

Report of the Head of Planning & Enforcement Services

Address 63 COPSE WOOD WAY NORTHWOOD

Development: New wall and gated entrance at boundary (Part retrospective application.)

LBH Ref Nos: 19815/APP/2010/2148

Drawing Nos: AGD_10032-DL03
AGD_10032-DL02
AGD_10032-DP01

Date Plans Received: 13/09/2010 **Date(s) of Amendment(s):**

Date Application Valid: 21/09/2010

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises the frontage boundary brick wall and metal gates to No. 63 Copse Wood Way which is a large extended detached property with a west facing front garden approximately 15.35m wide. The application site is covered by tpo_398 and tpo_398 a1, lies within the Copsewood Estate Area of Special Local Character and a developed area as identified in the policies of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

1.2 Proposed Scheme

The application seeks planning permission to retain a recently constructed frontage brick wall with twin 1.8m (h) electrically operated black powder coated sliding metal gates across each access. The scalloped shaped stock and blue engineering brick wall is approximately 5.86m in length with piers at varying heights to a maximum of 2.1m and minimum 800mm.

1.3 Relevant Planning History

19815/APP/2007/1681 63 Copse Wood Way Northwood

ERECTION OF A PART SINGLE STOREY REAR EXTENSION AND FRONT PROJECTION TO INCLUDE AN ENTRANCE PORCH AND CONVERSION OF THE ROOFSPACE (INVOLVING RAISING THE ROOF HEIGHT) TO PROVIDE HABITABLE ACCOMMODATION, INCORPORATING A REAR DORMER.

Decision Date: 24-08-2007 Approved **Appeal:**

19815/APP/2007/542 63 Copse Wood Way Northwood

Erection of a two-storey centre front extension with pitched roof, single-storey rear extension

(involving demolition of existing conservatory) and conversion of roofspace to habitable accommodation involving partial raising of lower level pitched roof area incorporating the installation of a triangular shaped rear roof window (involving the conversion of integral garage to habitable accommodation)

Decision Date: 20-04-2007 Withdrawn **Appeal:**
19815/B/82/1474 63 Copse Wood Way Northwood
Householder development - residential extension(P)

Decision Date: 07-12-1982 Approved **Appeal:**
19815/C/86/1316 63 Copse Wood Way Northwood
Erection of a porch and single-storey rear extn.

Decision Date: 22-10-1986 NFA **Appeal:**
19815/D/87/0186 63 Copse Wood Way Northwood
Erection of a single-storey rear extension and front porch.

Decision Date: 09-03-1987 Approved **Appeal:**
19815/G/97/0140 63 Copse Wood Way Northwood
Alteration to roof at south side of house to provide full pitched roof

Decision Date: 18-03-1997 Approved **Appeal:**

Comment on Planning History

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

EXTERNAL:

9 Neighbours and the Northwood Residents Association consulted, 3 replies received objecting to the proposal on the following grounds:

i) Copse Wood estate has traditionally been open fronted. It gave friendly and warm feelings to the estate. This gate and wall is an eyesore and not in line with other properties;

ii) Residents are angry that the development has taken place without planning permission in this Area of Special Local Character, characteristically comprising open driveways and low brick walls, maintaining openness. A similar proposal for No. 82 Copse Wood Way was refused;

iii) There are restrictive covenants imposed by London County Council requiring frontages to remain open.

Officer Comment: Points i) and ii) are considered in the main report and with regard to

point iii)covenants not a material planning consideration.

A petition with 33 signatures objecting to the application and reiterating the issues outlined above has also been received.

Ward Councillor: Requests that the application is reported to committee.

INTERNAL:

Conservation Officer:

BACKGROUND: The scalloped wall, with gate piers and a pair of tall metal gates are already in position, and are immediately noticeable in this part of the Copse Wood Estate, which is characterised by open frontages with occasional very low walls and planting. This application has been submitted following intervention by the Enforcement Team.

The walls and gates detract significantly from the character of this Area of Special Local Character, and are contrary to policies contained in the UDP Saved Policies (BE5) and Residential Layouts SPD, para 4.26. It is important to note that a very firm and consistent line has been taken on this kind of development with other applicants in the area, on the basis that any deviation from this would result in a precedent which would lead to the rapid erosion and eventual loss of one of the estate's defining characteristics.

RECOMMENDATION: Unacceptable

Landscape and Tree Officer:

BACKGROUND: The site is a recently-built detached house in Copse Wood Way, an Area of Special Local Character. The property is set within an established garden containing mature trees, some of which are protected by TPO No. 398. This Area order protects Oak, Hornbeam, birch and Scots Pine.

PROPOSAL: The proposal is a part retrospective application to build/retain a new brick wall with black-painted steel gates along the front boundary. Trees along the side boundaries have been retained. There are no trees along the front boundary.

LANDSCAPE CONSIDERATIONS: Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

* In this case, it is not known whether any trees have been removed or, potentially, damaged by the excavation and trenching required to construct the wall and gate pillars. However, the removal of the wall at this stage may be more damaging to trees than permitting its retention. No additional soft landscape appears to have been planted in association with the wall, by way of landscape enhancement.

Saved policy BE6 specifies that fencing within the Copse Wood Estate should be 'unobtrusive and in materials appropriate to the character and appearance of the estate'.

* In this instance, the wall and railing boundary treatment is obtrusive and quite out of character with the Estate which is characterised by open plan frontages with no (or very low) ungated front gardens. This form of enclosure is out of character and has been

resisted in this part of the estate, to the benefit of the integrity of the area.

HDAS guidance(Residential extensions, chapter 11.2) recommends that, where parking space is increased in front gardens at least 25% of front garden space is retained for soft landscaping.

RECOMMENDATIONS: I object in principle and in detail to this hard landscape feature which is alien in this Area of Special Local Character. The situation would be improved if the wall and pillars were to be reduced in height and the gates removed altogether.

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Residential Extensions - Section 10.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

5. MAIN PLANNING ISSUES

The main considerations are design and impact on the character of the existing property, the street scene and the Copsewood Estate Area of Special Local Character, impact upon the amenities of adjoining residents and highway impact.

In terms of scale, design, layout and appearance, neighbouring detached properties have extensive grounds and are characterised by open plan front gardens without frontage walls or where constructed dwarf walls that are discrete. The wall and gates, whilst of high quality materials, compared to surrounding front gardens, the fortified appearance introduced by the wall and piers accentuated by the metal gates appears visually severe

and totally out of character with the surrounding frontages.

Cumulatively the piers and gates, give the appearance of an enclosure, not dissimilar to a high security institution that would appear worse were the gates to be left in their retracted position to the centre of the frontage and unevenly stepped because of the sloping ground. Policy BE6 states that fencing should be unobtrusive. Overall the wall and gates appearance has introduced an overbearing and dominant feature, neither in proportion, subordinate nor harmonious to the main low lying property that would be totally incongruous within the open fronted context of this attractive residential road.

The piers and gates in combination due to their height, prominence and overbearing appearance introduce an urbanity and conspicuousness that is highly inappropriate in this context and create an unwelcoming visual barricade to passers by and visitors alike. Paragraph 4.26 of HDAS: Residential Layouts emphasises that a high walls gates, fences and solid barriers will normally be resisted as they can present an alienating frontage, diminish the benefits of natural surveillance and encourage graffiti and vandalism. The walls and gates constructed at this property constitute a hard landscape feature which is alien in this Area of Special Local Character. The retention of the piers, wall and gates would, therefore, lead to the rapid erosion and eventual loss of one of the Copswood Estates defining characteristics. They are, therefore, considered to be completely out of character and cause significant visual harm to the street scene and this Area of Special Local Character contrary to Policies BE5, BE6, BE13 and BE19 of the adopted UDP (Saved Policies September 2007) and Section 10 of the Supplementary Planning Document (SPD) HDAS: Residential Extensions and Section: 4 of the SPD HDAS: Residential Layouts.

With regard to the impact upon the amenities of adjoining occupiers, they are unlikely to experience any significant long term loss of outlook, light or privacy. In these respects they would not significantly be affected by the development. The proposal would thereby comply with the objectives of Policies BE20, BE21 and BE24 of the adopted UDP (Saved Policies September 2007) and Section 10 of the HDAS Design Guidance Residential Extensions.

In terms of highway safety with regards to visibility, boundary vegetation could restrict visibility but such vegetation can be periodically trimmed back. Potentially, there is a risk that the brick piers could impede visibility as a vehicle exits which could pose a hazard to pedestrians. The pavement, however, is quite wide and with the added refuge of a grass verge pedestrians would not have to necessarily pass particularly close to the frontage of the property and so would be less likely to come into conflict with emerging vehicles, thereby complying with Policy AM7(ii) of the adopted UDP (Saved Policies September 2007).

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The frontage brick wall, piers and twin sliding metal gates, due to their height, size and scale and their prominence results in a visually incongruous and intrusive feature. The development, is thus out of character with the appearance of the existing open street scene and the Copse Wood Way Area of Special Local Character generally, contrary to

Policies BE5, BE6, BE13 and BE19 of the adopted Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

Standard Informatives

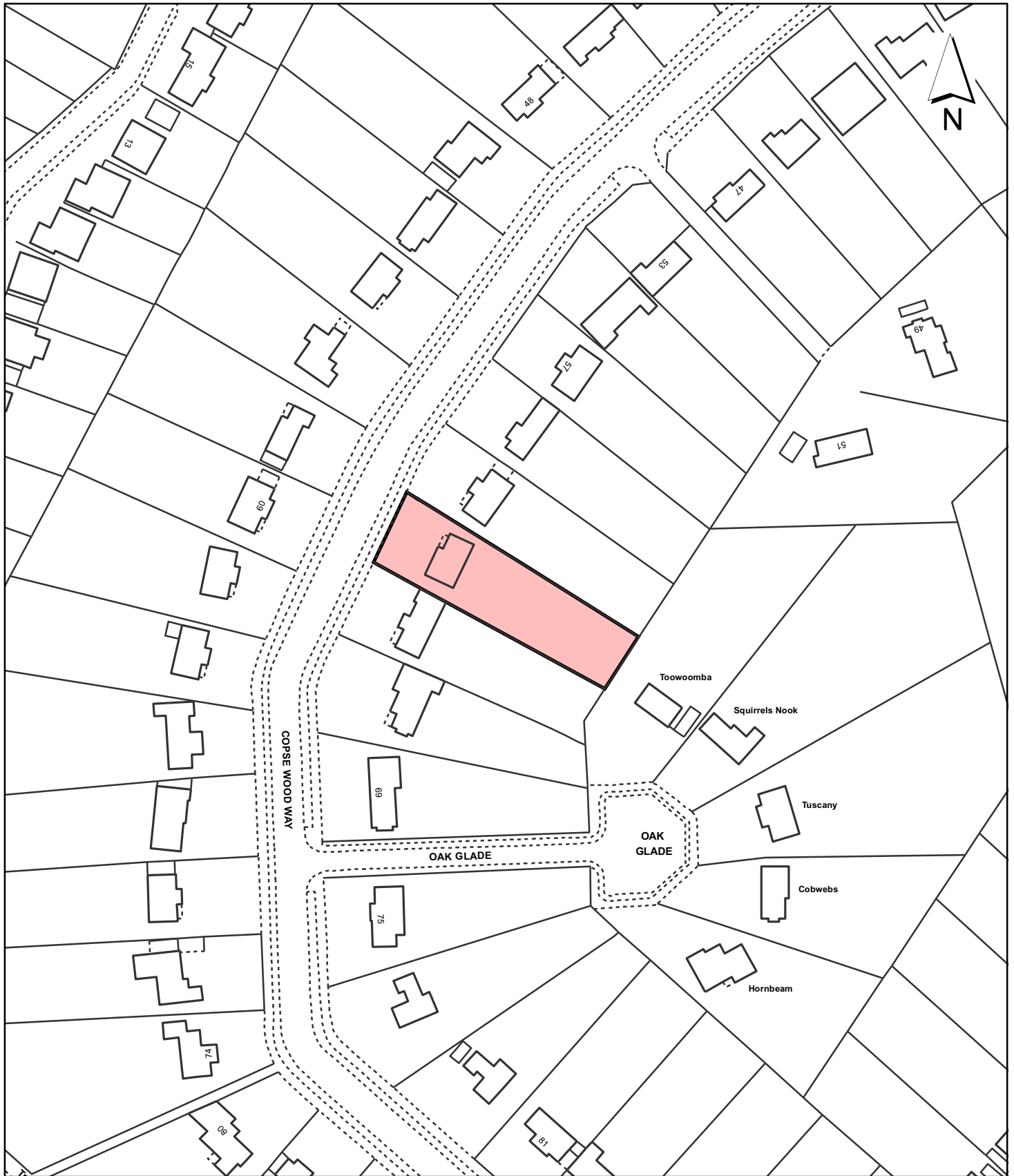
- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights,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

- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
Policy No.


BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
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Notes

 Site boundary

For identification purposes only.

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Site Address	
63 Cope Wood Way Northwood	
Planning Application Ref:	Scale
19815/APP/2010/2148	1:1,250
Planning Committee	Date
North	November 2010

LONDON BOROUGH OF HILLINGDON

Planning, Environment & Community Services

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