

Report of the Head of Development Management and Building Control Committee Report Part 2 – Application Report

Case Officer: **Katherine Mills**

26090/APP/2024/813

Date Application Valid:	28.03.24	Statutory / Agreed Determination Deadline:	23.05.24
Application Type:	Householder	Ward:	Northwood

Applicant: **Mr Anthony Strachan**

Site Address: **15 KEWFERRY ROAD
NORTHWOOD**

Proposal: **Erection of first floor rear extension.**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 3 of the Planning Scheme of Delegation (Petition received)**



Summary of Recommendation:

GRANT planning permission subject to the conditions set out in Appendix 1.

1 Executive Summary

- 1.1 Planning permission is sought for the erection of a first floor rear extension to be situated above an existing ground floor rear extension.
- 1.2 The proposal is considered to comply with the objectives of the relevant planning policies and would appear subordinate in the context of the existing dwelling. It would not give rise to any significant harm to the wider local character nor impact the street scene given its location to the rear of the site.
- 1.3 The proposal would have an acceptable impact on neighbouring residential amenity and would not adversely affect highway safety, or cause harm in other respects.
- 1.4 Due regard has been given to local residents' objections, including the petition against the application, however it is concluded that the proposal complies with the Development Plan and no material considerations indicate that a contrary decision should be taken.
- 1.5 The planning application is therefore recommended for approval subject to the conditions set out in Appendix 1.

2 The Site and Locality

- 2.1 The application site comprises a two-storey, detached dwellinghouse located on the western side of Kewferry Road, Northwood (refer to figure 1 below).
- 2.2 The property has an existing single storey full width rear extension, as well as a lean-to outbuilding situated along the northern boundary with No.117 Kewferry Road. A first floor side extension along the southern side and rear dormer has also been added previously to the original building. The site contains a generous garden with an outbuilding located towards the rear along the north-western boundary. To the front, the site benefits from a small centrally positioned landscaped section with off-street parking accessed via a vehicular cross-over off Kewferry Road.
- 2.3 The application site is located within TPO 118. The northern site boundary is located within the Flood Map for Surface Water, as identified in the Surface Water Management Plan (SWMP) for Hillingdon.
- 2.4 No.13 Kewferry Road is located along the southern site boundary and comprises a two storey detached property which has been extended to the rear at ground floor. No.17 Kewferry Road is located along the northern site boundary and comprises a

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similar style dwelling with a single storey rear extension and outbuilding adjacent application site. Nos.1-6 Harrison Close and Nos.7-11 Harrison Close are located to the east, on the opposite side of the road.

- 2.5 The surrounding area is residential in character comprising of two-storey, semi-detached and detached dwellinghouses of a similar style and age to the application property. Generally, there is a variation of alterations to the existing dwellings along this street of Kewferry Road that have evolved overtime and contribute to the established character.

Figure 1: Location Plan (application site edged red)



Figure 2: Street View Image of the Application Property (See below)



Figure 3: Rear Elevation Image of the Application Property



3 Proposal

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- 3.1 Planning permission is sought for the erection of a first-floor extension to the rear of the application property. The extension would be situated towards the northern side above the existing utility room. It would extend 3.6m deep beyond the main rear wall and 3.52m wide. The proposed first floor rear extension would have a hipped style roof that would have a maximum height of 7.8m and set down approximately 1.8m from the main ridge line. The proposed materials would match the existing property. The proposed first floor rear extension would extend an existing bedroom and include a shower room.
- 3.2 Amended plans were received during the course of the application which included references to the side door on the outbuilding structure between the application property and No.17 Kewferry Road. The amended plans also demonstrated compliance with the 45-degree rule taken from the nearest neighbouring habitable room window at No.17 Kewferry Road.
- 3.3 Following an Officer's site inspection, it was also noted that the development has not been built and therefore the scheme is not retrospective, and the description of development has been amended accordingly. It was not necessary to re-consult on the final revised plan and slight description change due to the minor nature of the amendment or clarification.

Figure 4: Proposed Plan (please note – larger version of plan can be found in the Committee Plan Pack)

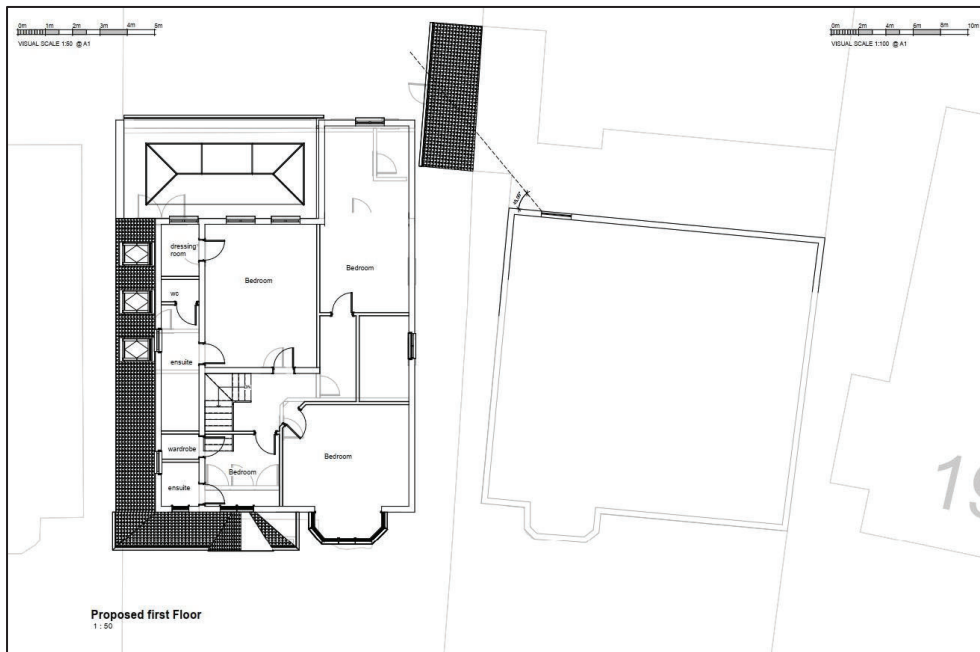


Figure 5: Proposed elevations (please note – larger version of plan can be found in the Committee Plan Pack)



4 Relevant Planning History

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2.
- 4.2 Planning permission was approved in August 2017 (ref: 26090/APP/2017/2357) for a “first floor side extension, single storey rear extension and conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and 3 side rooflights. This was built on site, albeit the single storey rear extension was not built in accordance with approved plans and was the subject of a retrospective planning application ref: 26090/APP/2020/300 which is discussed below (paras 4.4-4.6)
- 4.3 Planning application ref: 26090/APP/2019/2860, for a “single storey front extension and porch/canopy” was Approved on 22-10-2019. This has been built on site.
- 4.4 Planning application ref. 26090/APP/2020/300, for a “retrospective application for a single storey rear extension and front boundary wall and gates” was Refused on 19-06-20 for the following reason:
 “The proposed front garden, boundary treatment and gates, by reason of their size, scale and design would significantly erode and detract from the verdant character and appearance of the street scene and have a detrimental appearance on the character and appearance of the streetscene contrary to Policies BE1 of the

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Hillingdon Local Plan: Part One - Strategic Policies (November 2012), and Policies DMHB 11, DMHB 14 and DMHD 1 Local Plan: Part Two - Development Management Policies (2020)".

- 4.5 The Council had no objection to the single storey rear extension sought under planning application ref. 26090/APP/2020/300. An appeal against the Council's refusal of the retrospective planning application ref. 26090/APP/2020/300) was Allowed by the Planning Inspectorate on 25/05/2021 (Appeal Ref. APP/R5510/D/20/3256761).

In allowing the appeal, the Planning Inspector stated

'8. The appeal site comprises a two-storey dwelling, which has a fairly traditional appearance. A single storey extension with a roof dormer, which is part of the appeal development, has been erected to the rear. The front boundary treatment, also part of the appeal development, consists of a red brick wall with metal railings and metal gates which are painted black with minor detailing. Whilst I note that the wall and railings are taller than some of the neighbouring boundary treatments, there are other neighbouring examples which are similar in scale.

9. Although I have noted the predominantly verdant character of the surrounding area, there are properties on Kewferry Road which do not incorporate boundary planting to the front. The variation in appearance, scale, and materials of front boundary treatments in the neighbouring area also creates a mixed character. Within this context the appeal development does not stand out as an incongruous feature and assimilates well with the surroundings. The fact that the development comprises two separate gates does not have a visually harmful impact.

- 4.6 There has been an Enforcement investigation (ref: ENF/566/19) regarding works on the site not being carried out in accordance with approved plans. An Enforcement Notice regarding the front boundary enclosure was served on 20/08/2020. The Enforcement Notice however was quashed following the appealed decision in September 2021 which concluded that the design of the brick walling and timber fencing was an acceptable design. (Appeal Ref: APP/R5510/C/20/3258741, dated 04/10/21).

5 Planning Policy

- 5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

6 Consultations and Representations

- 6.1 Consultation letters were sent to 5 local owners/occupiers and the Northwood Residents Association, with the consultation period dating between 5th April 2024 and 26th April 2024. Two objections from one consultee were received along with one petition objecting to the proposal. Two objections were also received from the Northwood Residents Association.

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6.2 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
A petition of 20 valid signatures has been received against the application.	1. Concern regarding the impact on adjoining neighbours' amenity in terms of dominance.	Discussed at paragraphs 7.14– 7.25 of this report.
	2. The description is incorrect as the first-floor extension has not yet been built.	The description of development as originally inputted/validated referred to the proposed first floor rear extension as retrospective. Officer site visits have established that the development has not been built and therefore is not retrospective, and the description of development has been amended accordingly.
2 individual letters of objection have been received.	I. Application is not retrospective	As per Planning Officer's response to point 2 (see above).
	II. Plans incorrect. Outhouse building, door not shown. The outhouse is situated between our properties	Amended plans (Rev A) were submitted on 22nd April 2024. The amended plans now include reference to the side door on the outbuilding structure between the application property and No.17 Kewferry Road.
	III. Extension overbearing. It will block most light from kitchen meaning will need to have lights on all day. Sunlight blocked to	Discussed at paragraphs 7.14 – 7.25 of this report.

	conservatory. Light blocked to bedroom.	
	IV. Numbers 5 to 17 Kewferry Road were built 1902 to 1904 and are handsome Edwardian houses - except for no 15 which following extension built between 2017 and 2020 had 1,000 sq. ft added which totally spoiled the harmony.	<p>The design is discussed at paragraphs 7.6 – 7.13 of this report.</p> <p>It is noted that there have been a number of planning applications between 2017 and 2020 on the site. Planning applications have been determined against relevant local, regional, and national planning policies at the time of the applications. The planning history of the site has been discussed in detail in Section 4 of this report.</p>
	V. No 15 is a single person occupancy and does not need further extension	<p>The level of occupancy is not a material consideration once the use remains a C3 Dwelling House. The applicant is entitled to apply for planning permission no matter the level of occupancy and this is assessed against relevant planning policies. The proposed first floor rear extension would extend an existing bedroom within the property and provide a shower room. The property is an existing 4-bedroom property, and no additional bedrooms would be provided.</p>
	VI. Length of time previous works took to complete and damage to neighbours' buildings from previous works. More building work will mean another long period of stress and most likely cause	<p>Any damage caused to neighbouring properties during construction phase is a civil matter. It is not considered proportionate given the modest size of the extension to impose a planning condition in relation to a construction management plan for this householder application. Nuisance from demolition and</p>

	further damage to outhouse	construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation; this would be added as an informative on any consent issued. Issues relating to property damage from building works is a civil matter and is not a material planning consideration.
	VII. The plans submitted on 28th April are incorrect.	The plans originally submitted with the application (received 28th March 2024) have been superseded by amended plans. Amended plans (Rev A) were submitted on 22nd April 2024. The amended plans now include reference to the side door on the outbuilding structure between the application property and No.17 Kewferry Road, and a 45-degree line from the nearest neighbouring habitable room window at No.17 Kewferry Road. It is considered that the plans are correct and reflect what already exists on site. Officers did not consider a further period of consultation necessary given that no changes were proposed to the development initially submitted (in terms of size, design, height).
	VIII. No notice has been posted outside the property.	Consultation letters were sent to neighbouring properties as per the statutory guidance, giving a period of 21 days for comments. The statutory guidance did not require a site notice advertising the application to be displayed on site. The Public consultation for the application was therefore carried out in

		accordance with statutory guidance.
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Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
<p>Northwood Residents Association</p> <p>The rear first floor will be over dominant affecting number 17 Kewferry Road.</p> <p>The description is inaccurate and misleading because it is not retrospective as the rear first floor has not been built yet. Therefore, the description of the application is incorrect.</p> <p>Inaccurate Drawings on the existing site context</p>	<p>Discussed at paragraph 7.19 to 7.22 of this report.</p> <p>The description of development as originally inputted/validated referred to the proposed first floor rear extension as retrospective. Officer site visits have established that the development has not been built and therefore is not retrospective, and the description of development has been amended accordingly.</p> <p>Amended plans have been provided which include reference to the side door on the outbuilding structure between the application property and No. 17 Kewferry Road. Notwithstanding this, given the proposals relate to a first-floor extension, it is not considered that the side door to the outbuilding is a relevant consideration as this would be unaffected by the proposals.</p>

<p>Policy HD 1 B) vi) - there is no statement that it complies with the 45-degree rule for two story extension.</p>	<p>Amended plans have been provided which include a 45-degree line from the nearest neighbouring habitable room window at No.17 Kewferry Road.</p> <p>The impact on neighbour's amenity is further discussed below in paragraphs 7.14-7.25.</p>
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7 Planning Assessment

Principle of Development

- 7.1 The proposal is for an extension to an existing residential dwelling. As such, the principle of development is supported by national, regional, and local planning policies, subject to the considerations set out below.

Impact on the Character and Appearance of the Area

- 7.2 Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires that new developments achieve a high quality of design in all new buildings, alterations, extensions, and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place
- 7.3 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires all development to be designed to the highest standards and incorporate principles of good design, either complementing or improving the character and appearance of the area. Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to protect and improve the public realm, including streets.
- 7.4 Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene and should appear subordinate to the main dwelling.
- 7.5 Part B of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) sets out specific requirements for rear extensions. 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 21m. Pitched

roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design.

Site Context

- 7.6 The property is situated on Warren Road which is characterised by detached two-storey dwellings, each with architectural merit with a relatively verdant character along the front. The two-storey dwelling is set back from the road with a large front driveway separated from the public highway by boundary wall/fence that was allowed at appeal. The existing dwelling has been extended historically through a number of individual extensions since 2017 including a first floor side with roof conversion as well as a single storey rear extension which have been highlighted within the history section of this report above. The first floor side extension has been integrated successfully within the roof form; whilst the rear dormer sits comfortably within the roof slope, set in sufficient distances from the ridge line, sides and eaves lines. As such, the existing extensions appear subservient to the original property design and generally sympathetic to the local character and the street scene.

Proposed scheme

- 7.7 The current proposal involves a single storey first floor rear extension which would be situated along the northern flank of the property. It would be located above the existing ground floor extension previously approved and built out. The proposal would extend 3.6m in depth from the main rear wall and would be 3.52m wide maintaining approximately 6m of the main rear wall that would not be extended. Along the rear elevation, it would create a flush finish with the existing rear wall serving the ground floor element. The proposed first floor rear extension would have a pitched roof that matches the existing pitched roof at the front of the property. The proposed materials would also match the existing materials.
- 7.8 The roof form of the extension is considered acceptable and sits comfortably along the northern side of the property. The hipped style roof would be set down sufficient distance from the ridge line and maintains a sufficient distance from the existing dormer. The eaves height would align with the existing arrangement thereby maintaining a consistent roof pattern that matches the existing building lines.
- 7.9 The subtle nature of the hipped roof contributes to its appearance and does not appear overly bulky within the larger roof form. Officers are satisfied that the overall size of the extension would appear modest in scale and subordinate to the rear of the property. The fact the first-floor element is set over at the northern side with a modest width ensures that the main rear wall of the dwelling continues to appear visually prominent. This allows the extension to appear subordinate in the overall context of the existing dwelling. The overall depth and size complies with the policy requirement (Policy DMHD1 – Local Plan Part 2: 2020). The depth would be 3.6m and the first floor element would not breach the 45-degree line of sight drawn from the centre of the nearest window serving the adjacent property at No 17 Kewferry Road.

- 7.10 The modest width of the extension also ensures that cumulatively both the existing dormer as well as the roof serving the first floor element would not appear visually awkward in the context of the existing dwelling. The design of both additions appear subservient and cumulatively would not be visually dominating in the context of the original dwelling.
- 7.11 The fenestration serving the first floor element is considered appropriate, and the treatment would match the design of the existing first floor windows. As the brick work would match the existing arrangement, the overall finish would be in harmony and sympathetic to the existing dwelling and established local character. A condition is recommended to ensure that the materials match the existing dwelling.
- 7.12 As the first floor extension is located solely to the rear of the property, it is considered there would be no harm to the character and appearance of the street scene.
- 7.13 It is therefore considered that the proposed first floor rear extension would be acceptable and would not cause harm to the character and appearance of the application property or to the character and appearance of the surrounding area. The proposal thereby complies with 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 - Development Management Policies (January 2020).

Residential Amenity

- 7.14 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: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.
- 7.15 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.
- 7.16 The site abuts two detached properties with No 13 Kewferry Road situated to the south and No 17 Kewferry Road located along the northern flank where the proposed extension would be erected. To the rear, the site also abuts a section of garden that is associated with No 17 Kewferry Road. Further beyond this garden lies the rear gardens of the properties serving Nos. 34-36 Gateway Close which are over 50 metres distance from the proposed works.
- 7.17 No.13 Kewferry Road site boundary would be situated approximately 8.7m away from the flank wall of the first floor extension. There are no windows proposed along this flank elevation that would cause any loss of privacy to this adjoining resident. It is also noted that this neighbour has an existing ground floor extension that extends out from the main rear wall with only a small section (approximately 1m) of the proposed first floor element projecting out beyond the existing ground floor rear building line of this neighbour. Given the modest projection, as well as the sufficient

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separation distance between the flank elevation of the development and the common boundary of this neighbour, Officers are satisfied that there would be no direct impact on this neighbouring property's amenity. It would not impact in terms of loss of daylight/sunlight or overbearing/sense of enclosure. The amended plans also confirm compliance with the 45-degree line of sight from the closest neighbouring habitable room window. A condition is also recommended ensuring that no additional windows are added along either flank wall which would ensure privacy remains protect.

- 7.19 No.17 Kewferry Road is situated along the northern flank and closest to where the proposed first floor element would be situated. Both application site and this neighbouring property are detached dwellings set in from their respected boundaries. The extension would be set in 2.1m from the common boundary of this neighbouring property with a further 1.3m to the flank wall. It is also noted that both properties have an outbuilding along the boundary that largely screens their respected ground floor additions from each other. A further observation would relate to the orientation of this neighbouring dwelling which is slightly angled away from the application site towards the rear which ensures the windows serving this neighbour maintain their outlook.
- 7.20 The proposed 3.6m deep first floor rear extension would not extend beyond the existing ground floor rear building line and would not extend beyond the existing northern side elevation. It has been demonstrated through the proposed plans, that the extension would not compromise this neighbours' outlook or sense of enclosure. The plans show the nearest first floor window serving No.17 Kewferry Road which would continue to have unrestricted outlook to their rear garden largely due to the orientation of the building. The proposed floor plan also demonstrates compliance with the 45-degree rule in so far as, the proposed first floor extension would not break the 45-degree line of sight from this closest neighbouring habitable room window.
- 7.21 Concerns have been raised that the proposed first floor rear extension would have a detrimental impact on the residential amenity of No.17 Kewferry Road through an over-dominant/overbearing form and loss of light to the neighbouring property. Given the policy compliant depth, together with the orientation and separation distance between the two properties, and the fact that the proposed first floor extension would not break the 45 degree line of sight from the closest neighbouring habitable room window, it is considered that the proposed first floor rear extension would not over-dominate No. 17 Kewferry Road or result in a detrimental loss of light. A condition can also be attached ensuring no additional windows are added along the flank elevation that could protrude into this neighbour's amenity. It is therefore considered that the proposed rear extension would not impact on the residential amenity of No. 17 Kewferry Road through the loss of light, privacy, overlooking or over-bearing form.
- 7.22 The comments received also raised concerns regarding light to the garden area. The BRE Daylight Sunlight guidance (2022) requires garden spaces to achieve a minimum of two hours sunlight on 21 March, which Officers are satisfied is easily achieved given the overall size of the garden. The modest depth would ensure that

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overshadowing of the garden areas would be limited, and sufficient daylight sunlight would be maintained throughout most of the daytime.

- 7.23 Dwellings located to the rear on Gateway Close (34-36) would be over 50m from the proposed extensions, thus they would experience no harmful loss of residential amenity.
- 7.24 As the development is situated to the rear of the site, there would be no impact on the dwelling/residential units (1 to 6 & 7 to 12 Harrison Close) to the front on the opposite side of the highway
- 7.25 For the reasons outlined above, it is concluded that the proposal would have an acceptable impact on neighbouring residential amenity in compliance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Residential Amenity – Application Property

- 7.26 The proposed extension involves a modest addition at first floor level to provide a larger bedroom space. This space would be served by a window that provides outlook onto the rear garden. It is considered that all the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (March 2021).
- 7.27 The proposed extension would be located at first floor level and so would not impact on the existing external amenity space for the property. The property would continue to be served by a generous garden which would meet the standards set out in Table 5.3 (Private Amenity Space Standards) of the Hillingdon Local Plan Part 2: Development Management Policies (2020). The proposal, therefore, would not undermine the provision of external amenity space, thereby complying with Policies DMHB 18 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Highways and Parking

- 7.28 Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity.
- 7.29 The application site has two driveways and a parking area for at least two vehicles at the front of the site. The proposed first floor rear extension would not impact on car parking provision for the site given its location to the rear. The level of parking on site is in line with the maximum amount expected for a residential dwelling and as such and so would comply with Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (November 2012).

Trees and Landscaping

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- 7.30 The application site is located within TPO 118. This is situated towards the rear end of the site garden and significant distance from the works. The proposed first floor rear extension would not impact on any trees or landscaping features protected by TPO 118. The proposed first floor rear extension would be located at the rear of the property, above an existing rear extension. There are no significant trees within the immediate area of the proposed works. As the works would not involve any additional excavation of ground. It would not be reasonable to require a tree protection condition in this instance. The proposal thereby complies with Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Drainage

- 7.31 Policy DMEI 9 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments provide appropriate management of flood risk.
- 7.32 The northern site boundary is located within the Flood Map for Surface Water, as identified in the Surface Water Management Plan (SWMP) for Hillingdon. The proposal would not extend the footprint of the building from the current arrangement. Given that the extension is situated above an extension already in situ, it would not erode into the garden area. It therefore would not cause any additional flood risk or drainage concerns given the overall context of the application. An informative advising the applicant that water run off should be directed to a soakaway, tank or permeable surface shall be added to any consent granted.

8 Other Matters

Human Rights

- 8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality

- 8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

Local Finance Considerations and CIL

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8.3 Not applicable. The proposed development is not CIL liable.

9 Conclusion / Planning Balance

9.1 The proposal is considered to comply with the Development Plan and no material considerations indicate that a contrary decision should be taken. Consequently, the application is recommended for approval subject to the conditions set out in Appendix 1.

10 Background Papers

10.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillingdon.gov.uk.

APPENDICES

Planning Application

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Appendix 1: Recommended Conditions and Informatives

Conditions

1. HO1 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2. HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans

Location Plan

A108 (Proposed Elevations)

A109 (Proposed 3D View)

Proposed Block Plan

A111 Rev A dated 18/04/2024 (Proposed Ground Floor Plan)

A112 Rev A dated 18/04/2024 (Proposed First Floor Plan)

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), and the London Plan (March 2021).

3. HO4 Materials

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

REASON

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

4. HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be

constructed in the walls or roof slopes of the development hereby approved facing 13 and 17 Kewferry Road.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Informatives

1. I47 **Damage to Verge - For Council Roads:**

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

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

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

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

2. I15 **Control of Environmental Nuisance from Construction Work**

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.

3.

The northern site boundary is located within the Flood Map for Surface Water, as identified in the Surface Water Management Plan (SWMP) for Hillingdon. All developments in this area must contribute to managing the risk of flooding from surface water by reducing surface water runoff from the site. Therefore the applicant should minimise the water from the site entering the sewers. No drainage to support the extension should be connected to any existing surface water sewer, other than as an overflow. Water run off from any roof or hard paving associated with e development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, which must be permeable or be collected and directed to a permeable area, otherwise it would need an additional permission. A water butt should be incorporated.

Appendix 2: Relevant Planning History

26090/78/2022 15 Kewferry Road Northwood

Householder development - residential extension(P)

Decision: 16-01-1979 Approved

26090/APP/2004/1066 15 Kewferry Road Northwood

ERECTION OF TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION AND REAR CONSERVATORY AND FRONT DORMER WINDOW

Decision: 22-10-2004 Approved

26090/APP/2004/195 15 Kewferry Road Northwood

ERECTION OF TWO-STOREY SIDE EXTENSION, SINGLE-STOREY REAR EXTENSION, AND FRONT FACING DORMER WINDOW

Decision: 16-03-2004 Refused

26090/APP/2016/4541 15 Kewferry Road Northwood

Single storey side and single storey rear extension

Decision: 20-02-2017 Approved

26090/APP/2017/2357 15 Kewferry Road Northwood

First floor side extension, single storey rear extension and conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and 3 side rooflights

Decision: 24-08-2017 Approved

26090/APP/2019/1932 15 Kewferry Road Northwood

Single storey outbuilding for use as a summerhouse (Application for a Certificate of Lawful Development for an Proposed Development)

Decision: 30-07-2019 Approved

26090/APP/2019/1934 15 Kewferry Road Northwood

Front canopy with open porch and 3 columns

Decision: 01-08-2019 Refused

26090/APP/2019/2858 15 Kewferry Road Northwood

Single storey outbuilding to rear for use as a summer house/store

Decision: 18-10-2019 Approved

26090/APP/2019/2860 15 Kewferry Road Northwood

Single storey front extension and porch/canopy

Decision: 22-10-2019 Approved

26090/APP/2020/300 15 Kewferry Road Northwood

Retrospective application for a single storey rear extension and front boundary wall and gates

Decision: 17-06-2020 Refused **Appeal:** 07-06-2021 Allowed

26090/C/86/2075 15 Kewferry Road Northwood

Householder extension-two storey side ext.(P)

Decision: 10-02-1987 Approved

26090/D/89/2332 15 Kewferry Road Northwood

Erection of a single storey rear extension and front dormer

Decision: 17-07-1990 Approved

26090/F/98/0893 15 Kewferry Road Northwood

Tree surgery to one Horse Chestnut (T45) on TPO 118, including the removal of the three lowest branches overhanging No.13 Kewferry Road

Decision: 30-06-1998 Approved

26090/TRE/2002/128 15 Kewferry Road Northwood

TREE SURGERY TO ONE HORSE CHESTNUT (T45) ON TPO 118

Decision: 01-07-2003 Approved **Appeal:** 01-07-2003 Allowed

26090/TRE/2010/10 15 Kewferry Road Northwood

To fell one Horse Chestnut (T45) on TPO 118.

Decision: 16-03-2010 Approved

Appendix 3: List of Relevant Planning Policies

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

DMEI 9 Management of Flood Risk

DMT 6 Vehicle Parking

LPP D6 (2021) Housing quality and standards

NPPF12 NPPF 2021 - Achieving well-designed places