

Report of the Head of Planning & Enforcement Services

Address 11 HOYLAKE GARDENS RUISLIP

Development: Conversion of existing dwelling into 2 x 2 bed self contained flats with associated amenity space and parking involving 2 storey side extension, single storey rear extension and conversion of roof space into habitable use to include roof dormer and demolition of existing attached garage to side

LBH Ref Nos: 66856/APP/2011/2263

Drawing Nos: 1097/P3/1
1097/P3/2
1097/P3/3
1097/P3/4
1097/P3/5
1097/P3/6
Traffic Generation Assessment
Assessment of Noise
Design and Access Statement

Date Plans Received: 20/09/2011 **Date(s) of Amendment(s):**

Date Application Valid: 26/09/2011

1. SUMMARY

The proposal is for the extension and conversion of one half of a pair of semi-detached dwellings to two, two bedroomed flats. This revised proposal is a reduced size and different design and layout from earlier schemes that were withdrawn and refused planning permission. The current scheme proposes horizontal, flatted division rather than houses. Traffic and acoustic reports have been submitted with the application.

The proposal complies with HDAS requirements for two storey side and single storey rear extensions, internal and external space standards and also those in the London Plan (2011) and the car parking provision and other policies set out in the Hillingdon Unitary Development Plan, Saved Policies September 2007. Planning permission is thus recommended subject to conditions.

2. RECOMMENDATION

APPROVAL subject to the following:

1 HH-T8 **Time Limit - full planning application 3 years**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 HH-M2 **External surfaces to match existing building**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 HH-RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved which would face any/either of the adjoining properties.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 HH-RPD4 Prevention of Balconies / Roof Gardens

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 TL1 Existing Trees - Survey

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (iii) Existing and proposed site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction.
- (v) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first

agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with

BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

7 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 TL5 Landscaping Scheme - (full apps where details are reserved)

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,

· Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures).

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with

policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

11 M3 Boundary treatment - details

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the details of the acoustic fence to the rear boundaries of Nos 13 and 15 Hoylake Gardens. The boundary treatment shall be completed before the development hereby permitted is commenced or otherwise in accordance with a timetable agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

13 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (July 2011) Policies 3.1, 3.8 and 7.2

14 H8 Surfacing and marking out of access/parking/servicing areas

The development shall not be occupied until the access roads/parking areas, including the garages, shown on the approved plans have been drained, surfaced and marked out in accordance with details to be submitted to and approved in writing by the local planning authority. Thereafter these areas shall be permanently retained and used for no other purpose.

REASON

To ensure that the vehicular access, servicing and parking areas are satisfactorily laid out on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan . (July 2011).

INFORMATIVES

1 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

2 115 **Control of Environmental Nuisance from Construction Work**

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

3 12 **Encroachment**

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

4 13 **Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

5 15 **Party Walls**

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as

removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

6 152 Compulsory Informative (1)

The decision to GRANT 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).

7 153 Compulsory Informative (2)

The decision to GRANT 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 (July 2011) and national guidance.

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.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
H7	Conversion of residential properties into a number of units
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 7.2	(2011) An inclusive environment

8 16 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override

property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is on the north side of Hoylake Gardens and comprises a semi-detached property with a wider than average frontage (compared with other properties in Hoylake Gardens). The existing property is the end 1930's dwelling in the street, before a group of more modern 1980's properties begin. Hoylake Gardens originally comprised a small cul-de-sac of 16-18 dwellings, although this has now been extended to include an area of 1980's terraced properties with shallow rear gardens, some of which back onto the side of the application site. The site is within a short walk of Eastcote shopping centre, Eastcote underground station, main road, bus, and transport connections providing it with a PTAL rating of 3. The application site lies within the Developed Area as identified in the Adopted Hillingdon Unitary Development Plan (UDP) (Saved Policies, September 2007).

3.2 Proposed Scheme

Planning permission is sought for the conversion and extension of one half of a pair of semi-detached dwellings to two x two bedroomed flats.

The existing front door would provide access to the 1st/2nd floor flat utilising the existing stairwell. Access to the proposed ground floor flat would be gained from a new porch to the rear leading off from the car parking spaces.

The proposal would re-use the existing side vehicular access and the double garage, currently used as an office, to provide parking and manoeuvring for the four car spaces required for the proposal. A turning head would be provided in the front garden.

The proposed two storey extension would be pitched roofed and set back 1m from the front of the house. The angles of the proposed new roof would match those of the existing dwelling, the ridge would step down 0.5m below the ridge of the original house and the eaves would follow the existing lines. The two storey element would project 2.3m from the side of the original house, match the depth of the existing house of 7.3m to finish flush with the existing back wall.

To the rear, a new double flat roofed dormer would be created in part of the new and existing roofslopes, to be set down 0.5m from the new ridge, be 3.5m long and 1.7m high, project 2.16m and be positioned relatively centrally within the roof area, above the line of the existing three light 1st floor window.

A further single storey element would project 0.8m from the new flank wall, have a monopitched roof and be 5.3m long. The only window in the flank wall would be a ground floor window to the proposed new porch.

The rear single storey extension would project 3.3m from the rear, matching the extension of the adjoining property and be 6m wide, sharing the wall with the neighbour. It would have a flat roof, a parapet wall to the sides at a maximum height of 3.3m and have two lantern lights. To the side of the extension would be a new porch with a pitched roof.

The second flat would be provided across the first and second floors.

Ground floor flat floor area: 73m²

First/ second floor flat floor area: 79m²

Garden space would be provided for the ground floor flat directly behind the rear extension and have an area of 53m². The garden of the first/second floor flat would be provided behind the retained garage and be accessed down the side and have an area of 69m².

3.3 Relevant Planning History

16526/A/92/0904 11 Hoylake Gardens Ruislip

Erection of detached garage (Application for determination under Section 64 of the Act)

Decision: 04-06-1992 Refused

66856/APP/2010/2169 Land Forming Part Of 11 Hoylake Gardens Ruislip

Two storey side and single storey front, side and rear extensions and conversion of roofspace to habitable accommodation with dormer to rear, to enable conversion of resulting building into 2, two-bedroom flats (involving demolition of attached garage to side).

Decision: 06-12-2010 Withdrawn

66856/APP/2010/518 Land Forming Part Of 11 And 11 Hoylake Gardens Ruislip

Two storey three-bedroom, end-of-terrace dwelling with associated parking and amenity space and single storey rear extension with roof lantern to existing dwelling and alterations to existing crossover.

Decision: 22-06-2010 Refused

Comment on Relevant Planning History

Planning permission was refused for an attached three-bedroomed dwelling on the grounds of cramped development, un-neighbourliness, lack of developer contributions and insufficient off street parking/access arrangements from parking provided at the front.

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:

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.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
H7	Conversion of residential properties into a number of units
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
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LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 7.2	(2011) An inclusive environment

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

43 Neighbours and the Eastcote Residents Association consulted. A petition with 33 signatures and 7 letters of objection and one letter of support have been received. the following objections have been raised:

1. Loss of privacy and overlooking;
2. Overbearing through close proximity to existing properties as gardens in the Close are very shallow;
3. Loss of light;
4. Design out of keeping and overlarge;
5. Negative on quality of life for residents in the Close;
6. Question usability of the parking spaces and future legal problems over subdivision of plots that might lead to space becoming unavailable;
7. Parking disturbance;
8. Congested Close and difficulty of residents cars passing as well as concern over emergency vehicle access;
9. Question findings of traffic impact study stating that 2, 2 bedroomed flats would generate fewer trips than one dwelling;

10. Set undesirable precedent for flat conversions to the detriment of the character of the area;
11. Cumulative impact of development in the area leading to traffic problems;
12. Gardens might not be maintained in the future.

Internal Consultees

Trees and Landscape Officer:

The site is occupied by a semi-detached house within an exceptionally wide plot whose northern/side boundary backs on to the rear gardens of house numbers 13-19. While no tree survey has been submitted, the existing site plan indicates the presence of trees and hedges within the garden, notably on the boundaries. There is no TPO or Conservation Area designation affecting the site, which might constrain development.

LANDSCAPE ISSUES: There are trees along the rear garden boundary, which have not been surveyed but the positions and spreads have been indicated on Dusek drawing No. 1097/P3/2. There are no significant landscape features close enough to the proposed development to pose a constraint. There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area.

PROPOSAL: The proposal follows a previous application (ref. 2010/518). The current scheme seeks to demolish the existing attached garage and build a side extension in order to convert the house into self-contained flats. The proposal includes off-street parking for four cars which will be double parked to the rear of the property with access to the side of the house.

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.

- No trees or other landscape features will be affected by the development and the proposed new building will have little impact on views into the site. However, a turning head in the front garden will take up potential amenity space, although some soft landscape is indicated on plan. Similarly the excessive hard-surfacing in the rear garden is undesirable. The effect of this may be offset by the retention of existing trees and the provision of a high quality useable amenity space in the remaining garden.
- Where parking layouts are altered a part of an extension to a property, at least 25% of the front garden may be required to be maintained for planting and soft landscaping.
- DCLG/EA guidance requires new driveways to be permeable, to meet SUDS requirements.
- External storage for bikes and bins can have a detrimental visual impact on the front garden and streetscape. Where possible they should be located to the rear of the building and, if this is not possible, they should be discretely sited and screened from public view.
- A landscape management/maintenance plan should be submitted to ensure that the landscape of the communal areas is established and maintained in accordance with good practice.

RECOMMENDATIONS: No objection, subject to the above considerations and conditions TL1, TL2, TL3, TL5, TL6 and TL7.

Access Officer:

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document 'Accessible Hillingdon' adopted January 2010. The submitted plans and accompanying Design & Access Statement demonstrate a firm commitment to accessibility and the Lifetime Homes Standards, and the design is therefore fundamentally acceptable. However, further clarity needed in respect of the following:

1. The floor plan should be amended to confirm that level access, or sloped access with a

maximum gradient of 1:20, will be provided from the car parking to the proposed ground floor dwelling, with a level threshold to allow unhindered wheelchair user entry.

2. Whilst floor gully drainage appears to be shown on plan, the drawings should be annotated to provide clarity.

Conclusion: Subject to satisfactory amendments that incorporate the above observations, no objection would be raised.

Waste strategy Section:

The plan does not appear to show that a space has been allocated for the storage of waste from the domestic units. However, Hillingdon is not a wheeled bin borough. Bins or other containment would have to be provided by the developer. The current waste and recycling collection systems are:

Weekly residual (refuse) waste using sacks purchased by the occupier

Weekly dry recycling collection using specially marked sacks provided by the Council.

Fortnightly green garden waste collection three specially marked reusable bags provided by the Council free of charge.

The waste and recycling should be presented near the curtilage of the property on allocated collection days.

Highways Engineer: No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

This is an established residential area and there would therefore be no objections in principle to the extension of an existing property and its conversion to provide an additional residential property subject to meeting the demands and constraints of site context, capacity, manner of execution and associated impacts and compliance with local and regional standards. In particular for Hoylake Gardens, the principle for converting an existing house to create additional dwellings would be acceptable, as not more than 10% of the dwellings have been converted in Hoylake Gardens (HDAS Residential Layout Design Guide Section 3 paragraph 3.5).

7.02 Density of the proposed development

Policy 3.4 of the London Plan seeks to ensure that planning decisions 'optimise housing output for different types of location within the relevant density ranges shown in Table 3.2' subject to local context.

In this regard it is noted that the density ranges in table 3.2 are generally an appropriate measure for larger scale developments, whereas for individual units the appropriateness of a scheme will normally hinge on its individual merits.

The HDAS provides locally specific guidance and standards for extensions and new residential development. By providing its own standard sizes for gardens and new units it seeks to achieve a balance of permitting new development whilst maintaining residential amenities for current and future occupiers of the proposed development and surroundings. Achieving these standards is a key indicator of whether a proposal would constitute over-development of a site. One of the issues is distance from neighbouring properties. HDAS Residential Layouts, para. 4.9, provides guidance on acceptable distances of new development from existing properties of 15m minimum where no new facing windows are proposed, which is the case here. In addition to complying with the space standards required, the distance of the proposed new 2 storey element of the side

extension from the back wall of the nearest properties, Nos. 13 and 15 Hoylake Gardens, would be 14.8m. It is considered that the shortfall of 200mm would be insufficient to recommend refusal on these grounds alone when all the other matters are considered to be satisfied, as detailed in the rest of the report.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Section 4.27 of the SPD states careful consideration should be given to building lines, and these should relate well to the existing street pattern. It is considered the proposal would comply with the intentions of this advice and respect the frontage of the original pair of symmetrical semi-detached dwellings, appearing as a subservient addition. Due to the property being the last in this row, this set back position would be appropriate within the context of the remaining properties. The proposed extension would follow the design of the host dwelling using the same eaves height with a subservient ridge. The design of the new extensions is considered to reflect the style of the existing property, and the character of the street scene in general, including the overall size and shape of the hipped roof, together with the doors and window arrangements which are considered to be in-keeping with the appearance of the surrounding area.

With regard to Policy BE22 of the Hillingdon UDP (Saved Policies, September 2007), two storey buildings should be set in a minimum distance of 1m from the side boundaries, this is to prevent a terracing effect and to protect visual gaps between properties. The proposed house would result in a much larger gap to the boundary of 4.8m and therefore complies with this advice. The gap between the old and new development would still be maintained, providing a visual relief of open space and a view through the built development. The proposed extension would therefore comply with the requirements of policies BE13, BE19 and BE22 of the Unitary Development Plan (Saved Policies September 2007) and the Supplementary Planning Document HDAS: Residential Extensions.

The proposed single storey rear extension, complies with the recommended depth guidance in the SPD HDAS: Residential Extensions. The proposed fenestration details would reflect the proportions and style of the existing property, and therefore comply with section 3.11 of the SPD and with regard to the roof design the extension is shown to have a flat roof at an appropriate tie-in level. It is therefore considered that this single storey rear extension would be both clearly articulated and visually subordinate to the main dwelling and would therefore comply with policies BE13, BE15, and BE19 of the UDP (Saved Policies September 2007).

With regard to the parking and turning for the proposed dwelling. Section 4.37 of the SPD: Residential Layouts, states careful consideration should be given to the boundary treatment and the retention of mature and semi-mature trees. It is considered that the re-use of the garage building for car parking and the integration of the currently separate driveway would add to the functional and visual coherence of the site and its immediate surroundings. The four spaces provided comply with the provisions of Policy AM14 of the

Hillingdon UDP Saved Policies September 2007. The agent's supporting statement states that part of the site is currently used as an office, attracting an amount of additional traffic and that the existing high boundary gates would be removed, all improving on existing turning and visibility capabilities in the area. Subject to a suitable landscaping condition the proposal would be acceptable and comply with policy BE38 of the UDP (Saved Policies September 2007).

7.08 Impact on neighbours

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD HDAS: Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-dominance, and 15m will be the minimum acceptable distance. This proposal is considered acceptable, at 14.8m, not to warrant refusal on this ground alone. Furthermore, as the proposed extension would be located on the northern side of the host building, it would not increase shadowing to any significant amount and is considered to not result in any overly dominant and un-neighbourly development. Therefore, this proposal is considered to comply with Policies BE20 and BE21 of the Adopted Hillingdon UDP (Saved Policies, September 2007).

It is considered that the proposed single storey extension would not cause an unacceptable loss of light or outlook to adjoining occupiers. The SPD HDAS: Residential Extensions: Section 3.1 states extensions should not protrude too far from the rear wall of the original house and that for this type of property the extension should not exceed 3.6m in depth, and the proposal would comply with this advice at 3.3m deep. With regard to the height of this addition, Section 3.9 of the document states that if a parapet wall is to be used this should not exceed 3.1m in height and whilst it would exceed this advice at 3.3m, it is noted the existing property has an extension at this depth and therefore the proposal is considered not to have an adverse effect. As such, the single storey rear extension to the property is considered to comply with Policies BE20 and BE21 of the Adopted Hillingdon UDP (Saved Policies, September 2007).

With regard to loss of privacy, there would be no first floor window in the flank elevation of the proposed extension. In relation to the ground floor openings, an existing 1.8m close boarded fence is shown to mark the boundary and this would avoid any overlooking at ground floor level. The proposal is considered not to result in unacceptable overlooking of neighbours houses within 21m. Therefore, subject to appropriate safeguarding conditions, the proposal would comply with policy BE24 of the UDP (Saved Policies September 2007).

7.09 Living conditions for future occupiers

Section 4.7 of the SPD HDAS: Residential Layouts, states careful consideration should be given in the design of the internal layout, and that satisfactory indoor living space and amenities should be provided. The proposed internal floor space for the new flats would be 73m² and 79m², each exceeding the SPD guidance of 63m². The proposal would therefore comply with this advice and the minimum, larger guidelines of the London Plan (2011) at 70m² for 2 bedroomed, four person flats.

With regard to the size of the garden, the SPD: Residential Layouts: Section 4.15 states that a 2 bed house should have a minimum private amenity space of 40m². At 53m² and 69m², these areas exceed the requirements and comply with policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Highways Engineer has been consulted and has commented that the site is shown to be in an area with a PTAL accessibility rating of 3 (medium), (on a scale of 1-6, where 6 is the most accessible).

Hoyle Gardens is a narrow road. Its effective width being further reduced by on-street parking. On street parking has been observed to be congested in the vicinity of the site.

The application proposes four off-street parking spaces in accordance with Council standards. The internal garage space would be 5m and provide two spaces of 2.5m each, meeting the required sizes and usability. The TRICS study produced in support of the application would be particularly relevant if there was a shortfall of spaces. In this case, the amount of off-street car spaces and turning provided is considered to be acceptable for the proposed two, two bedroomed units. The proposals are therefore considered to comply with Policy AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The vehicle movement noise assessment study makes an argument that the vehicles from the proposed development would be no closer than the existing due to the existence of the driveway and double garage already on the site, as well as the existing lean to single side garage, that could have a considerable amount of unrestricted use without requiring planning permission. The study calculations show that little, if any additional noise would result from vehicle movements arising from the proposed development in addition to the existing property. The applicant nevertheless proposes acoustic screening along the bottom of gardens of Nos. 13 and 15 Hoyle Gardens and this is recommended by condition. The proposal is therefore not considered to result in a significant loss of amenity through noise from parking and manoeuvring. As such the proposal is considered to comply with Policies OE1 and OE3 of the UDP Saved Policies September 2007.

7.11 Urban design, access and security

As above

7.12 Disabled access

The submitted plans and accompanying Design and Access Statement demonstrate a firm commitment to accessibility and the Lifetime Homes Standards, and the design is therefore fundamentally acceptable. A condition is imposed requiring further details in respect of threshold gradient and drainage gully. Therefore the proposal would comply with Policy 7.2 of the London Plan and the Council's SPD: Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

The proposal does not meet the threshold to require the provision of this type of housing.

7.14 Trees, Landscaping and Ecology

The tree and landscape officer considers the proposal to be acceptable subject to seeking conditions on landscape enhancement in association with residential development in line with Policies BE23 and BE38 of the UDP and suggests conditions which are added to the recommendations.

7.15 Sustainable waste management

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9m from the edge of the highway. The layout plan shows the siting of refuse and recycling collection points, however no details have been supplied in relation to this. As such, a condition is recommended requiring these details to be submitted for approval.

7.16 Renewable energy / Sustainability

It has been considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with the SPD: Residential Layouts: Section 4.9 and Policy 5.3 of the London Plan (2011).

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The issues raised have been considered in the main report.

7.20 Planning Obligations

Presently S106 contributions for education are sought for developments, when the net gain of habitable rooms exceeds six which this proposal does not. Therefore contributions are not required.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

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'.

9. Observations of the Director of Finance

None

10. CONCLUSION

The proposal is considered to have addressed the previous reasons for refusal and accordingly is considered to now comply with the policies in the Hillingdon Unitary Development Plan (Saved Policies September 2007), HDAS: Residential Layouts and Residential Extensions, and The London Plan (2011).

11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies September 2007

HDAS: New Residential Layouts: July 2006

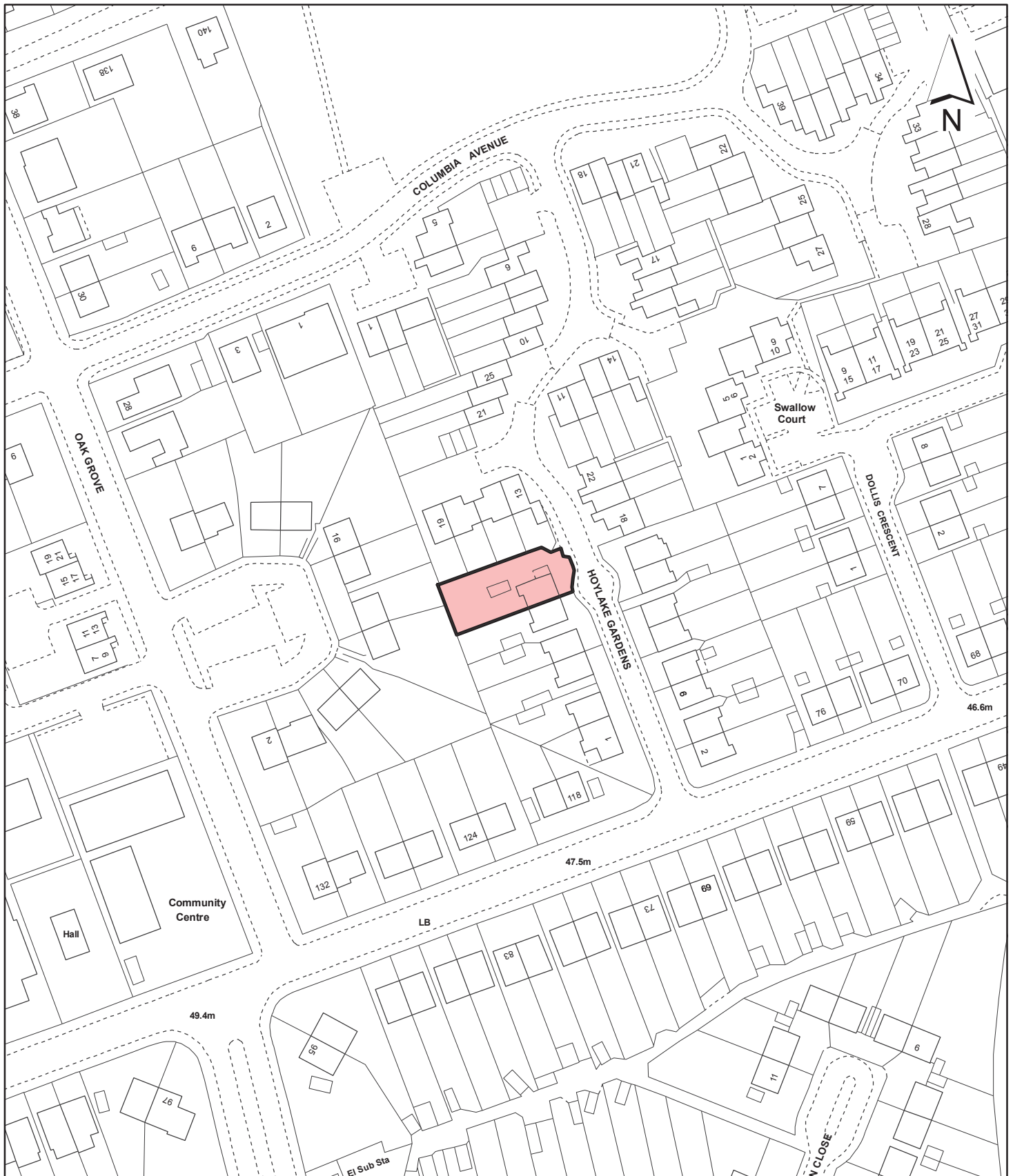
HDAS: Residential Extensions: July 2006

Accessible Hillingdon: January 2010

The London Plan (2011)

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Notes

 Site boundary

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Site Address

**11 Hoylake Gardens
 Ruislip**

Planning Application Ref:
66856/APP/2011/2263

Planning Committee
North

Scale
1:1,250

Date
**November
 2011**

**LONDON BOROUGH
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