

Report of the Director of Planning & Community Services Group

Address 88 HILLSIDE ROAD NORTHWOOD

Development: Erection of a single storey side and rear extension with lower ground floor level and conversion of roofspace to habitable use involving the installation of a rear and side dormer, 1 side rooflight and alterations to roof.

LBH Ref Nos: 65810/APP/2009/327

Drawing Nos: 2640/SK/01
2640/02 REV A
Site Location Plan at Scale 1:1250
2640/01

Date Plans Received: 19/02/2009

Date(s) of Amendment(s):

Date Application Valid: 09/03/2009

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the south west side of Hillside Road and comprises a detached bungalow with a front projection and a single storey side garage along the boundary with 86 Hillside Road. To the north west lies 86 Hillside Road, a detached bungalow with a single storey side garage attached to the garage at the application site. To the south east lies 90 Hillside Road, a detached bungalow which partially projects beyond the rear wall of the application property. To the rear lies the rear garden of 123 Potter Street, a two storey semi-detached house. The street scene is residential in character and appearance comprising detached bungalows of varying designs. The bungalows on this side of Hillside Road are staggered in that the application property and 90 Hillside Road project beyond 86 and 92 Hillside Road. The gradient of the land rises from the south west to the north east resulting in the rear gardens being at a lower level to the street. The application site lies within the Hillside, Northwood Hills Area of Special Local Character, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

1.2 Proposed Scheme

It is proposed to raise the existing central flat roof element by 0.6m (3.8m above eaves level) to form a new ridge roof and extend the existing bungalow rearwards to form a two storey rear extension, incorporating habitable rooms within the new roof void. It is also proposed to excavate 2.8m below the current ground floor level (1.1m below the garden level) to form a basement area beneath the proposed rear extension.

The proposed rear extension incorporating the basement would measure 8.6m wide and 3.6m deep. The rear elevation would have an overall height of 9m measured from the proposed lower ground level and new roof ridge. New casement windows are proposed at basement and ground floor levels and a dormer window is proposed in the new rear roof

slope. The proposed rear dormer window would measure 1.8m wide, 2.4m deep and finished with a flat roof 2m high. It would retain gaps of 0.15m to the edges, 0.9m to the eaves and 0.8m to the roof ridge.

A side dormer window is also proposed facing 90 Hillside Road measuring 2.4m wide, 2.6m deep and finished with a flat roof 2m high. It would retain gaps of 0.3m and 0.6m to the edges, 0.9m to the eaves and 0.8m to the roof ridge. A rooflight is proposed in the roofslope facing 86 Hillside Road.

The proposed single storey side extension would be located to the rear of the existing garage. It would measure 1.9m wide, 2.7m deep and finished with a flat roof 3.3m high, matching the eaves of the main roof and projecting 0.4m above the roof of the existing garage, measured from the rear wall of the existing garage. A raised patio area with steps leading down to the new garden level is proposed immediately to the rear of the proposed side extension. It would be accessed via French doors in the flank wall of the proposed rear extension facing 86 Hillside Road. New steps leading to the new garden level are also proposed along the flank wall of the proposed extension facing 90 Hillside Road.

1.3 Relevant Planning History Comment on Planning History

None.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

External:

7 adjoining occupiers have been consulted. 3 letters of objection (2 from the same objector) have been received making the following comments.

- (i) The raising of the roof and installation of a side dormer window would result in a loss of light and overlooking onto 90 Hillside Road;
- (ii) The excavation could cause surface water drainage problems;
- (iii) The proposed 3 storey rear extension would be out of keeping with the character and visual amenities of this area of special local character;
- (iv) The proposal would result in a loss of sunlight to 90 Hillside Road;
- (v) The proposal would fail to harmonise with the architectural composition of the original bungalow. It would be out of keeping with the surrounding area and represent a visually intrusive form of development;
- (vi) The side dormer window would be visually intrusive and detrimental to the original bungalow;
- (vii) The proposal would result in an increase in additional cars; and
- (viii) The proposal would affect the public sewerage which is managed by Thames Water.

Thames Water: No comments received.

Internal:

Ward Councillor: Requests that this application is determined by the North Planning Committee.

Urban Design/Conservation:

BACKGROUND: This is one of a large group of bungalows that form the Hillside Area of Special Local Character. The bungalows that front this part of Hillside Road are of modest proportions, they are predominantly detached and tend to be separated by single storey garages. They have varied elevational detailing, although nearly all have characteristic pyramid like roof forms of a similar ridge height. The properties on this side of Hillside Road are set lower than street level, hence the roofs etc are clearly visible from the road. Very little information has been provided with regard to existing ground levels to the rear of the property.

CONSIDERATION: Whilst the depth of the proposed extension accords with the HDAS guidance, the overall bulk of the addition is large as it includes a substantial basement area and also additions/alterations at roof level. The latter include raising the ridge of the property, a large rear addition to the roof, together with two dormers, one of which is of sufficient size to house a bathroom. This feature, which is quite large in comparison with the original roof size, together with the additional bulk and height of the roof, will be highly visible and very prominent in the street scene. Overall, the extensions in total cannot be considered as 'subordinate' to the original house.

It is unclear as to how much excavation will be required to achieve the basement- the proposed cross- section annotated as 'side elevation' appears to indicate the extent of the basement, but does not show its full depth, which includes storage areas to the rear.

The proposed appearance of the rear elevation of the bungalow, which resembles a three and a half storey house, is as far as we are aware, not a characteristic feature of this area. Our understanding is that where there is a change (lowering) in ground level, properties tend to be 'sitting' on a solid brick plinth, rather than a useable basement.

RECOMMENDATIONS: The proposals would create additions that were not subservient to the original bulk of what is a very modest the building. They would substantially and detrimentally alter the character and appearance of the building, and have a negative impact on the streetscape of the Area of Special Local Character.

Recommend refusal in this case.

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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
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): 4.0 Side Extensions: Single Storey 6.0 Rear and First Floor Rear Extensions: Two Storey 7.0 Loft Conversions and Roof Alterations
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

5. MAIN PLANNING ISSUES

The proposed rear extension would represent a significant increase in the bulk and scale of the original bungalow to its detriment. It is considered that the raising of the roof to form a ridge is not considered to have an unacceptable impact when viewed from the street. However, from the rear, the proposed rear extension would appear as a detached house and this is not considered to harmonise with the character of the original bungalow or the rear of the properties in the terrace. In particular, the proposed rear extension, by reason of its overall size, siting, scale, bulk and design would not appear subordinate to the character and proportions of the original bungalow and would represent a visually intrusive and overdominant form of development that would be detrimental to the character and appearance of the surrounding area generally and the character and visual amenities of the Hillside, Northwood Hills Area of Special Local Character, contrary to policies BE5, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and sections 6.0 and 7.0 of the Hillingdon Design & Accessibility Statement(HDAS):Residential Extensions.

The proposed side and rear dormer windows would further exacerbate the bulk and scale of the roof alterations. Both dormers fail to maintain sufficient gaps to the edges of the new roof and as such, they would fail to appear subordinate on the roofslope within which they would be set, contrary to policies BE5, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and section 7.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

The proposed single storey side extension and rear patio area would be set behind the existing garage. Although the proposed side extension would project above the roof of the existing garage, this increase is minimal and is not considered to detract from the appearance of the street scene in accordance with policies BE5, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and section 4.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

The proposed rear extension would not project more than 3.6m beyond the rear walls of

86 and 90 Hillside Road. Only 90 Hillside Road has a habitable window along the side boundary facing the application property however this window provides a secondary source of natural light to a habitable room. As 90 Hillside Road lies to the south east, the proposal would only overshadow the front of that property during the late afternoon hours. As such, the proposal would not result in a loss of sunlight to the rear of 90 Hillside Road. The proposal would result in an increase in overshadowing onto 86 Hillside Road during the morning hours, however this increase is not considered to be so significant as to justify a refusal of planning permission.

The proposed side dormer window can be fitted with obscure glass to prevent overlooking onto 90 Hillside Road. The proposed steps along the side with 90 Hillside Road would provide access to the rear garden from an existing door in the flank wall. That door faces the flank wall of 90 Hillside Road which would also prevent overlooking from the proposed steps onto the private amenity space of that property. The proposed rear dormer window would overlook the rear garden and would not result in direct overlooking onto the private amenity space of the adjoining properties. The proposed rooflight would overlook the roof of 86 Hillside Road. The submitted plans indicate that the side boundary wall with 86 Hillside Road would be 1m high from the ground floor level where it is proposed to erect a patio and install French windows facing that property. The proposed French window would be sited some 2.5m from the side boundary, however, it is considered that given the proximity of the side patio, the height of the side boundary at that point would not be sufficient to prevent overlooking onto the private amenity space of 86 Hillside Road.

Therefore, the proposal is not considered to harm the residential amenities of the adjoining properties through overdominance, visual intrusion or overshadowing, but the proposal is considered to result in a significant increase in overlooking of the rear amenity space of 86 Hillside Road thereby representing an un-neighbourly form of development which would be contrary to policy BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Over 100sq.m of private amenity space would be retained and off-street parking will not be affected by the proposed development, in accordance with policies BE23 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

With regards to third party comments, points (i), (iii), (iv), (v) and (vi) have been addressed in the report. On point (ii), the application site does not lie within a flood plain and on point (vii), the proposal is unlikely to result in an increase in additional cars. Finally, point (viii) is not a material planning consideration but a matter for Building Control and/or Thames Water.

For the reasons outlined above the proposal would be contrary to the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), this application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 **NON2** Non Standard reason for refusal

The proposed two storey and basement rear extension, by reason of its overall size, siting, scale, bulk and design would represent a visually intrusive and overdominant form

of development, which would fail to harmonise with the character and proportions of the original bungalow and would be detrimental to the character and appearance of the surrounding area generally and Northwood Hills Area of Special Local Character, contrary to policies BE5, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed side patio and French window would result in perceived and actual overlooking of the private amenity space of 86 Hillside Road resulting in an unneighbourly form of development and an unacceptable loss of privacy to the adjoining occupier. The proposal is therefore contrary to Policy BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

INFORMATIVES

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) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
Policy No.

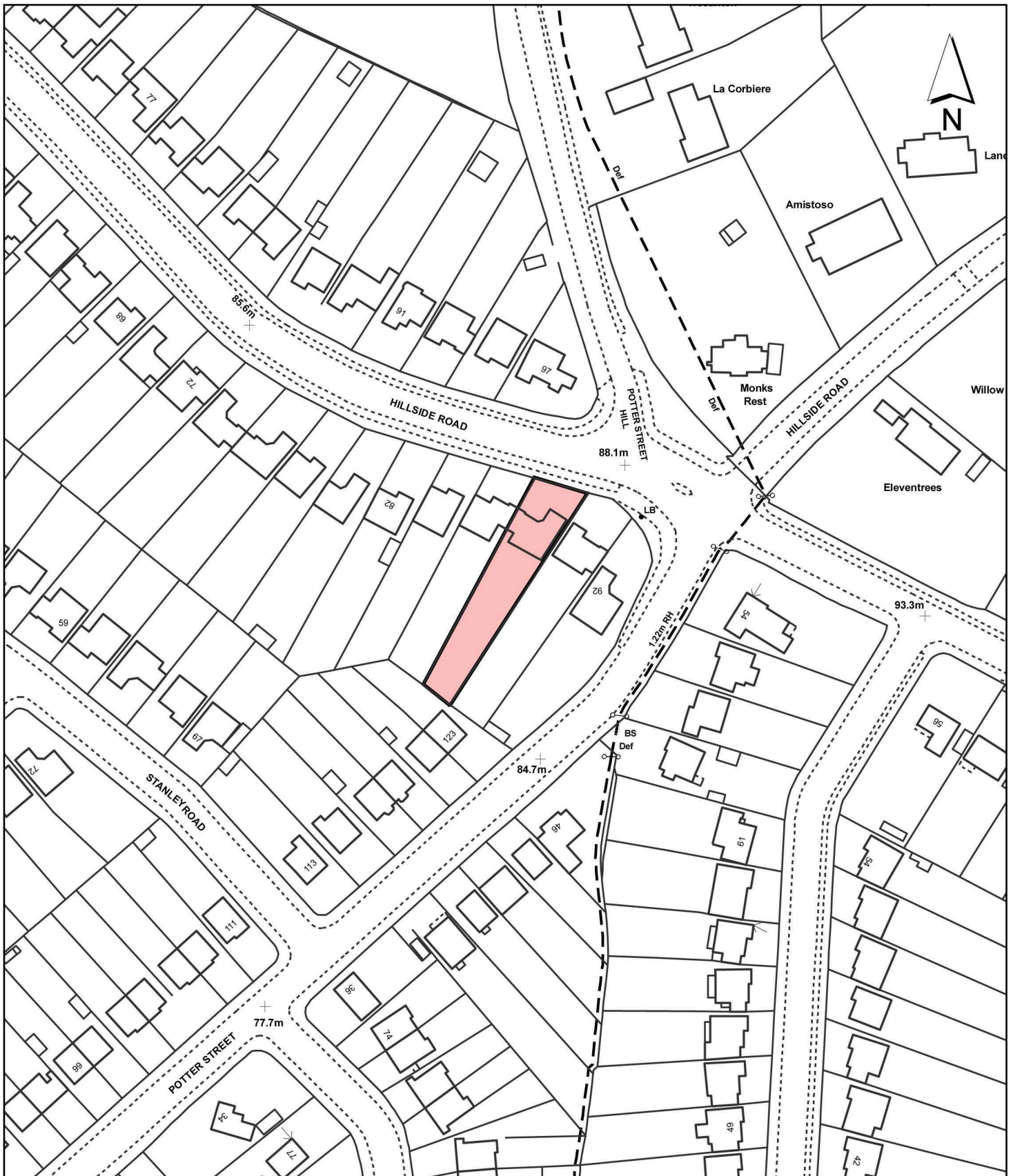
BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
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): 4.0 Side Extensions: Single Storey 6.0 Rear and First Floor Rear Extensions: Two Storey

7.0 Loft Conversions and Roof Alterations

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

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).

Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved.
London Borough of Hillingdon
100019283 2008

Site Address

**88 Hillside Road
Northwood**

Planning Application Ref:

65810/APP/2009/327

Planning Committee

North

Scale

1:1,250

Date

May 2009

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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



HILLINGDON
LONDON