

Report of the Head of Planning & Enforcement Services

Address: 61 ADELPHI CRESCENT HAYES

Development: Conversion of dwelling to 1, two-bedroom flat and 1 studio flat, part two storey, part single storey side extension and single storey rear extension, involving demolition of existing detached garage to side and alterations to front.

LBH Ref Nos: 60953/APP/2011/1214

Drawing Nos: Design and Access Statement
Location Plan
347/EX01 Rev A Existing Plans and Elevations
369/PL01 Rev C Proposed Plans, Elevations & Section

Date Plans Received: 18/05/2011 **Date(s) of Amendment(s):** 31/05/2011
Date Application Valid: 02/06/2011 19/10/2011

DEFERRED ON 6th September 2011 FOR FURTHER INFORMATION .

This application was deferred at the meeting on 6 September 2011 to enable further information to be provided to the Committee in relation to the parking area.

Following a series of revisions, a new site layout plan has been received indicating a revised car parking layout and manoeuvring area. The Highways Engineer now raises no objection to the scheme and accordingly approval is recommended subject to appropriate conditions.

1. SUMMARY

Planning permission is sought for the conversion of existing dwelling to 1, two-bedroom flat and 1 studio flat. Erection of a part two storey, part single storey side extension and single storey rear extension, involving demolition of the existing detached garage to the side and alterations to the front of the property.

The proposed extensions and elevational alterations are acceptable and following amendments to the parking arrangements, these are now considered acceptable.

2. RECOMMENDATION

1 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 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 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 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).

4 H7 Parking Arrangements (Residential)

The parking areas (including where appropriate, the marking out of parking spaces) shown on the approved plans, shall be constructed, designated and allocated for the sole use of the occupants prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

REASON

To ensure that an appropriate level of car parking provision is provided 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).

5 MCD10 Refuse Facilities

No development shall take place until details of facilities to be provided for the covered, appropriately sign posted, secure and screened storage of refuse at the premises have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 7.1.

6 OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- i) The hours during which development works will occur (please refer to informative 7 for maximum permitted working hours).
- ii) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- iii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

7 H16 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage for 2 bicycles have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (July 2011).

8 TL20 Amenity Areas (Residential Developments)

None of the dwellings hereby permitted shall be occupied, until the outdoor amenity areas serving the dwellings as shown on the approved plans have been made available for the use of residents of the development. Thereafter, the amenity areas shall so be retained.

REASON

To ensure the continued availability of external amenity space for residents of the development, in the interests of their amenity and the character of the area in accordance with policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 7.1

9 TL5 Landscaping Scheme

No development shall take place until a landscape scheme for the front garden area has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved in the first available planting season following completion of the development or occupation of the development, whichever is the sooner.

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 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 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).

10 M4 Means of Enclosure - erection and retention

No development shall commence until details of the fencing of the 2 rear gardens areas shown on the approved plans have been submitted to, and approved in writing by, the Local Planning Authority and such fencing as may be approved shall be erected before

the development is occupied and shall be permanently retained thereafter.

REASON

To safeguard the privacy of future residents of the development and adjoining residents in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

11 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards

The residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards.

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

12 SUS5 Sustainable Urban Drainage

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with the London Plan (July 2011) and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), London Plan (July 2011) Policy 5.12 and PPS25.

13 OM14 Secured by Design

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3

14 H11A Visibility Splays

Unobstructed sight lines above a height of 1 metre shall be maintained where possible on both sides of the entrance to the site, for a distance of at least 2.4m in both directions along the back edge of the footway or verge.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced, in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

15 MRD4 No further subdivision

The development hereby approved shall not be sub-divided to form additional dwelling units or used in multiple occupation without a further express permission from the Local

Planning Authority.

REASON

To ensure that the premises remain as a single dwelling until such time as the Local Planning Authority may be satisfied that conversion would be in accordance with Policy H7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

16 OM2 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 I52 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).

2 I53 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.

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
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.
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.
H7	Conversion of residential properties into a number of units
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
BE20	Daylight and sunlight considerations.
BE22	Residential extensions/buildings of two or more storeys.

LPP 3.8	(2011) Housing Choice
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character

3 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.

4 I11 The Construction (Design and Management) Regulations 1994

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

5 I12 Notification to Building Contractors

The applicant/developer should ensure that the site contractor receives copies of all drawings approved and conditions/informatics attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

6 I14C Compliance with Building Regulations Access to and use of

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
 - BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice.
- AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6 and 8.

7 I15 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.

8 I18 Storage and Collection of Refuse

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans.

For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

9 I45 Discharge of Conditions

Your attention is drawn to conditions 4, 5, 7 and 8 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of these conditions. The Council may consider taking enforcement action to rectify the breach of these conditions. For further

information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the south side of Adelphi Crescent at its junction with Adelphi Way and comprises a modestly sized, two storey semi-detached house with a detached side garage. The attached house, 59 Adelphi Crescent, lies to the west and has a single storey rear extension. To the south east lies 3 Adelphi Way, a two storey terraced house with a single storey detached double garage, and a single storey rear extension. The street scene is characterised by similarly designed two storey semi-detached houses and the application site lies within the 'developed area' as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The application site is covered by TPO 24, however, there are no protected trees within the application site.

3.2 Proposed Scheme

This application has been submitted in an attempt to address the previous refusal reasons and includes:- a studio bedsit flat at first floor measuring 49 square metres; An access to the rear garden for the first floor flat in the side elevation with a screened pathway to a divided rear garden to the rear, 3 parking spaces, accessible accommodation to meet lifetime home standards as set out in the SPD Accessible Hillingdon.

3.3 Relevant Planning History

60953/APP/2005/3129 61 Adelphi Crescent Hayes

ERECTION OF PART SINGLE STOREY AND PART TWO STOREY SIDE EXTENSION, PART SINGLE STOREY AND PART TWO STOREY REAR EXTENSION (INVOLVING DEMOLITION OF THE EXISTING DETACHED GARAGE).

Decision: 01-08-2006 **Refused**

60953/APP/2006/2483 61 Adelphi Crescent Hayes

ERCTION OF A PART SINGLE, PART TWO STOREY SIDE EXTENSION, AND SINGLE STOREY REAR EXTENSION WITH A PART FIRST FLOOR ADDITION ABOVE (INVOLVING DEMOLITION OF EXISTING GARAGE)

Decision: 07-11-2006 Refused

Appeal: 21-09-2007 Dismissed

60953/APP/2007/3280 61 Adelphi Crescent Hayes

ERCTION OF A PART SINGLE, PART TWO STOREY SIDE EXTENSION, AND SINGLE STOREY REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING GARAGE)

Decision: 26-02-2008 Refused

Appeal: 10-10-2008 Allowed

60953/APP/2010/93 61 Adelphi Crescent Hayes

Conversion of dwelling to 1 one-bedroom and 1 two- bedroom flats, part two storey, part single

storey side extension and single storey rear extension, involving demolition of existing detached garage to side and alterations to front.

Decision: 23-04-2010 Refused

Comment on Relevant Planning History

The previously refused scheme allowed on appeal (60953/APP/2007/3280) proposed the single storey side element of the two storey side extension set flush with the front wall of the application site, while the first floor was set 1m behind. The proposed part single and part two storey side extension measured 3m wide, 6.4m deep, 5.4m deep at first floor level, set 700mm behind the rear wall of the main house, and finished with a hipped roof set 0.4m below the main roof ridge. The part single storey front element was finished with a mono-pitched roof 2.75m high at eaves level and 3.8m high at its highest point.

The proposed single storey rear extension measured 7.1m wide for the full width of the application property wrapping around part of the flank wall of the main house and attached to the rear wall of the proposed two storey side extension. It measured 3.3m deep and was finished with a mono-pitched roof with a flat roof element along the flank wall of the application property, measuring 2.75m high at eaves level and 3.2m high at its highest point.

This current application incorporates the elements of the previous scheme allowed on appeal and is similar to that refused under application 60953/APP/2010/93, and indicated as acceptable on the most recently refused scheme. The most recently refused scheme was however refused on the grounds that:-

1. The proposal does not provide direct and convenient access to the rear garden area, and would result in the occupants of the first floor level flat having to gain access to the rear amenity area, by walking past the habitable room windows of the ground floor unit. This would result in a loss of privacy to the occupants of the ground floor unit and would fail to provide a satisfactory standard of accommodation to the future occupants of the ground floor flat.
2. The proposal would result in the dining/living room and kitchen windows of the ground floor unit being overlooked from the communal garden when used by the future occupiers of the first floor flat resulting in an unacceptable loss of privacy. As such, the proposal fails to afford an acceptable standard of internal living conditions and residential amenity to the future occupiers of the ground floor unit contrary
3. The floorspace of the proposed one bedroom first floor unit would be below the required 50sq.m for a one bedroom unit. As such, the internal size is inadequate and fails to provide an acceptable standard of amenity for future occupiers.
4. The proposal fails to meet the requirements of lifetime homes
5. The proposal would result in inadequate provision for car parking which would be likely to cause on-street parking to the detriment of highway and pedestrian safety.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

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.

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.

H7 Conversion of residential properties into a number of units

HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

BE20 Daylight and sunlight considerations.

BE22 Residential extensions/buildings of two or more storeys.

LPP 3.8 (2011) Housing Choice

LPP 7.1 (2011) Building London's neighbourhoods and communities

LPP 7.2 (2011) An inclusive environment

LPP 7.4 (2011) Local character

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

15 adjoining owner/occupiers have been consulted. 1 letter of objection and 2 petitions with 20 signatures have been received making the following comments:

Letter of objection:

The development is still too large and would result in the loss of light and privacy to neighbouring properties. The proposal would also lead to an increase in on street parking.

FIRST PETITION

The first petition was received ahead of the 6 September Committee Meeting. In summary, that petition raised the following concerns:

- * The size and scale of the proposal are inappropriate;
- * The extensions would detract from the appearance of the original building and wider area;
- * The gardens are too small;
- * The development would result in a loss of privacy enjoyed by neighbours;
- * The proposal would not accord with relevant disabled access requirements;
- * There is a lack of parking
- * Flats would be out of keeping with the pattern of development in the area.

SECOND PETITION

Since the deferral of the application by the Committee a second petition has been received signed by 20 persons raising the following concerns:

"Having received communications regarding the new owners of the above address and their plans to change the type of property from two bedroom semi detached house to a four bedroom house and now to two flats. We are writing to object to the new plans that have been submitted.

If the building work went ahead as a four bedroom house the rear first floor window would have been a bedroom window. Converting the property into two flats now makes the same window a window for a kitchen/diner, so reducing the amount of privacy to the rear of the adjoining house no. 3 Adelphi Way.

The drawing submitted and available for viewing on the London Borough of Hillingdon, fail to give any dimensions. The original drawings for the four bedroom house showed the side extension built to the boundary line. If this is the case there would be no access for the owners of the upstairs two bedroom flat to the rear garden. By the nature of the triangular shape of the rear garden it seems to fall well below the required metrage set out in Design Principles 3.13 and 6.18 of the supplementary planning document: Residential Extensions.

The proposed extension, by reason of their scale, design and form, would fail to harmonise with the appearance of the original house and remain subordinate to it. As such the extension would be detrimental to the appearance of the original house and the visual amenities of the area.

We have concerns regarding the allocated double width parking to the front of the property as it appears to be situated on a busy 'T' junction with Adelphi Way.

There appears to be no other semi detached properties in the local area that have been divided into two separate flats.

Neighbours who share our views have also signed this letter of objection."

PLANNING OFFICER COMMENT

The issues raised in the petitions and objection are dealt with either in the body of the report or by way of planning condition.

Internal Consultees

Trees/Landscape:

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 although some of the front garden space will become hard-standing for parking and new footpaths. However, there is

space and opportunity for soft landscape enhancement, subject to the following considerations:

- The provision of cycle parking in the front garden is not desirable from an amenity (or security) point of view. This should be re-sited more discretely to the side or rear of the property.
- Similarly, the bin stores should be discretely sited and screened from view from the road by soft landscaping.
- The parking bays should be re-sited further into the site to ensure that there is adequate space to establish a front boundary hedge - and tree planting. The front boundary should be delineated and secured by a low wall or fence.
- 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. In this case, the proposal meets this standard.
- DCLG / EA guidance requires new driveways to be permeable, to meet SUDS requirements.
- Due to the shared responsibility for the communal space to the side and front of the property, a management and maintenance plan should be conditioned.

No objection, subject to the above considerations and conditions TL5, TL6 and TL7.

Waste Management:

I would make the following comments on the above application regarding waste management.

The plan does show that a space has been allocated for the storage of waste which is good practice. 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.

Access Officer:

In assessing this application, reference has been made to London Plan Policy 3A.5 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted January 2010.

As the existing dwelling does not lend itself to the principles of Lifetime Home Standards, it is recommended that the above policy is not applied in this instance.

Conclusion: acceptable.

Highways Officer:

Adelphi Crescent is a densely populated residential area benefiting from 7.0m wide carriageway and 2.5m wide footway on both sides and is accessed from Kings Hill Avenue. Adelphi Crescent is a bus route with part footway/carriageway parking.

The existing dwelling is located on the corner of Adelphi Way and Adelphi Crescent and currently benefits from a sufficiently wide vehicular crossover accommodating two vehicles on the hardstanding in the front garden in addition to its detached garage.

Proposal is to convert existing two storey semi detached property into 1x2bed flat and one studio flat by demolishing existing detached garage and providing three off street vehicle parking spaces in the front garden.

The number of spaces is acceptable. A revised parking layout with tracking diagrams has been submitted which indicate that adequate manoeuvring space can be provided to the parking spaces. Consequently no objection is raised to the proposed scheme.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the conversion of the dwellinghouse is acceptable subject to Council's policies and standards.

7.02 Density of the proposed development

This is not applicable to this application.

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

This is not applicable to this application.

7.04 Airport safeguarding

This is not applicable to this application.

7.05 Impact on the green belt

This is not applicable to this application.

7.07 Impact on the character & appearance of the area

The previous scheme allowed on appeal considered that the proposed extensions would harmonise with the character and proportions of the original house and would not be detrimental to the appearance of the street scene and surrounding area. As this current application proposes extensions which are identical in design, scale, bulk and appearance to that with formed part of the previous scheme allowed on appeal, that consideration remains the same for this current scheme.

Apart from the proposed extensions, the additional elevational alterations comprise the replacement of the entrance door with two separate entrance doors, one within the existing porch and one in the side elevation and the erection of a bin enclose along the flank wall of the two storey side extension. These elements are acceptable and would not detract from the residential character of the street scene.

The street scene is characterised by front garden parking incorporating hardstanding. At present the existing hardstanding extends to the front garage which is in line with the front wall of the application property. However, this current scheme proposes to reduce the extent of hardstanding by introducing a grassed area between the parking spaces and the front wall of the proposed extension. This is considered to be an improvement on the existing situation and as such, it is considered that the proposal would relate satisfactorily with the appearance of the street scene, in accordance with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraph 4.23 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

7.08 Impact on neighbours

The previous scheme allowed on appeal considered that the proposed extensions to the original house would not harm the residential amenities of adjoining and nearby

properties. As this current application proposes extensions that are identical to that which formed part of the previous scheme allowed on appeal, that consideration remains the same for this current scheme.

It is considered that subject to adequate sound insulation, between properties and between floors within the property, the proposed conversion of the enlarged house would not result in a significant increase in noise and disturbance over and above that of a single family dwelling house. As such, the proposal would comply with policies BE20, BE21, BE24, OE1 and OE3 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The proposed 3 front garden parking spaces would be located some 5.5m from the ground floor bedroom window. This distance is considered to be sufficient to ensure that the use of the parking area would not harm the residential amenities of the occupiers of the ground floor unit through noise and disturbance. As such, the proposal would provide a satisfactory standard of accommodation to the future occupiers of the ground floor flat, in accordance with policies BE19, BE24 and H7 of the adopted Hillingdon Unitary Development Plan (Saved policies September 2007) and paragraph 4.12 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

The current application differs from the previously refused scheme in respect of the layout and access of the rear amenity space. The previously refused communal rear garden space has been replaced by two private rear garden areas which have been divided. The first floor studio has a private rear garden area of 25 square metres which is accessed via a planted screened path from the access in the side elevation. The ground floor two bedroom flat has a private rear garden area of 29 square metres. It is considered that the access and use of these private rear garden areas would provide satisfactory levels of residential amenity to the future occupants of these properties in accordance with saved policies BE19, BE24 and H7 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraph 4.12 of the Hillingdon Design and Accessibility Statement: residential Layouts.

7.09 Living conditions for future occupiers

The internal size of the ground and first floor units will measure approximately 69sq.m and 49sq.m, respectively in accordance with the advice as set out in paragraph 4.6 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

With regards to Lifetime Home Standards, the access officer has advised that the existing dwelling does not lend itself to the principles of Lifetime Home Standards, it is recommended that the above policy is not applied in this instance.

In regards to garden spaces for house conversions, paragraph 4.17 of the Hillingdon Design & Accessibility Statement: Residential Layouts advises an amenity space of some 25sq.m for 2 bedroom flats, and 20 square metres for a studio/bedsit. The proposal would provide 29 square metres for the two bed flat and 25 square metres for the studio. 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 proposal involves extending the existing hardstanding to provide 3 off-street parking spaces.

The Council's parking standards require 1.5 spaces per flat, which equates to 3 spaces.

Following a series of revisions, a new site layout plan has been received indicating a revised car parking layout and maneuvering area for 3 cars. The Highways Engineer now raises no objection to the scheme.

7.11 Urban design, access and security

This is addressed at section 07.07.

7.12 Disabled access

See above.

7.13 Provision of affordable & special needs housing

This is not applicable to this application.

7.14 Trees, landscaping and Ecology

There are no protected trees on the site, however, there is an ornamental Pear Tree located on the highway verge between the application property and 59 Adelphi Crescent. This tree makes a positive contribution to the character and appearance of the street scene, and is not shown on the submitted plans.

The proposed car parking space has been extended eastwards away from this tree when compared to the previous scheme approved on appeal. It is considered that the proposal would not affect the long term survival of this highway tree, in accordance with policy BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.15 Sustainable waste management

This is not applicable to this application.

7.16 Renewable energy / Sustainability

This is not applicable to this application.

7.17 Flooding or Drainage Issues

This is not applicable to this application.

7.18 Noise or Air Quality Issues

This is not applicable to this application.

7.19 Comments on Public Consultations

The issues raised in the petition and objection are dealt with either in the body of the report, by way of planning condition, or are not material planning considerations.

7.20 Planning obligations

This is not applicable to this application.

7.21 Expediency of enforcement action

This is not applicable to this application.

7.22 Other Issues

There are no other relevant issues.

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

This is not applicable to this application.

10. CONCLUSION

Planning permission is sought for the conversion of existing dwelling to 1, two-bedroom flat and 1 studio flat. Erection of a part two storey, part single storey side extension and single storey rear extension, involving demolition of the existing detached garage to the side and alterations to the front of the property.

The proposed extensions and elevational alterations are acceptable and following amendments to the parking arrangements, these are now considered acceptable. Accordingly approval is recommended subject to appropriate conditions.

11. Reference Documents

London Plan July 2011

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)

Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts

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