

Report of the Head of Planning & Enforcement Services

Address 26 ACRE WAY NORTHWOOD

Development: Retention of a single storey detached outbuilding to rear

LBH Ref Nos: 67605/APP/2011/358

Drawing Nos: Location Plan to Scale 1:1250
Un-numbered Block Plan to Scale 1:100
Un-numbered Front and Rear Elevations
Un-numbered Side Elevations

Date Plans Received: 15/02/2011 **Date(s) of Amendment(s):**

Date Application Valid: 04/03/2011

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the south east side of Acre Way and comprises a two storey end of terrace house which has not been extended with an outbuilding at the bottom of the rear garden, the subject of this application. The attached house, 28 Acre Way lies to the north east and has an outbuilding at the bottom of the rear garden. To the south west lies 24 Acre Way, a two storey end of terrace property set behind the front wall of the application property. To the rear lies a footpath and driveway of Jupiter Court, a residential apartment block. The street scene is residential in character and appearance, comprising blocks of two storey terraced houses and the application site lies within the developed area, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

1.2 Proposed Scheme

Planning permission is sought for the retention of an outbuilding at the bottom of the rear garden. The outbuilding is set adjacent to the side boundary with 28 Acre Way and along the rear boundary with Jupiter Court, and measure 5m wide, 5m deep and finished with an off-centre ridged roof 2.3m high at eaves level and 3.2m high at its highest point.

The outbuilding has a window facing the application property, a door and window facing south west, and a door which opens out onto a footpath associated with Jupiter Court. The structure comprises timber elevations, with UPVC windows and a felt finished roof.

1.3 Relevant Planning History Comment on Planning History

There are no relevant planning decisions.

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

42 adjoining owner/occupiers and the Northwood Hills Residents Association have been consulted. 1 letter of objection and a petition with 26 signatories have been received, making the following comments:

Letter of objection: The outbuilding is an eyesore and is visually intrusive when viewed from Jupiter Court.

Petition:

We the undersigned, as residents of Juniper Court which is a block of leasehold retirement flats, would like to object to the above retrospective planning application. The outbuilding in question is a real eyesore from our view of it and looks like it has been cobbled together. Mrs Alison Wright from Hillingdon Housing Service has been to view the building and agrees that it is unsightly and untidy looking from our side and she has taken photographs. It states in the application that this building is used for storage but it is used as a workshop and I believe shop fittings are made there. The tenant comes into our car park, which is private property, to load up his van in the early hours of the morning and also deliveries are made to the outbuilding, again by the use of our car park. The boundary fence has been taken down and left propped up at the rear of the building. This fence forms the boundary between the rear garden of 26 Acre Way and our car park and as such should not be removed. The outbuilding is extremely close to the boundary and there is a door at the rear of which opens onto our car park. The resident of 26 Acre Way or indeed any member of the public does not have the right to come onto our property. If a decision is made to allow the building to remain we expect it to have a professional finish and for the boundary fence to be reinstated. Our car park should not be used for loading/unloading.

Officer comment: The issues raised are addressed in the report.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

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.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

HDAS Residential Extensions

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the proposal on the character and appearance of the surrounding area generally and on residential amenity.

Outbuildings are characteristic structures within residential areas and provided they are carefully designed should harmonise with the character and appearance the area. However, in this particular case, the outbuilding, by reason of its design, appearance and finished materials, does not relate satisfactorily with the appearance of the immediate area. The outbuilding is visible from the open grounds of Jupiter Court as it projects above the rear boundary and has a door that open onto the adjoining footpath. It appears unsightly due to its roof design and construction materials, and detracts from the character and appearance of the surrounding area. Furthermore, the outbuilding does not retain a 0.5m gap between it and the side and rear boundaries, contrary to paragraph 9.2 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

Overall, the outbuilding represents an incongruous and visually intrusive form of development when viewed from Jupiter Court, to the detriment of the surrounding area, contrary to policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and section 9.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

The outbuilding is some 18m from the rear wall of the application property and 14m from the rear wall of 24 and 28 Acre Way. These distances are sufficient to ensure that the outbuilding does not harm the residential amenities of the occupiers of those properties through overdominance, visual intrusion and overshadowing, in accordance with policies BE20 and BE21 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The side boundaries prevent overlooking from the windows of the outbuilding, in accordance with policy BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Some 80sq.m of private amenity space is retained in accordance with policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

In terms of the issues raised in objection to the proposal, the visual impact of the outbuilding is considered above. Its use, possibly for business/commercial purposes is a matter for enforcement and is under investigation. It should, however, be noted that the application site is a Council property and should this application be refused then action would be taken by Housing Services to ensure the removal of the outbuilding. The use of the car park/access to Juniper Court is a civil matter.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The outbuilding, by reason of its design, appearance and use of materials, is considered to represent an incongruous and visually intrusive form of development. As such, it detracts from the character, appearance and visual amenities of the surrounding area, contrary to policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

Standard Informatives

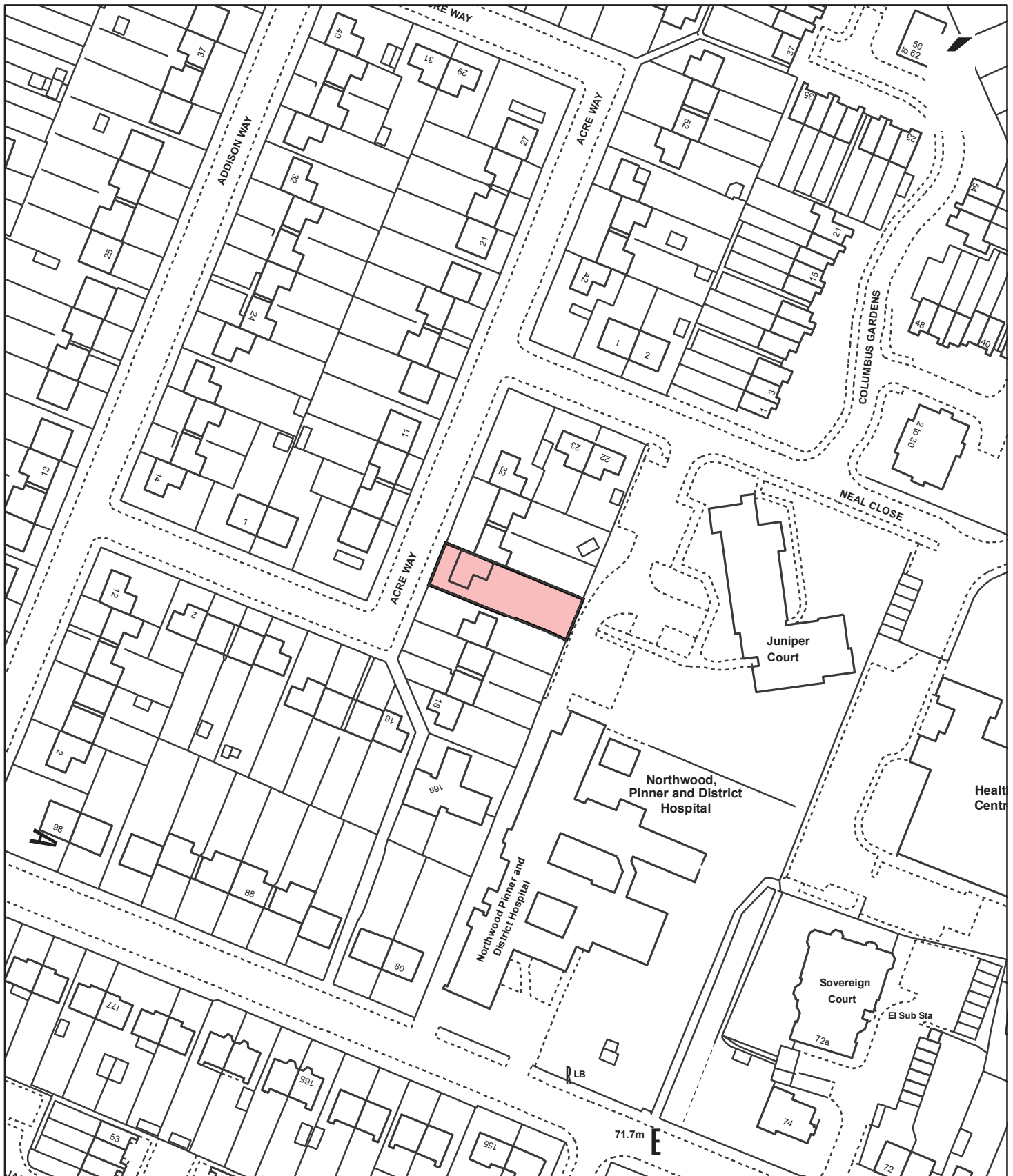
- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, 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.

BE13	New development must harmonise with the existing street scene.
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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS	Residential Extensions

Contact Officer: Sonia Bowen

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Notes

 Site boundary

For identification purposes only.

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Site Address

**26 Acre Way
Northwood**

Planning Application Ref:
67605/APP/2011/358

Planning Committee

North

Scale

1:1,250

Date

July 2011

**LONDON BOROUGH
OF HILLINGDON**

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