

Item No. **Report of the Interim Director of Planning, Regeneration & Public Realm**

Address 2 NORTHBROOK DRIVE NORTHWOOD

Development: Erection of first floor side and part rear extensions, replacement of pitched roof over retained part single storey rear extension with a flat roof, part demolition and conversion of existing garage to habitable accommodation, extension and conversion of roof space to habitable accommodation including 2no rear dormers and the formation of a crown roof, new front porch and exterior alterations.

LBH Ref Nos: **56315/APP/2022/2504**

Drawing Nos: 6021/ PL002 E dated 20.03.23
6021/ PL003 E dated 20.03.23
Title No NGL125619
6021/ PL003 D dated 03.02.23
6021/ PL002 D dated 03.02.23
6021/ PL001-D dated 22.11.22
22210-22-03
22210-22-02
6021-PL001-E dated 07.03.23

Date Plans Received: 10/08/2022 **Date(s) of Amendment(s):** 07/03/2023

Date Application Valid: 10/08/2022

Recommendation: APPROVE subject to conditions

1. **CONSIDERATIONS**

1.1 **Site and Locality**

The application site is located on the south side of Northbrook Drive and comprises a two storey detached house with an attached garage and a single storey rear extension. To the southeast lies No.4 Northbrook Drive and to the northwest lies No.55 Murray Road, both two storey detached houses.

The dwelling currently comprises a front driveway with space to park one car on the existing hard standing in front of the garage. The dwelling has a good sized private rear garden.

The street scene is residential in character and appearance comprising two storey detached houses, which along this section of Northbrook Drive are of a relatively uniform design, clearly part of a planned development.

The application site is not subject to any heritage designations (although it is noted that the Northwood Town Centre, Green Lane Conservation Area is situated approximately 33m to the north west). The site is not subject to a tree preservation order and is not located within flood zone 2/3 or a critical drainage area/area identified as at risk of surface water flooding.

1.2 Proposed Scheme

Planning permission is sought for the erection of first floor side and part rear extensions, replacement of pitched roof over the retained part single storey rear extension with a flat roof, part demolition and conversion of the existing garage to habitable accommodation, extension and conversion of roof space to habitable accommodation including 2no rear dormers and the formation of a crown roof, new front porch and exterior alterations.

Revised plans have been received which set the single storey side/rear extension back from the side boundary in line with the existing side elevation. As a result, the existing side gap to the shared boundary with No.55 Murray Road is maintained. In addition, the first floor side extension is set back behind the principal elevation and the site plan has been updated to show 2no parking spaces on the front drive.

1.3 Relevant Planning History

56315/APP/2001/1216 2 Northbrook Drive Northwood
ERECTION OF A SINGLE STOREY REAR EXTENSION

Decision Date: 29-08-2001 **Approved** **Appeal:**

Comment on Planning History

The relevant planning history is listed above.

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

5 neighbours and Northwood Residents' Association were consulted by letters dated 22-08-22. An additional two neighbours were consulted on 08-09-23. All parties were renotified by letter dated 16-02-23 to reconsult on revised plans and description change.

3 letters of objection were received including from the Residents' Association citing concerns regarding the impact on trees, the development being overbearing, out of keeping, potential to become an HMO, overdevelopment, impact on residential amenities, ground stability and drainage, loss of privacy, parking and access.

In addition, a petition in objection has been received with 25 signatures. Concerns raised include the potential change of the family dwelling to a House of Multiple Occupancy (HMO), rental or care home and that the development proposal represents excessive development.

Following the 14 day re-consultation on the revised plans and proposal description, further representations were received from one resident and also the Northwood Residents' Association. These further representations maintained their objections to the application as per their original responses, namely on grounds of parking provision; the design of the porch and first floor rear extension and the impact on the character of the dwelling and street scene; and the need to restrict use of the family dwelling to prevent the formation of a HMO.

Officer Comments:

The material considerations (including design and impact on the character and appearance of the dwelling and wider area, residential amenity and parking) are discussed in the main body of the report.

Concerns have been raised regarding the impact on the neighbouring conifer trees along the boundary with No.55 Murray Road. Neither the application site nor the neighbouring property No. 55 Murray Road are covered by a Tree Preservation Order (TPO). These conifer trees are therefore not protected and the applicant would be able to trim back any overhanging branches under common law. Any damage to these unprotected trees resulting from the construction process or otherwise, would be a civil matter. Notwithstanding the above, as the development proposal would retain the existing ground floor footprint and not bring the development closer to the neighbour, it is not anticipated that there would be any undue impact to the roots of these neighbouring trees. The Council's Tree Officer (see comments below) recognises that if the applicant were to exercise their common law right and prune the overhanging branches back to the shared boundary, it is likely that the trees would not recover on the side of the application site. However, given that the extension would obscure these views, the impact on visual amenity would be minimal and is considered acceptable in planning terms.

The site is not subject to any drainage or flooding designations. Drainage would be dealt with under the relevant building regulations. As the development proposal would not require significant ground excavation and being a householder extension, ground stability and drainage in this instance are not material planning considerations. To clarify, ground stability, with respect to potential damage to neighbouring properties, would be considered a civil matter.

Regarding the potential for the property to be rented out privately, this is not a material planning consideration.

The application has been submitted under a householder application and at this stage there is no indication that the property is intended to be a House of Multiple Occupancy (HMO) or a care home. The application has been assessed as a householder application without speculation, as the Council is required to determine the application that is before it.

It should be noted that in most cases, a dwelling can be converted to a Class C4 'small house in multiple occupation' for up to 6 unrelated individuals without planning permission. However, it is considered reasonable to impose a condition to prevent this (without an express grant of planning permission), so that the potential access and disturbance considerations could be assessed along with the potential loss of a family home. This condition is recommended (Condition 7).

Turning to a potential change of use from a dwelling (Class C3) to a residential care home (Class C2), planning permission would be required. However, determining the use class (e.g. whether it is C2) will depend on if the change amounts to a material change of use, so as to change the character and use of the property from that of a conventional residential use. This will be a matter of fact and degree. It is noted that it can be permitted development for a single household to have up to six residents where care is provided, as this can be considered as remaining within the C3 use class. In any respect, the stated

proposal does not include any element of residential care to be provided.

Internal Consultees

Council's Tree Officer

"The Cypress hedge is not covered by a TPO and not within a Conservation Area. From the applicant's photos the trees are situated in the neighbouring property and branches are currently near/touching the existing property.

If the applicant is to prune the overhanging branches back to the shared boundary line (common law right) it is likely this will go into "brown wood" and the trees would not recover on this side, however the visual amenity of this would be minimal as the view of this side would be obscured by the proposed extension. I have no tree objections to this application but would like to condition tree protection measures."

Planning Officer Response

It is noted that the Tree Officer has raised no objections. The recommended condition has been included (Condition 8). As noted above under 'Comments on Public Consultation' the potential impacts on the adjacent conifer trees in visual amenity terms are considered minimal, and therefore acceptable. A refusal on visual amenity grounds would not be warranted or sustainable in the event of an appeal. There are no specific planning protections (e.g. the trees are not covered by a TPO and they are not located within a Conservation Area) afforded to the trees and as noted above, any damage to adjacent trees would be a civil matter.

Council's Highway Officer

"The planning permission is sought for erection of first floor side and part rear extensions. The property is a semi-detached dwelling and benefits from a driveway. In accordance with London Plan 2021 Policy T6.1 Residential Parking if this was a new development there would still be 0.75 car parking space be allocated [sic]. As this is an existing dwelling and on the basis that when the development is built out there would still be off street parking available, there are no objections from the Highways Authority for this proposal."

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

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 18 Private Outdoor Amenity Space

DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
DMEI 10	Water Management, Efficiency and Quality
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D6	(2021) Housing quality and standards
NPPF12	NPPF 2021 - Achieving well-designed places

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the existing dwelling and the visual amenities of the surrounding area, the impact on the residential amenity of the neighbouring dwellings, the provision of acceptable private amenity space and living conditions for the application dwelling and the provision of sufficient off-street parking.

Character and appearance:

Policy D3 of the London Plan (2021) states that - Development proposals should: enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.

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

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new development will be required to be designed to the highest standards and incorporate principles of good design.

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), states -

A) Planning applications relating to alterations and extensions of dwellings will be required to ensure that:

- i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;
- ii) a satisfactory relationship with adjacent dwellings is achieved;
- iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;
- iv) new extensions respect the design of the original house and be of matching materials;
- v) there is no unacceptable loss of outlook to neighbouring occupiers;
- vi) adequate garden space is retained;
- vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C;

viii) trees, hedges and other landscaping features are retained.

With regard to side extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- i) side extensions should not exceed half the width of the original property;
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
- iii) garages should reflect the size guidelines set out in Appendix C Parking standards;
- iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- vi) where hip to gable roof extensions exist, a two storey side extension will not be supported.

With regards to rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported.

With regards to front extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;
- ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and
- iii) notwithstanding the above, at least 25% of the front garden must be retained.

The proposed first floor side extension would be built over the existing garage to be converted. The forward projection of the existing garage would be pulled back in line with the principal elevation. The first floor side extension would be set back behind the principal elevation by 1metre to accord with Policy DMHD 1. This element also resembles the design of the first floor side element of the neighbouring property No. 4 Northbrook Drive. The side extension would align with the existing rear elevation and would be set under a hipped roof with the eaves and ridge height matching that of the main dwelling.

Revised plans have been received and the existing 1.5metre side gap to the shared boundary with No.55 Murray Road would be retained. In this regard, the development proposal would maintain the existing separation distance to the neighbouring northwest boundary and a side gap which is compliant with Policy DMHD 1. As the height of the dwelling would not be increased, and as a suitable side gap would be maintained, it is considered that the development proposal would be proportionate to the existing dwelling and would not have any overbearing effects or result in a harmful loss of openness.

The existing front porch surround and the adjacent rendered ground floor/ window section would be removed. A new front porch with a 1.3metre projection would be erected in place of the existing front porch surround which has a similar design. The proposed porch would not project beyond the building line as it would align with the existing garage projection.

The rendered ground floor/ window section next to the porch would be rebuilt in matching brick and pulled back in line with the principal elevation. Whilst the development proposal would result in the loss of the rendered ground floor/ window section, a feature which is found on the row of detached dwellings (Nos. 2-10) along this side of Northbrook Drive, this alteration would not, on balance, unduly harm the character and appearance of the dwelling and the visual amenity of the area.

The proposed first floor rear extension would be erected directly from the rear elevation over part of the existing single storey rear extension. Following the removal of the pitched roof over the rear extension, the southwest corner section of the single storey rear extension would be set under a flat roof with a roof lantern. The proposed first floor rear extension would be 3.3metres deep aligning with the rear edge of the single storey rear extension. Two flat roof rear dormers are proposed which are a suitable scale and positioning, sitting comfortably within the roof slope.

The proposed first floor rear extension would result in the formation of a crown roof, however as this wouldn't be considered a 'large crown roof' there would not be any conflict with Policy DMHD 1. It is also noted that the neighbour to the north west No.55 Murray Road features a crown roof profile that is very similar in appearance to the crown roof shown on the development proposal. Therefore having regard to the context of the street scene, the introduction of a crown roof at the application site, would not be an alien feature or harmful to the character and appearance of the area.

The exterior materials are proposed to match the existing materials, and a condition would be attached in the event of an approval, to ensure that external materials are consistent with the character and appearance of the street scene on Northbrook Drive.

The existing crossover would be retained and the concrete hardstanding would be widened to accommodate the provision of 2no off-street parking spaces to serve the extended dwelling. Despite the area of hardstanding being widened, the soft landscaped area to the front garden would be largely retained and therefore the character of the frontage would not be adversely affected. A condition has been included to ensure that at least 25% of the front garden is retained, and to ensure that surface water is appropriately managed (Condition 9).

The development proposal is considered to be acceptable with regards to the character and appearance of the host dwelling and area. The development proposal is considered to accord with the objectives of Policy BE1 of the Hillingdon Local Plan: Part One -

Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local plan - Part Two (2020) and Policy D3 of the London Plan (2021).

Impact on neighbouring residential amenities:

Policy D3 of the London Plan (2021) states that - Development proposals should: deliver appropriate outlook, privacy and amenity.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: i) a satisfactory relationship with adjacent dwellings is achieved; and ii) there is no unacceptable loss of outlook to neighbouring occupiers.

It is noted from the planning history that the nearest first floor window in the rear elevation of the neighbour at No.4 serves an en-suite bathroom. The two centrally positioned first floor rear windows serve a bathroom and stairs. The nearest first floor habitable room window is on the far side of the rear elevation closer to its boundary with No.6 Northbrook Drive. As the development is set away from the adjacent neighbour's rear bedroom window, the 45 degree splay would not be infringed upon at first floor level.

The new side facing windows would serve two en-suite bathrooms and these window could be conditioned to be obscure glazed in the interests of preserving neighbour privacy (Condition 6).

The first floor rear extension would be sited in a slightly set back position relative to the neighbour's single storey rear extension that would retain its main aspect that faces towards their garden. As such the neighbours at No.4 Northbrook Drive would not experience any undue loss of outlook or loss of light that would warrant a refusal of planning permission.

A suitable side gap would be retained between the development proposal and the shared boundary with the neighbours at No.55 Murray Road to the northwest. There are no side windows facing towards this neighbour which eliminates the potential for overlooking.

It is noted the development proposal would be largely screened from view by the existing boundary treatment (row of conifer trees) that are located along the neighbouring shared boundary at No.55 Murray Road. The separation between the proposed side elevation and the rear elevation of the neighbour would be approximately 13 metres. Whilst the proposed first floor side extension would result in a slightly more prominent built form, taking into consideration the natural screening provided along the boundary and the separation distance, the development proposal is not considered to result in a significant worsening of the neighbours outlook, relative to the existing situation. Therefore it is considered that a refusal on loss of outlook would not be sustainable.

The proposed development would maintain adequate separation gap of 28 metres from the rear elevation and the neighbouring property to the rear at No.5 Drysdale Close. It is

therefore considered that the development would not result in any neighbourly harm to this neighbour with regards to overlooking and loss of outlook.

The impact of the development proposal on neighbouring residential amenity is considered to be acceptable. The development proposal is considered to accord with Policies DMHB 11 and DMHD 1 of the Hillingdon Local plan - Part Two (2020) and Policy D3 of the London Plan (2021).

External amenity space:

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure an adequate garden.

Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all new residential development and conversions will be required to provide good quality and usable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3, which requires 4+ bedroom houses to have at least 100 square metres of private amenity space.

The private rear garden area would not be reduced as a consequence of the development. The site would retain a private amenity space of 185sq.metres in the rear garden, which is more than adequate for a dwelling of this size. As such, the development proposal would not be considered an overdevelopment of the site and would be in accordance with Policies DMHB 18 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Living conditions:

Policy D6 of the London Plan (2021) states that housing development should be of high quality design and provide adequately sized rooms.

Policy DMHB 16 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all housing development should have an adequate provision of internal space in order to provide an appropriate living environment.

It is considered, that all the proposed habitable rooms, and those altered by the development would still maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021) and Policy DMHB 16 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Parking:

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that all development is in accordance with the car parking standards set out in Appendix C, Table 1 unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network. Appendix C requires 2 parking space per 3 or more bed unit.

The existing crossover would be retained and the hardstanding in the front garden would be widened to accommodate the provision of 2no off-street parking spaces to serve the

extended dwelling. Whilst the development proposal results in the loss of the garage space, this would be offset by the additional parking space on the front drive.

It is noted that the highway authority do not raise any objections.

Sufficient parking provision would be provided within the site in accordance with Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Conclusion:

It is considered that the proposed development would not have a detrimental impact on the character and appearance of the surrounding area or on parking/ highway safety. The proposal would provide an appropriate living environment for future occupiers and would not unduly impact upon the residential amenity of neighbouring occupants.

As set out within this report, subject to conditions, the scheme is considered to comply with the relevant Local Plan and London Plan policies and consequently 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 drawing numbers Title No NGL125619, 6021/ PL001 D dated 22.11.22, 6021/ PL002 E dated 20.03.23, 6021/ PL003 E dated 20.03.23 and 6021/PL001 E dated 07.03.23.

REASON

To ensure the development complies with the provisions of the Local Plan: Part Two - Development Management Policies (2020) and the London Plan (2021).

3 HO4 Materials

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

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Local Plan: Part Two - Development

Management Policies (2020).

4 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).

5 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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 or roof slopes 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).

6 HO6 Obscure Glazing

The first floor windows serving the en-suite bathrooms in the southeast elevation 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 NONSC Restrict subdivision or HMO

The dwelling shall not be sub-divided to form additional dwelling units or used as a house of multiple occupation without a further express permission from the Local Planning Authority.

REASON

To ensure that the boroughs housing stock of family dwellings is protected and that the residential amenities of neighbouring occupiers are not harmed in accordance with Policies DMH 1, DMH 4, DMHB 11 of the Hillingdon Local Plan Part 2 (2020), as well as other relevant planning guidance contained within the London Plan (2021) and NPPF (2021).

8 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).

9 HO10 Front Garden Landscaping

Notwithstanding the details hereby approved a minimum of 25% of the front garden area shall be soft landscaped (eg. grass or planted beds) for so long as the development remains in existence.

The hard surface for the driveway shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse for as long as the development remains in existence.

REASON

To ensure the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies DMHB 11, DMEI 10 and DMHD 1 of the Hillingdon Local Plan Part 2 (2020).

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 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2021). 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 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

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

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

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

4 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

Standard Informatives

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
DMEI 10	Water Management, Efficiency and Quality
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D6	(2021) Housing quality and standards
NPPF12	NPPF 2021 - Achieving well-designed places

- 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 may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control that is considered to cause harm to local amenity.

- 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 - Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).
- 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 Services 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: -

- of
- 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 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.

prior

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 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: Christos Chrysanthou

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address: **2 Northbrook Drive, Northwood**

LONDON BOROUGH OF HILLINGDON
Residents Services Planning Section

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

Planning Application Ref:
56315/APP/2022/2504

Scale:
1:1,250

Planning Committee:
Borough

Date:
April 2023

