

Report of the Head of Planning, Sport and Green Spaces

Address 33 GATEHILL ROAD NORTHWOOD

Development: Two storey side/rear extension, first floor side extension and raising and enlargement of roof to allow for conversion of roof space to habitable use.

LBH Ref Nos: 22910/APP/2017/4620

Drawing Nos: 2017-458-203
101
2017-458-201
2017-458-202
104
102
103

Date Plans Received: 21/12/2017

Date(s) of Amendment(s):

Date Application Valid: 18/01/2018

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two storey detached property situated on rising ground on the North West side of Gatehill Road.

The street scene is residential in character and appearance comprising mainly large detached properties set in generous plots.

The application site lies within the Gatehill Farm Estate Area of Special Local Character (ASLC) and the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). The site lies within the area covered by Tree Preservation Order (TPO) 165.

1.2 Proposed Scheme

The proposal involves erection of a two storey side/rear extension, first floor side extension and raising and enlargement of the roof to allow for conversion of roof space to habitable use.

1.3 Relevant Planning History

22910/A/97/0515 33 Gatehill Road Northwood

Erection of a double garage with roof storage space and to fell trees T71 and T72 on TPO 165

Decision Date: 01-09-1997 Refused **Appeal:** 31-MAR-98 Dismissed

49502/TRE/2013/3 15 Elgood Avenue & 31/33 Gatehill Road Northwood

To carry out tree surgery, including the removal of the lowest branch overhanging carport, to one Oak (T74), and a reduction by up to 5m of the stem growing towards the house, to one Ash in

group G7 on TPO 165; and the re-pollarding of two Poplars (T3 & T5) on TPO 255.

Decision Date: 20-02-2013 **Approved** **Appeal:**

Comment on Planning History

There is no recent relevant planning history.

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 19/01/2018 and a site notice was displayed on 31/01/2018.

By the end of the consultation period five objections were received raising the following issues:-

- (1) Inappropriate and harmful to the ASLC.
- (2) Too large for the plot, height and width and depth.
- (3) Overlooking of neighbouring properties.
- (4) Overbearing impact on neighbouring properties.
- (4) Insufficient car parking.
- (5) Loss of greenery adding to impact.
- (6) Neighbour states not notified.

Officers comments- the planning matters raised are discussed below. With regard to notification, the records indicate that the particular neighbour was notified. Notwithstanding this, the neighbour became aware of the proposal and was able to comment.

Conservation and Urban Design - This is a detached, chalet style property located in the Gatehill Farm Estate, Northwood Area of Special Local Character (ASLC). The property dates from the late 1930s and is uniquely orientated. It is a typical example of plot based development in which the ASLC was built in. Whilst the property has been altered in the past it does retain the Arts and Crafts style which is evident throughout the surrounding area. It is important new development relates to established local distinctiveness in accordance with the NPPF. The loss of the original dwelling would be considered regrettable. The proposal would be considered an incongruous addition within the ASLC. It would fill the site for its entire width, up its site boundaries and include a substantial crown roof form. The scale, positioning, design and mass of the proposal would be considered in principle unacceptable. It would result in an incongruous, over dominant building failing to integrate well into the surrounding character of the ASLC. **CONCLUSION: Unacceptable**

Trees and Landscape - This site is occupied by a detached house situated within a triangular-shaped plot to the west of Gatehill Road. This area is characterised by its trees and selected trees are protected by TPO 165. The property also lies within a locally listed Area of Special Local Character. **COMMENT** The response to the planning questionnaire indicates that no trees will be affected by the development - and no trees are indicated on plan. However, the proposal almost doubles the size of the building and creates an

awkward pinching of the site where the extension almost touches the boundary. In addition to the area of the footprint, space will be required to accommodate operations on the site including storage and access. A tree report and arboricultural impact assessment will be required prior to determination. RECOMMENDATION Objection. The applicant has failed to demonstrate that trees will be unaffected by the development and has not made provision for their long term protection. This site requires a tree report with survey, arboricultural impact assessment and an arboricultural method statement with tree protection details, prior to determination.

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:

BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates 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.
BE39	Protection of trees and woodland - tree preservation orders
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposed alterations on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding Area of Special Local Character and the impact on residential amenity of the neighbouring dwellings.

With regard to the impact on the character of the house and the surrounding area, Policy BE15 of the UDP Saved Policies (November 2012) requires extensions to harmonise with the scale, form, architectural composition and proportions of the original building. Furthermore Policies BE5 and BE6 place an emphasis on the need to preserve the Gatehill

Area of Special Local Character.

Policy BE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires new developments in an Area of Special Local Character to harmonise with the materials, design features, architectural style and building heights predominant in the area.

Policy BE6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states;

Within the areas of special local character at gate hill farm and copsewood estates fencing should be unobtrusive and in materials appropriate to the character and appearance of the estate, new houses should:-

(i) Be constructed on building plots of a similar average width as surrounding residential development; and

(ii) Be constructed on a similar building line (formed by the front main walls of existing houses) and be of a similar scale, form and proportion as adjacent houses; and

(iii) Reflect the materials, design features and architectural style predominant in the area and sufficient architectural variety must be achieved within new development in order to retain the areas' characteristics of large individually designed houses.

The comments of the Design and Conservation Team are considered to be justified in the context of this site which is elevated and highly prominent in the street scene. The resultant building would be significantly larger than the original building that occupies the site, with a substantial crown roof section and the introduction of front dormer windows at high level and it is considered that the extensions would not be subordinate to the original house. Policy BE22 advises that two storey side extensions should retain a minimum 1.5 m set-in from the side boundary on the Gate Hill Farm Estate. The proposed development does not retain a 1.5 m gap to either the Northern or Southern boundary. Indeed, at one point on the Southern boundary, no gap is shown where it adjoins No. 31 Gatehill Road. Spacious plots are an important and defining element of the ASLC. Similarly paragraph 7.2 of the Hillingdon Design and Accessibility Statement - Residential Extensions makes it clear that front dormer windows will not be acceptable by the Council for most buildings of two or more storeys unless this is an original character of the area. In this case, the existing building does not have front dormer windows and front dormers, especially at such high level, are not a defining characteristic of the ASLC. The result would be substantial change from the original dwelling with its form and design being largely lost.

Overall, it is considered that the proposed additions and roof alterations will have a detrimental impact on the character and appearance of the original house, on the street scene and surrounding area and on the character and visual amenities of the Gatehill Farm Estate Northwood Area of Special Local Character, and would therefore not be in accordance with policies BE5, BE6, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies November 2012) and sections 4.0, 5.0, 6.0 and 7.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

There are no properties to the East across the street that would be adversely affected by the proposed development. This is frontage to frontage development and the proposal does not materially affect the distance between the properties. To the North the existing

boundary treatment will prevent any material overlooking. The proposal would, however, extend to the boundary with No. 31 Gatehill Road. Whilst the extended property would be more than 21 m from the front wall of that property, proximity to the drive and no opportunity for meaningful landscape and potential loss of existing landscape would mean that it has an overbearing impact on that property. There is a first floor balcony to the side and rear. Whilst it is implied that this has side screening this is not specified on the drawings. There is also a side facing master bedroom window on the South side as well as a bathroom/wc window. There are also bathroom/wc windows on the North side. Whilst it is reasonable, in the event of planning permission that the bathroom /wc windows are obscure glazed with fixed openings above head height, this is not normally the case with bedroom windows. The presence of so many windows and the balcony would add to the overall impression of an overbearing impact to the detriment of the amenities of No. 31 Gatehill Road.

The proposal therefore fails to comply with policies BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies November 2012).

The proposal would result in the loss of a garage. Parking provision would therefore need to be made available to the front of the property. In this case the front garden area could accommodate two vehicles. It is considered that a refusal on the lack of provision of 2 on site parking spaces would not in itself justify a refusal of planning permission as there is ample space to provide 2 parking spaces and this could be secured by condition. As such the proposal would comply with Policy AM14 of the UDP Saved Policies (November 2012).

It is considered that the proposed accommodation would provide an adequate level of living accommodation with all habitable rooms providing an adequate outlook and source of natural light, therefore complying with local and national policy.

A garden of more than 100 sq m would be retained and therefore it would comply with Policy BE23 of the UDP Saved Policies (November 2012).

For the reasons set out above, the application is recommended for refusal.

Policy R17 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), requires that where developments generate the need for additional facilities, financial contributions will be sought. Infrastructure Levy (Amendment) Regulations 2011. The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £35 per sq metre.

The proposal produces a net increase of 496.812 square metres. Presently calculated the proposal would attract a CIL Liability of:

Hillingdon CIL £62,230.21

London Mayoral CIL £24,366.28

Total £86,596.49

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed extensions, by reason of their overall size, bulk, scale and design, would represent incongruous and unsympathetic additions to the original house that would detract from the character and appearance of the original house, the street scene and the Gatehill Area of Special Local Character. The proposal would therefore be contrary to Policies BE5, BE6, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies November 2012) and inappropriate in terms of the Supplementary Planning Document HDAS: Residential Extensions

2 NON2 Non Standard reason for refusal

The development would adversely affect the amenities of the adjoining properties by reason of an overbearing impact and visual intrusion. It would therefore be contrary to Policies BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, November 2012) and inappropriate in terms of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

3 NON2 Non Standard reason for refusal

The proposal fails to make adequate provision for the protection and long-term retention of protected trees and other vegetation within the site. The retention of trees is required for their amenity and screening value. The retention of trees and vegetation within the front garden is also required so as to retain the character of the area, and the lack of a garage within the proposed development may result in increased pressure for additional hardstanding to the front garden area which would be unacceptable and adversely affect the setting of the building, the character of the area and the streetscene. As such the proposal would be contrary to Policy BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies, November 2012).

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
 - BE6 New development within Gate Hill Farm and Copsewood Estates 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.
 - BE39 Protection of trees and woodland - tree preservation orders
 - HDAS-E> Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
 - LPP 5.3 (2011) Sustainable design and construction
- 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 in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. No pre-application negotiations took place
- 5 This is a reminder that Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), should an application for appeal be allowed, the proposed development would be deemed as 'chargeable development' and therefore liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This would be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012.
For more information on CIL matters please visit the planning portal page at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

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:

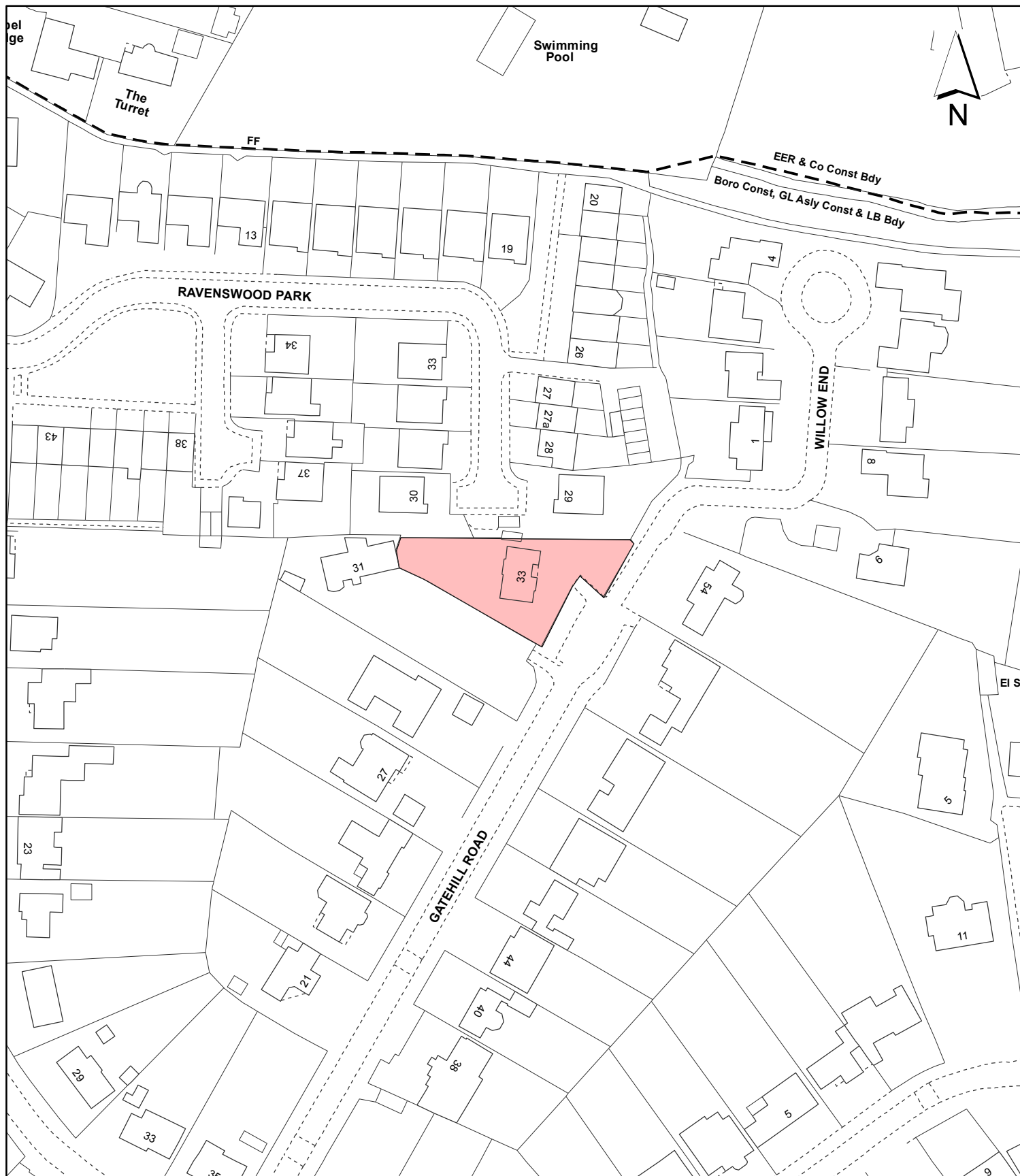
PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE5	New development within areas of special local character
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LPP 5.3	(2011) Sustainable design and construction

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

33 Gatehill Road

Planning Application Ref:

22910/APP/2017/4620

Planning Committee:

North

Scale:

1:1,250

Date:

April 2018

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



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