

Report of the Head of Planning & Enforcement Services

Address FORMING PART OF 66 LONG LANE ICKENHAM

Development: Erection of a five-bedroom, two storey detached dwelling with habitable roofspace, integral garage to side and associated parking and amenity space.

LBH Ref Nos: 49805/APP/2011/44

Drawing Nos: Design and Access Statement
06/2405/102
Notes on Amenity Tree Survey
06/2405/103
06/2405/101
06/2405/100
Location Plan to Scale 1:1250

Date Plans Received: 10/01/2011 **Date(s) of Amendment(s):**
Date Application Valid: 12/01/2011

1. **SUMMARY**

Planning permission is sought for the erection of a 5 bedroom detached house. The proposed house would appear cramped and out of character with the character and appearance of the street scene, surrounding area and the Ickenham Village Conservation Area. The proposal would also harm the residential amenities of the occupiers of 66 Long Lane.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposed detached house, by reason of its overall size and width in relation to the existing houses in the street, would be out of keeping with the character and appearance of the street scene and the local context of the area. It would fail to retain a sufficient gap between it and the side boundary with 66 Long Lane and as such would appear cramped in the street scene, to the detriment of the character and appearance of the Ickenham Village Conservation Area, contrary to policies BE4, BE13, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 **Non Standard reason for refusal**

The proposed detached house, by reason of its overall design and appearance in particular, its roof form, incorporating a gable end half hip roof at rear, and an overly large side dormer window, would represent an incongruous and visually intrusive form of development which would be detrimental to the visual amenities of the street scene and the surrounding area generally and the character and appearance of the Ickenham Village Conservation Area, contrary to policies BE4, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 **Non Standard reason for refusal**

The proposed detached house, by reason of its proximity and excessive projection would result in an overdominant/visually obtrusive form of development in relation to 66 Long Lane. It would constitute an un-neighbourly form of development, resulting in a material loss of residential amenity. The proposal is therefore contrary to Policies BE19 and BE21 of the adopted Hillingdon Unitary Development Plan (Saved Policies 2007) and the Supplementary Planning Document HDAS: Residential Layouts.

4 NON2 Non Standard reason for refusal

The proposal due to the downstairs toilet not being wheelchair accessible and the door widths being less than 900mm wide, fails to meet the requirements of lifetime homes and is thus contrary to London Plan policies 3A.5 and 4B.5 and to the adopted Supplementary Planning Document Hillingdon Design & Accessibility Statement: Accessible Hillingdon.

5 NON2 Non Standard reason for refusal

The site is located within the Ickenham Village Conservation Area and there is a mature Horse Chestnut and Holly at the front of the site, both of which are considered to have high and moderate amenity values respectively, and are features of merit that make a positive contribution to the character and appearance of the street scene and the Ickenham Village Conservation Area. The proposal result in the loss of the Holly and thus the proposal would fail to maintain the character and visual amenities of the street scene and the Ickenham Village Conservation Area, contrary to policies BE4, BE13 and BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

6 NON2 Non Standard reason for refusal

The development is likely to give rise to a significant number of children of school age that would require additional educational provisions, due to the shortfall of places in schools serving the Ickenham area. Given that a legal agreement or unilateral undertaking has not been offered to address this issue, the proposal is considered to be contrary to Policy R17 of the Adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's Planning Obligations, Supplementary Planning Document (July 2008).

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.
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
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.
HDAS	Residential Layouts Accessible Hillingdon
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the west side of Long Lane and comprises a large attractive vernacular style house with tile hanging and mock timbering, set in a very spacious plot, and fronted by tall dense hedges and trees. A detached garage and side garden lie to the north. To the north of the application site lies 64 Long Lane, a two storey detached house with a single storey side extension and detached outbuildings along the side boundary with the application site, and to the south lies 35-45 Long Lane, a purpose built residential apartment block. The street scene is characterised by generous plots with mature planting and trees in front gardens and these provide a buffer from the main road. The application site lies within the Ickenham Village Conservation Area, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The application site is also covered by TPO 5.

3.2 Proposed Scheme

Planning permission is sought for the erection of a two storey detached house on land to the north of 66 Long Lane, involving demolition of the detached garage. The application site measures 10.5m wide and 47.5m deep.

The proposed house would be set back some 19m from the road and would be in line with the front gable projection of 66 Long Lane. The proposed house would measure 8m wide

and 12.7m deep at ground floor level and 11.7m deep at first floor level. At front and sides, the proposed house would measure 5.5m high at eaves level and finished with a ridged roof 9.2m high, while at rear, it would be finished with a gable end half hipped roof with a high level window, utilising the roof void for habitable purposes.

A front projection is proposed incorporating an integral garage, set flush with the southern flank wall, measuring 3.5m wide, 1m deep and finished with a hipped roof set 1.9m below the roof ridge. The proposed single storey rear extension would be finished with a mono-pitched hip end roof measuring 2.5m high at eaves level and 3.5m high at its highest point.

A dormer window is proposed on the southern side roofslope. It would be set some 2.5m from the front roofslope, 5m from the rear gable end, and would measure 2.3m wide, 1.8m deep and finished with a hip end ridged roof, 2.6m wide, with an overall height of 2.6m. The proposed dormer window would retain a 0.2m gap to the eaves and 0.9m to the roof ridge.

Casement windows are proposed on the elevations. At front, the existing driveway and crossover would be utilised for the new house.

3.3 Relevant Planning History

49805/95/0382 Forming Part Of 66 Long Lane Ickenham
Erection of a detached house with integral garage

Decision: 26-10-1995 Refused

Comment on Relevant Planning History

None

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.
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
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AM14	New development and car parking standards.
HDAS	Residential Layouts Accessible Hillingdon
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **16th February 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

94 adjoining owner/occupiers and the Ickenham Residents Association (x2) have been consulted. 4 letters of objection and 1 letter raising no objection have been received making the following comments:

- (i) The proposed house would appear out of character with other houses in the street;
- (ii) The proposal would lead to an overdominant form of development and loss of light. The dormer is out of character with the street;
- (iii) The proposal would not be in keeping in terms of its size, appearance and spacing in the road and therefore would be detrimental to the character and appearance of the Ickenham Village Conservation Area; and
- (iv) Increase in noise and pollution.

Ward Councillor: Requests that this application is reported to the planning committee for determination.

Thames Water:

There are public sewers crossing the site. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval must be sought from Thames Water where the erection of a building/structure or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings/structures, but approval may be granted in some cases for extensions to existing buildings.

With regard to water supply, this comes within the area covered by Veolia Water Company.

Internal Consultees

Conservation & Design Officer:

No. 66 Long Lane is a large and attractive vernacular style house with tile hanging and mock timbering, set in a very spacious plot, and fronted by tall, dense hedges and trees. On the north side it has a garage and side garden. This part of the Conservation Area is characterised by generous plots with mature planting and trees in front gardens, and these provide a buffer from the main road. It is proposed to develop the side garden with a long, narrow house, of two and a half storeys, containing five bedrooms. This would utilise the existing access to the garage of No. 66, whilst the existing house would have a new access with front drive and parking spaces.

The new house would form a cramped development, standing very close to the existing house at No.66, and the boundary with No.64. It would be uncharacteristically narrow, with only the garage and one room at the front and it would extend a considerable depth into the plot. The ridge would be higher than that at No.66, and the huge dormer window overlooking No.66 (necessary to accommodate the staircase to the loft) would add to the bulk of the roofscape. The cramped nature of the development, which would not allow appropriate space and planting to either side and its overbearing height and depth would detract significantly from the streetscene and from the character and appearance of the Ickenham Conservation Area.

With regard to the front gardens, that of the new house would be dominated by the drive, whereas the existing house at No.66, which has such an attractive front hedge and planting, would have a new access, punched through the frontage almost adjacent to the existing one, with a new driveway, turning place and two parking spaces. It is considered that these new access arrangements would detract significantly from the character and appearance of the Ickenham Conservation Area.

RECOMMENDATION: Unacceptable

Trees/Landscape:

There are several trees on/close to the site, which are subject to TPO 5 or protected by virtue of their location in the Ickenham Village Conservation Area, and a hedge at the front of the site.

The mature Horse Chestnut and the Holly at the front of the site within the group G3 on TPO 5 (trees 52 and 53 on the tree survey) have high and moderate amenity values respectively and are features of merit that should be retained as part of any development of this site. The only other 'tree' on the site is a mature laurel (tree 50), which is not subject to TPO 5 and has a low amenity value, and so does not constrain the development of the site.

The scheme makes provision for the retention of the mature Horse Chestnut (tree 53), but not for the retention of the Holly (tree 52). There is also space for landscaping, including tree planting, on the site. In this case, whilst there is no objection to the removal of the laurel, the layout plan should be amended, so that the driveway remains unchanged (with no path) and to include the retention of the Holly, and to include a note/key to show which the trees and hedges on the site will be retained or removed.

Subject to these key amendments to the plan, and subject to conditions TL1 (services, levels ONLY), TL2, TL3, TL5, TL6, TL7 and TL21, the application is acceptable in terms of Saved Policy BE38 of the UDP.

Highways:

The site is located on Long Lane, which is a Classified Road and is designated a Local Distributor Road within the Council's UDP.

There is an existing vehicular crossover, which would be utilised for the proposed dwelling. The provision of off-street car parking is satisfactory. The turning head needs to be widened to allow satisfactory turning circles. Garage dimensions are approximately 5.1m long x 2.85m wide, which is acceptable. Pedestrian visibility of 2.4m x 2.4m on both sides of the access should be provided.

The following should be completed before the occupation of the development:

Car parking

Access road with no loose surface material and no surface to drain onto the highway or into the highway drainage system

Pedestrian visibility of 2.4m x 2.4m on both sides of the access No objection is raised on the highways aspect of the development, subject to the following conditions and informative being applied to cover the above elements:

Conditions:

1. The development hereby approved shall not be occupied until the access road and parking has been laid out, surfaced and drained in accordance with details first submitted to, and approved in writing by, the Local Planning Authority and shall be permanently maintained and available for the vehicles at all times thereafter to the Authority's satisfaction.
2. The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

Informatives:

1. It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system.

Waste Management:

The plan does not appear to show that a space has been allocated for the storage of waste. 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.

Environmental Protection Unit:

No objections, subject to conditions relating to importation of materials and contamination and a site construction informative.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site lies within an established residential area and the street scene comprises predominantly detached houses. As such, the development of the site for residential is considered to be acceptable in principle.

7.02 Density of the proposed development

The proposed scheme would have a density of 180 habitable rooms per hectare. This is at the middle of the London Plan density range of 150-250 habitable rooms per hectare) in respect of units per hectare based on the site's Public Transport Accessibility Level (PTAL) score of 2. There is therefore no objection to the proposed density of the scheme, subject to compliance with other policies in the Unitary Development Plan Saved Policies September 2007.

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

The impact of the proposed development on the character and appearance of the Ickenham Village Conservation Area is addressed in Section 7..

7.07 Impact on the character & appearance of the area

Policy BE13 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene and BE19 states the Local Planning Authority will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area. The adopted Supplementary Planning Document (SPD): Residential Layouts: Section 3.4 states this type of development must seek to enhance the character of the area.

The street scene is characterised by predominantly detached houses within spacious plots with mature planting and trees in the front. The plot widths of the sites in the street are quite generous, in some cases as much as 20m wide. However, 59 and 59A Long Lane, which lies opposite the application site, have plot widths of some 11m. The application site has a width of some 10.5m wide and this has resulted in a long and narrow house that would not be in keeping with the other houses in the street. The houses at 59 and 59A are wider than the proposed house.

Furthermore, the proposed house fails to retain a sufficient gap between it and the side boundary with 66 Long Lane, some 0.85m wide, and this together with the overall size of the plot, would result in a form of development that would appear cramped in the street scene.

With regards to the design and appearance of the proposed house, the proposed gable end half-hipped roof is considered to detract from the character and appearance of the new house. There are no similar roof designs on this side of the road. Furthermore, the proposed dormer window would add to the bulk of the roofscape, and would appear overly large, failing to appear subordinate to the roofslope within which it would be set.

A new driveway is shown on the submitted plans for 66 Long Lane, however this falls outside of the application site boundary and as such does not form part of this application.

Overall, it is considered that the proposed house, by reason of its design and appearance would have a detrimental effect on the appearance of the street scene and surrounding area and would detract from the character and appearance of the Ickenham Village Conservation Area, contrary to policies BE4, BE13, BE15, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraphs 4.23 and 4.24 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

7.08 Impact on neighbours

Paragraph 4.9 of the Hillingdon Design & Accessibility Statement: Residential Layouts advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15m will be the minimum acceptable distance between buildings. Furthermore, and a minimum of 21m overlooking distance should be maintained.

The proposed house would not project beyond the front walls of 64 and 66 Long Lane. The existing side extension and outbuilding at 64 Long Lane, along the side boundary with the new house, would screen the impact of the proposal from that house. Furthermore, the southern flank wall of 64 Long Lane would be some 8m from the flank wall of the proposed house. It is therefore considered that the proposal would not harm the residential amenities of the occupiers of 64 Long Lane through overdominance, visual intrusion and overshadowing. The proposed first floor flank window facing 64 Long Lane can be fitted with obscure glass to prevent overlooking as it would provide natural light to a bathroom.

With regards to 66 Long Lane, the proposed house would project 6m at ground floor level and 5m at first floor level beyond the rear wall of that house. A 1.8m wide gap would be retained between the two properties, however this distance is not considered to be sufficient to prevent the development from having a visually intrusive and overdominant impact on the residential amenities of the occupiers of 66 Long Lane when viewed from the habitable room windows of that house closest to the new house. The applicant has indicated on the submitted plans that a first floor rear extension would be erected at the rear/side corner elevation of 66 Long Lane adjacent to the new house under permitted development. However, this extension has not been erected and as such is not a material consideration.

As 66 Long Lane lies to the south, no overshadowing will result. The proposed side dormer window would provide natural light to a stairwell and as such can be fitted with obscure glass to prevent overlooking.

As such, it is considered that the proposal would harm significantly the residential amenities of 66 Long Lane contrary to policies BE19, BE20, BE21 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraphs 4.9 and 4.12 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts. The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 4A.3 and BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Finally, the proposal is not considered to generate a significant increase in noise and pollution within this residential area.

7.09 Living conditions for future occupiers

The internal size of the proposed house would be approximately 215sq.m which would exceed the requirements of paragraph 4.6 of the Hillingdon Design & Accessibility Statement: Residential Layouts for 4 or more bedroom houses, in accordance with policies BE19 and H7 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

With regard to amenity space, some 200sq.m is proposed for the new house and this would meet the recommended standard of 100sq.m for a 4 or more bedroom house as advised at paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layouts. Therefore, the proposal would 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 proposed house would not lead to a significant increase in traffic generation given its proposed use and location within a residential area. As such, the proposal would comply with policy AM7 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The area has a PTAL accessibility rating of 2, which means within a scale of 1 to 6, where 6 is the most accessible, the area has a low accessibility level. Therefore, the Council's maximum parking standard of 2 spaces is required for proposed dwelling.

The proposed integral garage has an internal width that would not meet the Council's standard of 3m. However, the existing driveway can accommodate two off-street parking spaces. No cycle parking has been provided however, this could be secured by an appropriate condition. As such, it is considered that the proposal would not result in an increase in on-street demand for parking to the detriment of highway and pedestrian safety, and would meet sustainability objectives, in accordance with policies AM7, AM9 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraphs 4.33 and 4.39 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

7.11 Urban design, access and security

The London Plan Policy 3A.5 requires all new housing to be built to 'Lifetime Homes' standards. The Council's HDAS 'Accessible Hillingdon' also requires all new housing to be built to 'Lifetime Homes' standards.

The proposed house would not fully comply with these standards. In particular, the ground floor WC is not wheelchair accessible and the width of doors is less than 900mm wide. Therefore, the proposal fails to satisfy 'Lifetime Homes' standards contrary to policy 3A.5 of the London Plan (2008) as well as the Council's Hillingdon Design & Accessibility Statement: 'Accessible Hillingdon'.

7.14 Trees, Landscaping and Ecology

There is a mature Horse Chestnut and Holly at the front of the site, both of which are considered to have high and moderate amenity values, respectively, and are features of merit that make a positive contribution to the character and appearance of the street scene and the Ickenham Village Conservation Area. The only other tree on the site is a mature laurel which is not subject to TPO 5 but is protected under conservation area status. However, this tree is considered to have a low amenity value.

The scheme makes provision for the retention of the mature Horse Chestnut but not for the retention of the Holly, which would be felled to provide a footpath. This is considered to be unacceptable and as such, the proposal would fail to maintain the character and visual amenities of the street scene and the Ickenham Village Conservation Area, contrary to policies BE4 and BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.15 Sustainable waste management

No refuse storage facility has been provided however this can be secured by way of an appropriate planning condition, in accordance with policy BE19 of the adopted Hillingdon

Unitary Development Plan (Saved Policies September 2007) and paragraphs 4.40 of the Hillingdon Design & Accessibility Statement: Residential Layout.

7.19 Comments on Public Consultations

The third party comments are addressed in the report.

7.20 Planning Obligations

The proposed house would result in a net increase of 6 habitable rooms and therefore would fall within the threshold for seeking a contribution towards school places. However, as this application is unacceptable for the aforementioned reasons, a refusal on this ground is recommended to safeguard the Council's position in the event of an appeal. Therefore, the proposal would be contrary to policy R17 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 house would appear cramped and out of character with the character and appearance of the street scene, surrounding area and the Ickenham Village Conservation Area. The proposal would also harm the residential amenities of the occupiers of 66 Long Lane. For these and the other reasons outlined above the proposal is considered to be contrary to the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the application is recommended for refusal.

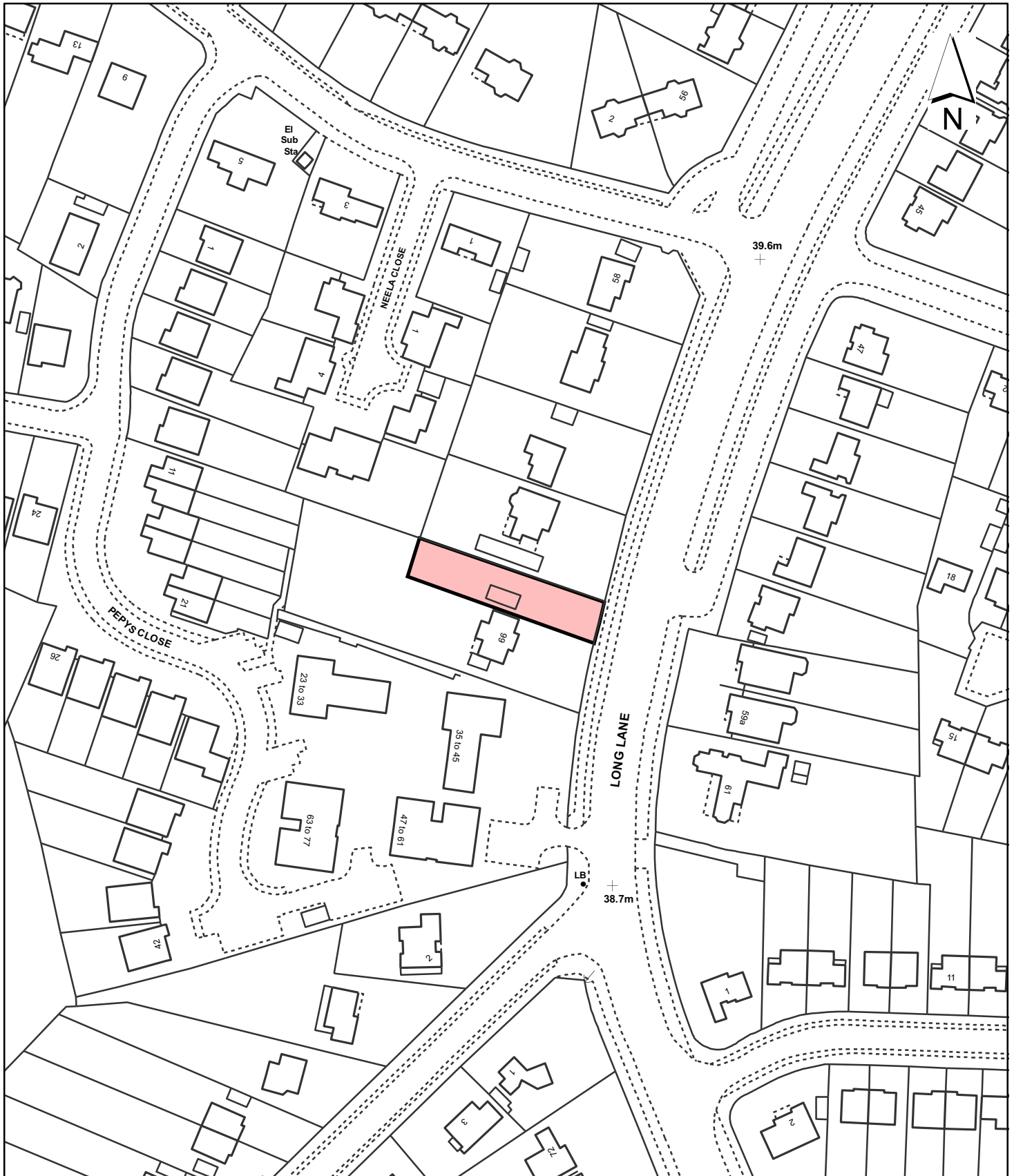
11. Reference Documents

London Plan 2008


Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)
Hillingdon Design & Accessibility Statement: Residential Layouts
Hillingdon Design & Accessibility Statement: Accessible Hillingdon

Contact Officer: Sonia Bowen

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Notes

 Site boundary

For identification purposes only.

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Site Address	
Land forming part of 66 Long Lane Ickenham	
Planning Application Ref:	Scale
49805/APP/2011/44	1:1,250
Planning Committee	Date
North	March 2011

LONDON BOROUGH OF HILLINGDON

Planning, Environment, Education & Community Services

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