

Report of the Head of Planning, Transportation and Regeneration

Address: 17 WOODSIDE ROAD NORTHWOOD
Development: Two storey side extension and first floor rear extension
LBH Ref Nos: 29754/APP/2019/3994
Drawing Nos: 601.102-13 Rev. E
601.102-06 Rev B
601.102-07
601.102-05
601.102-02
601.102-01
601.102-03
601.102-15
Design & access statement
Tree Survey Report
601.102-12A Rev B
601.102-11 Rev B
601.102-14 Rev D

Date Plans Received: 09/12/2019

Date(s) of Amendment(s):

28/05/2020

Date Application Valid: 07/01/2020

09/12/2019

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey, detached dwelling house located to the North West of Woodside Road. The dwelling is a brick and tiled building comprising generous front and rear gardens.

The application property shares side boundaries with Nos.15 and 19 Woodside Road to the South West and North East respectively.

Woodside Road consists of large detached houses of varying designs. The area is residential in character. The site lies within the Gatehill Estate Area of Special Local Character.

1.2 Proposed Scheme

The application is seeking planning permission for the erection of a two storey side extension and first floor rear extension. The side extension would project to the side by 6.703 metres. It would be set back from the front by 1 metre and would span for a depth of 13.5 metres at ground floor and 10.2 metres at first floor. The extension at first floor would wrap around into a rear extension. The first floor rear extension would span to adjoin the existing rear projecting element. The side extension would be characterised by a double hipped roof with a height of 7.2 metres. The main roof would be extended rearward over the first floor rear extension.

During the determination process, the width of the side extension was reduced in size, the increase in ridge height has been removed, the loft conversion has been removed and the design of the extensions has been altered.

1.3 Relevant Planning History

29754/81/0010 17 Woodside Road Northwood

Erection of a first-floor side extension.

Decision Date: 04-03-1981 Approved **Appeal:**

29754/A/82/0695 17 Woodside Road Northwood

Garage.

Decision Date: 23-06-1982 Withdrawn **Appeal:**

29754/APP/2008/3569 17 Woodside Road Northwood

Erection of a part single, part two storey rear extension, single storey side extension and covered front entrance.

Decision Date: 12-03-2009 Approved **Appeal:**

29754/APP/2019/1235 17 Woodside Road Northwood

Two storey side/rear extension

Decision Date: 31-05-2019 Withdrawn **Appeal:**

29754/D/86/0033 17 Woodside Road Northwood

Householder development - residential extension(P)

Decision Date: 12-02-1986 Approved **Appeal:**

29754/F/87/1845 17 Woodside Road Northwood

2-Storey side & rear extension & minor amendment to approved application ref:29754D/86/33

Decision Date: 08-12-1987 Approved **Appeal:**

Comment on Planning History

A previous application to extend the property was withdrawn on 31/05/2019 (Reference: 29754/APP/2019/1235). It is not considered relevant to consideration of this application as no decision was made.

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

Ten neighbouring properties and the Residents Associations were notified about the proposal on 08/01/2020. A site notice was also displayed which expired on 19/02/2020.

Two neighbour responses were received which are summarised as follows:

- Many windows of No.19 face No.17 and the raising of roof and addition of large dormer

will have an adverse impact on No.19 by way of appearing overbearing, visually intrusive, overshadowing and loss of outlook;

- Will negatively impact the charm of the local area;
- Trees, shrubs and vegetation will be impacted negatively;
- Would result in over looking to the rear.

Officer Comments:

The impact of the proposal on the residential amenity of neighbouring properties and the impact on the street scene will be discussed in the report below.

Both the Northwood Residents Association and the Gatehill Residents Association submitted objections:

- Proposed extension is not subordinate or in keeping with the original property;
- The height of the roof would significantly exceed the existing main ridge and would create a visually dominating structure;
- Scale, mass and bulk is out of keeping visually;
- Would detract from the character of the original house, its setting and the street as a whole;
- The proposal fails to complement the character of the area or the original layout of the property;
- Concerned the removal of shrubs and trees from this boundary is contrary to policy
- Inconsistency on the plans in regards to windows on the wall adjacent to 19 Woodside Road;
- House has extended twice and incorporated the original detached garage to increase the floorspace by 76 square metres and a separate garage was built;
- The proposal would increase the ground floor living space by 117 square metres which equates to an increase of 227% contrary to policy;
- The original house was just over 10 metres in width and the first extension to the right hand side is 3 metres. The proposed extension at 7 metres would equate to 100% increase in width to the original property contrary to policy;
- Previous extensions to the rear and side have been approved and built in 1987 and 2008. The current proposal is to extend on the other side of the house to a depth of over 13 metres which would be 6 metres beyond the original house contrary to policy;
- The ridge would be raised by almost a metre and so it is not subordinate to the original;
- Roof extensions creates an increase in the bulk of the roof;
- The effect on some neighbouring properties has not been considered;
- Disappointing that established characteristics are to be removed;
- Two storey porches or glass fronted porches are not a character of the original house, street or area,
- New bay window features are not characteristic or the other proposed on the street;
- The rear dormer looks out of proportion with the rest of the building;
- In response to the four properties that the applicant has highlighted within the Design and Access Statement:
 - 1. 15 Woodside Road was granted permission in 2002 under different planning policies, but is also smaller in width, did not raise the roof height, and not introduced new features;
 - 2. 13 Woodside Road the ridge height has not been raised and no loft conversion has taken place contrary to the D&A Statement;
 - 3. 10 Woodside Road was approved over 10 years ago and the extensions have lower ridge heights and was relatively small;
 - 4. 8A Woodside Road is much further down the road and does not have side dormers contrary to the Design and Access Statement. The works were approved 19 years previously and subject to different policies;
- Setting the front wall of the extension by 1 metre is not sufficient to create a subordinate

extension;

- Information with the Design and Access Statement such as the width is not accurate;
- Property is located near the top of Woodside Road at a bend in the road and so the extensions would have a significant impact on the street scene;
- Would have a detrimental impact on No.19 Woodside Road.

A rebuttal of the Gatehill Residents Associations comments was submitted by the applicants agent. This states that:

- It has been stated that the 13m side extension is out of sync with other houses on the road. In fact, the original house (before any extension) was built to the same depth, so the proposal only comes upto the original building line.
- There are a couple of references to the proposed extension being more than 227% greater than before. This is not correct: the ground floor of the existing house has a GIA of 147.43 sq.m (not including the open porch which is being demolished). With the extension, the proposed dwelling would be 241.43 sq.m which is a 63% increase.
- This is a suggestion that because details of the next door neighbour at No. 15 have not been included, this is a short coming. The applicant has been in touch with the neighbours who have not raised objections to the application. The nearest part of heir house to the side boundary with the subject property is single storey. I has a completely blank facade where it faces No. 17. In addition, the orientation of the house is not north-south, rather the windows on the nearest section face south-easterly and this is away from No. 17.
- Reference is made to the width of the existing house when in fact Policy A1.12 refers to the existing property width. In this case, the attached garage was an original feature and this has not been taken into account. In any event, the revised scheme now creates an extension width no more than half of the original width.

Officer Comments:

It is noted that the size and design of the proposal has been amended since the receipt of these comments. The impact of the proposal on the street scene, Gatehill Estate and character of the existing house will be considered within the main body of the report.

A petition against the proposal was also submitted with 37 valid signatories on behalf of the Gatehill Residents Association. As such, the proposal is to be decided at Planning Committee.

Trees/Landscaping Officer:

The site lies within the area covered by TPO 164 with several protected trees present - G4, G5, T15, T16, T18 and T19. A tree survey has been submitted. The report has identified and assessed the condition and value of 31 individual trees and groups. Nine are 'B' Grade trees: T1, T4, T6, T18, T21, T25, T29, T30 and T31. All other trees are to be category 'C'. The report confirms which trees are protected by the TPO; T3 and T4 (in the survey) are in group G4, T17 and T18 are in group G5, T22 is T20 and T21 is T21, according to the TPO. The survey provides a Tree Constraints Plan in appendix 4 which indicates the sensitive root protection area (RPA) of the trees and should be used to inform any future layout proposals. This is only the second stage of a five part process designed to protect trees on the development site. According to the proposed block plan there should be no direct impact on the existing trees, however, tree protection will be required to prevent indirect damage association with the works. Outstanding information includes an Arboricultural Impact Assessment, an Arboricultural Method Statement and Tree Protection Measures which should include supervision on site by a tree consultant. The impact assessment should take into account any indirect influences including access arrangements and the

need for working space to construct the new house. No objection subject to pre-commencement conditions RES8 and RES10.

Conservation Officer:

The existing property on the site is characterised by its red brick external appearance. It is set on a generous sized plot with a substantial gap to the west of the dwelling. The original dwelling dates from the 1930s and is one of the original buildings built when the estate was established. The property is uniquely orientated with the front entrance located along the west elevation.

The Gatehill Farm Estate was an area of former farmland (associated to the Grade II Listed Gatehill Farmhouse) which would originally developed in the 1930s as a garden suburb. The plan arrangement of the estate was designed by Soutar (known for work in Hampstead Garden Suburb) with covenants established to control issues such as density of sites, fencing and maintenance of the roads. Unfortunately overtime the area has suffered from modern alterations which have not respected the principles in which the estate had been originally developed. This has to some degree degraded its character and appearance.

The area is characterised by large detached properties set within generous plots with ample gaps between allowing for a low density streetscape. Hedges, mature planting and grass verges define the streetscene contributing to a verdant garden suburb appearance to the area. Predominantly developed in the 1930s, development was then staggered over the decades from the 1950s. This has contributed to the varied character and style of buildings however materials have remained muted and traditional in appearance.

Following amendments which occurred after discussions between the Conservation Officer and Agent, the Conservation Officer has confirmed that the amended proposal would address concerns previously stated and would be considered an improvement from the original proposal. In this instance it is something we could support subject to conditions requesting details of materials, rainwater goods and fenestration prior to the commencement of the development.

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.HE1 (2012) Heritage

Part 2 Policies:

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB 5 Areas of Special Local Character

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMEI 10 Water Management, Efficiency and Quality

DMEI 9	Management of Flood Risk
LPP 3.5	(2016) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relates 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 the residential amenity of the neighbouring dwellings and the provision of acceptable residential amenity for the application property.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods.

Policy DMHB 5 states that within Areas of Special Local Character new development should reflect the character of the area and its original layout. Extensions should be subservient to and respect the style of the original buildings.

Policy DMHB 11 of the Hillingdon 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.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) provides design guidance for householder extensions. It states that rear extensions to detached houses should not exceed 4 metres in depth. Pitched roofs on extensions should be of a similar pitch to that of the original roof. Large crown roofs will not be supported. Two storey side extensions should not exceed more than half the width of the original property and should be set in by at least 1.5 metres if the property is located within the Gatehill Estate. Two storey side extensions should be set back a minimum of one metre from the front elevation.

The rear extension would not project rearwards of the existing building rearmost building line on either floor. The rear elements would not be visible from the street scene. The extension to the existing first floor rear projecting element would include the raising of the roof but this would not exceed the height of the original roof ridge. As it would not span the full width of the original property it is considered it would still appear subordinate. The Gatehill Farm Estate is characterised by large houses, many of which benefit from large extensions and so the rear extension is not considered to appear out of keeping with the wider area. The application property benefits from a very spacious plot and so it is considered it would not appear as over development.

The side extension would have a width of 6.703 metres which equates to half of the original footprint as the Applicant has confirmed that the single storey garage was an original element. Although it is noted that the first floor side extension would exceed 50% of the width of the original first floor element, it is considered that due to the 1 metre set back from the front and 1.3 metre set down from the existing ridge height it would appear subordinate to the main property. The property is sited on a very wide plot and the extension would be over 4.5 metres from the side boundary line. As such, it is considered that a significant visually open gap would be retained.

The design of the extensions is considered to be in keeping with the character of the

original property ensuring that the distinguishing bay window is unaltered and it remains the focal point of the front elevation. Whilst the new entrance way adds a glazing element from the ground to the eaves, some properties in the wider estate have incorporated modern elements without detracting from the traditional form. In addition, the Council's Conservation Officer has confirmed they support the amended proposal.

The extension would be located a minimum of 4.8 metres from the shared boundary with No.15 Woodside Road. No.15 is set further rearwards than the No.17 and so the extensions would not project rearwards of this property. The side extension would project forwards of this property by 5 metres, however, due to the separation distance it would not intersect the 45 degree horizontal line.

The extensions would be located on the opposite side of the dwelling house to No.19 Woodside Road, however, the roof of the rear projection would be raised which would be visible from this neighbour. No.19 is orientated differently to the application property and the principle elevation faces No.17. The roof enlargement would be located a minimum of 3.2 metres from the closest part of No.17, however this element has no windows facing the property. The enlarged part of the roof would be 9.9 metres from the closest windows facing the property at ground floor when measured from the eaves and the new ridge would be 14 metres away. No.19 is on higher land than the application property and when taking the difference in land level into consideration the new roof would not intersect the 25 degree vertical line from this windows. The eaves height and the roof pitch would not be altered and the roof would not be brought closer to this neighbour. Subsequently, it is considered that it would not have a detrimental impact on this property in terms of loss of light, loss of outlook or sense of dominance.

One additional first floor side window would be installed facing No.19 Woodside Road, however, this would serve a dressing room and so following approval a condition can be added to ensure that this would be obscurely glazed and non-opening. As such, it is considered it would not result in the loss of privacy.

Therefore, it is considered that the proposal would have an acceptable level of impact on the residential amenity of the neighbouring properties in terms of loss of light, loss of outlook, sense of dominance or loss of privacy.

The site is covered by a Tree Preservation Order and a tree survey has been submitted. Whilst there would be no direct impact on the existing trees, protection will be required to prevent indirect damage. The tree officer has requested further information but this can be dealt by way of a condition.

Subsequently, it is considered that the proposal would remain in keeping with the character of the existing house and would appear subordinate, it would not have a detrimental impact on the street scene and would not be detrimental to the character of the wider Gatehill Farm Estate Area of Special Local Character. It would have an acceptable impact on the residential amenity of the neighbouring properties. As such, it would comply with Policies DMHB 5, DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

The application is 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, numbers 601.102-06 Rev B, 601.102-07, 601.102-11 Rev B, 601.102-12A Rev B, 601.102-13 Rev E and 601.102-14 Rev D

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2016).

3 RES7 Materials (Submission)

Prior to above ground works, details of all materials and external surfaces, including details of balconies shall be 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 safeguard the character and appearance of the Area of Special Local Character in accordance to policies HE1 of the Hillingdon Local Plan: Part 1 (2012) and DMHB 1, DMHB 5, DMHB 6 and DMHB 11 of the Hillingdon Local Plan: Part Two (2020)

4 NONSC Non Standard Condition

Prior to above ground works, details of all rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. Details shall include manufacturer information, product type/ code and colour. Works shall commence in accordance to approved details.

REASON

To safeguard the character and appearance of the Area of Special Local Character in accordance to policies HE1 of the Hillingdon Local Plan: Part 1 (2012) and DMHB 1, DMHB 5 and DMHB 6 of the Hillingdon Local Plan: Part Two (2020)

5 NONSC Non Standard Condition

Prior to above ground works, details of all windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Details shall include manufacturer information, material, product type/ code and colour. Works shall commence in accordance to approved details.

REASON

To safeguard the character and appearance of the Area of Special Local Character in accordance to policies HE1 of the Hillingdon Local Plan: Part 1 (2012) and DMHB 1, DMHB 5 and DMHB 6 of the Hillingdon Local Plan: Part Two (2020)

6 HO6 Obscure Glazing

The window facing 19 Woodside Road 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 DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

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 of the development hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

8 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 DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

9 RES10 Tree to be retained

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

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

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

10 RES8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority. Such fencing should be a minimum height of 1.5 metres.

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

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

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

- 2.a There shall be no changes in ground levels;
 - 2.b No materials or plant shall be stored;
 - 2.c No buildings or temporary buildings shall be erected or stationed.
 - 2.d No materials or waste shall be burnt; and.
 - 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.
3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020)

INFORMATIVES

- 1 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.

- 2 On this decision notice policies from the Council's Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.
- 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 Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.
- 4 The site lies in a Critical Drainage Area (CDA) as identified in the Surface Water Management Plan (SWMP) for Hillingdon. A CDA is the catchment area from which surface water drains and contributes to drainage problems. All developments in this area must contribute to managing the risk of flooding from surface water by reducing surface water runoff from the site. Therefore the applicant should minimise the water from your site entering the sewers. No drainage to support the extension should be connected to any existing surface water sewer, other than as an overflow. Water run off from any roof or hard paving associated with the development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, which must be permeable or be collected and directed to a permeable area, otherwise it would need an additional permission. A water butt should be incorporated.

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:

- DMHD 1 Alterations and Extensions to Residential Dwellings
DMHB 5 Areas of Special Local Character
DMHB 11 Design of New Development
DMHB 12 Streets and Public Realm
DMHB 14 Trees and Landscaping
DMEI 10 Water Management, Efficiency and Quality
DMEI 9 Management of Flood Risk
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.

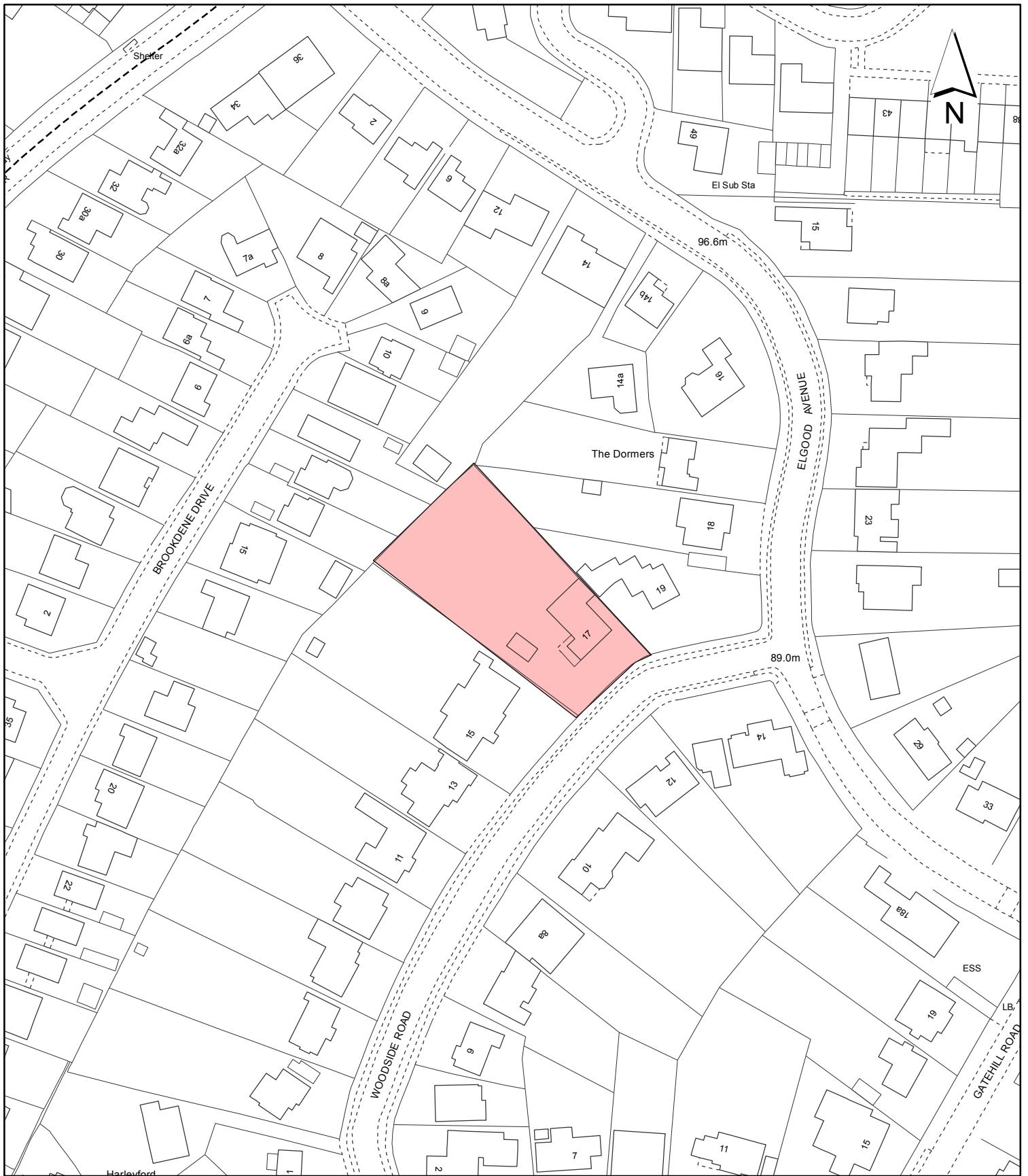
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the 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: Charlotte Spencer

Telephone No: 01895 250230



Notes:

Site boundary

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Site Address:

**17 Woodside Road
Northwood**

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

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

Planning Application Ref:

29754/APP/2019/3994

Scale:

1:1,250

Planning Committee:

North

Date:

June 2020



HILLINGDON
LONDON