

Report of the Head of Planning, Transportation and Regeneration

Address 7 HEDGESIDE ROAD NORTHWOOD

Development: Single storey outbuilding to be used as an outhouse

LBH Ref Nos: 38605/APP/2019/2718

Drawing Nos: P102
P104 Rev. A
P203
P204 Rev. A
Photographs
Support Document

Date Plans Received: 14/08/2019 **Date(s) of Amendment(s):** 10/10/2019

Date Application Valid: 14/08/2019

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two-storey detached period property located on the western side of Hedgeside Road. The property is set beneath a hipped roof with work currently on-going for the approved extensions. The property is elevated above the road with the driveway to one side and a set of steps, centrally positioned leading to the front door. There is also a good sized rear garden set at a higher level than the house.

The street scene is residential in character and appearance comprising primarily large detached properties. The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). It is also covered by TPO 12.

1.2 Proposed Scheme

This application seeks retrospective permission for the erection of a single storey outbuilding.

1.3 Relevant Planning History

38605/APP/2000/1577 7 Hedgeside Road Northwood
CONVERSION OF PART OF GARAGE TO A HABITABLE ROOM

Decision Date: 28-11-2000 Approved **Appeal:**

38605/APP/2001/938 7 Hedgeside Road Northwood
REMOVAL OF CONDITIONS 5 (ADDITIONAL LANDSCAPING) AND 6 (CONSTRUCTION OF
ADDITIONAL PARKING SPACE) OF PLANNING PERMISSION REF.38605/APP/200/1577
DATED 28/11/00; CONVERSION OF GARAGE TO A HABITABLE ROOM

Decision Date: 13-07-2001 Approved **Appeal:**

38605/APP/2004/2982 7 Hedgeside Road Northwood

ERECTION OF SINGLE STOREY PART SIDE, PART REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING KITCHEN)

Decision Date: 23-12-2004 **Approved** **Appeal:**

38605/APP/2017/2296 7 Hedgeside Road Northwood

Part two storey side extension and a single storey rear extension, conversion of roofspace to habitable space, erection of open porch to front, part conversion of garage including associated alterations and landscaping to the front and rear (REVISED PLANS).

Decision Date: 15-11-2017 **Approved** **Appeal:**

38605/APP/2017/554 7 Hedgeside Road Northwood

Part two storey, part single storey rear extension, conversion of roofspace to habitable use, porch to front, part conversion of garage and alterations to front and rear landscaping.

Decision Date: 30-05-2017 **Refused** **Appeal:**

38605/APP/2018/2335 7 Hedgeside Road Northwood

Application for a non-material amendment to planning permission Ref: 38605/APP/2017/2296 dated 22/11/2017 (Part two storey side extension and a single storey rear extension, conversion of roofspace to habitable space, erection of open porch to front, part conversion of garage including associated alterations and landscaping to the front and rear) to allow for amendments on front fenestration, rendering of walls and slate roof tiles

Decision Date: 20-07-2018 **Refused** **Appeal:**

38605/APP/2018/3552 7 Hedgeside Road Northwood

Part two storey side extension and a single storey rear extension, single storey front extension, conversion of roofspace to habitable use, involving replacement roof, 2 front dormers and 2 rear dormers, erection of open porch to front, part conversion of garage including associated alterations and landscaping to the front and rear

Decision Date: 07-12-2018 **Refused** **Appeal:**15-MAY-19 **Dismissed**

38605/APP/2019/160 7 Hedgeside Road Northwood

Part two storey, part first floor side extension, single storey rear extension, conversion of roofspace to habitable space to include 2 x rear dormers, erection of open porch to front, and part conversion of garage involving alterations to front elevation.

Decision Date: 27-03-2019 **Withdrawn** **Appeal:**

38605/APP/2019/2708 7 Hedgeside Road Northwood

Part two storey, part first floor side extension with additional front dormer, single storey rear extension, conversion of roof space to habitable space to include 5 roof lights, erection of open porch to front, and part conversion of garage involving alterations to front elevation

Decision Date: 07-11-2019 **Approved** **Appeal:**

Comment on Planning History

There have been a number of previous applications for extensions to the property, with approval being granted for a part two storey side extension, a single storey rear extension, conversion of roofspace to habitable space, erection of open porch to front and part conversion of garage in 2017. A revised application for this development has also been received.

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

6 neighbours and the Northwood Residents Association were consulted for a period of 21 days expiring on the 17 September 2019. A site notice was also erected, expiring on 26 September 2019. There were eight responses raising the following issues:

- The proposal exceeds the guideline in terms of height
- Unclear why the proposal is to raise the level to match the adjacent building
- The effect of the steps and platform is to provide a verandah which is against guidelines
- The overall impact is that the size, scale bulk and height will have an adverse impact on neighbouring properties
- The new wall has been erected significantly closer to the trees in my garden (actually touching) so they may have built on my ground
- Potential damage to trees and resultant loss of screening
- The back wall is clearly visible from my garden and is unsightly. It should be rendered like the side wall
- Loss of privacy
- It has electricity and running water so could be used as a dwelling
- Out of keeping with the character of the original main house
- The main house has permission to be enlarged many times to provide more than adequate accommodation for the occupants. A large outbuilding is not justified
- Increased noise
- Disproportionately large
- The veranda exceeds 30cm in height
- Exceeds permitted rights
- The actual house building does not seem to be adhering to the approved plans

A petition against the proposal was also received.

Officer response: Issues of land ownership are a civil matter between interested parties and not a material planning consideration. The issue of the house is subject to a separate application.

Trees/Landscaping Officer:

The site lies within the area covered by TPO 12, however, there are no protected trees at this address. The site has been the subject of a series of applications in recent years. The current application seeks to install a large single-storey outhouse, occupying the full width of the site. The impact of the building on neighbouring properties will be significant due to the rising land and elevated ground level on which the building will be located. Although a reasonable area of rear garden will be retained, the location of the outhouse will exacerbate the change of levels between the house and the rear boundary.

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.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
DMHB 11	Design of New Development
DMHD 2	Outbuildings
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings and provision of acceptable residential amenity for the application property.

The NPPF notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

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 BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that development harmonises with the character of the surrounding properties and street scene. Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) further requires that development should complement and improve the amenity of the residential area.

Policy DMHB 11 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the

height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 2 requires that outbuildings must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers. The developed footprint of the proposed building must be proportionate to the footprint of the dwelling and its cartilage and have regard to existing trees. The use shall be incidental to the enjoyment of the dwelling and not capable of use as independent residential accommodation.

Section 9.0 of the HDAS states that in order to prevent harm to the character and appearance of the area and the amenity of adjoining properties, an outbuilding should be positioned as far away from the main house as possible and set in from the boundaries by at least 0.5 m. In terms of its design it should be constructed using materials similar to those in the main house and any windows and doors should be positioned only on the elevation facing the main house. An outbuilding with a flat roof should be no more than 3.0 m in height. The use of outbuilding should also be for normal domestic use related to the residential use of the main house.

The outbuilding is situated at the end of the rear garden and measures 7.75m in width (8.78m including the canopy) and 4.295m in depth (5.75m including the canopy) with a flat roof of 2.6m high. This is set upon a raised terrace of 14.7m wide and 6.3m in depth and a maximum height of 0.58m. The terrace has levelled the ground on which the outbuilding has been erected to the highest point at the rear of the garden and results in an overall height of the building at 3.2m. This is a large timber clad outbuilding with patio doors facing the garden and the floor plans indicate a small window on the southern end of the rear elevation (although there is no corresponding elevation submitted). Although the floor plans submitted show this would be one room, the provision of a small window in the corner location would appear to suggest this area may be separate from the main room and having regard to the photographs submitted from a neighbour showing the installation of services to the building, it is likely that a toilet facility will be provided in this corner. It was not possible to verify this at the time of the officer site visit as the building is currently in use as storage for the main building project on the house. Notwithstanding this, the proposal is a substantial building, which would exceed HDAS guidance in terms of height and this would be exacerbated by the difference in land levels, with the building set approximately 2.36m higher than the host dwelling. It is also noted that as the land levels fall to the south, with no. 5 set at a lower level. However it was noted at the officer site visit that the site is enclosed with high hedges to either side and at the rear. As such the outbuilding it not widely visible from the surrounding area. It is also set some distance from the rear of surrounding properties (16.75m from the rear of No. 5, 21m from the rear of No.9 and 44m from the rear of Hedgeside). Given these factors, it is, considered that the outbuilding does not have a detrimental impact on the visual amenity of surrounding properties or the wider street scene, such that a refusal could be justified. As such the proposal would comply with the requirements of Policy BE1 of the Hillingdon Local Plan: Part One -Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies DMHB 11 and DMHD 2 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and Section 9.0 of HDAS: Residential Extensions.

Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that planning permission will not be granted for new development which by reason of

its siting, bulk and proximity, would result in a significant loss in residential amenity. Likewise Policies BE20 and BE24 resist any development which would have an adverse impact upon the amenity of nearby residents and occupants through loss of daylight and privacy. Although the building has been set at the end of the rear garden, the raised level of the building allows views back towards the neighbouring properties, with the building more consistent with the first floor bedroom windows. The nearest property at no. 5 would be situated just 16.75m away but this is orientated slightly away from the application site and set at a lower level. It is also noted that the high hedge along the side boundaries does afford a level of screening, which would prevent direct views to the rear of that property. There are views from the outbuilding towards the rear of no. 9 however this is set approximately 21m away. It is also noted that there was previously a raised terrace on this site and the plans indicate the finished levels for the terrace are the same. It is therefore it is considered that the proposed development would not have an adverse impact upon the amenity of nearby residents. As such the proposal complies with the requirements of Policy BE1 of the Hillingdon Local Plan: Part One -Strategic Policies (November 2012), Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies DMHB 11 and DMHD 2 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and Section 9.0 of HDAS: Residential Extensions.

Paragraph 3.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The property benefits from a large garden and sufficient space would be retained.

There is no impact on parking provision as a result of this proposal.

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, number P204 Rev. A.

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 NONSC Non Standard Condition

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

REASON

To avoid any future fragmentation of the curtilage or the creation of a separate residential or business use, so as to protect the amenity of adjoining residential properties in accordance with Policy BE13, BE15, BE19, BE20 and BE21 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 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).

For Private Roads: 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

Part 2 Policies:

AM14 New development and car parking standards.

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
DMHB 11	Design of New Development
DMHD 2	Outbuildings
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

- 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.

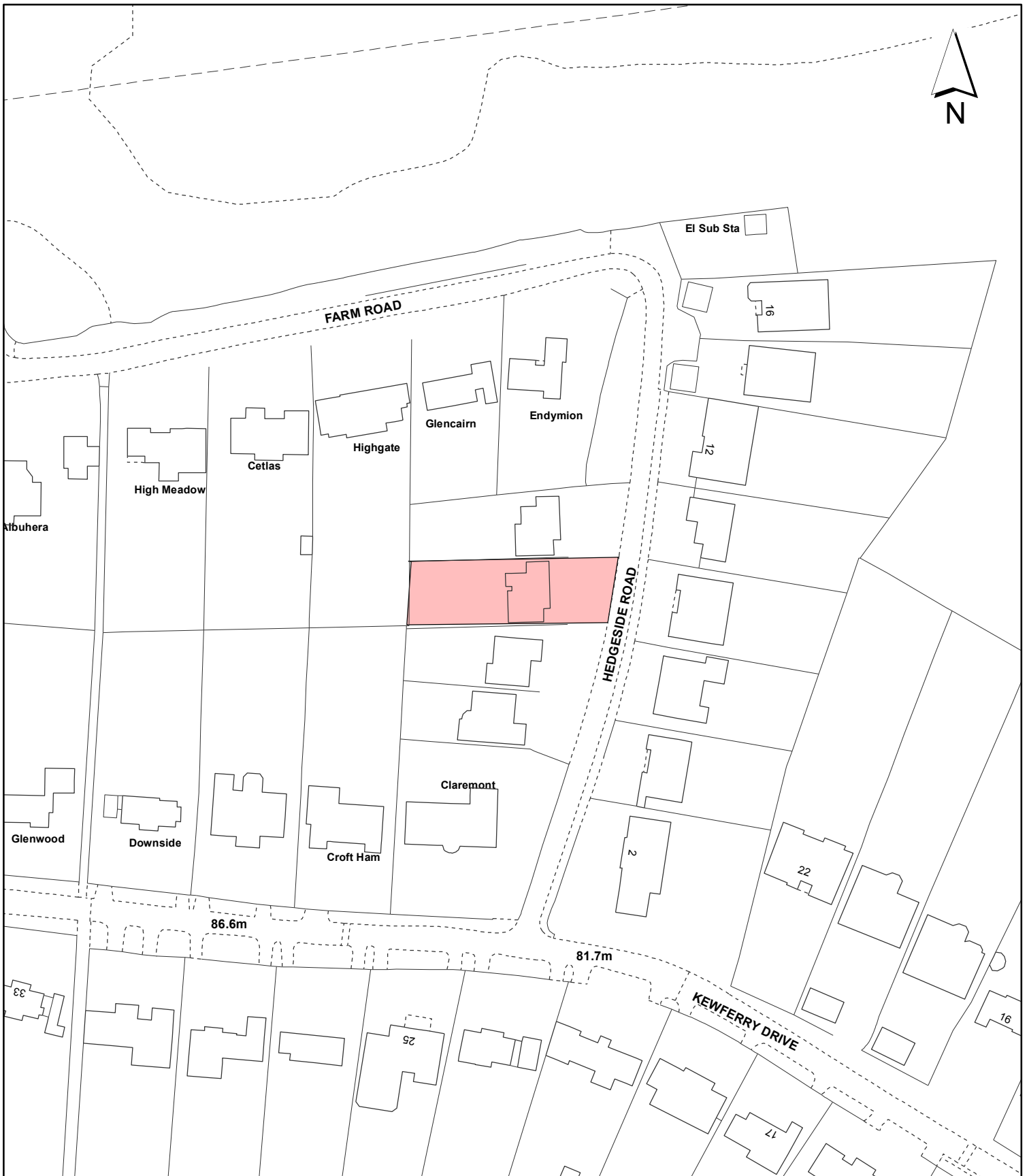
You are advised to consult the Council's Environmental Protection Unit, 3S/02,

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: Liz Arnold

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 2019 Ordnance Survey 100019283

Site Address:

7 Hedgeside Road

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:

38605/APP/2019/2718

Scale:

1:1,250

Planning Committee:

North

Date:

January 2020



HILLINGDON
 LONDON