

Report of the Head of Planning, Sport and Green Spaces

Address 68 NORWICH ROAD NORTHWOOD

Development: Single storey flat roof side extension connecting to existing single-storey rear extension.

LBH Ref Nos: 12054/APP/2017/4622

Drawing Nos:
161103-02-P0
Site PlanNGL121894

Date Plans Received: 21/12/2017 **Date(s) of Amendment(s):**
Date Application Valid: 21/12/2017

1. CONSIDERATIONS

1.1 Site and Locality

The site is a corner plot at the junction of Norwich and Rochester Roads, two mainly suburban residential streets. The predominant forms of dwellings on both streets are semi-detached two-storey buildings occupying fairly uniform sized plots with relatively small gaps between buildings. Any alterations and additions to the sides of these buildings are mainly at single-storey level and, as such, the overall symmetry of the buildings, as constructed, has been largely preserved.

The site itself is occupied by a semi-detached two-storey dwelling with painted rendered walls and a tiled, gabled roof. There is a flat roof bay window projecting to the front. There is a single-storey flat roof extension to the rear of the dwelling which also projects beyond the side elevation of the original building. This extension consists of the retained element of a larger pitched roof side and rear extension that was the subject of enforcement action.

The plot slopes gently upwards from the front to the rear.

1.2 Proposed Scheme

The proposal involves the erection of a single-storey flat roof side extension which would be attached to the south-western elevation of the dwelling, which faces on to Rochester Road. The extension would also attach to an existing single-storey flat roof rear extension.

The extension measures approximately 2.9 metres in width by 7.4 metres in depth. There is a differential in height between the front and rear owing to the sloping nature of the plot. Height to roof top at the front of the extension would be 3.25 metres, decreasing to 3.039 metres to the rear. The roof height would match that of the existing single-storey rear extension.

1.3 Relevant Planning History

12054/APP/2015/603 68 Norwich Road Northwood
Single storey side/rear extension

Decision Date: 16-04-2015 Refused **Appeal:**26-AUG-15 Dismissed
12054/APP/2016/4496 68 Norwich Road Northwood

Part retention of single-storey side extension and replacement of pitched roof over the rear and retained side extension with a flat roof.

Decision Date: 10-05-2017 Approved **Appeal:**

Comment on Planning History

A pitched roof single-storey side and rear extension was constructed on site in 2015, despite planning permission being refused under 12054/APP/2015/603 and subsequently dismissed at appeal. The appeal inspector criticised the use of a pitched roof resulting in an overwhelming feature that conflicted with the slope angles of the main dwelling roof, thereby appearing 'cumbersome and out of proportion'. Furthermore, the pitched roof of the extension resulted in the height of the extension being excessive, so much so it covered part of a first floor window, resulting in increased visual impact that compromised the open nature of the junction between Norwich Road and Rochester Road.

Following an enforcement notice being served, a revised application was submitted to retain the rear element of the extension, with a flat roof, and this application was approved under 12054/APP/2016/4496.

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

A site notice was displayed on Norwich Road, to the front of the site. In addition, letters were sent to neighbouring properties to notify them of the application and invite any comments. The statutory consultation period expired on the 8th of February 2018.

One letter of objection received:

- Existing work should be inspected by the Council;
- No party wall surveyor has been appointed;
- Boundary fence and shed on neighbouring property were damaged by builders;
- Guttering for the rear extension discharges onto neighbouring garden.

Officer Response: The comments raised relate to building regulations and civil matters. As such, they are not material considerations in the determination of this planning application.

INTERNAL CONSULTEES:

TREES & LANDSCAPE OFFICER:

This site is occupied by a semi-detached two-storey house at the junction of Norwich Road and Rochester Road. The property benefits from a 'green' front garden, with off-street parking provided in a garage on the rear boundary - which is accessed off Rochester Road. The side boundary is defined by a mix of close-board fencing and hedging. There

are no tree, or landscape planning, constraints affecting the site.

This site has been the subject of several recent planning applications - most recently application ref. 2016/4496, which was approved. If the application is approved any disturbed landscaping restored / re-instated. No objection.

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:

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

LPP 7.4 (2016) Local character

LPP 7.6 (2016) Architecture

5. MAIN PLANNING ISSUES

CHARACTER & APPEARANCE:

The proposed extension would introduce a structure that would occupy the majority of the existing gap maintained between the flank wall of the dwelling and Rochester Road. Para. 4.13 of the Council's Residential Extensions SPD states that building lines within schemes should relate to the street pattern. In this instance, the extension would project beyond the return building line maintained along this stretch of Rochester Road. It should, however, be noted that the existing dwelling, including its original footprint, already project beyond the building line at two-storeys in height. Furthermore, the modest height of the proposed extension, combined with the fact that it would be surrounded by 1.8 metre high fencing, means that it would not have a visual presence that would be significantly intensified from that of the existing fencing on site.

It is noted that the planning inspector, in dismissing the appeal against the refusal of a pitched roof side and rear extension (made under 12054/APP/2015/603) considered that the structure compromised the openness of the junction. However, the proposed extension

would not have the visual prominence of the refused pitched roof structure due to its lower height and the fact that, unlike the pitched roof extension which had a awkward roof arrangement that contrasted strongly with that of the roof over the main dwelling, the proposed flat roof extension would not appear discordant and would therefore be more visually recessive.

Para. 4.1 of the Residential Extensions SPD states that a flat roof design to a side extension will generally be acceptable where flat roof structures are a characteristic of the area. There are other flat roof side extensions nearby including at No. 3 and No. 5 Rochester Road and directly opposite at No. 70 Norwich Road where there is a extension similar to the proposal, albeit without a rear projection.

It is also considered that, by connecting to the existing rear extension that projects beyond the side boundary of the dwelling, the proposed extension will strengthen the visual assimilation of this feature towards the main dwelling.

It is therefore considered that the proposed extension would not, on balance, detract from the character and appearance of the surrounding area and would therefore comply with Policies BE 13 and BE 19 of the Local Plan and Policy 7.4 of the London Plan.

RELATIONSHIP TOWARDS ORIGINAL DWELLING:

Para. 4.0 of the Council's Residential Extensions SPD states that the design of a side extension should not dominate the existing character of the original property but appear subordinate to the main house. The previous application for a combined side and rear single-storey pitched roof extension was refused due to it overpowering the form of the original dwelling. The proposed extension would amalgamate with the existing rear extensions but would not appear as dominant due to the use of a simple flat roof design which keeps the overall height of the extension to a minimum and also omits the unsympathetic and incongruous roof slope that was a defining feature of the refused scheme. The width of the side extension would be no more than 50% of the overall width of the original dwelling frontage and, as such, would not appear overpowering when viewed from the front. The extension therefore complies with para. 4.5 of the Residential Layouts SPD.

It is therefore considered that the proposed extension accords with Local Plan Policy BE 15 and London Plan Policy 7.6.

NEIGHBOUR AMENITIES:

The proposed extension would be positioned to the side of the existing dwelling. As the dwelling is situated on a corner plot, the flank wall of the extension will border the highway and would not be directly adjacent to any neighbouring residential property. The rear wall of the extension would not project beyond the rear wall of the existing dwelling. The positioning of the extension, combined with its modest height, will prevent it from appearing overbearing towards neighbouring properties or from causing undue levels of overshadowing.

The proposed extension therefore satisfies Local Plan Policies BE 20 and BE 21.

Windows within the extension include one serving a bedroom which would face out towards Norwich Road, looking towards Haydon School, the boundary of which is some 30

metres from the window and is heavily screened by boundary treatment and landscaping. The only other window would be positioned on the side elevation and would serve a bathroom. This window would look towards high level windows on the side elevation of the flat roof extension at 70 Norwich Road, approximately 13 metres away. The proposed window is intended to be obscurely glazed other than the top fanlight which is 1.7 metres above floor level and would not offer realistic overlooking opportunities.

The proposed extension would therefore accord with Local Plan Policy BE 24.

OCCUPANT AMENITIES:

The proposed extension would provide a bedroom which would have adequate outlook and levels of natural light provided by the unobstructed front facing window. 114 m² of external amenity space would be retained, which is in excess of the minimum requirements for external amenity space for a dwelling with four or more bedrooms.

The proposed extension would therefore comply with Local Plan Policies BE 20 and BE 23.

6. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:-

Existing and Proposed Plans and Elevations - 161103-02-P0
Site Plan - NGL121894

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies BE13, BE15, BE19, BE20, BE21 and BE24 (November 2012) and the London Plan (2016) Policies 7.4 and 7.6.

3 HO4 Materials

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 and shall thereafter be retained as such.

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 BE 15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

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) 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.
 - 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
 - LPP 7.4 (2016) Local character
 - LPP 7.6 (2016) Architecture
- 3** 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.
- 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. 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, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

- 5 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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).

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) 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

Part 2 Policies:

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.
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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
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture

- 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, Environment and 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, Environment and Community Services Reception, 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 Bank and Public 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.

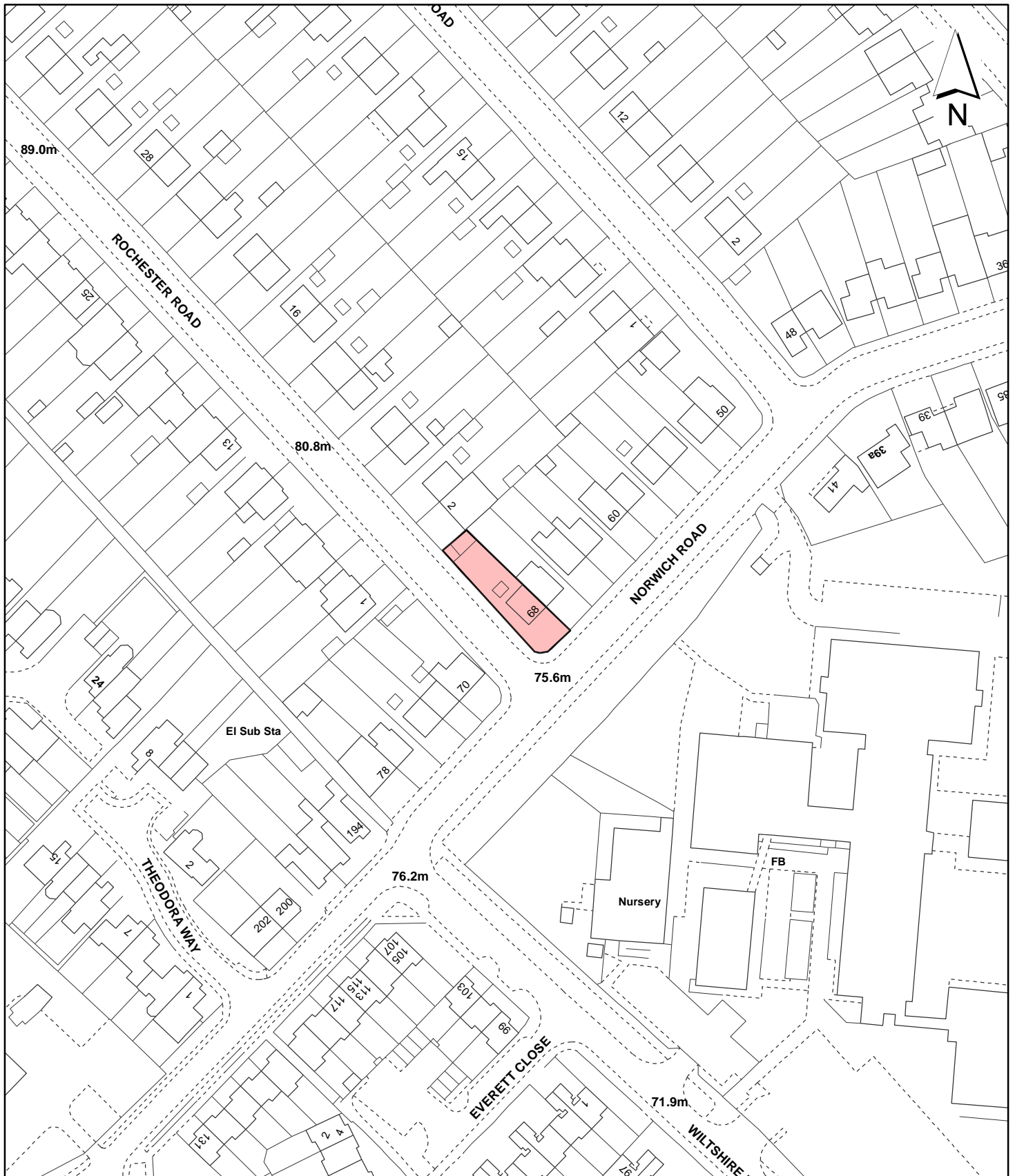
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the 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: James McLean Smith

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>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.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">68 Norwich Road</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">12054/APP/2017/4622</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	
	<p>Planning Committee</p> <p style="text-align: center;">North Application</p>	<p>Date</p> <p style="text-align: center;">March 2018</p>	
			