

Report of the Head of Planning, Transportation and Regeneration

Address 39 WIELAND ROAD NORTHWOOD

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

LBH Ref Nos: 22452/APP/2018/3575

Drawing Nos: WR39-03-1003C
WR39-02-1001A
WR39-03-1002B
Arboricultural report

Date Plans Received: 09/10/2018

Date(s) of Amendment(s):

Date Application Valid: 09/10/2018

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).

1.2 Proposed Scheme

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

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Decision Date: 11-01-2008 Withdrawn **Appeal:**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/APP/2018/822 39 Wieland Road Northwood

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

Decision Date: 23-05-2018 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:**

22452/TRE/2018/163 39 Wieland Road Northwood

To carry out tree surgery, including a crown thin by 25%, to two oaks, T12 and T13 on TPO 172

Decision Date: 22-10-2018 Refused **Appeal:**

Comment on Planning History

1. 22452/APP/2018/822 - 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

REFUSAL REASONS:

I. The proposed development, by reason of 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.

II. 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)

2. 22452/PRC/2017/132 - Single storey rear, first storey sides, part double storey rear, alterations to windows.

Decision: Objection on 03/11/2017

3. 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

4. 22452/APP/2011/1828 - Dormer to rear, porch to front involving alterations to front (Part Retrospective)

Decision: approved on 17/10/2011

5. 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

10 neighbouring properties, along with the Northwood Hills Residents Association, Gatehill (Northwood) Residents Association and Trees/Landscape Officer, were consulted by letter dated 12/10/18 and a site notice was displayed in the area. 3 comments and a petition were received by the close of the consultation period, which expired on 22/11/2018.

EXTERNAL CONSULTEE:

Two petition letters objecting to the scale of the proposals were received on 7/11/18 and 12/11/18 from The Gatehill Residents Association (GRA).

The Gatehill Residents Association states that the submitted location plans are incorrect and the verge and cross-overs are in fact owned by Gatehill Estate Northwood Ltd, a

company which owns and manages the verges and cross-overs on behalf of the Gatehill Residents' Association (GRA).

Officer comment: The red line boundary has subsequently been altered to exclude GRA land.

INTERNAL CONSULTTEES:

1. Conservation and Urban Design Officer (Summary of original comments):

BACKGROUND: This property is one of the earlier contributors to the Gate Hill Area of Special Local Character (ASLC), c1930s. Of individual design but sharing characterful detailing with its contemporaries. It has been significantly extended and altered already, resulting in a bulky building, however, it still retains much of its 1930s Arts & Crafts inspired character, such as its hipped roof with Sprocketed Eaves. These earlier, individually designed, Arts & Crafts inspired properties are valued more highly than their simpler, later neighbours, for their shared characteristics and their role in the original conception of the planned layout of the area. The character analysis for this ASLC is largely derived from its planned layout, low-density streetscape, homogeneity of plot sizes and number of large attractively detailed detached houses. There is an emphasis on preservation of good design in ASLCs. There have been a number of applications for similar changes to this property.

The proposed extensions add to an already oversized property. The extension above the garage adds bulk to the building in relation to the width of its plot as does the first floor extension to the other side. Continual extension to this property will add a sense of crowding and massing to the street scene. The proposed porch extension to the front will dominate this elevation and appears quite large and heavy in its conception. Looking at it in context with the neighbouring properties and the original building, it is not felt that the scale or the style of this feature will sit well. The proposed changes to the windows of the front elevation sit uncomfortably with those in the main feature window of the porch with too many differing proportions. The drawings submitted, have omitted the detail of the sprocketed eaves on both existing and proposed, this is a key feature repeated in many of the original houses, including this one, and should be retained.

The proposed changes to the rear are acceptable, though matching materials would be required. There are no conservation objections to the proposed outbuilding, though it is rather large. It must be stipulated that the out building remain ancillary to the house. The positioning of the trees may break up its appearance adequately.

Conservation Officer Comments: Final Revised Plans:

The proposed porch extension now has a roof form which matches that to the main house. The fenestration has been improved and maintains gaps between the tops of the windows and the eaves. The sprocketed eaves, a key feature of the roof of the existing property, are now shown on both existing and proposed plans. I have previously raised no objection to the rear extension, this has marginally increased in depth, there is still no objection to this addition. The existing rooflights omitted from earlier plans have been added (these were added through permitted development rights).

I remain concerned that the gaps to the sides of the property are reduced. I note it has been clarified that a 1.5m gap will be maintained on both sides. It is not considered that the marginal harm caused to the ASLC by further additions to this property could be defended at appeal given that the 1.5m separation distance is achieved. If the application is approved the sprocketed eaves detail should be conditioned, materials samples conditioned and I

would recommend varying the plan compliance condition to make it completely clear a 1.5m gap must be maintained at first floor level to both sides of the property.

2. 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 within the Gatehill Farm Estate Area of Special Local Character. The site lies within the area covered by TPO 172 and there are two oaks in the rear garden, T12 and T13, protected by the order.

COMMENT The site was the subject of a previous application, ref. 2018/822, which was refused. One of the reasons for refusal was the lack of tree information. The current application is supported by a tree report, to BS5837:2012, by Trevor Heaps. The report confirms that no trees, or other valuable landscape features, will be directly affected by the proposed extensions to the building or the detached outbuilding. The report has identified and assessed the condition and value of nine individual specimens and groups, including several off-site trees. There are no 'A' grade trees at this address. The two protected oak trees in the rear garden are category B2 trees, requiring no work at present. All other trees in the vicinity are 'C' grade trees - whose condition and value does not necessarily pose a constraint on development. Table 1 (p.4) confirms that there are potential impacts on specific trees, including the protected oaks, due to the incursion of the development into their root protection areas, however, the tree protection plan confirms that incursion into the RPA's ranges between 4 - 7%, which is well within the recommended 20% RPA limit. The report confirms that there should be no long-term detrimental impact on the trees, subject to the adherence to the specified tree protection measures and the arboricultural supervision confirmed in Table 2 (p.8).

RECOMMENDATION There is no objection to this proposal. No pre-commencement conditions required except for RES4 and RES10

PLANNING OFFICER COMMENT:

Size, scale and design of the proposal and its impact on adjoining neighbours will be discussed in details in main body of the report.

4. **UDP / LDF Designation and London Plan**

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

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

Part 2 Policies:

- AM14 New development and car parking standards.
- 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
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
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
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

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.

Policy DMHB 11 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) requires all development to be designed to the highest standards and incorporate principles of good design.

The existing property has been subject to various extensions which have eroded the character of the original property. The house has maintained a sprocket roof, which is a feature contained on a number of houses within the Gatehill Estate. It 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 pitch roof, which would be set approximately 0.7 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 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 as it aligns with the rear elevation of the neighbour's house at no. 37 and is staggered to reduce any impact on no. 41. 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.

Policy DMHD1 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) states that in the case of properties in the Gatehill Estate, two storey extensions should be set in a minimum of at least 1.5m from the side boundary in order to maintain adequate visual separation and views between houses. The proposed two storey rear extension would retain a separation distance of approximately 1.5 m from the shared boundaries 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 0.2 m, which is considered to be sufficient to appear secondary or proportionate to the main roof slope and would not have a harmful impact on the character and appearance of the existing house and street scene.

Following amendments to the scheme, the proposed porch extension now has a roof form which matches that to the main house. The fenestration has been improved and maintains gaps between the tops of the windows and the eaves. The sprocketed eaves, a key feature of the roof of the existing property, are now shown on both existing and proposed plans. The existing rooflights omitted from earlier plans have been added (these were added through permitted development rights).

The Conservation Officer remains concerned that the gaps to the sides of the property are reduced. A 1.5m gap will be maintained on both sides. It is not considered that the marginal harm caused to the ASLC by further additions to this property could be defended at appeal given that the 1.5m separation distance is achieved.

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. It is proposed to 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.

As such, the proposed extensions and outbuilding are considered to be acceptable additions to the property that would be in keeping with the architectural composition of the property and the visual amenities of the street scene and surrounding area.

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 approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 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 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 WR39-03-1002B and WR39-03-1003C (including the retention of the sprocket roof together with the 1.5m separation at first floor level to the side boundaries) received on 5/8/19 and Arboricultural report received on 22/7/19

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), Hillingdon Local Plan Part 2 - Development Management Policies with Modifications (March 2019) and the London Plan (2016).

3 RES7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, , including details of balconies have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy DMHB11 of the Hillingdon Local Plan Part 2 - Development Management Policies with Modifications (March 2019).

4 HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 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 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), Policy DMHB14 of the Hillingdon Local Plan Part 2 - Development Management Policies with Modifications (March 2019) and to comply with Section 197 of the Town and Country Planning Act 1990.

6 RPD13 Restrictions on outbuildings

The outbuilding hereby approved shall only be used for the purpose stated on the application form and approved drawings. It shall not be used for purposes such as a living room, bedroom, kitchen, bathroom, study or as a separate unit of accommodation.

REASON

To avoid any future undesirable fragmentation of the curtilage or the creation of a separate residential use, so as to protect the amenity of adjoining residential properties in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing nos. 37 and 41 Wieland Road.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP 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** Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

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 |
| PT1.HE1 | (2012) Heritage |

Part 2 Policies:

AM14	New development and car parking standards.
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
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
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
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

- 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

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).

Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2018 Ordnance Survey 100019283

Site Address:

**39 Wieland Road
Northwood**

Planning Application Ref:

22452/APP/2018/3575

Planning Committee:

North

Scale:

1:1,250

Date:

August 2019

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



HILLINGDON
LONDON