

Report of the Head of Planning & Enforcement Services

Address 12 EASTBURY ROAD NORTHWOOD

Development: Erection of part first floor rear/side extension, alterations to rear elevation to include removal of single storey rear roof, installation of ramps to West elevation and East elevation and external staircase to side.

LBH Ref Nos: 1901/APP/2011/174

Drawing Nos: AR-04 Rev. A
AR-02 Rev. A
AR-03 Rev. A
Location Plan to Scale 1:1000
Design & Access Statement
Transport Statement
AR-01 Rev. D

Date Plans Received: 26/01/2011 **Date(s) of Amendment(s):** 26/01/2011
Date Application Valid: 07/02/2011 07/02/2011
23/03/2011

1. SUMMARY

Planning permission is sought for the erection of a part two storey part first floor side extension, ground floor rear infill extension and provision of external first escape staircase. The application property is an attractive 'Arts & Crafts' style building which forms a group with 10, 14 and 16 Eastbury Road, which are on the local list. The proposed part first floor side/rear extension is not considered to harmonise with the character, proportions and appearance of the main building and would be detrimental to the appearance of the surrounding area and the character and appearance of the Northwood/Frithwood Conservation Area. The proposal would not harm the residential amenities of the occupiers of nearby properties.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed part two storey part first floor side extension, by reason of its overall size, scale, bulk, siting, length of projection, design and appearance would represent an incongruous and visually intrusive form of development which would fail to harmonise with the architectural composition, character, proportions and appearance of the main building. It would appear overly bulky and as such would have a detrimental impact on the character and visual amenities of the surrounding area generally, and on the character and appearance of the locally listed building and the Northwood/Frithwood Conservation Area, contrary to policies BE4, BE8, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposal due to the poor outlook afforded to two bedrooms on the ground floor, by reason of the 2.5m fence within 2.3m of those windows, would result in an oppressive environment to those rooms. As such the proposal would fail to provide a satisfactory

residential environment for future occupiers, contrary to Policies BE19 and BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
BE22	Residential extensions/buildings of two or more storeys.
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS	Residential Extensions
BE8	Planning applications for alteration or extension of listed buildings

3. CONSIDERATIONS

3.1 Site and Locality

The application site, known as Eastbury Road Nursing Home, is located on the east side of Eastbury Road and forms a group with Nos. 10, 14 and 16 dating from circa 1910. It comprises an 'Arts and Crafts' style two storey detached house with a front gable wing, a centrally positioned rear gable end, part two storey and single storey side/rear wing along the southern boundary, a single storey rear extension with rear projection along the northern side boundary, and a centrally positioned conservatory, all set within a large plot. The front area has been hard surfaced for car parking and mature trees lie at front with a mix of trees and hedges along the side boundaries. The rear garden also has mature trees and two detached sheds lie at the end of the garden.

To the north lies 14 Eastbury Road, a two storey detached house also set within a

spacious plot. To the south lies 10 Eastbury Road, a two storey attached house. Attached to the rear of that property is 1 & 2 Carew Lodge, with 3-7 Carew Lodge, further east, all two storey buildings. The street scene is residential in character and appearance, comprising predominantly two storey detached houses of varying designs and the application site lies within the Northwood/Frithwood Conservation Area, as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The application site is also covered by TPO 150.

3.2 Proposed Scheme

The previously refused scheme proposed the erection of a part two storey gable end front extension and a part first floor, part two storey side/rear extension over the existing single storey side/rear wing along the southern side boundary.

The design of the proposed first floor front extension was similar to the existing front gable end wing. It was proposed to be set flush with the northern flank wall and at ground floor level and extended 2.5m beyond the front wall. It measured 5.5m wide at ground floor level at which point it would step back 1.1m towards the building to be 1.4m deep and 4.2m wide, resulting in an overall width of 9.7m. The proposed front extension was finished with a front gable end incorporating a catslide roof along the northern side, with an eaves height of 2.2m above ground, and a hip end roof along the southern side, with an eaves height of 5.5m above ground matching the eaves height of the existing front wing on the opposite side of the front elevation of the building.

A large first floor window was proposed in the gable end. The first floor provided additional accommodation to one of the existing single rooms, while the ground floor element provided a kitchen and staff room in the forward most part of the extension with the recessed part providing a new office area and entrance with a flat roof canopy above. A ramped access was also proposed in front of the new entrance. The proposed first floor side extension followed the footprint of the ground floor element. At front, it was set some 0.6m behind the existing recessed two storey side wing and measured 2.7m wide at front, widening to 6.3m at rear, and finished with a gable end dual pitched roof 4.9m high at eaves level along the southern flank wall, 4.3m high at eaves level facing the courtyard of the building, and 7.7m high at ridge level. The proposed first floor resulted in the raising of the eaves and roof ridge along the southern side boundary by 0.7m and 0.9m, respectively.

The front gable of the first floor side extension was finished with hanging tiles with the rear gable end finished in white render. The inner courtyard elevation comprised ground floor windows with 3 dormer windows within the roof slope, set 1.4m apart. They each measured 2.5m wide, 1.5m deep, and finished with a flat roof with overhang, 2.6m high. The proposed first floor provided 3 single rooms.

A galvanised steel escape staircase was proposed to the rear of the first floor side extension which provided access down to the rear courtyard. The escape staircase measured 1.2m wide and 5.2m long, along the face of the building, at which point it angled away into the rear courtyard. The proposed staircase measured 4.2m high at its highest point, supported by steel posts, and comprised mesh and steel handrails.

This current application attempts to overcome the reasons for refusal of the previous scheme by omitting the front extension and first floor southern side extension with rear staircase for the erection of a part first floor side/rear extension and the part single storey infill rear extension.

The proposed part first floor side extension would be located over the existing single storey side wing, infilling the gap where the existing fire escape staircase is located. It would extend from the flat roof area outside bedroom 12, to the rear wall of the existing side wing. The proposed first floor side/rear extension would measure 4.4m wide and 16m deep. The proposed extension would be finished with a 1.8m deep flat roof section set immediately below the eaves of the main roof, while the remainder of the extension would be finished with a hipped (on all sides) ridged roof, matching the eaves height, but set 2.7m below the roof ridge, of the main roof.

A metal staircase is proposed along the side elevation of the existing and proposed side extensions, which would replace the existing secondary means of access. The proposed metal staircase would measure 1m wide and 7.5m long, fixed to the external wall.

At rear, it is proposed to enclose the area beneath the hip end roof of the northern single storey side wing, the elevation of which would be finished in brickwork. The proposed works would remain within the existing roofslope.

At front, it is proposed to provide an entrance ramp for wheelchair users. The proposed ramp would measure 3.5m wide, extend 3.3m beyond the front wall, and would be supported by 1m high railings.

The applicant has advised that there are currently 20 bed spaces (5 double bedrooms/10 single bedrooms). The proposed additional floor space would allow much need internal reorganization of the Nursing Home to meet modern needs. The internal arrangement will create 21 bed spaces (3 double rooms/15 single bedrooms).

3.3 Relevant Planning History

1901/APP/2010/244 12 Eastbury Road Northwood

Part two storey, part single storey front extension with 1 side rooflight, first floor side/rear extension to include 3 side dormers and 3 side rooflights, with external staircase to rear to provide additional bedrooms and alterations to existing, external alterations and new landscaping (involving demolition of bay window to ground floor rear, part first floor external wall and part of the west elevation wall).

Decision: 08-10-2010 Refused

Comment on Relevant Planning History

The above application was refused for the following reasons:

1. The proposed two storey front extension by reason of its overall size, siting, design and appearance would fail to harmonise with the architectural composition, character, proportions and appearance of the main building. It would not appear subordinate and would detract from the character and visual amenities of the existing property, the street scene and the character and appearance of the locally listed building and the Northwood/Frithwood Conservation Area, contrary to policies BE4, BE8, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The proposed first floor side extension, by reason of its overall size, scale, bulk, siting, design and appearance would represent an incongruous and visually intrusive form of

development which would fail to harmonise with the architectural composition, character, proportions and appearance of the main building. It would appear overly bulky and cramped in the street scene and as such would have a detrimental impact on the character and visual amenities of the street scene and surrounding area generally, and on the character and appearance of the locally listed building and the Northwood/Frithwood Conservation Area, contrary to policies BE4, BE8, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3. The proposed external staircase, by reason of its siting, size and design, would have a detrimental impact on the appearance of the main building. It would be detrimental to the character and visual amenities of the street scene and surrounding area generally, and the character and appearance of the locally listed building and the Northwood/Frithwood Conservation Area, contrary to policies BE4, BE8, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

4. The proposed dormer windows, by reason of their number, overall size, scale, position and appearance would represent an incongruous and visually intrusive form of development which would fail to harmonise with the architectural composition, character, proportions and appearance of the main building. They would thus have a detrimental impact on the character and visual amenities of the surrounding area generally and on the character and appearance of the locally listed building and the Northwood/Frithwood Conservation Area, contrary to policies BE4, BE8, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

5. The proposed first floor side extension, by reason of its overall size and proximity to the side boundary, would result in a closing of the visually open gap between this and the neighbouring properties 10 Eastbury Road and 1 & 2 Carew Lodge, giving rise to a cramped form of development, which would be detrimental to the visual amenities of the street scene and character and appearance of the locally listed building and the Northwood/Frithwood Conservation Area. The proposal is therefore contrary to policies BE4, BE8, BE13, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

6. The proposed development by reason of the siting of the proposed dormer windows and the siting and height of the proposed external staircase would result in the perceived/actual overlooking of the adjoining properties, 14 Eastbury Road, and 1 and 2 Carew Lodge, Carew Road respectively, causing an unacceptable loss of privacy to the adjoining occupiers. The proposal is therefore contrary to policy BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

7. The proposed first floor side extension, by reason of its overall height and length of projection would result in an overdominant/visually intrusive form of development when viewed from the rear ground and first floor windows at 1 & 2 Carew Lodge. Therefore, the proposal would constitute an un-neighbourly form of development, resulting in a material loss of residential amenity, contrary to policies BE19 and BE21 of the of the adopted Hillingdon Unitary Development Plan (Saved Policies 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
BE22	Residential extensions/buildings of two or more storeys.
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS	Residential Extensions
BE8	Planning applications for alteration or extension of listed buildings

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **23rd March 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

26 adjoining owner/occupiers have been consulted. The application has been advertised as a development that affects the character and appearance of the Northwood/Frithwood Conservation Area. 9 letters of objection and 2 petitions with a total of 81 signatories against the proposal have been received making the following comments:

Letters of objection:

- (i) The proposal would result in the loss of light and outlook from a side reception window at 14 Eastbury Road;
- (ii) The proposed extension and metal staircase would have a visually intrusive impact on the street scene and would dominate the building;
- (iii) The proposal would result in direct overlooking of the reception room and windows of 14 Eastbury Road;
- (iv) The proposed metal staircase would provide opportunity for staff to congregate and cause noise and disturbance;

- (v) The proposed first floor side fire escape glazed door would cause light pollution to the occupiers of 14 Eastbury Road;
- (vi) The existing hedge between the application site and 14 Eastbury Road would be damaged by the proposed works;
- (vii) The existing boundary fence is ineffective for screening;
- (viii) The proposal represents an overdevelopment of the site;
- (ix) The additional accommodation would represent an over-intensive use of the site;
- (x) The proposal would be out of keeping with the character and appearance of the conservation area;
- (xi) The increase in bedrooms will result in additional on-street parking;
- (xii) The proposal would harm the local listed building and would not comply with policies BE8, BE13, BE15, BE19, BE21, BE24 and BE38; and
- (xiii) A commercial use within a conservation area on a residential street is unacceptable.

Petition 1:

"We the undersigned object to any further development of the Nursing Home at 12 Eastbury Road and specifically the proposed development on the NORTH boundary, on the basis that the site is already over-developed. It will spoil the character of this conservation area and will result in substantial loss of amenity to neighbours, the road and the area."

Petition 2:

Objections:

- (i) Overdevelopment of commercial premises in residential conservation area;
- (ii) Overlooking amenity space; and
- (iii) Reduction of daylight to amenity space.

Northwood Conservation Area Panel: No comments received.

Northwood Residents Association: No comments received.

Carew Lodge Residents Association:

On behalf of the residents of Carew Lodge, the Directors wish to object to the planning applications submitted by the owner of 12 Eastbury Road.

Objections: It is already acknowledge that the site is over-developed (Director of Planning in 1988 & James Rodger, Head of Planning in October 2010 at the Planning Committee meeting to determine the outcome of the applications submitted in respect of the South Boundary).

- The property lies within the Frithwood Conservation area and it is believed that it will be possible to see proposed new elevations from the street, causing harm to residential amenity and the style and character of the Conservation Area.

- If these applications are allowed to succeed the resulting building, by way of footprint and mass, would for exceed that which could ne regarded as reasonable in a residential setting. Indeed if the plans had been submitted by a private resident, it is believed they would be rejected out of hand.

- Residents of Carew Lodge are already disturbed by noise from this Nursing Home. The addition of further rooms will only exacerbate this problem.

- Flat 7 Carew Lodge directly overlooks the gardens of 12 Eastbury Road, and the addition of a second storey to the existing extension would result in a significant loss of visual amenity with total

loss of aspect through to Eastbury Road. The resulting scene would look crowded and not in keeping with what is expected of the residential area.

In the circumstances we trust that the planning officers will refuse these applications.

Internal Consultees

CONSERVATION OFFICER:

BACKGROUND: This is an attractive property within the Northwood-Frithwood Conservation Area. The building forms a group with Nos 10, 14 and 16 Eastbury Road, and all are included in the Local List. Designed by C.H.B. Quennell in 'Arts and Crafts' style, the buildings date from c1910. No 12 is of simple rather robust design, constructed in red brick with a tall hipped plain tiled roof. To the street it includes an asymmetrical gable and double height canted bay. To the rear it has been extensively extended at ground floor, although the original elevation with a two storey gable, is clearly visible at first floor.

The current scheme proposes a further extension to the rear at first floor with a flat roofed link to the existing building at this level; a metal escape stair adjacent to the northern boundary of the property and alterations to the ground floor and roof of the existing single storey addition within this area.

COMMENTS: The proposed first floor extension would not be widely visible in the street scene, although it would be seen in part in the gap view between nos 12 and 14. The proposed extension would, however, be very deep at first floor level and is close to the boundary with the adjacent property. The first floor addition would also obscure part of the original gable, and its shallow pitched roof would be a conspicuous element when seen together with the characteristic steep pitch of the original roof and also that of the taller addition.

The addition is therefore considered to be overly bulky and to relate poorly to the original form and features of the main house.

Conclusion: Unacceptable.

TREES & LANDSCAPE OFFICER:

This site is covered by TPO 150 and also within Northwood Conservation Area. There are three trees protected by TPO 150 (Purple-leafed plum T7, Purple-leafed plum T8, and Mountain Ash T9) within the front garden, along with several other trees. There is also a Sycamore and several other mature trees in the rear garden. The trees which are not covered by the TPO are protected by virtue of their location within a Conservation Area.

All of the trees on-site are shown on the plans, however they are not shown as retained, and a tree report has not been submitted. The trees on-site contribute to the visual amenity of the Conservation Area and warrant protection during development and long-term retention.

The trees in the front garden are afforded some protection by the hard, parking surface, however in order to protect the trees' crowns during development, fencing (in accordance with BS5837:2005) should be erected around the trees. Furthermore, protective fencing will be required in the rear garden to protect the Sycamore.

The existing trees should be shown as retained on the plans and the location of protective fencing should also be shown.

In order to address the above points, subject to the amendment of the plans and conditions TL1

(services and levels only), TL2 and TL3, the scheme is acceptable in terms of Saved Policy BE38 of the UDP.

Officer Comments: The plans have been amended to take account of the above comments.

ACCESS OFFICER:

In assessing this application and framing the following recommendations, reference has been made to the Accessible Hillingdon SPD (adopted January 2010) and BS 8300: 2009. The following observations are provided:

1. The proposed access ramp should accord with the specification details contained within BS 8300:2009. Particular attention should be paid in respect of achieving the correct gradient and handrails should be fitted to both sides.
2. Whilst the ratio of 1 assisted bath (or assisted showers provided this meets residents needs) to 8 service users appears to have been met, details of the internal layout and specification should be provided, including the legislation or guidance that has informed the design of all bathroom types.
3. A proportion of ensuite bathrooms should be designed to allow independent use by wheelchair users. Floor gully drainage should be provided in all bathrooms where showers are to be provided.
4. Whilst works are in progress, the opportunity should be taken to install a refuge area in accordance with BS 9999:2008. Refuge areas provided should be sized and arranged to facilitate maneuverability by wheelchair users (Refer to BS 9999). Refuge areas must be adequately signed and accessible communication points should also be provided in the refuge area.
5. Consideration should be given to ensure that arrangements exist to provide adequate means of escape for all, including wheelchair users. Fire exits should incorporate a suitably level threshold and should open onto a suitably level area.
6. Advice from a suitably qualified Fire Safety Officer concerning emergency egress for disabled people should be sought at an early stage.

Conclusion: Should the Council grant planning permission, it is recommended that point 1 above is secured by way of a planning condition, with the remaining points forwarded to the applicant as informatives.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Whilst the site is not strictly in residential use, the principle of extending existing properties in residential areas is acceptable and any extension would need to comply with the Council's policies and standards.

7.07 Impact on the character & appearance of the area

As stated above, the application property forms a group with Nos. 10, 14 and 16, and these together are included on the Local List.

The application property once formed a dwellinghouse but has since been converted to a nursing home. It has been substantially extended in the past principally with a part two storey side extension and single storey side wings. However the design and integrity of the main house remains intact and as such, any further extensions should maintain this, given the property's sensitive location within the conservation area and its architectural quality.

Compared to the previously refused scheme, it is considered that this proposed scheme represents an improvement. However, the proposed first floor side/rear extension, by reason of its overall size, siting, and length of projection would appear overly bulky on the rear elevation. The first floor addition would also obscure part of the original gable, and its shallow pitched roof would be a conspicuous element when seen together with the characteristic steep pitch of the original roof and also that of the taller addition. As such, it is considered that the proposal would not harmonise with the character, proportions, appearance and architectural composition of the original building and would detract from the appearance of the surrounding area generally and the Northwood/Frithwood Conservation Area, contrary to policies BE4, BE8, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and section 5.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

The proposed external metal staircase would be visible from the street. However, it becomes more visible further back from the front elevation of the main building and as such, it is considered that its impact on the visual amenities of the street scene would be minimal.

The proposed infill extension is satisfactory and is considered to harmonise with the character and appearance of the original building.

7.08 Impact on neighbours

Nos. 1 & 7 Carew Road would not be adversely affected by the proposed development as they lie on the opposite side of the application site. The roof of the existing southern rear wing would screen views onto the properties of Nos. 1 & 7 Carew Road from the first floor inner flank wall windows (bedrooms 13 and 14). Furthermore, given the location of the proposed infill extension, this element of the scheme would not impact upon the amenities of the adjoining properties.

The proposed first floor side extension would be some 8.5m from the flank wall of 14 Eastbury Road. There are no principle habitable room windows on the southern flank wall of that house and furthermore, the proposal would not breach a 45 degree line of sight taken from the rear habitable room windows at 14 Eastbury Road closest to the side boundary with the application property.

14 Eastbury Road has south facing ground floor windows forming part of the part single storey rear extension. From the letters of objection, these windows are some 15m and 17m from the northern flank wall of the application property. The applicant has advised that the existing 2.5m high boundary fence would be reinstated. Given these distances and that the existing 2.5m high fence will be reinstated, it is considered that the proposed first floor side extension would not represent a visually intrusive and overdominant form of development when viewed from these windows, and the new ground floor flank window of bedroom 1 would not result in a direct overlooking. Furthermore, the proposed first floor side glazed fire escape door is shown fitted with obscure glass to prevent overlooking. Light from this door will not result in light pollution.

As the application property lies to the south of 14 Eastbury Road, the proposal would result in an increase in overshadowing, particularly during the afternoon hours. However, this increase is not considered to be so significant over and above that created by the application property onto 14 Eastbury Road.

With regards to the proposed metal staircase, it is important to note that there currently exists a first floor flat roof which allows access to the existing external fire escape steps

from bedroom 12. The proposed staircase first floor landing would be located 1m beyond the rear of the existing fire escape staircase and will be at a similar level to the existing first floor flat roof. From the submitted plans, it would appear that the existing 5m high hedge along the side boundary would not fully screen the views onto the private amenity space of 14 Eastbury Road from the landing area of the metal staircase. However, given its siting and proximity compared to the existing flat roof area, it is considered that the proposed metal steps landing area would not materially increase overlooking onto the private amenity space of 14 Eastbury Road over and above the current overlooking from the flat roof.

Overall, it is considered that the proposal would not harm significantly the residential amenities of adjoining occupiers in accordance with policies BE20, BE21 BE24 and OE1 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.10 Traffic impact, car/cycle parking, pedestrian safety

There are no specific parking standards for residential care homes in the Councils' adopted car parking standards. Therefore, the proposal has been considered on an individual basis. It is noted that no additional staff are proposed. The proposal would result in an increase of 1 additional bed space and this is not considered to generate the need for additional off-street car parking, in accordance with policy AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.11 Urban design, access and security

The Council's Access Officer has raised no objections to the proposed front entrance ramp subject to a condition that it would comply with the relevant British Standards.

7.14 Trees, Landscaping and Ecology

There are protected trees close to the proposed development, however, no trees will be affected by the proposed development. Subject to tree protection conditions, the proposal would accord with policy BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.19 Comments on Public Consultations

The third party comments are addressed in the report.

7.22 Other Issues

The proposal would result in an increase in 1 bedspace. This increase is not considered to intensify the use of the premises such that there would be a material increase in noise and disturbance. However, in re-organising the layout of the property, two bedrooms would be created on the ground floor with the only windows to these bedrooms being only 2.3m from the boundary fence, which is at a height of 2.5m. It is considered that the level of amenity for the occupiers of these two bedrooms would be poor in terms of natural light and outlook and the proposal would therefore fail to comply with Policies BE19 and BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The

specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

10. CONCLUSION

The proposed part first floor side/rear extension is not considered to harmonise with the character, proportions and appearance of the main building and would be detrimental to the appearance of the surrounding area and the character and appearance of the Northwood/Frithwood Conservation Area. Furthermore, the level of amenity for two new bedrooms would be sub-standard. As such, this application is recommended for refusal.

11. Reference Documents

London Plan 2008

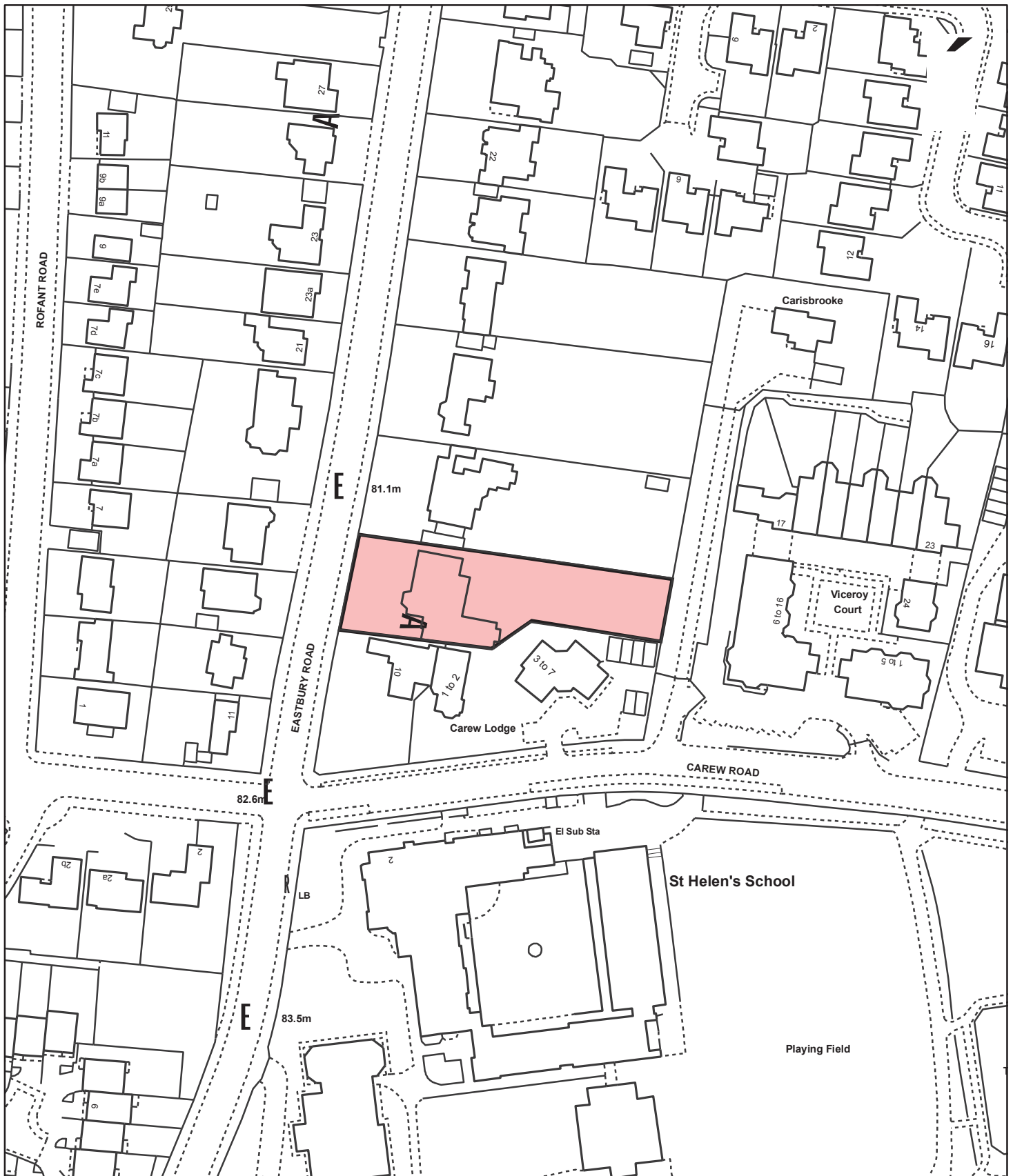
Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)

Hillingdon Design & Accessibility Statement: Residential Extensions

Hillingdon Design & Accessibility Statement: Accessible Hillingdon

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2011

Site Address

**12 Eastbury Road
Northwood**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services

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

Planning Application Ref:
1901/APP/2011/174

Scale
1:1,250

Planning Committee
North

Date
April 2011



HILLINGDON
LONDON