

Report of the Head of Planning, Transportation and Regeneration

Address 11 WOODGATE CRESCENT NORTHWOOD MIDDLESEX

Development: New retaining walls to rear and sides and levelling of garden, involving demolition of existing retaining walls (Part retrospective)

LBH Ref Nos: 61044/APP/2018/1825

Drawing Nos: Design and Access Statements
1106/1/01
1106/1/6
BRP-11WC-05
1106/1/5
1106/1/4
1106/1/03
1106/1/02

Date Plans Received: 16/05/2018

Date(s) of Amendment(s):

Date Application Valid: 29/05/2018

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two storey detached dwellinghouse located on the northern side of Woodgate Crescent. The site is located within the Gatehill Farm Estate Area of Special Local Character (ASLC).

The property has a main hipped roof and front catslide roof with two front dormers. The property has stepped front and rear elevations. There is a recessed garage (with pitch roof to front and parapet wall to rear) and attached single storey projection to the western side of the property. To the rear of the garage is a single storey rear conservatory extension. The lie of the site is such that the ground slopes steeply downwards in both north (rear) to south (front) and east to west directions.

To the north (rear) of the site are the playing fields associated with St Johns School and the Green Belt. A dense screen of trees is sited on the rear boundary. The property has a hardsurfaced front garden with parking for 3 cars and a substantially wide rear garden.

The streetscene is residential in character and appearance mainly comprising of large and wide-fronted detached dwellings set within substantially sized plots. Whilst the facade detail and finish do vary within the streetscene, the dwellings are largely similar in their scale and form, with main hipped roofs and front gable projections.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

This application seeks part retrospective planning permission for new retaining walls to

rear and sides of the back garden and levelling of the garden. The scale of the engineering operation is such that officers considered planning permission was required. The existing retaining wall is 1m in height and close to the back of the house. The rear garden slopes upwards to a rear boundary fence. The proposal excavates a large part of the rear garden and involves a new 2m retaining wall.

1.3 Relevant Planning History

61044/APP/2015/1545 11 Woodgate Crescent Northwood Middlesex

Part two storey, part single storey rear extension, first floor side extension incorporating front dormer, single storey infill extension to front, extension to porch and new pitch roof to front and new pitch roof over garage

Decision Date: 01-07-2015 **Approved** **Appeal:**

61044/PRC/2014/36 11 Woodgate Crescent Northwood Middlesex

Part single, part two storey rear extension, first floor extension above existing garage, entrance porch and dormer windows

Decision Date: 13-11-2014 **OBJ** **Appeal:**

Comment on Planning History

61044/APP/2015/1545 - Part two storey, part single storey rear extension, first floor side extension incorporating front dormer, single storey infill extension to front, extension to porch and new pitch roof to front and new pitch roof over garage
Approved on 1/7/2015

61044/PRC/2014/36 - Part single, part two storey rear extension, first floor extension above existing garage, entrance porch and dormer windows
Objection on 13/11/14

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

18 neighbouring properties were consulted by letter on 6/6/18. A site notice was displayed in the area. By the close of the consultation period on 18/7/18, there is a petition on this application and 10 objections were received which are summarised as follows:

EXTERNAL CONSULTEES

- 1.Excavation has damaged the large trees along their root which would have retained water.
- 2.Construction would increase the chance of flood risk and would affect trees
- 3.The outcome looks ugly
- 4.Noise, construction, drainage and materials of the proposal

INTERNAL CONSULTEES:

TREE/LANDSCAPE OFFICER:

SITE CONTEXT

This site is occupied by a detached two-storey house on the north side of Woodgate Crescent.

The rear garden is wide but relatively shallow in depth, sloping up to the north.

The original house and garden featured changes of levels, including terracing and steps required to create accessible areas.

While there are no TPO's or Conservation Areas affecting the site, it lies within the Gatehill Farm Estate Area of Special Local Character, typically composed of detached houses set within well landscaped spacious plots.

The area is also associated with good tree cover, including a young woodland immediately north of the site which is Green Belt land, part of St John's School.

COMMENT

The house has recently undergone extensive alterations and extensions following the approval of application ref. 2015/1545. (According to Ocella, no landscape comments were sought and no landscape conditions were imposed).

The current application is retrospective as significant engineering works have already taken place to modify the design and layout of the back garden.

From the information available it is not known whether any collateral damage to trees has occurred, although the engineering drawing indicates that the piles / retaining wall have been set back from the boundary lines.

The main change to the site is the level access from the rear of the house enabled by the installation of the new retaining walls around the boundaries.

Much of the new rear garden comprises hard landscape detailing incorporating paving, decking and featuring a large hot tub.

According to the D&A the proposal 'will take the opportunity and improve the soft landscaping by introducing new hedges and plants to the rear garden' - landscape details should be conditioned.

The front of the house is currently screened by site hoarding, however, landscaping to the front of the house is also required to ensure that a reasonable proportion (at least 25% of the site area) is retained as soft landscape.

RECOMMENDATION

No objection subject to landscape conditions RES8, RES9 (parts 1,2,5 and 6) and RES10.

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

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.
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 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character

5. MAIN PLANNING ISSUES

The main considerations are the impact of the new retaining wall and engineering works on the character and appearance of the original building, the street scene and Gatehill Farm Estate, Northwood Area of Special Local Character and tree impacts.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design.

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.

Section 10 of the Hillingdon Design and Accessibility Statement (HDAS) - Residential Extensions states all front walls and enclosures should make a positive contribution to the street scene and must ensure adequate visibility for all vehicles entering and exiting the property. To ensure harmonisation with the existing street scene, applicants should ensure the design, materials used and the height of any wall/enclosure must be in keeping with the character of the area. In addition, front gates over 1 metre in height will be refused because of the overbearing impact on the street scene. The erection of railings over 1 metre in height around front gardens will also be refused for this reason, as will the erection of railings onto boundary walls.

The proposed boundary wall would be erected across the length of the North side boundary and partly across the length of East and West side boundary, and would have a maximum height of 2.0 m. The boundary wall would reflect the height of the existing fence and would be finished in materials to match the host dwelling. The proposal is to make the garden much more suitable for the family /occupants by demolishing the existing retaining wall and to build a new one away from the house, closer to the perimeter fence leaving a minimum 1.2m gap. There is not considered to be any objection in principle to these engineering works so long as trees are not affected. The earth removed does not involve going below the internal floor level of the house and the rear patio is not disproportionate in scale to rear patios found elsewhere in the surrounding area. There are not considered to be any adverse drainage implications.

It is considered that the use of the wall would match similar properties within the area and would appear in keeping. The levelling of garden is acceptable and it is considered that the proposal is congruent with the street scene and ASLC. Subsequently, it is considered that the proposal would not have a negative impact upon the visual amenity of the site, the Area of Special Local Character or surrounding area and therefore would comply with Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies

(November 2012).

Given the nature of the development it is considered to have an acceptable level of impact upon the residential amenities of the adjoining neighbours and therefore would continue to accord with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan - saved UDP Policies (November 2012) and to the Council's Supplementary Planning Documents HDAS Residential Extensions.

It is also important to mention that trees on, and close to the site are not protected by TPO or Conservation Area designation. Nor is the site identified as being in a flood risk area. To the north (rear) of the site are the playing fields associated with St Johns School and the Green Belt.

The proposed improvements introduces a reasonable hard landscaping in a form of Patio to the rear, and does not affect the existing front driveway. The proposal will take the opportunity to improve the soft landscaping by introducing new hedges and plants to the rear garden.

The application is recommended for approval subject to all the conditions recommended by the council's tree and landscape officer.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1106/1/6 and 1106/1/01 received on 29/5/18 and BRP-11WC-05, 1106/1/02, 1106/1/4, 1106/1/03 and 1106/1/5 received on 16/8/18 and Design and Access Statements received on 21/5/18

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

2 RES8 Tree Protection

Within one month of the date of this permission and before any further construction works occur the following tree protection measures shall be submitted to the Local Planning Authority:

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

2. 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 shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority. Such fencing should be a minimum

height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details.

The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (2012)

3 RES9 Landscaping (car parking & refuse/cycle storage)

Within one month of the date of this permission and before any further construction works occur a landscape scheme shall be submitted to the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Hard Surfacing Materials

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).

4 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

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 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).

3 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.

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:

AM14	New development and car parking standards.
BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
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LPP 7.4	(2016) Local character

- 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.

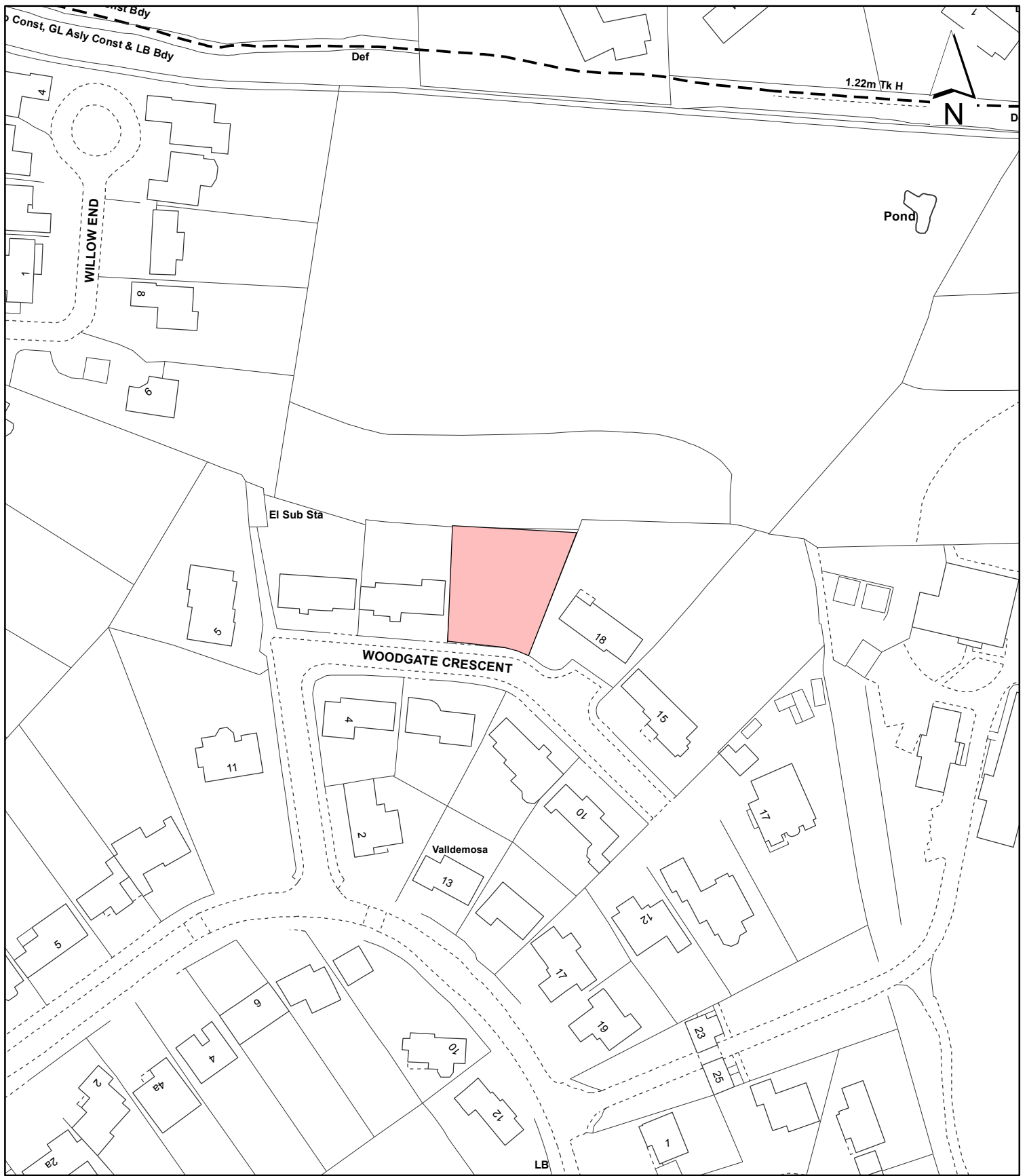
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out 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: Hoda Sadri

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**11 Woodgate Crescent
 Northwood**

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

Planning Application Ref:

61044/APP/2018/1825

Scale:

1:1,250

Planning Committee:

North

Date:

September 2018



HILLINGDON
 LONDON