

## Report of the Head of Planning, Building Control, Sport & Green Spaces

**Address** LAND BETWEEN 2 & 6 WOODSIDE ROAD NORTHWOOD

**Development:** Details pursuant to conditions 3 (Materials), 5 (Obscure Glazing), 8 (Levels), 11 (Method Statement) and 13 (Landscaping) of the Secretary of State's Appeal Decision Ref: APP/R5510/W/17/3171932 dated 28-07-2017 (LBH Ref: 70377/APP/2016/4221 dated 06-03-2017) (Two storey, 3-bed dwelling with habitable roofspace, parking and amenity space and installation of vehicular crossover to front)

**LBH Ref Nos:** **70377/APP/2017/2956**

**Drawing Nos:** Schedule of Materials September 2017 Rev. B  
Method Statement Received 03-10-2017  
1251/P/6  
1251/BR/101

**Date of receipt:** 14/08/2017                      **Date(s) of Amendment(s):** 11/08/2017

### 1. MAIN PLANNING CONSIDERATIONS

This is an application to discharge conditions 3 (Materials), 5 (Obscure Glazing), 8 (Levels), 11 (Method Statement) and 13 (Landscaping) of the Secretary of State's Appeal Decision Ref: APP/R5510/W/17/3171932 dated 28-07-2017 (LBH Ref: 70377/APP/2016/4221) for the development of a two storey, 3-bed dwelling with habitable roofspace, parking and amenity space and installation of vehicular crossover to front.

a Petition has been received from the Gatehill Residents Association Planning Representative. This objects to the discharge of conditions on the following grounds as summarised below:

1. The Gatehill Farm Estate is an ASLC designated as having particular planning regulations and its private road with associated grass verges are owned as private land by Trustees on behalf of the Association.
2. GRA policy is to object to submissions which are not clearly within LBH planning policies in order to help preserve the nature, look and feel of the Estate. We believe that the Estate's detached houses in the context of plots as originally laid out in 1924, with trees and greenery, to the front and back, are an integral part of the charm and attraction of the area. We believe the retention of these features and the protection of views to them is to the benefit of all residents.
3. The Officer's report for 70377/APP/2016/4221 recommended approval subject to conditions for landscaping.
4. Planning permission was granted on Appeal APP/R5510/W/17/3171932. The Planning Inspector also listed a number of comments and conditions to landscaping.
5. We have reviewed Drawing no. 1251/BR/101 Site Layout Plan and find that the applicant has blatantly ignored the requirements made in both the Officer's report and the Inspector's Decision Notice. The hardstanding to the front is excessive and will be detrimental to the character and appearance of the GFE. The applicant must

- reduce the car park area and increase the area of soft planting to a minimum of 25%. Planting in pots and troughs must not qualify as part of the 25% requirement.
6. The applicant must be made to replace the hedge the front with mature species, as they have already wilfully removed an existing mature hedge for no good reason and now intends to remove the rest of it.
  7. Similarly the replacement for missing TPO 99 must entail a mature tree not a young sapling.
  8. We also note from the site layout plan that the applicant intends to drastically 'trim back' the existing mature North boundary hedge. We object as this has the potential to damage the hedge and result in it dying. This would also impact on the privacy of no. 6 Woodside Road, contrary to the Inspectors comments.
  9. The 1.8 m high close board fence between 2 & 6 and no, 2 Woodside Road is contrary to Policy BE6. This is a boundary fence and must not be considered as pd.
  10. We therefore require that a Condition be placed requiring this close board fence to be removed and replaced with an open pile wire or hedge to meet policy requirements.
  11. We do not agree that privacy level 4 as proposed provides an adequate degree of privacy to no. 6. Only completely obscure windows of the maximum level 5 are acceptable.
  12. If the GRA subsequently identify the site levels are incorrect we will write an addendum to this submission.

2 responses to this petition have been received from the Applicant and their agent, which advise, as summarised below:

1. We are surprised to receive a petition against a details application and find it a huge waste of time and money for the council and committee members to deal with. The Conservation Officer and Landscape Officer have been consulted and where required we will amend our proposal to obtain their approval.
2. With regard to the landscaping properties 6, 8 and 8a all have driveways that exceed 75% hard surfacing. For the record our drive covers 61.5% (75 m<sup>2</sup>) of the property frontage (120 m<sup>2</sup>).
3. We have agreed to replace the hedging to the front of the site with semi mature planting and this has been deemed acceptable by the Landscape Officer. Our client has agreed to change the hedging to a mature Wax leaf Privet - Ligustrum Japonicum to appease the residents if this is acceptable to the Landscape Officer.
4. TPO 99 was removed before our client purchased the site. We have proposed a flowering cherry and a silver birch to the front of the site and this has also been deemed acceptable. The trimming of the hedge will be carried out by a certified arborist to ensure no harm will come to the hedge.
5. Our client has agreed to remove the fence and replace this with a new mature hedge.
6. We have proposed level 4 Pilkington glazing which will ensure the privacy of 2 and 6 Woodside Road.
7. In line with the GRA Rules of the Association the raising of a petition against conditions for an approved planning application is far beyond the remit of the GRA objects.
8. Christine Turnbull lives at no. 3 Woodside opposite the proposed development for '4 Woodside Road'. She is clearly aggrieved by the Inspector's decision to uphold the appeal. The petition she has raised is a clear conflict of interest.
9. At Planning Committee stage the Chairman stated that residents need to come to terms with the fact that a dwelling would be built at the application site.
10. Other development within the area has taken place without petitions being raised and I can only conclude that the sole agenda is to obstruct my house at 4 Woodside Road.

## OFFICER REPORT

Condition 3 stated :

No development shall commence until details of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

The proposed Schedule of Materials is:

Bricks - TBS Barnhouse Blend facing brick with the detail brickwork in dark bricks from facing brick blend.

Roof tiles - Marley Hawkins fired Sienna roof tiles

Finial, fascias & soffits - white timber

Front door - Black timber

Windows - White timber with leaded lights

Rear sliding doors - Aluminium grey finish

Gutter & RWP - Black Upvc

Driveway - Marshalls driveline priora grey permeable block paver

Paths and patio - Marshalls sawn versuro

Officer comment: The Conservation Officer has considered the materials proposed advised that the proposed materials are acceptable.

Condition 5 stated :

The building hereby permitted shall not be occupied until the windows facing No 2 and No 6 Woodside Road have been fitted with obscured glazing, and no part of those windows that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Details of the type of obscured glazing shall be submitted to and approved in writing by the local planning authority before the window is installed and once installed the obscured glazing shall be retained thereafter.

Officer comment: The proposed details confirm the side facing windows will be obscure glazed to privacy level 4 and the supporting documents confirm that the windows would be non-opening above 1.8 m from finished floor level, above the 1.7 m requirement within the condition. These details are therefore deemed acceptable.

Condition 8 stated:

No development shall take place until full details of the finished levels, above ordnance datum, of the ground floor of the proposed building, in relation to existing ground levels have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved levels.

Officer comment: Drawing 1251/BR/101 provides details of the existing and proposed levels, which indicate that the property will be at a similar level to the existing properties adjoining and there is therefore, no objection to the discharge of this condition.

Condition 11 stated:

No site clearance or construction work shall take place until the details have been

submitted to, and approved in writing by the local planning authority with respect to:

- i. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures
- ii. 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.

Officer comment: The Revised Method Statement describes the main phases of the site development from the set-up onwards including the tree protection. The Landscape Officer has advised they have no objections.

Condition 13 stated:

No development shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:

- i) planting plans at a scale of not less than 1:00
- ii) boundary treatments and means of enclosure
- iii) vehicle parking layouts;
- iv) hard surfacing materials;
- v) proposed and existing functional services above and below ground
- vi) an implementation programme.

The landscaping works shall be carried out in accordance with the approved details before any part of the development is first occupied in accordance with the agreed implementation programme. The completed scheme shall be maintained in accordance with an approved scheme of maintenance.

Officer comment: The landscape layout and details are specified in drawing no. 1252/BR/101, with schedules and a specification incorporated onto the plan. The Landscape Officer has advised that no objections are raised to the scheme.

Whilst the objections to the application and the response to them from the applicant are noted, this is an application for details to a permission that has already been granted. The details that have been submitted pursuant to conditions 3, 5, 8, 11 and 13 of Secretary of State's Appeal Decision Ref: APP/R5510/W/17/3171932 are considered to be acceptable and it is recommended that the details are discharged.

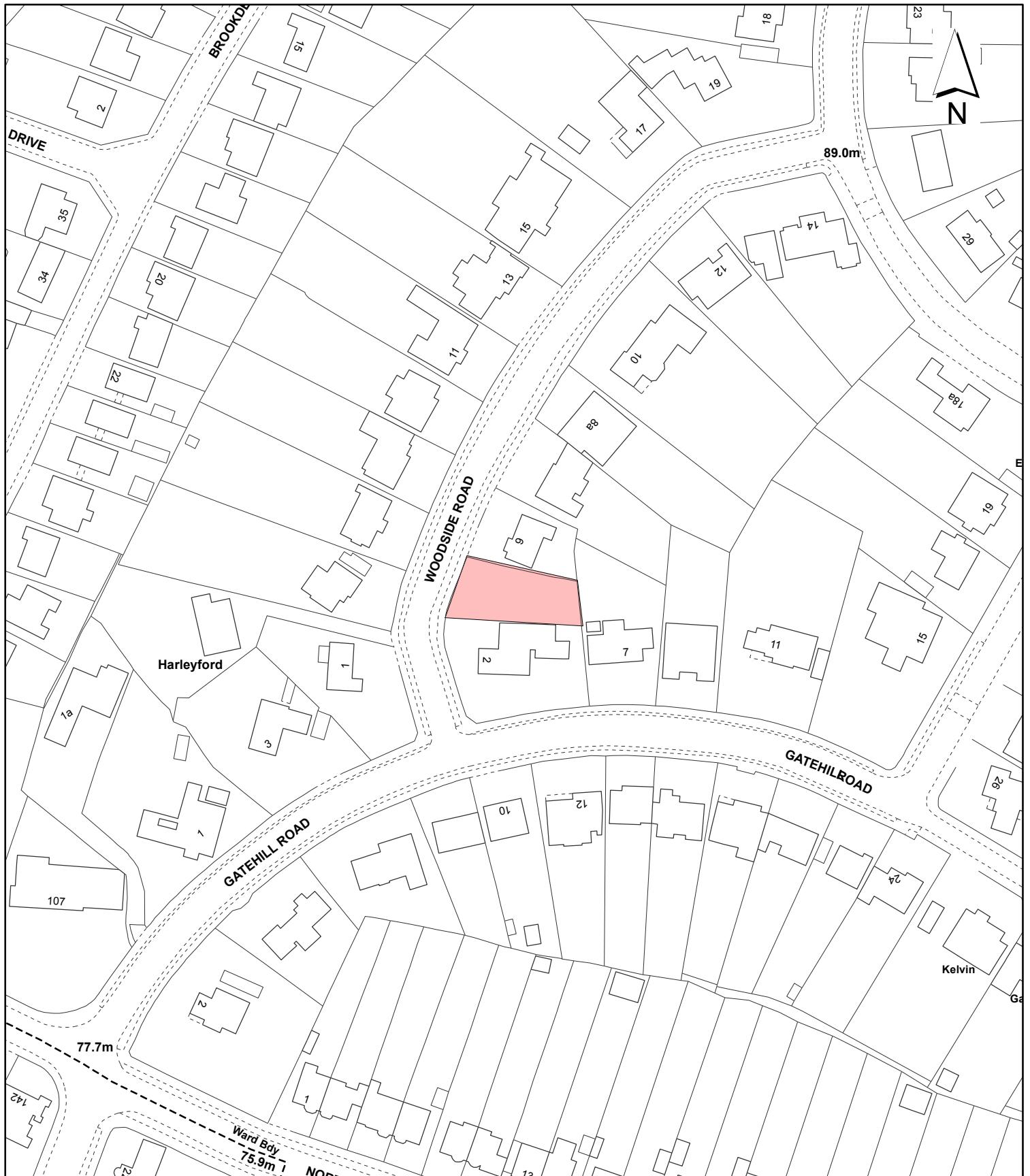
## **2. RECOMMENDATION**

### **APPROVAL**

### **INFORMATIVES**

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Land between  
 2 & 6 Woodside Road**

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

Planning Application Ref:  
**70377/APP/2017/2956**

Scale:  
**1:1,250**

Planning Committee:  
**North**

Date:  
**October 2017**



**HILLINGDON**  
 LONDON