

Report of the Head of Planning & Enforcement Services

Address 15 MOOR PARK ROAD NORTHWOOD

Development: Part two storey, part single storey side/rear extension, conversion of roofspace to habitable use to include 3 x rear dormers involving alterations to side and demolition of existing attached garage to side

LBH Ref Nos: 314/APP/2011/1151

Drawing Nos: MS/15/11B-2
MS/15/11A-2
NI/15/11C-2

Date Plans Received: 12/05/2011 **Date(s) of Amendment(s):**

Date Application Valid: 08/06/2011

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the south side of Moor Park Road and comprises a two storey detached house situated in a large plot. It is a white rendered property with significant elements of tile hanging at first floor level, and a hipped, tiled roof. The staggered elevations of the property make it architecturally interesting.

The street scene is residential in character and appearance comprising a varied design of predominantly two storey detached houses. The spacing between buildings at first floor level and the varied designs of the houses contribute to the character of the area.

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

The application seeks permission for the erection of a two storey side and rear extension and a part single storey front extension, and loft conversion.

With respect to the rear extension, this would be at both ground and first floor level. The existing staggered rear elevation at ground floor would be replaced with a uniform extension across the width of the extended house. It would be 4m in depth from the rear most part of the existing house (the western end of the building), but would be deeper at the eastern end where the existing house does not extend out as far.

At first floor level to the rear, the house would also be extended across the full width of the extended house. The first floor rear element would be set back from the rear elevation of

the ground floor extension by 2.3m. The ground floor would have a monopitch roof. The first floor roof would comprise a part hipped tiled roof incorporated into the existing roof, however given the increased depth a substantial crown roof is proposed.

The property would also be extended to its western end. The existing attached garages would be removed and replaced with a new two storey side extension. The existing garages abut the boundary but the new extension would be inset 1m from the boundary. The ground floor front would be flush with the foremost elevation of the house, whilst the first floor would be set back to be in line with the front elevation of the house on the opposite side of the building. This would result in a set back of approximately 1.5m from the ground floor front elevation. A shallow monopitch roof would be created on top of this ground floor element.

Within the extended roofspace three rear dormer windows are proposed.

1.3 Relevant Planning History

314/APP/2002/1916 15 Moor Park Road Northwood
ERECTION OF A TWO STOREY SIDE EXTENSION (INVOLVING DEMOLITION OF EXISTING GARAGE)

Decision Date: 08-10-2002 Refused **Appeal:**

314/APP/2003/248 15 Moor Park Road Northwood
ERECTION OF A TWO STOREY SIDE/PART REAR EXTENSION

Decision Date: 12-03-2003 Approved **Appeal:**

314/APP/2004/1628 15 Moor Park Road Northwood
ERECTION OF A PART TWO STOREY REAR, PART SINGLE STOREY SIDE/REAR EXTENSION INCORPORATING AN INTEGRAL GARAGE (INVOLVING DEMOLITION OF ATTACHED GARAGE)

Decision Date: 05-08-2004 Refused **Appeal:**

314/APP/2004/2997 15 Moor Park Road Northwood
ERECTION OF A TWO STOREY SIDE EXTENSION AND PART TWO STOREY, PART SINGLE STOREY REAR EXTENSION

Decision Date: 29-12-2004 Approved **Appeal:**

314/APP/2010/1647 15 Moor Park Road Northwood
Two storey side, part two storey, part single storey rear, single storey front extension and conversion of roofspace to habitable use to include rear dormer, new window to ground floor side and demolition of existing side extension.

Decision Date: 13-09-2010 Refused **Appeal:**

Comment on Planning History

There have been a number of approvals and refusals in relation to various proposals for extensions on this property, the most recent being in 2010. That application was refused in September 2010 and was for various extensions and alterations of a similar form to that currently proposed. The application was refused for a number of reasons, primarily related to the size, scale and bulk of the extensions having a detrimental impact on the character of the house and the streetscene.

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:

11 neighbours notified, 7 representations and two petitions have been received objecting to the proposal on the following grounds:

- i) The extensions would result in a property that is not in keeping with the character of Moor Park Road, nearly twice its current area.
- ii) The proposed extension works would do away with all the character of the existing property, which is particularly distinctive in its appearance. The drawings submitted show a house which would be devoid of any character whatsoever.
- iii) The two-storey side extension will result in a dramatic reduction of air space and visible space between the two properties.
- iv) Loss of light into, and outlook from, the adjoining bedroom bay window. The rear facing window in the side extension would result in overlooking and loss of privacy to the adjoining properties as would the extensions and rear dormer windows at the rear.
- v) The extension at the rear would extend well beyond any of those elsewhere in the road. It will overlook adjoining properties and result in loss of privacy. There are no other 3 storey houses in the road.
- vi) The proposal is simply to increase the value of the property and will not be undertaken by the current occupiers.
- vii) Just about everything associated with this proposal - be it the size, scale, bulk, height, or design - is out of keeping with and disproportionate to the existing property. Far from appearing subordinate to the appearance of the original house, or even constituting an incongruous addition, the proposals would result in a completely new architectural character. In addition to dramatically changing the visual appearance of the house, such massive additions to the footprint and bulk would be over dominant and visually obtrusive in relation to nearby houses. The resulting material loss of residential amenity would be unneighbourly as well as having a detrimental impact on the appearance and character of the road's visual street scene and the surrounding area.

Northwood Residents Association: Object on the grounds that the two storey side extension is within 1 metre of the common boundary. Also that it fails to meet the requirements of UDP policies BE15, BE19, BE20, BE22 and BE24.

INTERNAL:

Trees and Landscape Officer: This site is covered by TPO 13. The application states that there are no trees on site, and therefore no tree-related information has been submitted, however several

mature trees located on this property contribute to the arboreal character of the area. In the front garden, there are two Lawson cypress on the front northern boundary; a group of trees on the western boundary of the site (consisting of a Leyland cypress, Lawson cypress's (protected - G18 on

TPO 13, although most are in decline), evergreen Oak, Oak and Ash); and a clipped hedge (consisting of mixed, deciduous species) on the eastern boundary.

The scheme will not directly affect the trees on site, however it is likely that some parts of

the eastern boundary hedge 'may' need to be removed to facilitate the extension to the side of the house. It is not clear whether the hedge is on or off site, but this is a private matter.

There are also several mature trees in the rear garden, however the only tree that could be affected by the proposed extension is a large Ash (T140 on TPO 13) which is situated 15m to the south of the house. In accordance with BS 5837:2005 guidelines, temporary fencing should be erected around the protected Ash tree, or erected across the rear garden approximately 7m away from the existing back wall of the house.

Therefore, in order to address the above points, subject to conditions TL1, TL2 and TL3, the scheme is acceptable in terms of Saved Policy BE38 of the UDP.

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.
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.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the impact of the proposal on the character and appearance of the street scene and surrounding area generally, and on residential amenity. In considering this current application it is necessary to consider the Council's decision in respect of the 2010 proposal which is very similar in form to that currently being considered, albeit amended in an attempt to overcome those reasons for refusal.

The street scene is characterised by a mix of house styles, roof designs and varying heights, and generally there are good spaces between buildings that contribute significantly to the character of the area.

The two storey side extension would infill the existing gap between properties at first floor level. It is considered that this would be detrimental to the streetscene, and would appear cramped with an awkward juxtaposition between the application property and No.13, which are and would be two very different styles of property. It is considered that a reasonable gap is required to ensure a satisfactory relationship between properties and to ensure that they sit comfortably in their plots and do not detract from the character of the area. The 1m gap to the side boundary at first floor level is considered insufficient in this case. The buildings would appear cramped and the application site overdeveloped.

The character of the original house would also be eroded by the proposed development, particularly at the rear, and the extensions would not be subordinate to the original form of the house.

The proposal would thus not comply with policies BE13, BE15, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and sections 3.0 and 6.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

With regard to the impact of the development on the amenities of the adjoining occupiers, this was not considered to be an issue of concern in respect of the previous application. Given that this current application is similar in form it is considered that there would not be a justifiable reason to refuse this application on the grounds of impact on the neighbours. The plot width within which the houses sit are of a generous size, and whilst the new extension would clearly be visible from surrounding properties it would not result in any adverse impact in terms of loss of light or privacy, overlooking or any overbearing impact or visual intrusion that would justify a refusal of planning permission in this respect.

The proposed two storey side extension would maintain a distance of 2m from the neighbouring dwelling No.13. Whilst this property does have a side dormer in the roof slope facing the application site, this does not appear to be a principal window to a habitable room, and given its positioning there would be no adverse harm to residential amenities.

The development itself would provide a satisfactory standard of accommodation for the occupiers with windows providing adequate outlook and natural light to the rooms they would serve.

Over 100sq.m of private amenity space would be retained, and off road parking is considered to be acceptable in the form of a garage space and a large area of hardstanding to the front. Therefore the proposal is in accordance with policies BE23 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Taking all the above into account it is recommended that the application be refused on the grounds of an overdevelopment of the site that is detrimental to the character of the original building and the streetscene in general.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 **NON2** Non Standard reason for refusal

The proposed extension/alterations by reason of their position, size, scale, bulk and design would be disproportionate and incongruous and would fail to appear subordinate to the appearance of the original house and would result in a cramped form of development. It would be detrimental to the appearance of the house and would detract from the character and appearance of the street scene and surrounding area generally, contrary to policies BE13, BE15, BE19 and BE22 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).

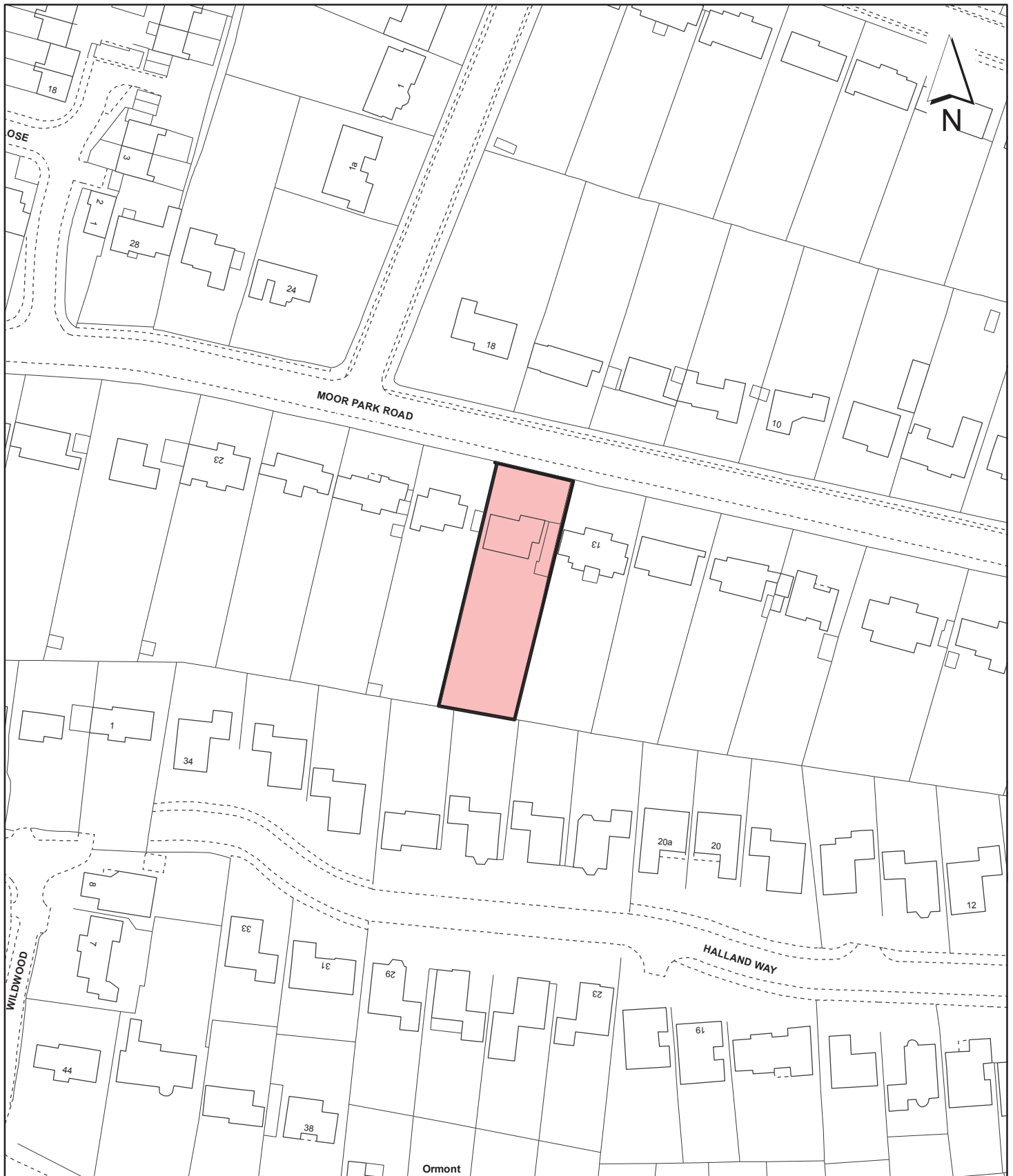
2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Policy No.

BE13	New development must harmonise with the existing street scene.
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.
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AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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Notes

 Site boundary

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Northwood**

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& Community Services

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Planning Application Ref:

314/APP/2011/1151

Scale

1:1,250

Planning Committee

North

Date

**August
2011**



HILLINGDON
LONDON