

Report of the Head of Planning, Transportation and Regeneration

Address 47 WOODFORD CRESCENT PINNER
Development: Conversion of roof space to habitable use to include 3 side roof lights
LBH Ref Nos: 35141/APP/2019/3830
Drawing Nos: 2047/6
2047/5
2047/1

Date Plans Received: 26/11/2019 **Date(s) of Amendment(s):**
Date Application Valid: 26/11/2019

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached bungalow situated on the northern side of Woodford Crescent. The building is set beneath a hipped roof with a hipped front projection and currently benefits from a single storey side and rear extension. The front garden is mainly laid to gravel and provides 2 parking spaces and there is an enclosed garden to the rear.

The streetscene is residential in character and appearance comprising similar bungalows. 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

The proposed loft conversion would extend the rear hip over the single storey extension to form a gable end and includes 3 side rooflights and 1 front rooflight.

1.3 Relevant Planning History

35141/84/1299 47 Woodford Crescent Pinner
Single storey rear extension.

Decision Date: 27-09-1984 **Approved** **Appeal:**

35141/APP/2013/311 47 Woodford Crescent Pinner
Single storey side extension and porch to front involving demolition of existing garage to side (Application for a Certificate of Lawful Development for a Proposed Development).

Decision Date: 07-03-2013 **Approved** **Appeal:**

35141/APP/2013/419 47 Woodford Crescent Pinner
Single storey rear extension

Decision Date: 09-04-2013 **Approved** **Appeal:**

35141/APP/2014/3882 47 Woodford Crescent Pinner

Conversion of roofspace to habitable use to include 2 side rooflights and conversion of rear of roof from hip to gable end with a new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 03-12-2014 **Approved** **Appeal:**

35141/APP/2019/2479 47 Woodford Crescent Pinner

Conversion of roofspace to habitable use to include a rear dormer, 2 front rooflights, 2 rear rooflights and conversion of both sides of roof from hip to gable end with a gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 10-09-2019 **Approved** **Appeal:**

35141/PRC/2019/23 47 Woodford Crescent Pinner

Roof extensions and loft conversion; conservatory extension.

Decision Date: 03-05-2019 **OBJ** **Appeal:**

Comment on Planning History

A certificate of lawfulness was approved in September 2019 for the conversion of the roof from side hips to gable ends and a rear dormer window. This has not been implemented. It should be noted that the current proposal is significantly different to the extensions approved under this Certificate of Lawful Development.

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 Hills Residents Association were consulted for a period of 21 days expiring on the 23 December 2019. A site notice was also erected on the lamp post to the front expiring on the 3 January 2020. One response was received raising the following issues:

- Loss of privacy
- Overdevelopment of the bungalow
- Out of character with extensions to other properties
- The difference in the dates for submission shown on the website and the lamp post
- The Council failed to notify me of the previous planning application (35141/APP/2019/2479)

Officer response: There is a statutory requirement for the Council to provide a 3 week consultation period to allow interested parties to submit comments. The neighbours were advised in writing on the 2 December with a 3 week target date for responses by the 23 December. The site notice needs to be put up by an Officer and it is not always possible for them to do so immediately. Therefore 3 weeks would be required from when the notice is erected. Notwithstanding this all comments received before the decision notice is issued are taken into consideration. With reference to application 35141/APP/2019.2479, this was a Certificate of Lawfulness to consider the development against permitted development rights under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). As this is not a planning application no consultation is required

for this type of application. All other issues are addressed within the report.

Northwood Hills Residents Association:

In July this year a planning application was approved for Conversion of roofspace to habitable use to include a rear dormer, 2 front rooflights, 2 rear rooflights and conversion of both sides of roof from hip to gable end with a gable end window. The application was made and approved under Certificate of Lawful Development for a Proposed Development rules. See 35141/APP/2019/2479.

A second Planning application (under normal rules) see 35141/APP/2019/3830 has now been submitted to extend the roof out to the eaves with a large bedroom window which would look straight into the living rooms of bungalows around the corner in Woodford Crescent. Due to the shape of the road the gardens around the corner are not large so in terms of distance the said bedroom window and neighbouring lounge window is fairly close and likely to cause loss of privacy.

A site inspection also revealed that the shape of the roof layout requested by the applicant is out of character with other properties.

A ward Councillor has called the application to Committee with regard to the concerns raised in the Northwood Hills Residents Association comments (loss of privacy/out of character).

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:

DMHB 11 Design of New Development

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 5 Pedestrians and Cyclists

DMT 6 Vehicle Parking

LPP 3.5 (2016) Quality and design of housing developments

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 Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020)

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 have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

The proposal includes extending the main roof to the rear over the existing single storey extension and the creation of a rear gable with gable end window. The proposal would also include 2 rooflights to one side elevation and one to the other as well as one on the front elevation. It is noted that many of the neighbouring properties have been extended in a variety of ways including some within the loft space, including side hips to gables and rear dormers under permitted development rights and some further along the road, which have converted in a similar manner with an extended ridgeline. Therefore in terms of appearance, there is no objection to this form of development. As such, the proposal is considered to comply with the requirements of Policies DMHB 11 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020).

The proposed rear hip to gable over the existing extension would not extend beyond the existing footprint of the existing dwelling. It is noted that both adjacent properties currently benefit from rear extensions the proposed alterations to the roof would sit between the flank walls of those properties. It is therefore considered that the proposal would not result in a significant impact on the amenities of those properties by virtue of loss of light, loss of outlook or overbearing. The proposed gable end window would overlook the rear garden of the application site, set back 20.35m from the rear boundary with no. 61 Woodford Crescent, which in turn is set at an angle to the application site. this property has previously been extended under Permitted Development with a rear extension, which has significantly reduced the amount of private amenity space to the rear. The fence along the boundary would obscure the part of the garden closest to the site and be sufficient to retain a minimum of 21m between the proposed window and the amenity space of no. 61. Beyond the patio area of no. 63 would be separated by approximately 24m.

It is therefore considered that there is a sufficient degree of separation between the properties that there would not be significant overlooking, or indeed a level of overlooking beyond that which might be expected in such a residential area. The side rooflights would serve non habitable rooms or would act as secondary windows and could be conditioned to be obscure glazed and non opening below 1.8m. As such, it is not considered the proposal would result in an un-neighbourly form of development, which would significantly harms the residential amenities of the occupiers of the adjoining property from increased overshadowing, loss of sunlight, visual intrusion, over-dominance or loss of privacy. As such, the proposal is in compliance with Policies DMHB 11 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020).

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).

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

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, number 2047/5.

REASON

To ensure the development complies with the provisions of the Local Plan: Part Two - Development Management Policies (2020) and the London Plan (2016).

3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policies DMHB 11 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020).

4 HO6 Obscure Glazing

Notwithstanding the submitted plans rooflights at first floor level facing No's 45 & 49 Woodford Crescent shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020).

INFORMATIVES

- 1** On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant policies from the Local Plan: Part Two - Development Management Policies (2020).
- 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.

- 3** 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 which are audible at the site boundary shall only be carried out between the hours of 08.00 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 or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) 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.

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:

DMHB 11 Design of New Development
DMHD 1 Alterations and Extensions to Residential Dwellings
DMT 5 Pedestrians and Cyclists
DMT 6 Vehicle Parking
LPP 3.5 (2016) Quality and design of housing developments

- 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).

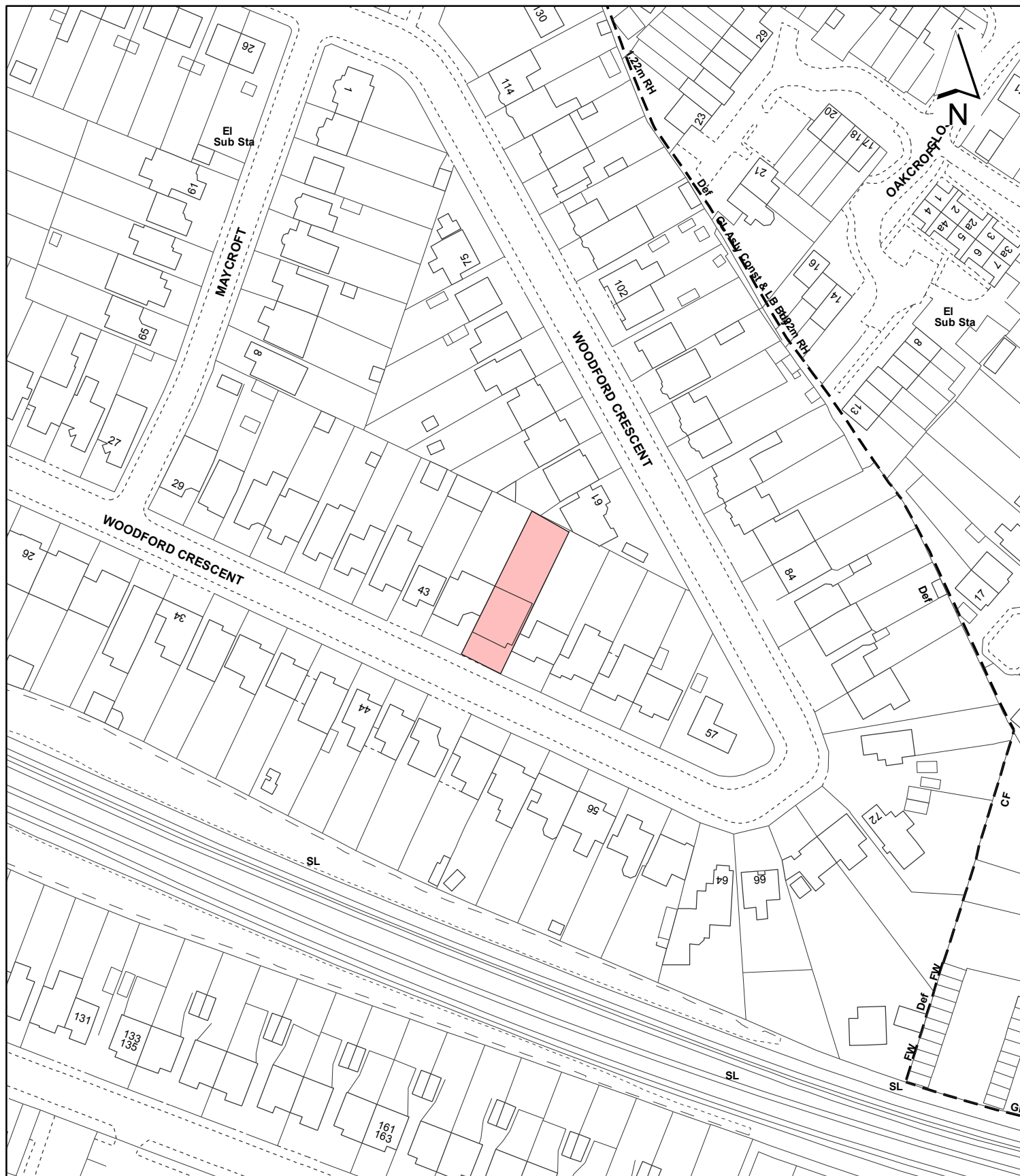
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks 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.

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Site Address:

47 Woodford Crescent

Planning Application Ref:

35141/APP/2019/3830

Planning Committee:

North

Scale:

1:1,250

Date:

February 2020

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



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