

Report of the Head of Planning, Transportation and Regeneration

Address 17 WOODGATE CRESCENT NORTHWOOD
Development: Single storey extension to storage shed (Retrospective).
LBH Ref Nos: 42270/APP/2019/4154
Drawing Nos: Planning Statement
Location Plan
20.01 Rev. 00.03
10.01 Rev. 00.03

Date Plans Received: 31/12/2019 **Date(s) of Amendment(s):** 31/12/2019
Date Application Valid: 08/01/2020

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises a two storey detached dwelling in a substantial plot with a large paved driveway to the front and gardens areas to both sides and the rear. There are two large outbuildings which have been recently constructed following the demolition of three previously existing outbuildings. These were the subject of an application for a Certificate of Lawful Development for an existing development under reference 42270/APP/2019/702 which was refused on 20/5/2019.

The site is located within the Gatehill Farm Estate Area of Special Local Character.

1.2 Proposed Scheme

This application seeks permission for the retention of a single storey extension to the rear of the existing storage building. This existing extension to the storage shed infills an area, measuring 5.045 metres in depth, 2.475 metres width up to 3.2 metres in width, resulting in a shed structure which extends approximately 8.2 metres in depth.

1.3 Relevant Planning History

42270/APP/2019/702 17 Woodgate Crescent Northwood

Construction of two outbuildings for use as a gym/yoga studio and ancillary kitchen and storage facilities (Application for a Certificate of Lawful Development for an Existing Operation).

Decision Date: 20-05-2019 Refused **Appeal:**

42270/APP/2019/703 17 Woodgate Crescent Northwood

Single storey extension to storage shed (Retrospective).

Decision Date: 20-11-2019 Refused **Appeal:**

Comment on Planning History

42270/88/2158 - Erection of a single storey rear extension - approved 25/11/1988

42270/APP/2019/702 - Construction of two outbuildings for use as a gym/yoga studio and ancillary kitchen and storage facilities (Application for a Certificate of Lawful Development for an Existing Operation). Refused 20/5/2019

42270/APP/2019/703 - Single storey extension to storage shed (Retrospective). Refused 26/11/2019

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- 14th February 2020

3. Comments on Public Consultations

EXTERNAL CONSULTATION

Letters were sent to neighbouring properties and a site notice was erected towards the front of the site. All consultations expired on the 11/02/2020. Comments have been received from 9 properties in support of the application and are summarised as follows:

- The extension is compliant with Hillingdon Council's guidelines for extensions in all material respects and maintains the quality of the built environment for the Gatehill estate.
- The extension is not visible from any public view and so does not harm the appearance and character of Gatehill Farm Estate.
- It improves the overall quality of the housing in the estate.
- The reinstatement of the front wall and removal of the fuel tanks means that the appearance and character of the area has been improved and safe-guarded by removing disused hazardous fuel tanks.
- The extension is only visible to No 15 through their side windows. These views are largely screened by mature conifer trees and shrubs and the outlook is further softened by the leafy netting on the side wall.
- The large gap separating the extension from No15's windows means there is no overbearing or dominant effect on No 15. There is no loss of sunlight or daylight.
- No part of the extension overhangs on to adjoining land and is within the boundary of No 17.
- The extension has been extended by approximately 5m and is slightly above Hillingdon's guidelines but shorter than national guidelines under permitted development rights.
- There are no windows on the side wall of the extension so there is no overlooking or loss of privacy.
- St John's school are building a massive sports hall immediately behind No 15 and No 17 and this can be also be seen from Woodgate Crescent. This development is clearly dominant, overbearing and leads to loss of outlook particularly for both Nos 15 and Nos 17. If such a large structure was considered not to be over-bearing or dominant, not visually intrusive and not detrimental to the outlook of the residents of Gatehill Estate, then by comparison the small extension at No 17 must be approved.
- The development has made the environment safer and more secure.
- The applicants have further softened the outlook by the use of green netting along the length of the side wall.
- The development is sustainable and is supported by nation planning guidelines.

CASE OFFICER COMMENT:

The existing development's impact with regard to design and amenity are considered within the main body of the report. It is noted that permitted development rights afforded under the General Permitted Development Order do not form part of the consideration for a planning application. An Article 4 direction also covers the London Borough of Hillingdon, removing permitted development rights for extensions beyond the rear wall of the original dwelling house by more than 4 metres.

A petition with 51 signatories has also been received alongside objections from 6 properties. The comments made are summarised as follows:

- The same reasons apply as the previous refused application.
- The existing extension, by reason of its size, scale and bulk, fails to harmonise with the architectural composition of the existing outbuilding and would be detrimental to the character, appearance and visual amenities of the Gatehill Farm Estate Northwood Area of Special Local Character.
- The existing extension, by reason of its size and siting, is detrimental to the amenities of the adjoining occupier at 15 Woodgate Crescent by reason of overdominance, visual intrusion and loss of outlook.
- Refusal reasons on the previous application have not been addressed.
- Large structures have been erected at the rear without Planning Permission on the pretext of 'permitted development'.
- The large developments and extensions being allowed in Gatehill are cutting down trees, shrubbery and hedges which is changing the view and amenities of the neighbouring properties with total disregard to the impact on neighbours.
- There are no material changes to the previous refused application other than the nylon camouflage netting which is no solution.
- The submitted plans and supporting documentation are inaccurate.
- The removal of the rusting fuel tanks may not have been in accordance with regulations.
- No.15 and no.17 Woodgate Crescent date back to 1923 and 1924 and are of historic interest.
- The size, scale and location of the building do not accord with guidelines.
- The impact on the trees represents a further reason for refusal.

GATEHILL RESIDENTS ASSOCIATION:

In conjunction with these comments, the Gatehill Residents Association provided the following comments:

Gatehill Residents' Association (GRA) objects to this further application and asks that it be refused permission.

We submit a petition from local residents as we believe that attaching some form of netting in an attempt to camouflage the building does not satisfy the 2 refusal reasons which the North Planning Committee unanimously agreed at its meeting on 20th November 2019 for the previous identical planning application.

Previous Identical Refused Scheme

1. This retrospective application is for the exact same building which was considered by the planning team last year, application 42270/APP/2019/703.
2. Links to the plans, comprehensive officer report and the refusal notice dated 26th November 2019 are attached at the end of this letter for ease of reference.
3. Officers recommended application 42270/APP/2019/703 for refusal in November 2019.

This was after many visits from the planning team who looked at this building and the 2 other large buildings which have all been built without planning permission at this site.

4. As is his right, the applicant submitted additional information for consideration by the committee members of the North Planning Committee in advance of the November 20th meeting. He also presented additional information to the committee as part of the planning meeting. However, the North Planning Committee unanimously endorsed Officer and Head of Planning recommendation at the meeting of 20th November and refused permission.

5. The meeting asked for an Enforcement report to be produced for not only the retrospective 'shed extension' but also the newly built 'kitchen/hobby room' and 'yoga studio with shower and toilet'.

6. The refusal notice dated 26th November 2019 gave 2 reasons for refusal:

'1. The existing extension, by reason of its size, scale and bulk, fails to harmonise with the architectural composition of the existing outbuilding and would be detrimental to the character, appearance and visual amenities of the Gatehill Farm Estate Northwood Area of Special Local Character.' and

'2. The existing extension, by reason of its size and siting, is detrimental to the amenities of the adjoining occupier at 15 Woodgate Crescent by reason of overdominance, visual intrusion and loss of outlook'

Current Identical Scheme

7. The plans for this second application for the 'shed extension' 42270/APP/2019/4154 contains the same numerous inaccuracies, misrepresentations and mixtures of 'as-built' buildings adjacent to buildings which have been demolished and buildings which have been built but omitted. The newly laid concrete and rubble path (over 0.4 metres high) adjacent to the buildings is still not documented on any of the plans. I would refer you to the attached copy of my previous letters which outlined some of these errors which still apply.

8. There has been no change to the dimensions of the actual built building being considered and so refusal reason 1 referring to the building's size, scale and bulk is still valid.

9. We remind you that a professional surveyor's report has been submitted which confirms the relative heights of the building, rubble path and neighbour's property.

10. A camouflage net has been attached to part of the side of the building however the GRA does not believe that adding this net overcomes refusal reason 2.

Planning Statement

11. The applicant has submitted a 22-page document expanding on the information he supplied to the North Planning Committee for their consideration at the meeting in November. We do not believe that this document raises material information.

12. For clarification, the 2 further outbuildings which the applicant refers to in the document were built concurrently with this 'shed extension'. The application for permitted development of these buildings was refused in May 2019.

13. For clarification, the rebuilding of the redbrick left-hand side pediment adjacent to the front of the garage to mirror the right-hand side is not under consideration in this application nor the previous application and the GRA has no objection to the repair work.

14. We dispute the applicant's assertion that 'the extension is generally well screened by trees' and refer you to the photographs of the extension which have been previously submitted to the council and can be seen in the attached copies of previous letters attached. We also attach a photo of the neighbour's trees, shrubs and boundary hedge prior to the building work for comparison.

15. We do not believe that the applicant's design aim of 'complementing the character of

the existing building' has been achieved. The original coal shed was built using the same red bricks which the house, pediment and gate posts were all built from. It was less than half of the current height, around 3 metres long with a pitched roof, a mini garage shape. This is in stark contrast to the breeze block and render building well over 3 metres high and now over 8 metres in length with a flat roof.

16. The applicant states on page 3 paragraph 5 that his proposal, an enlarged shed, was to primarily 'meet the local strategic background and supply of housing land.' This contradicts his claim that this new building attached to the garage is purely for storage as an outbuilding.

17. On page 6 the applicant states that the existing storage shed is set ~1.25 metres from the boundary. This distance is at odds with the variety of distances outlined on the applicant's numerous revised submitted plans and does not entirely explain the careless location plan which has been submitted with this application and is at odds with the location plan of the previous application. The neighbour's solicitor is currently seeking redress for trespass.

18. It is pertinent to point out that the line of conifer trees were planted by the neighbour no 15 Woodgate Crescent nearly 40 years ago, long before the applicant moved in to his property and which have, until the applicant hacked the branches off in August 2018, been maintained entirely at the neighbour's expense. They can be measured to be at most 0.8 metres from the building.

19. The GRA was not present at any of the meetings with council officers which the applicant states took place before he commenced building the 3 outbuildings. However, from our experience of meetings with planning officers, we are very surprised that officers would have so enthusiastically encouraged the applicant to build 3 outbuildings complete with a bathroom and kitchen without submitting either a full planning application or application for permitted development. In our experience, officers always state that without detailed design information they can only provide limited advice on any proposed schemes. They also make it abundantly clear that views expressed cannot be taken to prejudice the formal decision of the council in respect of any subsequent planning application which would be subject to consultation.

20. The applicant and neighbour disagree about the dimensions and materials of the previous coal shed which has been extended and is the subject of this application. The neighbour has supplied a photograph to support her statements that the coal shed was approximately 1.5 metres high and built of red bricks, but the applicant has not supplied any photographs to support his claim that the original coal shed was 3.2 metres tall.

21. The applicant has referred to the construction of a Sports Hall at St John's school. The school is situated along 2 of the application site's boundaries. Whilst the GRA has sympathy for the view the applicants now have, we note that the Sports Hall has planning permission. It is located at least 90 metres from the application property and if the applicant himself had not arranged for trees to be cut down in his own garden, his neighbour's garden (without consent) and trees owned by St John's (without consent), the view of the Sports Hall would be minimal. We believe that the granting of planning permission for the Sports Hall does not justify the applicant building without obtaining necessary permissions.

22. The applicant states that he has removed old oil tanks from his property. It is clear from the applicant's photograph of the oil tank in its moved position to in front of the garage doors that the oil tank was just over 1 metre high. We do not believe that this justifies the erection of buildings with a larger footprint and 2 ½ times higher.

23. Obviously, the applicants would not erect buildings which they would consider to be detrimental to their own amenity. As they do not live next door at no 15 Woodgate Crescent, they are not in a position to independently decide whether their actions have caused a loss of amenity to their neighbour. We agree with the Officers' assessment of loss of amenity to the neighbour.

24. We do not see any relevance between this application for an outbuilding in a residential area and the Langham Windfarm appeal decision for a 12- turbine scheme in the Scottish Highlands which the applicant refers to, nor the Carland Cross Windfarm scheme which was one of the first windfarms in the country built on the moors near Newquay in Cornwall in 1992.

Additional refusal reason

25. In addition to the 2 refusal reasons agreed by the North Planning Committee, we suggest that a 3rd be added. Policy DMHD 2 ii) states that residential outbuildings must 'have regard to existing trees'. Policy DMHB 14 A) states 'All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.' Policy DMHB 14 D) states 'Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected.'

26. The applicant's own photographs on page 10 and 11 of the before and after view of the front pediment and neighbour's trees clearly shows the thinned-out trees. Both the GRA and the neighbour have submitted photos to illustrate the neighbour 15 Woodgate Crescent's statement that her trees, shrubs and hedges have been removed or damaged by the applicant.

27. We appreciate that it would be extremely difficult for a qualified arboriculturalist to produce an accurate retrospective plan as trees have been removed. It has however been proved that trees have been affected by this development and no provision has been made for the long-term protection of the remaining trees. These actions are all contrary to policy and provide another refusal reason.

To summarise, the GRA does not believe that this application satisfactorily addresses any of the refusal reasons made by the North Planning Committee in November 2019 for the previous identical application for the same building. We do not believe that any of the information in the planning statement, an expansion of information supplied to the previous planning committee, is material to this application.

We urge the council to refuse permission and to take enforcement action on this building and the 2 other buildings which are part of the scheme at the earliest possibility.

INTERNAL CONSULTATION

TREES AND LANDSCAPING OFFICER:

This site is occupied by a large two-storey house located in the north-east corner of a residential cul-de-sac. There is a garage and a series of outbuildings along the north-west boundary to the rear of the site. The site is covered by TPO 229, however, there are no trees close to these outbuildings.

COMMENT No trees are thought to have been affected by the single-storey extension. According to the TPO map, (dated 1978) the site previously had a number of outbuildings (and a glass house) along the north-east boundary. The outbuilding does not make a significant impact on the residual amenity / garden space and cannot be seen from a public vantage point.

RECOMMENDATION No objection and no need for landscape conditions.

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM6 (2012) Flood Risk Management
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- DMEI 9 Management of Flood Risk
- DMHB 11 Design of New Development
- DMHB 14 Trees and Landscaping
- DMHB 18 Private Outdoor Amenity Space
- DMHB 5 Areas of Special Local Character
- DMHB 6 Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
- DMHD 2 Outbuildings
- DMT 1 Managing Transport Impacts
- DMT 2 Highways Impacts
- DMT 6 Vehicle Parking
- LPP 5.12 (2016) Flood risk management
- LPP 5.13 (2016) Sustainable drainage
- LPP 7.4 (2016) Local character
- LPP 7.6 (2016) Architecture
- NPPF- 12 NPPF-12 2018 - Achieving well-designed places
- NPPF- 15 NPPF-15 2018 - Conserving and enhancing the natural environment
- NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment

5. MAIN PLANNING ISSUES

IMPACT ON CHARACTER AND APPEARANCE OF THE AREA

Policy DMHB 5 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

A) Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area.

B) Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings.

Policy DMHB 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) relates to new houses within Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character but highlights the need to respect building lines, reflect the materials and traditional roof design of the area, utilise unobtrusive boundary treatment and preserve boundary planting.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that all development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design. Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that the Council will require residential outbuildings to meet the following criteria: i) the building must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers; ii) the developed footprint of the proposed building must be proportionate to the footprint of the dwelling house and to the residential curtilage in which it stands and have regard to existing trees; iii) the use shall be for a purpose incidental to the enjoyment of the dwelling house and not capable for use as independent residential accommodation; and iv) primary living accommodation such as a bedroom, bathroom, or kitchen will not be permitted.

Paragraph A1.33 of Appendix A contained within the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states: "The Council will aim to safeguard the character and appearance of an area and the amenity of local residents from inappropriate development, such as 'beds in sheds'. The Council will strongly resist proposals for detached outbuildings which are considered to: i) be capable of independent occupation from the main dwelling and which effectively constitute a separate dwelling in a position where such a dwelling would not be accepted; or ii) result in an over dominant and visually obtrusive form of development and as a result have an adverse effect on the character and appearance of the dwelling and the wider locality."

Further, Paragraph A1.34 states: "As a general guide, an outbuilding should be no greater than 30 square metres and should not significantly reduce private amenity space or the landscape and ecological value of the garden. Outbuildings should respect neighbouring properties and should not result in the excessive loss of residential amenity, privacy, outlook and overshadowing/sunlight."

Based on the plans submitted, the existing extension to the storage shed infills an area measuring 5.045 metres in depth, 2.475 to 3.2 metres in width and 3 metres in height. In terms of footprint, the outbuilding structure (including the existing garage and 'garden shed') would increase from approximately 38 square metres to 52 square metres. Based on a site visit, it is clear that the eaves of the extension would not match that of the existing garage and would conflict in terms of roof form. It is also acknowledged that a camouflage netting has been attached to the elevation facing no.15 Woodgate Crescent, although this is not noted on the plans submitted.

The existing development results in a structure which appears in excess of 4 metres in height due to ground level changes from the neighbouring plot at no.15 Woodgate Crescent and measures approximately 8.2 metres in depth. This is in addition to the adjoining kitchen and storage room structure and other structures which have failed to gain planning permission, although these structures do not specifically form the consideration of this

application. Notwithstanding this, the single storey extension to the storage shed is considered to visually amalgamate with the ancillary kitchen and storage room structure to extend approximately 13.5 metres in depth. This development is located along the boundary with no.15 Woodgate Crescent and would extend further than the established building line by a notable distance.

The existing development results in a cramped arrangement which encloses the site itself as well as creates a sense of enclosure for no.15 Woodgate Crescent. The addition of the camouflage netting is not considered to mitigate this impact. The increase in floorspace creates an outbuilding structure which exceeds the 30 square metre guideline and brings into question the ancillary nature of the development. The design of the extension, particularly with regard to the eaves and roof form, is also considered to conflict with the existing garage structure. Overall, the existing development is not considered to reflect the character of the Gatehill Farm Estate Area of Special Local Character, fails to incorporate principles of good design and fails to complement or improve the amenity of the area. As such, the extension is considered contrary to Policies DMHB 5, DMHB 6, DMHB 11 and DMHD 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

IMPACT ON NEIGHBOURS

Policy DMHD 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that:

i) the outbuilding must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Specifically, paragraph 5.40 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states: "For the purposes of this policy, outlook is defined as the visual amenity enjoyed by occupants when looking out of their windows or from their garden. The Council will expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook."

The nearest neighbouring property to the existing development is no.15 Woodgate Crescent which is set further towards the street than the existing garage and storage building at the application site. The extension to this storage building extends beyond the rear wall of this neighbouring property by approximately 8.2 metres. The structure is located approximately 8 metres from no.15 Woodgate Crescent and measures in excess of 4 metres in height when compared to the ground level of this neighbouring property. This is considered to create an oppressive environment. Although the existing development does not impact on the privacy of no.15 Woodgate Crescent, it is considered to create an overdominant structure to the detriment of residential amenity. As such, the existing development is considered to represent an un-neighbourly form of development, contrary to part B) of Policy DMHB 11 and part (i) of Policy DMHD 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

AMENITY SPACE

Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

A) All new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.2.

The existing development does not impact on the provision of amenity space and is not contrary to Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

HIGHWAYS

Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) requires that development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner.

The extension to the storage area does not affect the current parking provision and is not considered contrary to Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

TREES AND LANDSCAPING

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) requires that new development is high quality, sustainable, adaptable, and harmonises with the local context. Landscaping and tree planting should also enhance amenity, biodiversity and green infrastructure.

Policy DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.

B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.

This site lies within the area covered by TPO 229. The three cypress trees on the side boundary in front of the buildings are protected by the TPO, identified as T8, T9 and T10 on the schedule. No trees have been removed specifically to facilitate the development. As stated by the Trees and Landscaping Officer, there is no objection to the proposed development with regard to landscape impacts. As such, the existing development is not considered contrary to Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

FLOODING

Policy 5.12 of the London Plan (March 2016) requires that development proposals must comply with the flood risk assessment and management requirements set out in the NPPF and the associated technical Guidance on flood risk over the lifetime of the development.

Policy 5.13 of the London Plan (March 2016) states that development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not

doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.

Policy EM6 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) states that applicants must demonstrate that Flood Risk can be suitably mitigated.

Policies DMEI 9 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that proposals that fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused.

The current application regards an extension to an existing outbuilding located within Flood Zone 1. The site is not located within a Critical Drainage Area, an area at risk of Surface Water flooding or within 20 metres of the top of a bank of a main river. As such, the submission does not require a Flood Risk Assessment and is not considered contrary to Policy EM6 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMEI 9 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policies 5.12 and 5.13 of the London Plan (March 2016).

CONCLUSION

In conclusion, the existing extension fails to harmonise with the architectural composition of the existing outbuilding and would be detrimental to the character, appearance and visual amenities of the Gatehill Farm Estate Northwood Area of Special Local Character. The existing extension is also considered to be detrimental to the amenities of the adjoining occupier at 15 Woodgate Crescent by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. As such, the application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The existing extension, by reason of its size, scale and bulk, fails to harmonise with the architectural composition of the existing outbuilding and would be detrimental to the character, appearance and visual amenities of the Gatehill Farm Estate Northwood Area of Special Local Character. As such, the existing development fails to accord with Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 5, DMHB 6, DMHB 11 and DMHD 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policies 7.4 and 7.6 of the London Plan (March 2016) and the National Planning Policy Framework (February 2019).

2 NON2 Non Standard reason for refusal

The existing extension, by reason of its size and siting, is detrimental to the amenities of the adjoining occupier at 15 Woodgate Crescent by reason of overdominance, overshadowing, visual intrusion, and loss of outlook, contrary to Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policies 7.4 and 7.6 of the London Plan (March 2016) and the National Planning Policy Framework (February 2019).

INFORMATIVES

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

- DMEI 9 Management of Flood Risk
- DMHB 1 Design of New Development
- DMHB 1 Trees and Landscaping
- DMHB 1 Private Outdoor Amenity Space
- DMHB 5 Areas of Special Local Character
- DMHB 6 Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
- DMHD 2 Outbuildings
- DMT 1 Managing Transport Impacts
- DMT 2 Highways Impacts
- DMT 6 Vehicle Parking
- LPP 5.12 (2016) Flood risk management
- LPP 5.13 (2016) Sustainable drainage
- LPP 7.4 (2016) Local character
- LPP 7.6 (2016) Architecture
- NPPF- 1 NPPF-12 2018 - Achieving well-designed places
- NPPF- 1 NPPF-15 2018 - Conserving and enhancing the natural environment
- NPPF- 1 NPPF-16 2018 - Conserving & enhancing the historic environment

- 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 Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service. We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

Standard Informatives

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

Part 1 Policies:

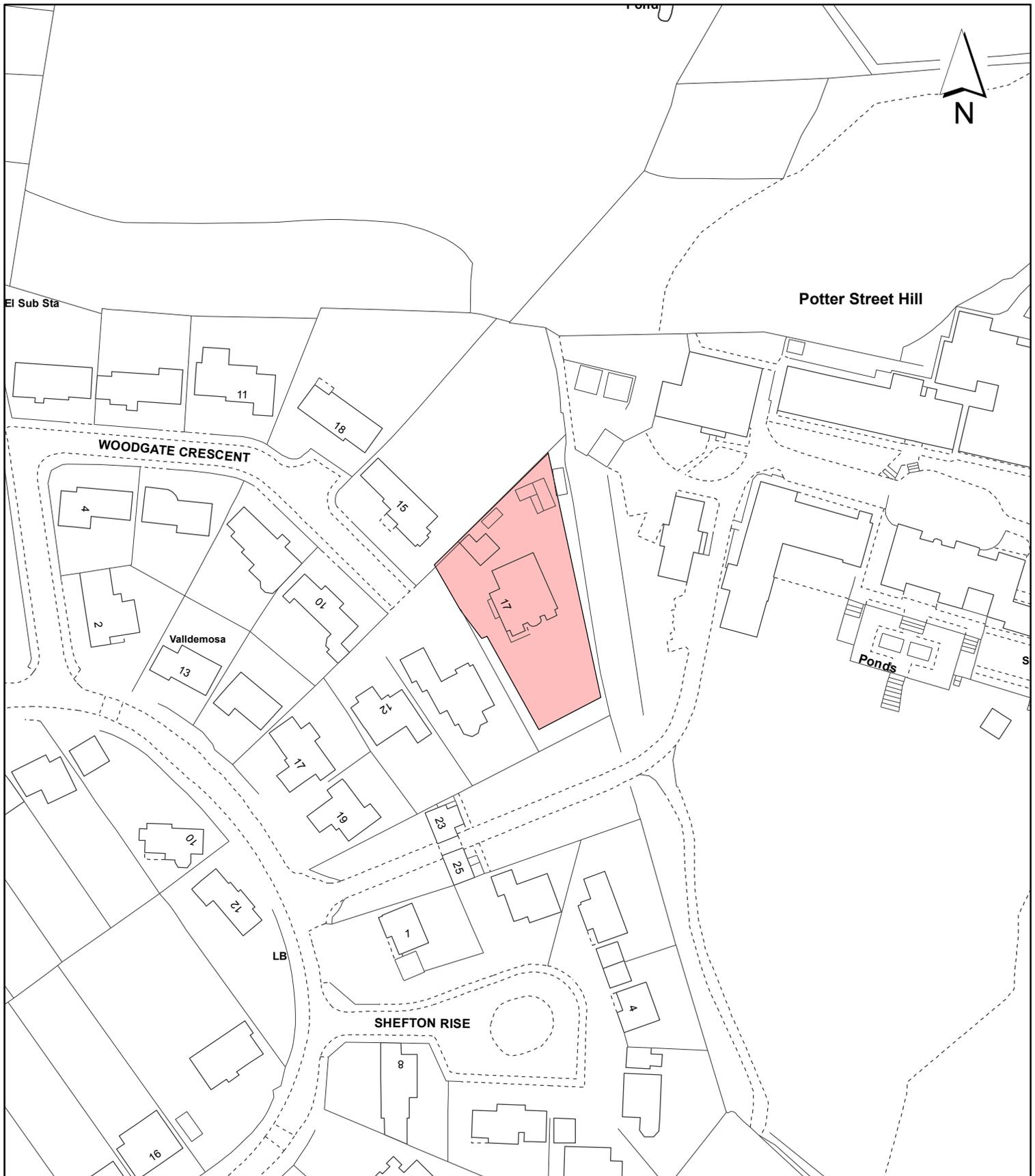
PT1.BE1	(2012) Built Environment
PT1.EM6	(2012) Flood Risk Management
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMEI 9	Management of Flood Risk
DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMHB 5	Areas of Special Local Character
DMHB 6	Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
DMHD 2	Outbuildings
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 15	NPPF-15 2018 - Conserving and enhancing the natural environment
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

Contact Officer: Michael Briginshaw

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**17 Woodgate Crescent
 Northwood**

Planning Application Ref:

42270/APP/2019/4154

Planning Committee:

North

Scale:

1:1,250

Date:

March 2020

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

Civic Centre, Uxbridge, Middx. UB8 1UW
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