

Report of the Head of Planning, Transportation and Regeneration

Address 39 WIELAND ROAD NORTHWOOD

Development: Part two storey front extension, first floor side/rear extensions, first floor side extensions, single storey rear extension, enlargement of rear dormer, detached outbuilding to rear for use as a gym/games room and alterations to elevations

LBH Ref Nos: 22452/APP/2018/822

Drawing Nos: WR39-02-1002
WR39-02-1003
WR39-02-1001
Design & Access Statement

Date Plans Received: 05/03/2018

Date(s) of Amendment(s):

Date Application Valid: 05/03/2018

1. CONSIDERATIONS

1.1 Site and Locality

39 Wieland Road is a substantial 5-bedroom, 2.5-storey detached house located on a residential street in the Gatehill Estate in Northwood. The area is characterised by large individually designed properties located within large plots.

The house is faced with brick to the front, sides and rear and has a hipped roof style with clay tiles and some dormers. Although quite individual in its design, it is typical of the other houses in the Gatehill Estate Area of Special Local Character, in its vernacular features, detailing, materials, the proportions of its fenestration and the way it sits well within its plot. It has been extended considerably in the past on two floors to the side and with single storey additions to each side, rear and front.

The driveway has parking spaces for several cars.

The application site lies within a 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). It is also within an Area of Special Landscape Character (ASLC) and within the area covered by Tree preservation Order (TPO) 172.

1.2 Proposed Scheme

The application seeks permission for a part two storey front extension, first floor side/rear extensions, first floor side extensions, single storey rear extension, enlargement of rear dormer, detached outbuilding to rear for use as a gym/games room and alterations to elevations.

It is important to note that the property already has been extended to the front, side and rear and benefits from a rear dormer.

1.3 Relevant Planning History

22452/APP/2007/3722 39 Wieland Road Northwood

ERECTION OF A PART SINGLE/PART TWO STOREY SIDE AND REAR EXTENSIONS, PART SINGLE STOREY FRONT EXTENSION, FRONT PORCH, FRONT AND REAR FIRST/GROUND FLOOR BAYS WINDOWS AND CONVERSION OF THE ROOF TO HABITABLE ACCOMMODATION (INVOLVING RAISING THE HEIGHT) INCORPORATING 2 REAR DORMER WINDOWS. (INVOLVING DEMOLITION OF EXISTING GARAGE).

Decision Date: 11-01-2008 Withdrawn **Appeal:**

22452/APP/2008/1802 39 Wieland Road Northwood

Single storey side, two storey rear/side, two storey front extensions and porch to front, loft conversion to include 2 dormers to rear and 1 rooflight to each side elevation (development to include demolition of existing garage).

Decision Date: 26-08-2008 Withdrawn **Appeal:**

22452/APP/2008/2917 39 Wieland Road Northwood

Two storey front extension and porch, single storey side and part two storey, part single storey rear and side extensions involving demolition of existing garage, conversion of roofspace for habitable use to include 2 rear dormers and 2 side rooflights.

Decision Date: 05-12-2008 Approved **Appeal:**

22452/APP/2011/1828 39 Wieland Road Northwood

Dormer to rear, porch to front involving alterations to front (Part Retrospective)

Decision Date: 17-10-2011 Approved **Appeal:**

22452/APP/2016/1396 39 Wieland Road Northwood

First floor side extensions and conversion of garage to habitable use involving alterations to front elevation

Decision Date: 07-06-2016 Refused **Appeal:**

22452/PRC/2017/132 39 Wieland Road Northwood

Single storey rear, first storey sides, part double storey rear, alterations to windows.

Decision Date: 03-11-2017 OBJ **Appeal:**

Comment on Planning History

22452/PRC/2017/132 - Single storey rear, first storey sides, part double storey rear, alterations to windows.

Decision: Objection on 03/11/2017

22452/APP/2016/1396 - First floor side extensions and conversion of garage to habitable use involving alterations to front elevation

Decision: refused on 07/06/2016

22452/APP/2011/1828 - Dormer to rear, porch to front involving alterations to front (Part Retrospective)

Decision: approved on 17/10/2011

22452/APP/2008/2917 - Two storey front extension and porch, single storey side and part two storey, part single storey rear and side extensions involving demolition of existing garage, conversion of roofspace for habitable use to include 2 rear dormers and 2 side

rooflights.

Decision: approved on 05/12/2008

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

8 neighbouring properties, along with the Northwood Hills Residents Association, Gatehill (Northwood) Residents Association and Trees/Landscape Officer, were consulted by letter dated 14/03/2018 and a site notice was displayed in the area. 1 objection and a petition were received by the close of the consultation period, which expired on 23/04/2018.

EXTERNAL CONSULTS:

A petition letter object to this application was received on 24/4/2018 from The Gatehill Residents Association (GRA) as follows:

"GRA policy is to object to submissions which are not clearly within LBH planning policies as we wish to preserve the look of the Estate. We believe that Estate's detached arts and crafts style houses in the context of large plots, as originally laid out in 1942, with trees and greenery, to the front and back, are an internal part of the charm and attraction of the area. The retention of this features and the protection of views to them is to benefit f all residents on the Estate. We are also concerned that over development or the introduction of eye catching features contrary to policy, can harm the Estate and its setting and should be resisted"

INTERNAL CONSULTS:

Conservation Officer:

The proposal would be overly large and result in a discordant collection of structures which would detract significantly from the original house. The proposed extension would therefore fail to 'preserve or enhance' the special architectural qualities of the host dwelling and as such would fail to contribute positively to the Area of Special Local Character.

Trees/Landscape Officer:

This site is occupied by a two-storey detached house, with an integral garage, situated on the south side of Wieland Road. The front garden is almost completely paved over, forming a carriageway drive with space for several parked cars. The plot is spacious and typical of those found in this residential street. The site lies within the Gatehill Farm Estate Area of Special Local Character (a local designation) and within the area covered by TPO 172. No access has been gained to the rear of the property but, according to the TPO schedule, there are two oaks, T12 and T13, protected by the order. The extent of tree cover to the rear is evident in aerial photographs.

No trees, or valuable landscape features will be directly affected by proposed extensions to the building. However, the detached outbuilding is likely to have a detrimental effect on the protected trees. The answer to Q7 of the planning questionnaire fails to acknowledge the presence of the protected trees. The D&AS is very thin (doesn't cover all of the prescribed considerations) and fails to assess the landscape impact of the development.

This application should be refused. It is contrary to saved policies BE38 and BE39. In the absence of a tree report to BS5837:2012, with an Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement, the applicant has failed to ensure that protected trees will be unaffected by the development and has not made provision for their long term protection.

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:

AM14 New development and car parking standards.

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.

BE22 Residential extensions/buildings of two or more storeys.

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 3.5 (2016) Quality and design of housing developments

LPP 7.4 (2016) Local character

NPPF7 NPPF - Requiring good design

5. MAIN PLANNING ISSUES

The main issues for consideration in determination of this application would be the impact of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area as an ASLC and the impact on the residential amenities of the neighbouring properties along with the number of parking spaces remaining on site.

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. BE6 also advises that new houses should be constructed on building plots of similar average width and be constructed on a similar building line formed by the walls of existing houses and be of a similar scale, form and proportion as adjacent houses.

Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. Policy BE13 requires the layout and appearance of extensions to harmonise with the existing street scene and Policy BE19 ensures any new development complements or improves the amenity and character of the area.

The property has previously been extended to the front. The proposed first floor front extension would have a depth of 1.2 m and would be approximately 2.6 m wide. The roof of the proposed first floor front extension would consist of a front gabled roof, which would be set approximately 0.74 m below the ridge of the original roof. The eaves of the proposed front extension would be set in line with the eaves of the original roof. The front extension is considered to be a large and prominent addition to the existing dwelling. In combination with the previous front extension which was granted in 2008, it extends over 45% of the front elevation. Therefore, the additional front extension is a large and prominent addition to the existing dwelling. Given the character of the original property and adjoining properties the first floor front extension is unacceptable.

The proposed single storey side/rear extension would project almost across width of the existing dwelling and would wrap across the rear wall of the existing house to a maximum width of 7.7m and would extend from part of the rear wall of the existing house to a maximum depth of 2.37 m. It is important to note that the application was previously extended to the rear to a depth of approximately 4.4 m. Therefore, a 6.7m single storey side/rear extension doesn't comply with the maximum 4 m depth for rear extensions at detached dwellings as specified in paragraph 3.4 of the HDAS SPD; however, it wouldn't have any adverse impact on adjoining neighbours. The proposed extension would have a flat roof to height of approximately 2.7 m which complies with the maximum 3 m flat roof height for side/rear extensions, as specified in paragraph 3.6 and 4.1 of the HDAS SPD. The proposed single storey side/rear extension would have a width of 2.4 m, which is less than half and two-thirds of the original house width (8.6 m) so it complies with paragraph 4.5 of the HDAS SPD. The proposal would retain sufficient separation distance from the shared boundary at all sides for the full depth of the ground floor element.

The proposed first floor Northern side extension would be set back 1.5 m from the front elevation of the existing house, and would measure approximately 1.7 m in width. The proposal would be characterised by a pitched roof measuring a maximum height of 7.9 m which would be parallel to the original roof which complies with the ridge height for first floor side extensions, as specified in paragraph 5.7 of the HDAS SPD. The proposed first floor side extension would have a maximum depth of 2.1 m.

The proposed first floor Southern side/rear extension would be constructed flush with the front elevation of the existing house, and would measure approximately 1.1 m in width. The proposal would be characterised by a pitched roof measuring a maximum height of 7.9 m which would be parallel to the original roof which complies with the ridge height for first floor side extensions, as specified in paragraph 5.7 of the HDAS SPD. The proposed first floor side/rear extension would wrap across the rear wall of the existing house to a maximum

depth and length of 4.4 m and 10.55 m. The HDAS states extensions to detached dwellings up to a maximum of 4 m deep would be acceptable, however, in this case it wouldn't have any impact on adjoining neighbours amenity. The proposed rear extension would be characterised by a crown roof measuring a maximum height of 7.9 m which would be parallel the original roof which doesn't comply with the ridge height requirements for first floor rear extensions, as specified in paragraph 6.6 of the HDAS SPD.

Policy BE22 states residential extensions of two or more storeys in height should be set back for the full height a minimum of 1 m from the shared boundary to preserve the visually open gaps between properties and preventing dwellings from coalescing to form a terraced appearance.

The proposed two storey rear extension would retain a separation distance of approximately 1.5 m and 1.7 m from the shared boundary at the Northern and Southern sides respectively for the full depth of the first floor side/rear extensions element.

With regards to the proposed rear dormer, paragraph 7.5 of the adopted HDAS SPD: Residential Extensions (December 2008) gives advice that it is important to create a roof extension that will appear secondary to the size of the roof face within which it will be set. It further advises that roof extensions, which would be as wide as the house and create the appearance of an effective flat roofed third storey will be refused. The proposed rear dormer would be set down from the ridge by only 0.2 m. As the property would also be described as a detached house the minimal set ins of the dormer from the ridge would not be considered sufficient to appear secondary or proportionate to the main roof slope and would have a harmful impact on the character and appearance of the existing house and street scene.

Furthermore, the proposed design and material should match that of the existing. This would not be possible in a number of ways: the changes to the front gable, the two storey extensions to either side, which would pull the elevation out of its symmetry, the changes to the fenestration which are a mix of sizes and shapes, many quite inappropriate for the style of architecture found on the estate. The roof plan is not accurate, and nor is the pronounced original detailing at eaves level carried through. The proposal would be a considerable change to the character and appearance of the existing property. The proposal would create the appearance of an entirely new dwelling, and would totally fail to be subordinate to the original property. The proposal would result in an unbalanced appearance that would have an unacceptable impact on the character and appearance of the existing and adjoining properties and the visual amenities of the street scene and the area in general.

The proposed outbuilding would be situated at the rear of the garden and would measure approximately 7.4 m wide, 5 m deep and 2.5 m high and would have an area of approximately 30 sq.m which is considered to be appropriate in terms of size, scale and mass. The proposed outbuilding would be situated to the rear most part of the garden. The outbuilding would retain a 0.3 m gap between the outer walls and the shared boundary to all sides and therefore the location is considered not to have a harmful impact on the character and appearance of the original dwelling and surrounding area. The proposed outbuilding would consist of flat roof which will have a maximum height of 2.5 m. The proposed outbuilding would be used as a gym/games room. The Council does not usually allow outbuildings to include a bathroom, as there is a possibility that the proposed outbuilding could, in the future, be used as a self contained residential unit, which is not ancillary to the use of the main dwelling. To ensure the outbuilding is used for a purpose

incidental to the enjoyment of the main dwellinghouse, it is considered necessary to impose a condition ensuring the outbuilding remains ancillary to the host dwelling. The proposed outbuilding would have glass windows to the front and side elevation.

The site falls within an Area of Special Local Character and any form of new development is required to preserve or be of a similar scale and reflect the materials, design features, architectural style and building heights predominant in the area. The Conservation Officer was consulted and considered the proposal to be overly large and resulting in a discordant collection of structures which would detract significantly from the original house. The proposed extension would therefore fail to 'preserve or enhance' the special architectural qualities of the host dwelling and as such would fail to contribute positively to the Area of Special Local Character.

This is also an area which is characterized by its mature trees which help to define the sylvan character of the area. No trees, or valuable landscape features will be directly affected by proposed extensions to the building. However, the detached outbuilding is likely to have a detrimental effect on the protected trees. The answer to Q7 of the planning questionnaire fails to acknowledge the presence of the protected trees. The D&AS is very thin (doesn't cover all of the prescribed considerations) and fails to assess the landscape impact of the development. Therefore, the application is contrary to saved policies BE38 and BE39. In the absence of a tree report to BS5837:2012, with an Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement, the applicant has failed to ensure that protected trees will be unaffected by the development and has not made provision for their long term protection.

As such, the proposed extension by reason of its size, scale, design, bulk and prominence would be an incongruous addition and would be damaging to the architectural composition of the property and the visual amenities of the street scene and surrounding area. Therefore, the development is considered unacceptable as it fails to comply with the requirements of Policies BE5, BE6, BE13, BE15, BE19, BE38 and BE 39 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Sections 5 and 6 of HDAS.

Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires new extensions by virtue of their siting, bulk and proximity would not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 should protect the privacy of the occupiers and their neighbours.

The proposed extension by reason of its size, scale and location would not have an adverse impact on the light levels of the adjoining and nearby properties. The submitted plans and the site visit confirmed that there would be no conflict with the 45 degree rule for the rear windows of No.37 or No.41 due to the proposed rear extensions being only slightly deeper than the existing rear elevations of the neighbouring properties and being away from neighbours' windows.

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2016).

The proposed development would therefore accord with Policies BE20, BE21, and BE24 of

the Hillingdon Local Plan: Part Two: Saved UDP Policies (November 2012) and the HDAS SPD: Residential Extensions (December 2008).

In terms of the provision of usable garden area, paragraph 3.13 of the HDAS SPD on Residential Extensions specifies that at least 100 sq.m of rear private garden should be retained for adequate amenity space for 4+ bedroom dwellings. The proposed development would result in the retention of a large usable rear garden well in excess of 100 sq.m. The proposal would therefore accord with the amenity space requirements of the HDAS SPD and provide adequate external amenity space for the occupiers of the existing dwelling in line with the requirements of Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Hillingdon Design and Accessibility Statement: Residential Extensions.

The existing hardsurfaced front garden is capable of accommodating at least 2 parking spaces, a provision which is considered adequate for a dwelling of this size. As such, the proposal would not have any conflict with the objectives of Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application is therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development, by reason of the the size, scale, bulk and design would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character and appearance of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE6, BE13, BE15, BE19, BE38 and BE39 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

In the absence of a tree report to BS5837:2012, with an Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement, the applicant has failed to ensure that protected trees will be unaffected by the development and has not made provision for their long term protection. Therefore the proposal would be contrary to Policies BE38 and BE39 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012)

INFORMATIVES

- 1** 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 however we have been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

- 2 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.

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:

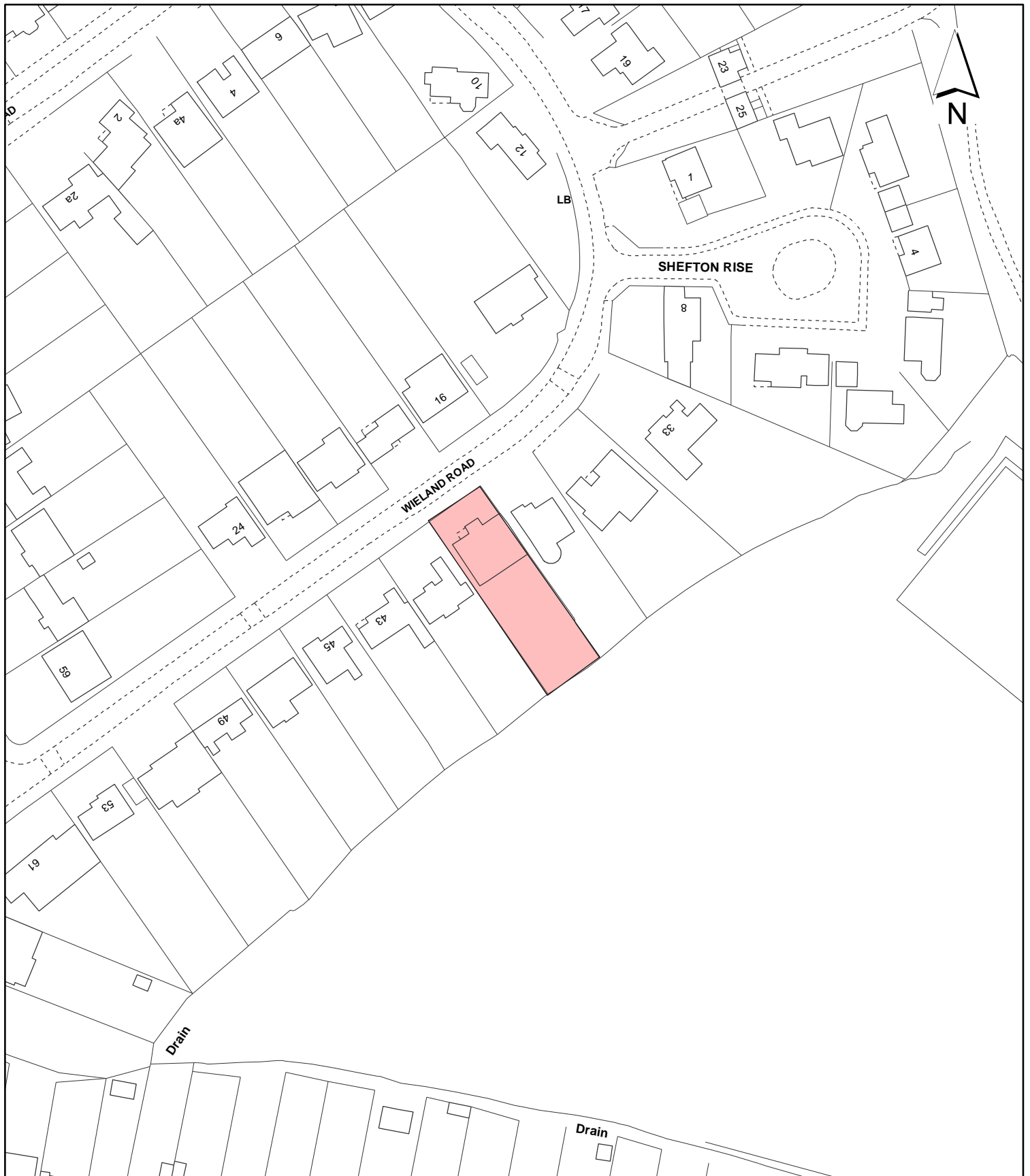
AM14	New development and car parking standards.
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions 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.
BE22	Residential extensions/buildings of two or more storeys.
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 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
NPPF7	NPPF - Requiring good design

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Notes:

 Site boundary

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Site Address:

**39 Wieland Road
 Northwood**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section

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

Planning Application Ref:

22452/APP/2018/822

Scale:

1:1,250

Planning Committee:

North

Date:

May 2018



HILLINGDON
 LONDON