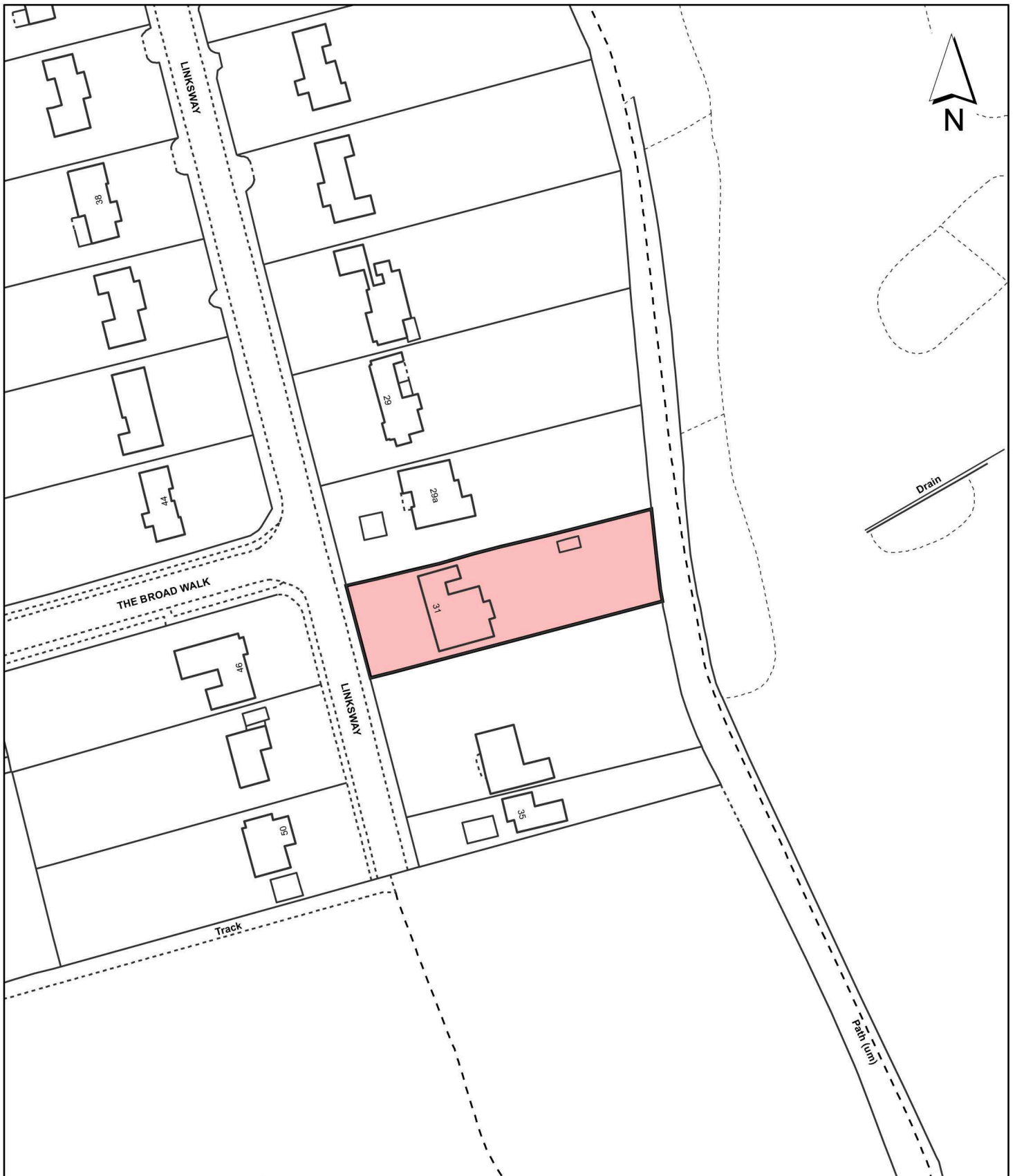
D) No bonfires that create dark smoke or nuisance to local residents.

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


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

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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London Borough of Hillingdon
100019283 2008

Site Address	
31 Linksway Northwood	
Planning Application Ref:	Scale
41694/APP/2009/226	1:1,250
Planning Committee	Date
North	May 2009

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
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