

Report of the Head of Planning & Enforcement Services

Address 12 KEWFERRY ROAD NORTHWOOD

Development: Single storey front extension.

LBH Ref Nos: 33988/APP/2011/684

Drawing Nos: KEW/02
Location Plan to Scale 1:1250
KEW/01

Date Plans Received: 18/03/2011 **Date(s) of Amendment(s):**

Date Application Valid: 21/03/2011

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located within a residential area of Northwood comprising a variety of substantial two storey detached dwellings of pre and inter war design and more modern apartment buildings. The application site is located on the east side of Kewferry Road at its junction with Harrison Close and is bordered by a substantial two storey detached dwelling to the south and faces two storey detached dwellings to the west. The Holy Trinity COE Primary School is located to the southwest.

The application site comprises an attractive two storey detached dwelling of traditional design and features a hipped roof, front two storey gable and a more recent side double garage addition. The property includes front and rear gardens with a 1.8 metre high hedgerow along the front elevation with mature tree planting and hedgerows along the side and rear boundaries. The dwelling is faced with red brick to the ground floor, with white render and red clay roof tiles. The existing front porch is modest in size, open sided and an attractive feature in its own right, consisting of a flat roof, two plain arches with three decoratively unadorned pillars.

1.2 Proposed Scheme

This planning application proposes the construction of a single storey front extension to form WC/ shower room and porch. The proposed single storey hipped roof extension would measure 4.9 metres in length by 1.5 metres in depth and would extend to 3.5 metres in height and would be faced with materials to match the existing dwelling.

1.3 Relevant Planning History

33988/83/1570

12 Kewferry Road Northwood

Householder development - residential extension(P)

Decision Date: 23-12-1983 **Approved** **Appeal:**

Comment on Planning History

None.

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

12 neighbouring occupiers and the Northwood Residents Association were notified of the planning application. However, no responses have been received regarding the proposed development.

The Councils Trees and Landscape Officer has not raised any objections to the proposed scheme as it would be far enough away to not affect any trees.

Ward Councillor: Requests that the application is considered by the North Planning committee.

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.
- 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

Policies BE13 and BE15 of the UDP seek to ensure that development harmonise with the character of the surrounding properties and streetscene, and in particular the scale, form, architectural composition and proportions of the original building. Policy BE19 further requires that development should complement and improve the amenity of the residential area.

Design and Impact on Character and Appearance of the House and the surrounding Area:

Paragraph 8.1 of Hillingdon' adopted HDAS: Residential Extensions Supplementary Planning Document states "The Council is very explicit with regard to its position on front extensions. Front extensions that extend across the entire frontage will normally be refused. Front extensions are eye catching and change the face of the building. They not only change the character and appearance of the building itself, but also the street."

Paragraph 8.2 of Hillingdon's adopted HDAS: Residential Extensions Supplementary Planning Document is also relevant to this application and it states "porches should generally be confined to the front entrance area and in the case of being combined with a garage they may be integrated with a forward extension of the garage not exceeding 1 metre."

The proposed single storey front extension would project out an additional 1.5 metres beyond the existing recessed section of the front wall of the dwelling with the effect that it would sit forward of the presently recessed element of the front elevation of the house. The proposed extension would also sit 300mm forward of the projecting 2 storey gabled section of the front elevation of the house, although not forward of the projecting two storey front hexagonal bay window.

A comparable application for a proposed front extension embracing a porch set within an existing recess to the side of the front gable to a detached dwelling was submitted to the Council at 27 The Drive, Northwood. The application was refused by the Council on 15 April 2009 and an appeal (APP/R5510/A/09/2107546) was dismissed by the Planning Inspectorate on 12 June 2009. The Inspector shared the Council's concerns and stated the extension would disturb the distinctive character of the dwelling and materially detract from its appearance. The applicant drew the Inspector's attention to other front extensions on the street. The Inspector in turn stated these extensions in almost all cases respected the integrity of the original design and added "The exceptions to this rule show how the absence of good design could put the overall visual quality of the street at risk".

The proposed front extension will extend across the full width of the existing recessed section of the front elevation of the house, would also project forward of the remaining more forward projecting section of the front elevation of the house and would project greater than 1 metre in depth and accordingly for all these reasons it is considered that it would be a visually intrusive and unsympathetic addition to the property, that would be detrimental to the character of the property and the wider character of the street contrary to paragraphs 8.1 and 8.2 of Hillingdon's adopted HDAS: Residential Extensions Supplementary Planning Document and Policies BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Impact on Amenity of Neighbouring Occupiers:

Policy BE21 of the UDP states that residential extensions will not be permitted where by way of their siting, scale and proximity, would result in the significant loss of residential

amenity. Policy BE24 states that development should protect the privacy of the occupiers and their neighbours.

The proposed front extension would only extend out 1.5 metres and be 3.5 metres in height. Given the distance to other neighbouring property to the side no. 10 Kewferry Road and the dwellings on the opposite side of Kewferry Road, and given its small scale, it is considered that the proposed extension would not cause any harm to the outlook, privacy and daylight of the adjacent dwellings.

Having regard to the above, it is considered that the proposed extension would not result in any significant harm to the amenity of neighbouring occupiers and would be in accordance with policies BE21 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Parking Provision and Highway Safety:

Policy AM14 of the UDP requires that all development provide appropriate level of parking provision.

The site includes a double side garage which would remain unaltered by the proposed scheme. The proposal would retain at least two parking spaces in accordance with the adopted parking standards set out in Annex 1 of the UDP, which requires two parking spaces for all dwellings.

Given the above and that there would not be any alteration to the highway access or significant alterations to the use of the property, it is considered that there would be no significant harm caused to highway safety, and that the proposal would accord with policy AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed single storey front extension, by reason of its siting, size, height and design, would be detrimental to the character and architectural composition of the original house and would detract from the character and appearance of the street scene and the visual amenities of the surrounding area. The proposal is therefore contrary to policies BE13, BE15 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).

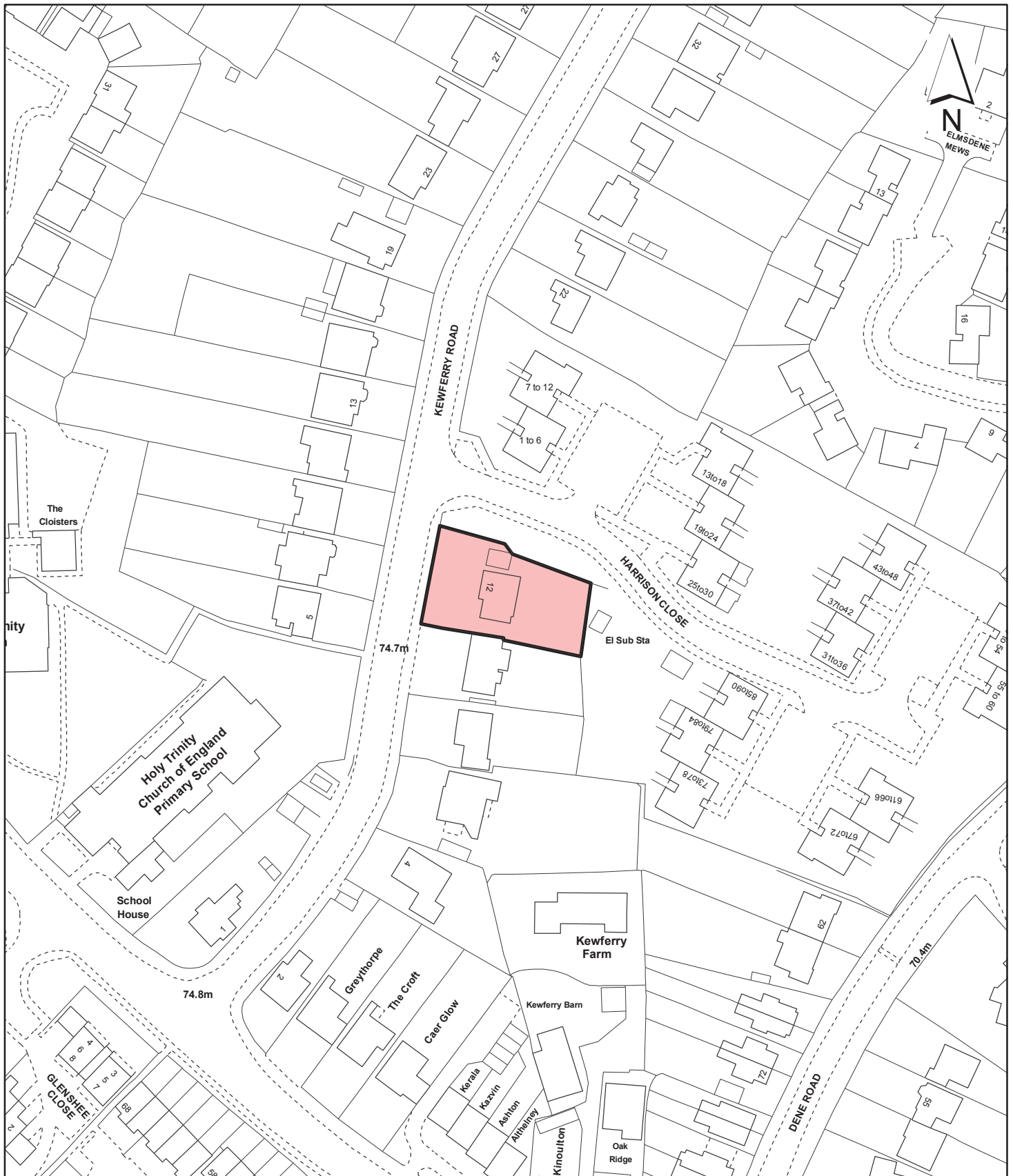
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Policy No.

BE13	New development must harmonise with the existing street scene.
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.
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

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Notes



Site boundary

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Site Address

**12 Kewferry Road
Northwood**

Planning Application Ref:

33988/APP/2011/684

Planning Committee

North

Scale

1:1,250

Date

**August
2011**

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OF HILLINGDON**
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