

## Report of the Head of Planning, Transportation and Regeneration

**Address** 2 GATEHILL ROAD NORTHWOOD

**Development:** Part two storey, part single storey side extension and part two storey, part single storey rear extension and conversion of single dwelling to 1 x 1-bed, 1 x 3-bed and 2 x 2-bed self-contained flats with associated parking, cycle storage and amenity space, involving demolition of existing garage/store.

**LBH Ref Nos:** 10808/APP/2020/2629

**Drawing Nos:** 102/EX/001  
102/EX/002  
102/EX/104  
102/EX/161  
102/PR/200 C  
102/PR/201 A  
102/PR/203 A  
102/PR/204 C  
102/PR/220 A  
102/PF/221 A  
102/PR/261  
Design and Access and Planning Statement  
Rear Extension Photograph  
Site Photograph  
Transport Technical Note  
Arboricultural Impact Assessment  
Preliminary Ecological Appraisal  
102/EX/121  
102/EX/120  
102/EX/103  
102/EX/101  
102/EX/100  
Traffic Parking Survey

**Date Plans Received:** 19/08/2020      **Date(s) of Amendment(s):** 19/08/2020  
**Date Application Valid:** 28/08/2020      19/08/0020

### 1. SUMMARY

The application seeks planning permission for the erection of a part two storey, part single storey side extension and part two storey, part single storey rear extension and conversion of single dwelling to 1 x 1-bed, 1 x 3-bed and 2 x 2-bed self-contained flats with associated parking, cycle storage and amenity space, involving demolition of existing garage/store.

It is considered that although the proposal would have an acceptable level of impact on the residential amenity of the neighbouring properties, it would be considered as over-development of the site, it would fail to appear in keeping with the character of the Gatehill Farm Area of Special Local Character (ASLC), it would fail to provide adequate off street parking provision and would fail to provide an acceptable living environment for future residents.

The layout of the Gatehill Estate Area of Special Local Character is defined by individual, spacious landscaped housing plots. The additions to the current property to facilitate the conversion, when combined with the intensification of the plot to create multiple units, would be significantly detrimental to the character and appearance of the site and the surrounding Area of Special Local Character.

Therefore, the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), and Policies DMHB 6, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

## **2. RECOMMENDATION**

### **REFUSAL for the following reasons:**

#### **1 NON2 Non Standard reason for refusal**

The proposed development would result in the provision of more than one unit per floor resulting in an overdevelopment of the site with inadequate parking and inadequate quality of accommodation. The proposal is thus, contrary to Policies DMH 1 and DMH 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

#### **2 NON2 Non Standard reason for refusal**

The layout of the Gatehill Estate Area of Special Local Character is defined by individual, spacious landscaped housing plots. The additions to the current property to facilitate the conversion, when combined with the intensification of the plot to create multiple units, would be significantly detrimental to the character and appearance of the site and the surrounding Area of Special Local Character. Therefore, the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), and Policies DMHB 6, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

#### **3 NON2 Non Standard reason for refusal**

The proposed side extension by reason of the use of vertical timber cladding would fail to relate to the original building and would thus be detrimental to the character and appearance of the street scene and surrounding area. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), and Policies DMHB 5, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

#### **4 NON2 Non Standard reason for refusal**

The proposal has not demonstrated that sufficient off street parking/manoeuvring arrangements would be provided, and therefore the development is considered to result in substandard car parking provision and a detrimental impact on the street scene, leading to on-street parking/queuing to the detriment of public and highway safety and contrary to policies DMT 2, DMT 6, DMHB 11, DMHB 12 and DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and to Hillingdon's Adopted Parking Standards as set out in Appendix C of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

#### **5 NON2 Non Standard reason for refusal**

The proposed 3-bed and 2-bed flats would be of an unsatisfactory size for the future occupiers of the flats and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policy DMHB 16 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policy 3.5 and Table 3.3 of the London Plan (2016), the Housing Standards Minor Alterations to The London Plan (March 2016), the Mayor of

London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).

**6 NON2 Non Standard reason for refusal**

The proposal, by reason of the lack of private amenity space for flats 3 and 4 would give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers and would be contrary to Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

**INFORMATIVES**

**1 I52 Compulsory Informative (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 I53 Compulsory Informative (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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

DMHB 1	Heritage Assets
DMHB 5	Areas of Special Local Character
DMHB 6	Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 15	Planning for Safer Places
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMHB 18	Private Outdoor Amenity Space
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
DMEI 10	Water Management, Efficiency and Quality
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.13	(2016) Sustainable drainage
LPP 7.8	(2016) Heritage assets and archaeology
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

**3 I59 Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then Development Management Policies, then London Plan Policies (2016).

#### **4 171 LBH worked applicant in a positive & proactive (Refusing)**

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 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. 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.

#### **5**

The proposal is liable for the Council's and Mayoral Community Infrastructure Levy (CIL) and so with any resubmission of the application, a CIL liability form is required.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application relates to a two storey, detached dwelling house located to the east of Gatehill Road. The attractive, brick and tile dwelling is set back from the road by 9 metres of soft landscaping and hardstanding which provides space to park multiple cars. To the rear and side lies a garden area which acts as private amenity space for the occupiers.

The application site is located on a prominent corner plot at the start of the Gatehill Estate, with Northwood Way running along the South boundary. It shares a side boundary with No.4 Gatehill Road to the North, and No.1 Northwood Way to the East.

The Grade II Listed, Gatehill Farmhouse is located on the opposite side of the road to the application property. The area is residential in character and appearance and the site lies within the Gatehill Farm Estate Area of Special Local Character (ASLC).

The Gatehill Farm Estate originates from the early 20th Century. The development by Messrs Harry Neal Ltd was located on the land formerly associated to the Gatehill Farm. The Grade II Listed, 16th Century farmhouse was retained as part of the development and is located to the North of the application site and is considered as a prominent reminder of the areas rural past. The properties from the early 20th Century are well-defined by their Arts and Crafts influence. Archibald Soutar was the architect commissioned to plan the estate which was influenced by his work on the Hampstead Garden Suburb in terms of layout and architectural style. Control over issues such as density, fencing, and maintenance of the road by means of covenants were adopted at the time ensuring the conservation and preservation of the estate and its interesting character. As existing the Gatehill Farm Estate has retained its original grain of development with detached dwellings set on spacious plots with vegetation such as hedges marking boundaries. The existing dwelling and site significantly and positively contributes to the character and appearance of the street scene and ASLC and it is an early property forming part of the original development of the area.

#### **3.2 Proposed Scheme**

The application is seeking planning permission for the erection of a part two storey, part single storey side extension and part two storey, part single storey rear extension and conversion of single dwelling to 1 x 1-bed, 1 x 3-bed and 2 x 2-bed self-contained flats with associated parking, cycle storage and amenity space, involving demolition of existing garage/store.

At ground floor, the side extension would have a maximum width of 4.7 metres. At ground floor it would be set back from the main entrance by 0.1 metres and would span for a depth of 8.9 metres to be built flush with the existing rear elevation. At first floor it would have a width of 4 metres and would span for a depth of 7.8 metres. At first floor, the extension would wrap around into a small rear infill extension. The side extension would be characterised by a hipped roof with a maximum height of 7.3 metres and a cat slide roof would connect the first and ground floors. A small dormer would be installed on the side at first floor level. To the rear the roof would have a double hip with the same height.

At ground floor the rear extension would have a depth of 4 metres and would span the for a width of 8.1 metres. At first floor it would have a depth of 3 metres and a width of 5.4 metres. The Two storey element would benefit from a hipped roof with a cat slide roof on one side and would have a maximum height of 7.3 metres. The single storey element would have a hipped roof with a height of 3.5 metres.

The single dwelling house would be converted into 4 flats. Flats 1 and 2 would be at ground floor level and would be a 3-bed and a 1-bed flat respectively. Flats 3 and 4 would be at first floor and would be a 1-bed and 2-bed respectively. There would be a shared hallway and staircase and all 4 flats would be accessed from the existing front door. The ground floor flats would benefit from private amenity space and the first floor flats would benefit from communal amenity space.

The hardstanding to the front of the property would be enlarged to create 4 parking spaces and the existing crossover would be enlarged. A bin and bike store would be provided along the northern boundary line.

### 3.3 Relevant Planning History

10808/A/84/0699                      2 Gatehill Road Northwood  
Householder development - residential extension (P)

**Decision:** 07-06-1984    Approved

10808/PRC/2019/265                2 Gatehill Road Northwood  
Pre-app to consider 3 options on same site  
1. Detached bungalow and extension  
2. Extension and conversion to 4 flats  
3. Demolition and rebuild as 9 flats

**Decision:** 24-04-2020    OBJ

#### Comment on Relevant Planning History

The proposal has previously been considered under a pre-application submission reference 10808/PRC/2019/265 dated 24/04/2020. The pre-application submission also included options to create a detached bungalow and to redevelop the site to create a new building to contain 9 self contained flats. The proposal to extend and convert the property to

flats was referred to within the report as 'Option C'. An objection was raised to all elements of the pre-application submission, however below is the summary of the consideration to Option C:

- There was no objection in principle to the intensification of the site;
- There is scope to extend the building in an appropriate and sensitive manner however, without the submission of scaled elevations it is difficult to determine the impact of the proposed extension;
- The intensification of the plot to multiple units would be significantly detrimental to the surrounding area and would set a precedent which would be likely to be severely detrimental to the significant of the ASLC;
- The alterations required to facilitate such an intensified occupation would fail to wholly respect the original character;
- The increase in car parking would result in the loss of the green qualities the site has to offer and the subdivision and demarcation of private amenity spaces would degrade its open and spacious qualities;
- Due to the distance of the proposed extension to No.4 Gatehill Road and No.1 Northwood Way it is considered that would not have a detrimental impact on these neighbours, however, due to lack of detail about the proposed windows the impact on privacy could not be determined;
- One of the flats would fail to comply with minimum floorspace standards;
- Sufficient private amenity space would be provided for the future occupiers of the flats;
- Advice regarding parking layout was provided;
- Advice regarding tree protection and surface water flooding was provided.

This application is a full planning submission of Option C of the pre-application submission. Further details regarding the appearance of the extension and tree protection has been submitted.

#### **4. Planning Policies and Standards**

London Borough of Hillingdon Development Plan

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)

The Local Plan: Part 2 - Development Management Policies (2020)

The Local Plan: Part 2 - Site Allocations and Designations (2020)

West London Waste Plan (2015)

The London Plan - Consolidated With Alterations (2016)

The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Emerging Planning Policies

Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

- (a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- (b) the extent to which there are unresolved objections to relevant policies (the less

significant the unresolved objections, the greater the weight that may be given); and (c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Draft London Plan (Intend to Publish Version, December 2019)

The GLA consulted upon a draft new London Plan between December 2017 and March 2018 with the intention of replacing the previous versions of the existing London Plan. The Plan was subject to examination hearings from February to May 2019, and a Consolidated Draft Plan with amendments was published in July 2019. The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor on 8th October 2019.

The Mayor has considered the Inspectors' recommendations and, on 9th December 2019, issued to the Secretary of State his intention to publish the London Plan along with a statement of reasons for the Inspectors' recommendations that the Mayor did not wish to accept. The Secretary of State responded on the 13th March 2020 and stated that he was exercising his powers under section 337 of the Greater London Authority Act 1999 to direct that modifications are required. These are set out at Annex 1 of the response, however the letter does also state that if the Mayor can suggest alternative changes to policies that would address the concerns raised, these would also be considered.

More limited weight should be attached to draft London Plan policies where the Secretary of State has directed modifications or where they relate to concerns raised within the letter. Greater weight may be attached to policies that are not subject to modifications from the Secretary of State or that do not relate to issues raised in the letter.

#### **UDP / LDF 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

PT1.H1 (2012) Housing Growth

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 5 Areas of Special Local Character

DMHB 6 Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

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## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

Seven neighbouring properties and the Residents Associations were notified of the proposal on 03/09/2020.

The following responses were received:

- 82 Objections (including the Residents Associations);
- A petition against the proposal comprising 304 valid signatures;
- An objection from the Local Councillor and a call in request.

The objections (excluding the residents association) can be summarised as follows:

Character of the ASLC

- Flatted dwellings would change the character of the estate;
- Intensification of use would be against Policy and does not reflect the character of the ASLC;
- Changing to 4 flats would alter the street scene;
- Size of the flats goes against the spaciousness of the Gatehill Estate
- Would set a precedent;
- Gatehill estate was founded on principle of 1 plot, 1 house, 1 family;
- Site is right at the entrance to the ASLC;
- Multiple Occupancy buildings would be detrimental to the character;
- Rules and regulations of estate means houses could not be overdeveloped;
- Site is not big enough for the development;
- Flats would tarnish of a quiet, respectable residential area of special character;
- Completely different the of dwelling to the rest of the estate;
- Change the nature of the area;
- Paving of the garden would have a detriment on the surrounding area;
- Goes against the private nature of this road;
- Gatehill Estate is a family orientated community;

- Inappropriate development;
- Recent years the area has turned into a development area which is unpleasant;
- Over development of the site;
- The proposed works would increase the house footprint by 55% and would not result in a building of similar scale and proportion as adjacent houses;

#### Impact on Neighbours

- Concerns regarding overlooking to neighbours;
- Outbuildings along the boundary with No.4 will lead to a reduction in light on neighbour
- Details of outbuildings along boundary with No.4 not shown on plans

#### Parking/Highway Issues

- Inadequate parking;
- Only one space per flat;
- Potential overflow onto the street
- Northwood Way and Church Road is a busy bus route;
- Northwood Way is a rat run to schools;
- Parking and traffic survey was carried out early July which is not representative of normal activity due to lock down restrictions;
- Traffic survey done in the middle of the night
- Adjacent to a busy junction;
- Materially exacerbate a congested road-end with roundabout related near misses;
- Already cars parking at the entrance to the state and two cars cannot pass simultaneously;
- Most residents have two cars per family in the area;
- Cause the parking problem to extend further into the estate;
- No provision for visitor parking;
- Lots of small children;
- Access for emergency vehicles will be severely compromised;

#### Future Living Conditions

- The area of two of the flats is below the minimum in Policy;

#### Trees

- There are TPOs on the site;
- No reference to trees on the plans or Design and Access Statement;
- Proposed driveway is shown cutting across a sizeable part of one of the trees roots.

#### Flooding

- Flooding occurs from application site into driveway of No.1 Northwood Way and the road;
- Increase in footprint will compound the problems
- Application does not address flooding issues;
- Extensions and increase in hardstanding reduce the natural soak-away in an area prone to flooding;

#### Noise

- Four households in the garden which will be extra noisy;
- The increase use of the site would increase noise

#### Development/Building Works Issues

- Development will lead to an increase in lorries and vans at a busy junction

#### Sewers

- Problems in the past with blocked sewers which will be exacerbated;

#### Other

- Demarcation of private amenity spaces would degrade its open and spacious qualities;
- Need to keep some areas where families can still find homes;
- The area outside of the property is showing signs of disrepair including littering;
- Reduce the appeal and value of the current homes
- Already been contacted directly by the party and suspect this was against GDPR regulations to gain access to email address;
- Excessive demand on infrastructure and services

The Gatehill Farm Residents Association Objection which was attached to the petition is summarised as follows:

- Property is set at the entrance to the ASLC and is opposite a Grade II Listed Building;
- The intensification of the site to create 4 flats cannot possibly be considered to be in keeping with the defined character of the area, nor its original layout and will have a harmful effect on the character of the estate contrary to policy DMHB 5;
- Policy requires the setting of listed buildings to be carefully preserved and the proposal would have a detrimental impact on the setting of this asset contrary to Policy DHMB 2 D;
- Increase in size of this magnitude is effectively a new house which would dominate the entrance to the estate and not reflect the character of the area and its original layout or scale or proportion;
- The increase in floorspace is 56% including the bin and cycle store;
- Results in a bulky property which is significantly larger than adjacent properties
- The volume of vehicles parked in the frontage will increase and alter the appearance of the street scene;
- Part of the hedge will be removed to create a wider access, along with 2 trees;
- A further tree of class B will likely die as it will have part of its root protection area built on;
- Therefore does not comply with Policy DMHD 1;
- Proposal is harmful to the local character of the estate and does not comply with the requirements of Policy DMH 4;
- The internal floor area of the original building is less than 120Sqm and the proposed it to create two units per floor not one;
- The Design and Access Statements show that flats 3 and 4 do not satisfy the minimum, although it is noted that one of these flats is a 1-bed flat;
- Concerns that the users of the shared amenity space for flats 1 and 4 have a narrow access point risking damage to parked cars;
- The communal amenity space will create a loss of privacy due to flat 2's windows;
- The applicants have ignored the pre-application advice regarding flooding of the site;
- They have stated that the area is not being built on which shows a lack of appreciation of the surface water issues in the surrounding area;
- Any development at this site must address the flooding issues;
- Gatehill Road is one of two access points for the Gatehill Estate and Ravenswood Park Estate;
- Gatehill Road leads out onto a roundabout which was put in to try and make the egress from the Estate safer. This is a complicated junction with the A4125 from Green Lane turning right down Church Road;
- A no left turn restricted hours road sign was erected at the other entry point to remove the Estate being used as a rat run
- Most adults in the area own a car and due to the average age of the residents the option to cycle is not an option;
- The application does not meet the parking requirements;
- There should be 6.5-5 parking spaces for residents plus additional visitors parking and so the proposed number of 4 bays does not meet requirements;
- One of the spaces will open out onto bushes which would prove difficult to get in and out of the vehicle;
- If parking is increased as required by policy this would take up the entire frontage and would alter the setting of the property;
- The bike shed shown provides space for only 4 bicycles contrary to the minimum of 5 spaces;
- Traffic Survey took place in the middle of the night on the day that lockdown was listed and so can not be relied upon to provide an accurate representation of the typical parking patterns;
- The traffic of cars in and out of the flats during the day will be dangerous with unrestricted parking nearby affecting lines of sight on the curve of the road;
- It is of concern that the applicants have disregarded the pre-application advice in terms of the Conservation Officer's comments.

#### Officer Comments:

The outbuildings are the bike and bin store, details of these elements are usually requested by condition as they are small structures. Disruption during building works are a temporary issues and so not a planning consideration. Covenants are not a planning consideration but any planning approval would need to comply with existing covenants. House values are not a planning consideration.

The impact of the development on the street scene and wider ASLC, the impact on the residential amenities of neighbouring properties, the impact on parking and highway safety; the living conditions for future occupiers, the impact on trees and the impact on flooding will be considered in the report below.

#### Internal Consultees

Conservation Officer:

Assessment - Background/Significance:

The property is an attractive, detached dwelling situated on a spacious plot within the Gatehill farm Estate ASLC. The building dates from the early part of the 20th Century and as designed in an Arts and Craft style. It was one of the first buildings to be developed within the Gatehill Estate. The property is relatively unaltered and traditionally constructed, retaining its original plan form and original features internally and it appropriately relates to the principle in which the Gatehill Farm Estate has been developed.

The property is prominently located on a corner plot at the junction of Gatehill Road and Northwood Way and can be viewed as a gateway building and site into the ASLC. Whilst the building does not currently benefit from statutory protection, taking into account its character, appearance and historic built fabric it is considered to be an excellent example of the Arts and Crafts Style in the area and strong contributor to the history and development of Northwood and the Gatehill Estate. Upon further consideration it is highly likely the building could be considered a non-designated heritage asset, if not a designated heritage asset.

The Grade II listed farmhouse is located to the North of the site. It is an attractive property that positively contributes to the history, character and appearance of the area and is a prominent reminder of Northwood's rural past.

The existing dwelling and site significantly and positively contributes to the character and appearance of the street scene and ASLC.

Assessment - Impact:

The existing detached garage/store is of a similar date to the main dwelling and contributes to the domestic appearance of the site. The loss of the garage would be disappointing and would result in some harm, however, consideration is given towards the nature of the structure. On balance the loss of the garage in isolation could be considered, however, it would be strongly encourage that the materials are salvaged and re-used on site.

There are no flatted developments within the estate. To convert and extend the dwelling into 4 flats would result in development failing to relate to the well established built typology. Flatted development within Northwood tend to be located closer to the town centre. To establish such an unwelcome precedent of flatted developments within the ASLC would be severely detrimental to its character, appearance and significance. It would be contrary to the principles in which the area had been originally developed. There would be serious concerns that the development of this site for intensified occupation would inevitably place pressure on other large plots within the ASLC to be developed in a similar manner, eroding the original quality of the area.

It is recognised that the original building would be retained in this instance. However, the extensions

would significantly alter the overall built form of the original building. The proposed extensions would remain separate avoiding any wrap-around element which would be commendable. Furthermore, the roof ridge heights would be set down maintaining subservience. The extensions would ensure ample gaps are retained to all boundaries.

The design and appearance of the additions aim to relate to the character and style of the original dwelling. To avoid a crown roof, the proposal has resulted in a series of hipped roof forms and the need for valley gutters. Whilst there is some concern of this roof design, it is recognised that they are not uncommon features to the historic buildings of this style.

The loss of traditional built fabric to the existing elevations would be disappointing however, these materials can be salvaged and re-used on site. The windows positively contribute to the architectural interest of the ASLC and so the windows would need to be salvaged, upgraded and re-used.

The inclusion of the timber clad detail to the proposed side extension at ground floor would be considered unacceptable as it would fail to relate to the original building. Vertical timber cladding to building elevations is not a feature of the site or found within the ASLC. This is an incongruous detail and should be omitted from the proposal.

The impact of the extensions in isolation would result in some harm but this would be moderate. In isolation the proposed side and rear extension would remain sympathetically in keeping with the architectural language of the original dwelling and it would ensure the existing street scene elevations remain intact.

Intensifying the use of the site would result in a larger portion of the site becoming hardstanding diminishing its green verdant character. In this instance its appearance to have been kept to a minimum. However, due to limited parking it could lead to street parking which in turn can harm the character and appearance of an area and how the heritage asset may be experienced. The hardstanding would need to remain sympathetic to the character of the area. Further details of the proposed bin and cycle store would be required.

Conclusion:

Objection to conversion to flats.

If approved, conditions are recommended.

Trees/Landscaping:

The site lies within the area covered by TPO 169 with three protected trees at the address. In the front garden T6 Thorn and T6 Yew and on the rear boundary G4, four cypress trees.

The application is supported by a tree report which has identified and assessed 13 trees which are on, or close to, the site. According to the report (and a site inspection from the front of the property) the protected yew is a category B tree (T2 on the survey drawing). G9 on the survey drawing is a group of protected along the rear boundary. The protected thorn is missing, presumed dead because it is a relatively short-lived tree and the TPO was served many years ago. All trees can be protected and retained, with the exception of T6, a dead hawthorn, and G10 two small 'C' grade apples. The report includes an arboricultural method statement (AMS) and tree protection details. Clause 12.0 confirms that arboricultural supervision will be provided. The front garden will be affected due to the provision of additional car parking. The established garden should be redesigned to provide suitable private and or shared/communal amenity space.

No objection subject to conditions RES9 (Parts 1, 2, 4 and 5).

Access Officer:

No objections raised from an accessibility perspective.

Highways:

There is an existing single carriageway crossing serving the address which is located off Gatehill Road and general access modifications are proposed.

Aside from the provision of double yellow line restrictions at the junction of the above roads, the area is generally devoid of parking restrictions and the surrounding address broadly exhibit significant levels of on-plot parking provisions which lessen parking burden on-street. Due to the relatively isolated nature of this location from public transport facilities, the site exhibits a low PTAL rating of 2 and therefore raised dependency on the ownership and use of the private motor car.

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires that new development will only be permitted where it accords with the Council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

The Council's maximum standard requires 1-1.5 on-plot spaces per unit to be provided for units up to 2 bedrooms in scale with 2 spaces for the 3 bedroom provision. This equates to a provision ranging from 5-7 spaces in total. Four spaces (including 1 disabled compliant) are indicated on the plan which would utilise the existing carriageway crossing of Gatehill Road in order to gain suitable access. The level of provision therefore falls below the standard.

It is therefore considered that a refusal on insufficient on-plot parking grounds is justifiable as private car dependency generated by the proposal is likely to be high due to low PTAL and relatively unrestricted nature of the surrounding roadways as highlighted earlier thereby potentially resulting in undue and injudicious parking displacement onto the public highway.

Within any final parking quantum there is a requirement for 20% active Electric Vehicle Charging Points with the remaining being passive provisions. In this case 1 active and 3 passive should be provided. This can be dealt with by way of a condition.

There should be at least 6 secure and accessible cycle spaces for the development which have been provided.

Any necessary modifications to the existing carriageway crossing would be arranged post permission via a formal/legal agreement under S184 of the Highways Act 1980 or suitable alternative arrangement at the applicant's expense.

It is strongly recommended that, on safety grounds, there should be conformity to the relevant mutual inter-visibility sight line requirements. Between vehicles leaving the site and extraneous vehicles/pedestrians on both Gatehill Road and Northwood Way. It is recommended that a lower height of frontage wall is provided throughout or for at least two metres on either side of the amended access point. Ideally the height would not exceed 0.6 metres to achieve the aim of satisfactory visibility. This aspect can be secured via planning condition.

The proposal would produce a marginal increase in traffic generation from the site as compared to the existing single dwelling unit. However, peak period traffic movement into and out of the site would not be expected to rise beyond 1-2 vehicle movements during the peak morning and evening hours. Hence the uplift is considered marginal in generation terms and therefore can be absorbed within the local road network without notable detriment to the traffic congestion and road safety.

The bin store conforms to the parameters for waste collection.

Refusal on insufficient on-plot parking grounds and therefore would raise highway safety concerns contrary to Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan: Part Two - Development

Management Policies (2020) and Policies 6.3 and 6.13 of the London Plan (2016).

Contaminated Land:  
No comment

Flood and Water Management:

Although there are surface water issues indicated to the rear, the proposals do not extend to this area. However, surface and ground water issues are prevalent in this area and a detailed Drainage Strategy to understand and manage the risks from the substantial works is important and a condition is requested.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

In order to establish the acceptability of the principle of developing this site for residential purposes, it is necessary to taken into account currently adopted planning policy.

The site and area is residential in character and appearance and so there is no objection in principle to the intensification of the site.

Policy DMH 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) state that the redevelopment to flats of more than 10% of the properties on a residential street is unlikely to be acceptable. There is currently no evidence to suggest that any of the properties along Gatehill Road or Northwood Way have been converted to flats. There is no current policy restricting the conversion of single dwelling houses into flats in the Gatehill Farm Estate. As such, the redevelopment of the property into flats would be acceptable in principle.

Subsequently, it is considered that the proposal is acceptable in principle, subject to all other material planning considerations being acceptable.

### **7.02 Density of the proposed development**

The density ranges set out in the London Plan are not use in the assessment of schemes of less than 10 units.

### **7.03 Impact on archaeology/CAs/LBs or Areas of Special Character**

The application property lies within the Gatehill Farm Estate Area of Special Local Character. The impact of the proposal on the ASLC will be discussed in more detail in terms of the impact on the character and appearance of the area which is below.

### **7.04 Airport safeguarding**

Not relevant for this application.

### **7.05 Impact on the green belt**

Not relevant for this application.

### **7.07 Impact on the character & appearance of the area**

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. In addition, 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.

The site lies within the Gatehill Farm Estate Area of Special Local Character (ASLC). Policy DMHB 5 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that within ASLC 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.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) provides guidance for alterations and extensions to dwellings. It states that rear extensions on detached houses should not exceed 4 metres in depth. Pitched roofs on rear extensions should be of a similar pitch and materials to that of the original roof and be subordinate to it in its design. Side extensions should not exceed half of the width of the original property. Two storey side extension should be set in a minimum of 1.5 metres within the Gatehill Estate. Two storey extensions should be set back a minimum of 1 metre from the front. All extension within ASLCs should be designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window patterns, detached design and materials.

The application property is an attractive dwelling situated on a spacious plot. It is one of the first buildings to be developed in the Gatehill Estate and due to its location it can be viewed as a gateway building into the ASLC. It is considered that the existing dwelling and site significantly and positively contributes to the character and appearance of the street scene and ASLC.

The detached garage is of a similar date to the main dwelling and so the loss of the garage would be disappointing as it forms part of the original development of the site and would result in some harm. However, consideration is given towards the nature of the structure and on balance the loss of the garage in isolation is considered acceptable.

The side extension would have a maximum width of 4.75 metres which would equate to half of the width of the dwelling house in compliance with the Council's Guidelines. The front elevation of the existing dwelling house is stepped with a forward projecting two storey wing. The side extension at ground floor would be stepped back from the entrance by 0.25 metres, from the front of the open porch by 1.1 metres and front the front most elevation by 3.6 metres. At first floor it would be stepped back from the entrance way by 1.2 metres. Whilst the ground floor would not fully comply with Council guidelines, it is considered that due to the small step back it would not result in a wide unbroken wall and as the roof would be considerably set down it is considered that it would appear subordinate to the original property. The design of the barn style roof and small side dormer would mirror the existing property and so is considered to be in keeping within the original property. The side extension would be located a minimum of 5.2 metres from the side boundary line and so it is considered that a sufficient visual gap would be retained.

The rear extension would have a depth of 4 metres at ground floor and 3 metres at first floor. The roof would be set down from the main ridge and so it is considered that the rear extension would appear subordinate to the existing property. The roof at the rear would include a cat slide roof which is considered to be in keeping with the design of the original property. However, it would also result in a series of hipped roof forms and the need for valley gutters. Whilst it is of some concern, it is recognised that they are not uncommon features to historic buildings of this style.

When viewed in isolation, it is considered that the extensions by reason of the size, scale, bulk and general design would result in moderate harm to the ASLC, however, they would be sympathetic to the architectural language of the original dwellings and the existing street scene elevations remain intact. However, the plans and proposed views show that part of the side extension would be timber cladded. This would be considered unacceptable as the

material would fail to relate to the original building. In addition, this material is not a feature of the site or found within the ASLC and therefore is considered to be an incongruous detail.

Whilst Policy DMHB 6 specifically relates to Gatehill Farm Estate this only refers to the erection of new houses and does not refer to conversion of flats and so cannot be considered in this case. However, Policy DMHB 5 states 'Within Areas of Special Local Character, new development should related the character of the area and its original layout'. The Gatehill Estate was developed originally to create large, single family dwellings on large verdant plots. Currently, there are no flatted developments within the Gatehill Farm Estate. Although it is noted that by converting the original property would result in the appearance of a single dwelling being retained, it is considered that the conversion to flats would defy the well established layout of the area contrary to this Policy. There is also concern that the proposal would establish an unwelcome precedent of flatted developments which would inevitably place pressure of other large plots eroding the original quality of the area.

The intensification of the site would result in a larger portion of the site becoming hard standing resulting in a loss of its green character. However, it is noted that this has been kept to a minimum and sufficient front garden space would be retained. The positioning of the bin and cycle store would be deemed admissible, however, further details would be required to ensure that the structure would relate to the main building. These details can be secured by condition.

Subsequently, it is considered that the proposal by reason of the conversion to flats would be detrimental to the original layout of the Gatehill Estate, and the side extension by reason of the use of the timber cladding would result in an incongruous addition. Therefore, it is considered that the proposal would fail to comply with Policies DMHB 5, DMHB 11 and DMHD 1 of the Hillingdon Local Plan - Development Management Policies (2020).

Paragraph 4.11 of the Hillingdon Local Plan - Development Management Policies (2020) stated that flatted development must seek to enhance the local character of the area and recently large concentrations of flats have resulted in a range of problems, including increased on-street parking and resultant congestion on roads, the loss of front gardens, reductions in privacy, significant changes to the street scene and loss of family accommodation. Policy DMH 4 aims to address this issues and states that residential conversions will only be permitted where the proposal will not result in more than 10% of properties being redeveloped into flats, that the internal floor area of the original building to be converted is at least 120 square metres and units are limited to one unit per floor for residential conversions.

As previously discussed there is no evidence to suggest that any of the properties along Gatehill Road or Northwood Way have been converted to flats. The existing dwelling has an internal area of over 120 square metres. However, following development there would be two units per floor. As such, it is considered that the proposal would be an over development of the site and would fail to comply with Policy DMH 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

#### **7.08 Impact on neighbours**

Policies DMHB 11 B of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to safeguard the amenities of neighbouring residents in terms of loss of light, loss of outlook, sense of dominance and loss of privacy.

It is considered that due to the separation distance of the proposed extensions to No.4 Gatehill Road and No.1 Northwood Way, they would not have a detrimental impact on these neighbours in terms of loss of light, loss of outlook or sense of dominance. Whilst the store would be built up to the shared boundary with No.4 Gatehill Road and no elevations have been submitted, these stores are usually small in height and the overall size and bulk of it can be secured by way of condition.

A new side window would be installed facing No.4 Gatehill Road, however, the plans demonstrate that this would be obscure glazed and a condition can be added to secure this. The new first floor rear window would be located 14 metres from the shared boundary with No.1 Northwood Way and would overlook the patio area of this neighbour. However, this window would serve a bedroom which would also benefit from a window facing the public highway and so a condition can be added to ensure that this window is also obscurely glazed to prevent overlooking.

Therefore, it is considered that the proposal would have an acceptable level of impact on the residential amenities of the neighbouring properties and therefore, would comply with Policy DMHB 11 B of the Hillingdon Local Plan - Development Management Policies (2020).

#### **7.09 Living conditions for future occupiers**

On 25th March 2015 the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access and a nationally described standard. They came into effect on 1st October 2015 and the Mayor of London has adopted the new national technical standards through a minor alteration to the London Plan. Policy DMHB 16 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that these housing standards are met.

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum 'internal floors spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. A 1-bed, 2 person flat requires 50 square metres; a 2-bed, 4 person flat requires 70 square metres; and a 3-bed, 5 person flat requires 86 square metres.

Flats 2 and 3 which would be 1-bed, 2 person flats would benefit from 53.9 and 52.1 square metres respectively and so would comply with the minimum standards. Flat 1 is a 3-bed, 5 person unit and on the plans it is annotated as benefitting from 86.8 square metres, however, the plans measure it to be only 84.8 square metres. Flat 4 is a two bed, 4-person unit and would benefit from 69.8 square metres. As such, two of the proposed flats fall below the minimum standards, whilst it is noted that these are very small shortfalls and individually could be considered acceptable, in this case it is half of the proposed flats that fail to comply with the minimum standards and so it is considered unacceptable and contrary to Policy DMHB 16 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) stresses the importance of new buildings and extensions providing adequate amount of external amenity space. Paragraph 5.70 states that dwellings on upper floors should all have access to a private balcony or terrace, where this is consistent with the overall design of the building. Ground floor flats should have private gardens. The Council is keen to improve the quality of housing in the borough and therefore communal provision of private outdoor space is generally not supported unless there are strong

planning reasons and the proposed scheme is of high quality with clear planning merits. Table 5.3 states that 1-bed, 2-bed and 3-bed flats should benefit from 20, 25 and 30 square metres of amenity space respectively.

The ground floor flats would benefit from private garden areas each benefitting from over 100 square metres. The first floor flats would benefit from communal space of 419 square metres. Whilst the garden areas would comply with table 5.3 it is considered that there are not strong enough planning reasons for the communal provision for the first floor flats. Although it is noted that balconies would not be in keeping with the area, the plot is very large and provides enough space for a suitable layout of private areas for all 4 flats. Therefore, it is considered that the proposal would fail to comply with Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

Policies DMT 2 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety and ensure that all development is in accordance with the Council's adopted Car Parking Standards.

The proposal would produce a marginal increase in traffic generation from the site as compared to the existing single dwelling unit. However, the peak period traffic movement into and out of the site would not be expected to rise beyond 1-2 vehicle movements. This uplift is considered marginal in generation terms and therefore can be absorbed within the local road network without notable detriment to traffic congestion and road safety.

The site exhibits a low public transport accessibility level (PTAL) rating of 2 and therefore raises dependency on the ownership and use of the private motor car. The Council's maximum standard requires 1-1.5 on plot spaces per unit to be provided for units up to 2 bedrooms in scale with 2 spaces for the 3-bed provision. This equates to a provision ranging from 5-7 spaces in total. Four spaces (including 1 disabled compliant) are indicated on the plan which would utilise the existing carriageway crossing off Gatehill Road in order to gain suitable access. The level of provision therefore falls below the standard. Although this requirement is the maximum standard the low parking is not a reason for refusal alone. However, the Highways officer has stated that due to the low PTAL and relatively unrestricted nature of the surrounding roadways the proposal would result in undue and injudicious parking displacement onto the public highway. It is noted that the site is located near a busy junction and so it is considered that increased on street parking could result in a detrimental impact to highway safety. In addition, the Conservation Officer raised concerns regarding the impact of increased street parking on the character and appearance of the area and how the heritage asset may be experienced. Therefore, it is considered that the refusal on the lack of off street parking is justifiable in this case.

The plans have demonstrated that sufficient cycle spaces have been provided, the bin store conforms to the required parameters, and the requirement for Electric Vehicle Charging Points can be dealt with by way of a condition.

In terms of the modification to the existing carriageway, the Highways Officer has not raised any concerns but has stated that it is strongly recommended that there should be conformity to the relevant mutual inter-visibility sight line requirements. This aspect can be secured via planning condition.

Subsequently, it is considered that by reason of the insufficient parking capacity the

proposal would result in an increase in on street parking which would be detrimental to the highway safety. Therefore, the proposal would fail to comply with Policies DMT 2 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

#### **7.11 Urban design, access and security**

Not relevant for this application.

#### **7.12 Disabled access**

Not applicable to this application.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping where appropriate.

The site is covered by TPO 169 with three protected trees at the address. A tree report has been submitted and confirmed that all of the trees can be protected and retained with the exception of a dead hawthorn and two small apple trees. The report includes an arboricultural method statement and tree protection details. The Tree Officer has raised no objection and has requested Landscaping Conditions. Therefore, it is considered that the proposal would comply with Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

#### **7.15 Sustainable waste management**

Not applicable to this application.

#### **7.16 Renewable energy / Sustainability**

Not applicable to this application.

#### **7.17 Flooding or Drainage Issues**

Although there are surface water issues indicated to the rear, the proposals do not extend to this area. However, surface and ground water issues are prevalent in this area and a detailed Drainage Strategy to understand and manage the risks from the substantial works is important and a condition is requested.

#### **7.18 Noise or Air Quality Issues**

Not applicable to this application.

#### **7.19 Comments on Public Consultations**

All representations relating to character and appearance of street scene and the Area of Special Local Character, parking, impact on neighbours, future living conditions, trees and flooding would constitute material planning considerations and have been addressed within the main body of the report.

#### **7.20 Planning Obligations**

#### **7.21 Expediency of enforcement action**

#### **7.22 Other Issues**

The Council adopted its own Community Infrastructure Levy (CIL) on 1st August 2014 and the charge for residential developments is £95 per square metres of additional floorspace. This is in addition to the Mayoral CIL charge of £60 per square metre as of 01/04/2019. The proposed development would create an additional amount of 115 square metres.

## **8. Observations of the Borough Solicitor**

### General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probitry in Planning, 2009.

### Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

### Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

### Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

## **9. Observations of the Director of Finance**

Not applicable

## **10. CONCLUSION**

The application seeks planning permission for the erection of a part two storey, part single storey side extension and part two storey, part single storey rear extension and conversion of single dwelling to 1 x 1-bed, 1 x 3-bed and 2 x 2-bed self-contained flats with associated parking, cycle storage and amenity space, involving demolition of existing garage/store.

It is considered that although the proposal would have an acceptable level of impact on the residential amenity of the neighbouring properties, and highway safety, it would fail to appear in keeping with the character of the Gatehill Farm Area of Special Local Character (ASLC) and would fail to provide an acceptable living environment for future residents.

The application is recommended for refusal.

## **11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

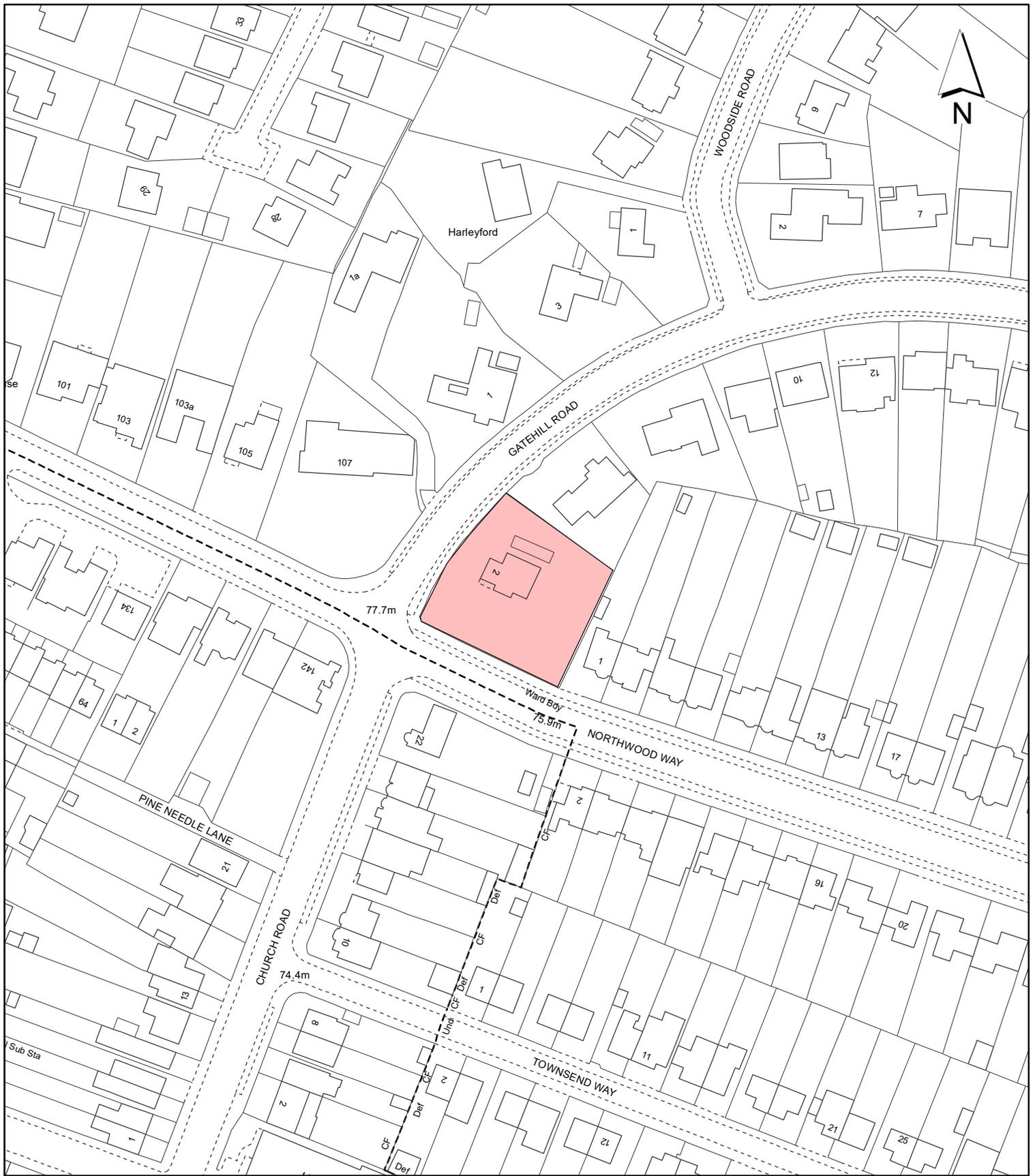
Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)

The London Plan (2016)

National Planning Policy Framework

**Contact Officer:** Charlotte Spencer

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**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**2 Gatehill Road,  
 Northwood**

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

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

Planning Application Ref:

**10808/APP/2020/2629**

Scale:

**1:1,250**

Planning Committee:

**North**

Date:

**November 2020**



**HILLINGDON**  
 LONDON