

## Report of the Head of Planning, Sport and Green Spaces

**Address** 18 CHURCH ROAD NORTHWOOD

**Development:** Single storey side/rear/front extension and conversion of garage to habitable use

**LBH Ref Nos:** 6532/APP/2017/1814

**Drawing Nos:** Description  
1217-001-PL  
1217-002 PL  
1217-003-PL  
1217-004-PL

**Date Plans Received:** 19/05/2017      **Date(s) of Amendment(s):** 19/05/2017  
**Date Application Valid:** 24/05/2017

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The site is situated on the East side of Church Road and comprises a semi-detached property with a hipped roof and front projecting gable. To the side of the property is an existing detached garage building (which is set back substantially from the front building line) with a vehicular access/driveway leading to that building. There is a shared party wall running between the two properties demarcating the boundary line and the neighbouring property has constructed a similar proposal to their property. The frontage has been laid to hardstanding, which provides off-street parking for the dwelling.

The site is located within the Developed Area and the Old Northwood Area of Special Local Character as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### 1.2 Proposed Scheme

The proposal involves the erection of a single storey side/rear/front extension and conversion of garage to habitable use.

#### 1.3 Relevant Planning History

6532/APP/2010/235      18 Church Road Northwood

Single storey side and rear extension involving the demolition of existing garage to rear.

**Decision Date:** 29-07-2010      Refused      **Appeal:** 18-OCT-10      Dismissed

6532/APP/2013/456      18 Church Road Northwood

Single storey front/side/rear extension involving part demolition/ part conversion of detached garage to rear and demolition of porch to front

**Decision Date:** 24-04-2013      Refused      **Appeal:**

6532/APP/2014/309

18 Church Road Northwood

Single storey side/rear/front extension to include 2 rear rooflights and conversion of detached garage to habitable use

**Decision Date:** 07-04-2014      Refused      **Appeal:**26-MAR-15      Allowed

6532/APP/2016/3113

18 Church Road Northwood

Single storey outbuilding to rear for use as a store (Retrospective)

**Decision Date:** 10-11-2016      Approved      **Appeal:**

6532/D/98/0723

18 Church Road Northwood

Erection of a single storey side and rear extension

**Decision Date:** 10-06-1998      Approved      **Appeal:**

#### **Comment on Planning History**

6532/APP/2014/309 - Single storey side/rear/front extension to include 2 rear rooflights and conversion of detached garage to habitable use (Refused but allowed on 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**

Neighbours were notified on 26/05/2017/ One objection was received raising the following issues -

- (1) The patio is way above an acceptable height resulting in a material loss of privacy.
- (2) The kitchen windows are not frosted, also resulting in loss of privacy.

Officers comments - The issues raised are considered in the report.

The application has been referred to be determined by the North Planning Committee following a request from the Ward Councillor.

## **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

PT1.HE1      (2012) Heritage

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.
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

## 5. MAIN PLANNING ISSUES

The main planning issues in determination of this application relate to the effect of the proposal on the character and appearance of the existing property, the impact upon the visual amenities of the Old Northwood Area of Special Local Character, the impact on the amenity of adjoining occupiers, the provision of acceptable residential amenity space for the application site and car parking provision.

Policy BE15 requires extensions and alterations to harmonise with the architectural composition of the original house. HDAS Section 4.0 requires side extensions to be no more than 2/3 the width of the main property and not to extend beyond 3.4m in height.

Section 3.0 requires single storey rear extensions in the case of a semi-detached property to be a maximum of 3.6 m deep and 3.4 m high with a pitched roof and 3 metres with a flat roof. Although described as a conversion the site visit reveals that there has been a substantial rebuild of the garage and measured from the ground level of the existing dwelling and appears as a large flat roofed box structure approximately to the height of the remainder of the built rear extension and forming an incongruous relationship with this and the existing dwelling. The impact is to severely unbalance the property with its attached neighbour No. 20.

It is noted that No.20 has a conservatory extension which extends almost to the boundary with the application site. The structure is finished mainly in glazing and projects beyond the rear building line by approximately 2.15 m deep. The proposed extension would therefore project approximately 1.25 m beyond No. 20's rear building line which is considered acceptable. No.16 is unlikely to be affected due to the separation distances between the flank walls and siting of the existing garages. It is also noted that No. 16 also has a two-storey rear extension near the boundary with the application site. In addition, the existing boundary treatment and separation distance to the side boundary would prevent an undue loss of privacy to No. 16.

The existing depth of the garage is as existing and the relationship between the garage and the adjoining occupiers would remain unchanged. There are side doors in the converted garage which face towards No. 20. These are similar to those incorporated in the previously refused scheme allowed on appeal. This relationship was not considered to result in harm in that case and the Inspector was silent in this regard. However, in that case the development incorporated steps down from the extension and converted garage. In the case of the current application the proposal now incorporates a raised patio which

extends across to the boundary with No. 20. This is at a higher level than No. 20. The use of this patio is considered to breach the privacy of No. 20 Church Road, the rear of which appears to be substantially overlooked. Domestic users of the patio are likely to use the space over lengthy periods, especially during the summer months. It is understood that the boundary fence is in the ownership of No. 20 meaning that there would not be an opportunity for the applicant to raise the height. Also, such raising of the height of boundary features could raise adverse issues in their own right by reason of overshadowing of the neighbours conservatory.

Therefore the proposed development by reason of the raised patio, would constitute an un-neighbourly form of development in accordance with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

HDAS Section 8.0 requires front extensions to be minor in appearance and porches not to extend beyond the existing bay window. The proposed front porch and side extension, in plan form appear to extend beyond the existing bay window.

The proposal is therefore considered to cause unacceptable harm to the appearance of the dwelling and the visual amenities of the Area of Special Local Character and the application is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE5, BE13, BE15 & BE19 of the Hillingdon Local Plan (November 2012).

The resulting amenity space would be 191 square metres which is considered adequate for a four bedroom property and would be in compliance with Paragraph 5.13 of HDAS and Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application proposal would result in the loss of one car parking space through the conversion of the existing garage, however there is sufficient off street parking within the existing hardstanding area for one car. It is also noted that the existing garage is used for storage purposes and garage conversions are prevalent in the locality. Furthermore, the proposed development would not incorporate the provision of a fourth bedroom. In any case an additional parking space may be incorporated, however this would require a change in the front boundary treatment and landscaping.

Since the end of August 2015 applications which are for development which was not authorised need to be assessed as to whether the unauthorised development was intentional. If so, then this is a material planning consideration. In this case officers have no indication that this was an intentional breach of planning control.

For the reasons stated above, the application is recommended for refusal.

## **6. RECOMMENDATION**

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

**1**            **NON2**            Non Standard reason for refusal

The proposed front and side extension, by reason of its siting, size, bulk and projection beyond the bay window would result in an incongruous addition which would be

detrimental to the architectural composition of the existing building, the visual amenities of the street scene and the character and appearance of the wider Old Northwood Area of Special Local Character. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, Policy BE13, BE15 and BE19 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 proposed development, by reason of the raised patio, would constitute an un-neighbourly form of development resulting in material loss of privacy for occupiers of No. 20 Church Road 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.

**3**           NON2           Non Standard reason for refusal

The converted garage by reason of its position, size, scale, bulk, depth and design would be out of character with the architectural composition of the original property and would be detrimental to the visual amenity of the street scene and the wider Old Northwood Area of Special Local Character contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) 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**           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).
- 3**           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.

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.
  - BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
  - HDAS-E) Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- 4 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. The Council's supports pre-application discussions. No formal discussions took place in this case

### 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 (July 2011) and national guidance.

#### Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.HE1 (2012) Heritage

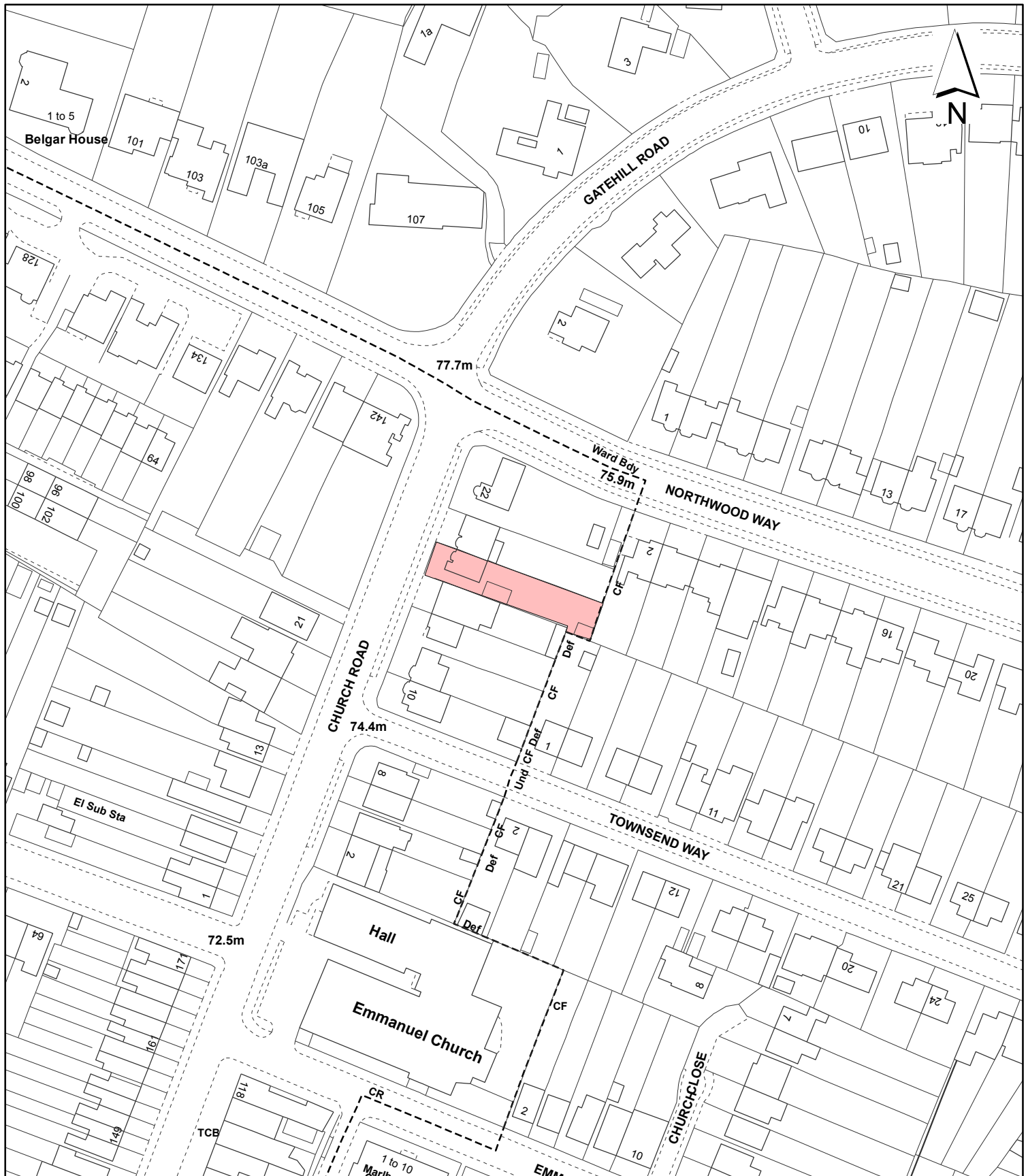
#### Part 2 Policies:

- 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.
- 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

**Contact Officer:** Cris Lancaster

**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 and database rights 2016 Ordnance Survey 100019283

Site Address:

**18 Church Road**

Planning Application Ref:

**6532/APP/2017/1814**

Planning Committee:

**North**

Scale:

**1:1,250**

Date:

**November 2017**

**LONDON BOROUGH OF HILLINGDON**

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



**HILLINGDON**  
 LONDON