



HILLINGDON  
LONDON



# Central & South Planning Committee

**Date:** WEDNESDAY, 7  
SEPTEMBER 2016

**Time:** 7.00 PM

**Venue:** CIVIC CENTRE, HIGH  
STREET, UXBRIDGE,  
MIDDLESEX UB8 1UW

**Meeting  
Details:** Members of the Public and  
Press are welcome to attend  
this meeting

## To Councillors on the Committee

Councillor Ian Edwards (Chairman)  
Councillor David Yarrow (Vice-Chairman)  
Councillor Shehryar Ahmad-Wallana  
Councillor Roy Chamdal  
Councillor Alan Chapman  
Councillor Jazz Dhillon (Labour Lead)  
Councillor Janet Duncan  
Councillor Manjit Khatra  
Councillor Brian Stead

**Published:** Tuesday, 30 August 2016

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*Putting our residents first*

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# A useful guide for those attending Planning Committee meetings

## Security and Safety information

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## Petitions and Councillors

**Petitions** - Those who have organised a petition of 20 or more people who live, work or study in the borough, can speak at a Planning Committee in support of or against an application. Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes.

**Ward Councillors** - There is a right for local councillors to speak at Planning Committees about applications in their Ward.

**Committee Members** - The planning committee is made up of the experienced Councillors who meet in public every three weeks to make decisions on applications.

## How the Committee meeting works

The Planning Committees consider the most complex and controversial proposals for development or enforcement action.

Applications for smaller developments such as householder extensions are generally dealt with by the Council's planning officers under delegated powers.

An agenda is prepared for each meeting, which comprises reports on each application

Reports with petitions will normally be taken at the beginning of the meeting.

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;
3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant followed by any Ward Councillors;

petition organiser or of the agent/applicant;

5. The Committee debate the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

## About the Committee's decision

The Committee must make its decisions by having regard to legislation, policies laid down by National Government, by the Greater London Authority - under 'The London Plan' and Hillingdon's own planning policies as contained in the 'Unitary Development Plan 1998' and supporting guidance. The Committee must also make its decision based on material planning considerations and case law and material presented to it at the meeting in the officer's report and any representations received.

Guidance on how Members of the Committee must conduct themselves when dealing with planning matters and when making their decisions is contained in the 'Planning Code of Conduct', which is part of the Council's Constitution.

When making their decision, the Committee cannot take into account issues which are not planning considerations such as the effect of a development upon the value of surrounding properties, nor the loss of a view (which in itself is not sufficient ground for refusal of permission), nor a subjective opinion relating to the design of the property. When making a decision to refuse an application, the Committee will be asked to provide detailed reasons for refusal based on material planning considerations.

If a decision is made to refuse an application, the applicant has the right of appeal against the decision. A Planning Inspector appointed by the Government will then consider the appeal. There is no third party right of appeal, although a third party can apply to the High Court for Judicial Review, which must be done within 3 months of the date of the decision.

4. The Committee may ask questions of the

# Agenda

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## Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part I will be considered in Public and that the items marked Part 2 will be considered in private

## PART I - Members, Public and the Press

Items are normally marked in the order that they will be considered, though the Chairman may vary this. The name of the local ward area is also given in addition to the address of the premises or land concerned.

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## Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Land at 17 Peachey Lane, Cowley  66643/APP/2009/2783	Brunel	Two storey building comprising 2 two-bedroom and 3 one-bedroom flats, to include parking provision, involving demolition of existing dwelling.  <b>Recommendation: Approval</b>	1 - 20  84 - 90
7	Manor Court, High Street, Harmondsworth  25525/APP/2016/1091	Heathrow Villages	Change of use of existing building to a house in multiple occupation (HMO) to provide 10 bedsitting units with parking for 7 cars (retrospective application for full planning permission).  <b>Recommendation: Approval</b>	21 - 42  91 - 105

8	Hamilton Road, Cowley, Uxbridge  5670/APP/2016/2112	Uxbridge South	Two storey side extension, single storey front extension, single storey rear extension and conversion of roof space to habitable use to include a rear dormer  <b>Recommendation: Refusal</b>	43 - 52  106 - 113
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### Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	Land adjacent to 14 and 15 East Walk, Hayes  63226/APP/2016/2383	Townfield	Construction of two, three-bedroom houses, one two-bedroom house and related facilities.  <b>Recommendation: Refusal</b>	53 - 66  114 - 122

### PART II - MEMBERS ONLY

The reports listed below are not made public because they contain confidential or exempt information under paragraph 6 of Part 1 of Schedule 12 A to the Local Government (Access to Information) Act 1985 as amended.

10	Enforcement Report	67 - 74
11	Enforcement Report	75 - 82

### PART I - Plans for Central and South Planning Committee 83 - 122

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# Agenda Item 6

## Report of the Head of Planning, Sport and Green Spaces

**Address** LAND AT 17 PEACHEY LANE COWLEY

**Development:** Two storey building comprising 2 x two-bedroom and 3 x one-bedroom flats, to include parking provision, involving demolition of existing dwelling

**LBH Ref Nos:** 66643/APP/2009/2783

**Drawing Nos:** Photomontage Proposed  
Location Plan (1:1250)  
K1209  
0950/102/D  
0950/101/C

**Date Plans Received:** 24/12/2009                      **Date(s) of Amendment(s):** 24/12/2009

**Date Application Valid:** 06/01/2010

### 1. **SUMMARY**

This application seeks full planning permission for the erection of two-storey detached building comprising three 1-bedroom flats and two 2-bedroom flats, with parking provision for seven vehicles, the relocation of a vehicular crossover and the demolition of the existing dwelling, at 17 Peachey Lane, Uxbridge.

It is not considered that the proposed development would have a detrimental impact on the character and appearance of the surrounding area or on the residential amenity of neighbouring occupants. The proposal is considered to comply with relevant UDP and London Plan policies and accordingly, approval is recommended.

### 2. **RECOMMENDATION**

**This planning application was reported to the 18/01/2010 and 7/09/2010 Central & South Planning Committee meetings. Members resolved to approve the scheme subject to conditions and a S106 Legal Agreement with Heads of Terms covering Parking Permit Restrictions for future occupiers and financial contribution towards the enhancement of Educational facilities. Following the committee a draft agreement was prepared however this has not been completed and the decision has therefore not been issued.**

**Since such time, the Council no longer seeks education contributions under the S106 process as this has been superseded by the introduction of the Hillingdon Community Infrastructure Levy (CIL), which is an automatic levy added to new developments.**

**Furthermore, whilst at the time Members requested a Head of Term restricting the provision of parking permits for future occupiers of the flats, the development provides 7 car parking spaces for the 2 x 2 bed flats and 3 x 1 bed flats, which is line with Council parking standards. Therefore Officers do not consider parking permit restrictions to be necessary in this instance as they are only sought where there is an under provision of parking.**

The development has very recently been completed, in accordance with the submitted plans, although not yet occupied. Hillingdon Building Control have confirmed that they have been inspecting the build and that a completion certificate is likely to be issued in the near future.

The original report to committee is set out below. Members will note that a number of the policies and standards have been superceded and that there are requirements within the report (such as lifetime homes and Code for Sustainable Homes) which are no longer applicable. Thus whilst not changing the original report, your officers have updated the conditions to meet current requirements and the fact that the development is completed.

**1 RES4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 0950/101/C and 0950/102/D and shall thereafter be retained/maintained for as long as the development remains in existence.

**REASON**

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

**2 RPD2 Obscured Glazing and Non-Opening Windows (a)**

The bathroom windows facing the eastern elevation serving both the ground and first floor shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

**REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**3 NONSC Refuse Facilities**

No part of the development hereby approved shall be occupied until in sink food waste grinders for each dwelling, and covered, appropriately sign posted, secure and screened storage of refuse at the premises has been constructed in accordance with the approved plans and thereafter the facilities shall be permanently retained as such.

**REASON**

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**4 H3 Vehicular access - construction**

The building hereby permitted shall not be occupied until the vehicular means of access has been constructed in accordance with the approved plans. Thereafter, the vehicular means of access shall be retained and kept open for users of the building.

**REASON**

To ensure the provision of a safe and convenient access for vehicular traffic, prior to occupation in accordance with Policy AM14 of the adopted Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**5 NONSC Visibility Splays**



In addition to the hereby approved plans, unobstructed sight lines above a height of 1 metre shall be maintained 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.

**REASON**

To ensure that pedestrian and vehicular safety is not prejudiced, in accordance with Policy AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**6 H7 Parking Arrangements (Residential)**

The parking areas and the marking out of parking spaces as 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 in accordance with approved plan 0950/101/C and specifically, the two parking spaces labelled F5 shall be allocated for the sole use of proposed Flat 5, the two parking spaces labelled F4 shall be allocated for the sole use of proposed Flat 4, the individual parking space labelled F1 shall be allocated for the sole use of proposed Flat 1, the individual parking space labelled F2 shall be allocated for the sole use of proposed Flat 2, the individual parking space labelled F3 shall be allocated for the sole use of proposed Flat 3.

**REASON**

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**7 H15 Cycle Storage - In accordance with approved plans**

The development hereby permitted, shall not be occupied until cycle storage facilities for 5 bicycles has been provided in accordance with the approved plans. Thereafter, these facilities shall be permanently retained on site and be kept available for the use of cyclists.

**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 Local Plan: Part Two Saved UDP Policies (November 2012).

**8 NONSC Sustainable Urban Drainage**

The incorporation of sustainable urban drainage shown on the approved plans, shall be installed prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

**REASON**

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**9 TL20 Amenity Areas**

None of the dwellings hereby permitted shall be occupied, until the outdoor amenity area serving the dwellings as shown on the approved plans (including balconies where these are shown to be provided) has 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 Local Plan: Part Two Saved UDP Policies (November 2012).

#### **10 NONSC Non Standard Condition**

The development shall not be occupied until details of defensible space to the front of ground floor habitable room windows have been submitted to, and approved in writing by, the Local Planning Authority and no flat shall be occupied until the approved details for that unit have been implemented. Thereafter the approved details shall be retained and maintained for the life of 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 the London Plan (March 2016).

### **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 (February 2008) and national guidance

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
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.
H4	Mix of housing units
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 7.2	(2016) An inclusive environment
LPP 7.4	(2016) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

### **3 I59 Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

The application site comprises the front part of 17 Peachey Lane, Cowley, which is an irregular shaped parcel being approximately 0.074ha in size.

Access to the site is from Peachey Lane using the existing vehicle crossover to the south east corner of the site.

The site comprises a tapering area being 28 metres wide at its junction with Peachey Lane and reducing to 9 metres wide at its northern boundary. The northern boundary backs on to a site referred to as the 'rear of 17 Peachey Lane', which fronts Bosanquet Close.

The site falls gently from south to north. There are no trees on the site. A single storey detached bungalow currently resides to the front of the site, which is in a poor state of repair. The existing property is not a typical dwelling type in this area.

The site forms the western end of a row of two-storey housing. A public reserve, referred to as Kingdom Way, is to the immediate west of the site. To the north west of the site is a row of one-bed terraced properties. These properties form the end of the Bosanquet Close cul-de-sac. To the north east of the site is the Carlton Court flatted development. The adjoining properties are all two-storey brick construction under tiled roofs. To the south of the site, the adjacent side of Peachey Lane is two-storey housing.

The site has a PTAL of 1b.

### **3.2 Proposed Scheme**

Full planning permission is sought for the erection of a two storey detached building comprising two 2-bed flats and three 1-bed flats with provision for seven parking spaces, the relocation of the vehicular crossover and the demolition of the existing dwelling. The proposed residential building would be located to the front of 17 Peachey Lane, with parking at the front of the building and communal amenity space to the rear.

The 1-bed flats would be provided on the ground floor and the 2-bed flats would be provided on the first floor. The 1-bed flats would comprise a bedroom, kitchen, lounge/dining and bathroom. The 2-bed flats would comprises two bedrooms, one which has an ensuite, kitchen, lounge/dining and bathroom. All flats would be accessed via a common central lobby.

A bin store would be provided the front western corner of the site. Cycle storage would be provided to the rear of the site, which backs on the 9 Bosanquet Close and the rear amenity space of a proposed residential development at the 'rear of 17 Peachey Lane', currently being assessed by the Council (discussed further in the Planning History section of this report).

Communal amenity space would be provided to the rear of the units. A paved path leading from the front to the rear of the site would be provided along the eastern boundary. New soft and hard landscaping would take place throughout the site, including defensive planting to the north and south of the ground floor flats and landscaping to the front of the site between the road front and car parking area. 'Flat 1', on the ground floor would have private patio space. The plans indicate three larger trees to the rear of the site. Parking space for seven cars would be provided at the front of the site on a 1:1 basis, with two spaces allocated to each 2-bed flat and one spaces allocated to each 1-bed flat. The parking area would require the relocation of the existing vehicular crossover, from the eastern corner to the centre of the frontage.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

There is no planning history relevant to this site.

This application was submitted in 2009 for a two-storey building comprising 4 two-bed and 2 one-bed flats, including 6 parking spaces and the demolition of the existing dwelling. Post discussions with the Local Planning Authority, the applicant resubmitted a revised scheme for a two-storey building comprising 2 two-bed flats and 3 one-bed flat, including 7 parking spaces and the demolition of the existing dwelling.

A two storey two-bed flatted scheme to the 'rear of 17 Peachey Lane, fronting Bosanquet Close is currently being assessed by the Council (ref: 66644/APP/2009/2784). The rear amenity space of this application would share a property boundary with the proposed rear amenity space of the Peachey Lane site.

#### 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.BE1 (2012) Built Environment

Part 2 Policies:

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -  
(i) Dial-a-ride and mobility bus services  
(ii) Shopmobility schemes  
(iii) Convenient parking spaces  
(iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- 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.
- H4 Mix of housing units
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- OE5 Siting of noise-sensitive developments
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary

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NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

This application was originally consulted 18 January 2010. Post discussions with the Local Planning Authority the applicant resubmitted a revised scheme. This was reconsulted 4 August 2010.

30 nearby owners/occupiers were consulted on the application. The same owners/occupiers were reconsulted:

As part of the first consultation, one petition and five objections were received.

As part of the second consultation, three objections were received.

The petition, submitted by the Cowley Community Residents' Association, combines two applications submitted to the Council, this application and another relating to the 'rear of 17 Peachey Lane' (ref: 66644/APP/2009/2784, two storey building comprising 2 two-bedroom flats, including parking provision).

### **PETITION:**

The petition, with 140 signatures, raised the following concerns/issues:

- (i) The two planning applications would result in over development of the site;
- (ii) Potential for development to encroach on boundary of neighbouring properties;
- (iii) Dangerous access due to narrowing of bridge from Peachey Lane;
- (iv) An increase in traffic generated from the site causing traffic congestion;
- (v) Danger to pedestrians;
- (vi) Inappropriate siting, bulk and proximity of new buildings;
- (vii) Parking facilities will cause noise sensitivity to neighbours;
- (viii) Inadequate parking provision for disabled persons;
- (ix) Inadequate accessibility for refuse/recycling collection;
- (x) Loss of daylight to neighbouring properties;
- (xi) Loss of privacy to neighbouring properties;
- (xii) Loss of topographical landscape features;
- (xiii) Development does not improve or complement the character of the area;

**OFFICER COMMENT:**

Whilst it is acknowledged that the petition has raised concerns/issues resulting either from a combination of the two proposed developments on the site or specifically the 17 Peachey Lane scheme, all of the above points, with regard to this application, have been addressed through the report, or by way of recommended conditions.

**OBJECTIONS:**

The individual objections raised the following concerns/issues:

(i) Concern that the increased density on site would result in an increase in vehicle usage and demand for on-street parking within a restricted parking area as a result of overspill from the limited provision of off-street parking;

(ii) The proposal would 'shore-horn' two blocks of flats into a narrow site, noting that one block of flats would be more suitable for the site as the two block development (this planning application and ref: 6664/APP/2009/2784) would result in overlooking and loss of privacy for the surrounding properties;

(iii) Concern that the scheme is an overdevelopment of the site and not in keeping with the surrounding area, that sunlight would be reduced for 16 Peachey Lane as well as overlooking and loss of light to the rear amenity of 9 Bosanquet Close;

(iv) That the proposed rear amenity would not be in keeping with the surrounding properties;

(v) Line of Site: the proposed development would protrude beyond the line of the existing buildings. 16 Peachey Lane, currently the last two-storey property along the row of housing, note that planning permission has twice been rejected for their property due to line of sight.

(vi) Parking and traffic safety issues: noting that the entrance to the site is on the brow of a dangerous sloping 90 degree turn in the road. Any new entrance would make the situation, on already busy road, more dangerous.

**OFFICER COMMENT:**

All of the above points have been addressed through this report, or by way of recommended conditions.

**Internal Consultees**

**TREES & LANDSCAPE OFFICER**

The Council's Trees and Landscaping Officer has reviewed the application and notes the following:

The proposal is an amended scheme which seeks to address previous officer comments. The current proposal indicates, diagrammatically, that six trees are to be planted at the northern end of the site, and various shrubs/hedging are to be planted at the southern part of the site. It is noted that no details are provided.

The current proposal also includes a re-configured car park arrangement in the front 'garden' which will minimise the area of hard-standing required to accommodate 7 No. off-street parking spaces. It is noted that a minor amendment to the layout will be required to ensure that a wheelchair accessible space is provided. Ideally, the pavement next to space ref. F1 should be level with the parking space. Alternatively, the planting strip and footpath access adjacent to car space F3 could

Elsewhere, space has been created to accommodate a wall with hedging, or other ornamental planting, along the front boundary. Forward of the front elevation there is space and opportunity for

planting along the side boundaries. Planted areas in front of all ground floor windows will provide physical separation and 'defensible space' between the ground floor occupants and people using the external areas. The bin stores have been sited discretely away from the front/public boundary with the opportunity to screen the store with soft landscape. The cycle store has been located in a discrete (and secure) location at the end of the rear garden.

The Council's Trees and Landscaping Officer raises not objection, subject to the following comments and conditions:

(1) Saved policy BE38 seeks landscape enhancement of sites in association with their development. The layout and indicative landscape of this scheme creates space and opportunity for high quality hard and soft landscaping, subject to detail, which can be conditioned.

(2) DCLG/EA guidance requires hard-standing in front gardens to comply with SUDS recommendations. This should be specified as part of the hard landscape details.

(3) The success of the landscape scheme will depend on the appropriate management and maintenance of the landscape (hard and soft) to ensure that the scheme establishes, and is maintained, in accordance with the design objectives. The development of flats indicates that the external spaces are likely to be managed communally, possibly through a management company. Management and maintenance should be safeguarded by condition.

#### ACCESSIBILITY OFFICER

The Council's Accessibility Officer has assessed the application; with reference to London Plan Policy 3A.5 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted January 2010.

The Council's Accessibility Officer has the following access observations:

1. The parking layout and landscape design should be conducive to Lifetime Home principles. To this end, car parking spaces should be a minimum of 2.4 m x 4.8 m, with scope to increase the width of bays by 1.2 m (e.g. removing a grass verge in future).

2. Car parking spaces should be allocated to a specific unit, allowing a disabled occupant to choose whether the bay is marked as an accessible space at a future stage.

3. It is unclear whether a level approach to the building and an accessible threshold have been incorporated into the design. Details of levels and an accessible threshold that is suitable to prevent water ingress would be required.

4. The design of communal areas, in blocks containing five flats or less, should allow for an enclosed wheelchair platform lift to be installed at a later date.

5. The internal hallways are approximately 1050mm wide. To comply with the Lifetime Home Standards, internal doors should provide an effective clear width of 775 mm. Plans should be amended to demonstrate compliance.

6. The bathroom layouts, to include all bathroom furniture proposed, should be shown on plan. The bathrooms/ensuite facilities should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.

7. To allow bathrooms to be used as wet rooms in future, plans should indicate floor gulley drainage.

On the proviso that the above comments can be dealt with by planning condition, no objection would be raised on the grounds of accessibility.



OFFICER COMMENT: These matters are covered by recommended conditions.

#### HIGHWAYS OFFICER

The Council's Highways Officer has reviewed the application and notes the following:

(i) That the plans indicate 2.0m visibility splays. Visibility splays should be 2.4m by 2.4m. That road width and visibility sight lines are sufficient to provide for a car parking area at this location and maintain Highways safety;

(ii) The site is located within a 1b PTAL. Hillingdon Car Parking Standards require a maximum provision of 1.5 car parking spaces for each 2-bed unit and 1 car parking space for each 1-bed unit, within a 1b PTAL.

(iii) Given the low PTAL it is considered that parking provision of seven spaces on a 1:1 basis is adequate in this instance.

(iv) It is not considered that the proposal would be to the detriment of the wider highway network. The Council's Highways Officer raises no objection subject to a condition ensuring the provision of 2.4m by 2.4m visibility splays. It is considered that this can be addressed by way of a condition.

#### ENVIRONMENTAL PROTECTION OFFICER

The Council's Contaminated Land Officer has reviewed the application and notes that the application site is located adjacent to an infilled railway cutting and a former sewage works, parts of which may have also been infilled.

As such, the Council's Contaminated Land Officer recommends that as a precaution, if minded to grant this application, a Gas Condition would be appropriate.

Subject to a Gas Condition to minimise risk of contamination from garden and landscape area, and a Construction Site Informative, the Council's Contaminated Land Officer considers the scheme to be acceptable in terms of Saved Policy OE11 of the UDP.

#### WASTE MANAGEMENT OFFICER

As part of the revised scheme, a bin storage area has been provided to the immediate west of the frontage to 17 Peachey Lane.

The Council's Waste Management Officer has reviewed the application and notes that:

(i) The bin storage area for the dwelling houses should incorporate provision for 2 bags of recycling and 2 bags of refuse per week, plus 3 garden waste bags every 2 weeks;

(ii) The bin storage area should provide one 1100 litre bin for recycling and one 1100 litre bin for refuse, as a minimum. The dimensions of a 1100 litre bin is 1570mm (H), 1260mm (L), 985mm (W); and

(iii) Each unit should have a food waste grinder, as standard as part of the kitchen unit sink, to allow residents to indirectly recycle their food wastes by grinding it and washing it down into the waste water system for composting by the relevant water company.

#### EDUCATION & CHILDREN'S SERVICE OFFICER

The Council's Education & Children's Service Officer has reviewed the application and notes that this scheme will require an education s106 contribution of £11,649. Funds are sought to provide local school places for the additional nursery, primary, secondary and post-16 school children that would be generated from this scheme.

S106 OFFICER

The Council's s106 Officers has reviewed the application and notes that Education would be the only contribution required and should be secured via Grampian Agreement, as per standard practice, prior to determining the application.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The site is located within the Developed Area as shown on the Unitary Development Plan Proposals Map. Furthermore, the site does not fall in a Conservation Area or Area of Special Local Character.

The London Plan Interim Housing Supplementary Planning Guidance (April 2010) was published following the national advice above and represents the Mayor of London's guidance on how applications for development on garden land should be treated within the London Region. The thrust of the guidance is that back gardens contribute to the objectives of a significant number of London Plan policies and these matters should be taken into account when considering the principle of such developments.

The guidance requires that "In implementing London Plan housing policies and especially Policy 3A.3, the Mayor will, and Boroughs and other partners are advised when considering development proposals which entail the loss of garden land, to take full account of the contribution of gardens to achievement of London Plan policies on:

- \* local context and character including the historic and built environment;
- \* safe, secure and sustainable environments;
- \* bio diversity;
- \* trees;
- \* green corridors and networks;
- \* flood risk;
- \* climate change including the heat island effect, and
- \* enhancing the distinct character of suburban London, and carefully balance these policy objectives against the generally limited contribution such developments can make toward achieving housing targets."

The site comprises of a single dwelling and large garden area which extends to Bosanquet Close. The proposed building will be erected within an area of the site which has already been developed. The proposal would be larger (occupying a greater footprint) than the existing dwelling, on balance it is not considered that the net increase in site coverage as a result of this scheme would cause such harm as to be contrary Policies 3A.3, 4B.1 and 4B.8 of the London Plan, guidance within The London Plan Interim Housing Supplementary Planning Guidance and Planning Policy Statement 3: Housing.

No objection is raised in principle to the redevelopment of the site for residential purposes.

### **7.02 Density of the proposed development**

Policy 3A.2 of the London Plan seeks to ensure that new development achieves 'the maximum intensity of use compatible with local context, the design principle in Policy 4B.1 and with public transport capacity. Boroughs should develop residential density policies in their DPDs in line with this policy and adopt the residential density ranges set out in Table 3A.2 and which are compatible with sustainable residential quality.'

The site has a Public Transport Accessibility Level (PTAL) of 1b. The London Plan (2008) range for sites with a PTAL of 0-1 in a suburban area is 150-200 habitable rooms per hectare and 50-75 units per hectare, based on an average of 2.8 habitable rooms per unit. The proposed 2-bed units would have 4 habitable rooms; Bedroom 1, Bedroom 2 and a

large Lounge. The proposed 1-bed units would have 2 habitable rooms; Bedroom 1 and a Lounge. As such, based on a total site area of 0.074ha the site would have a residential density of 68 units per hectare and 189 habitable rooms per hectare.

The application site is within the guidelines of the London Plan with regard to both units per hectare and the number of habitable rooms per hectare. It is noted that Bosanquet Close is developed at a similar density to that proposed.

The proposals would not therefore be contrary to Policies 3A.3 and 4B.1 of the London Plan.

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

Not applicable to this development. The site does not fall within an Archaeological Priority Area and there are no Conservation Areas, listed buildings, or Areas of Special Local Character within the vicinity.

#### **7.04 Airport safeguarding**

Not applicable to this development. There is no requirement to consult with the airportsafeguarding authorities in this instance.

#### **7.05 Impact on the green belt**

Not applicable to this development.

#### **7.07 Impact on the character & appearance of the area**

The surrounding area is largely characterised by a mix of semi-detached and detached two storey properties.

The proposed development is similar to the size, scale and mass of surrounding buildings it is considered that the development is in keeping with the character and appearance of surrounding development, and would not appear incongruous to its surroundings.

The proposed development would have a similar building line to properties along the northern side of Peachey Lane, as such it is not considered that the proposed development would have a significant impact on the visual amenities of the street scene in this location.

Accordingly, it is considered that the proposed development would be in keeping with the character and appearance of the surrounding area and its visual impact on the street scene is acceptable in accordance with policies BE13 and BE19 of the UDP.

#### **7.08 Impact on neighbours**

Policy BE20 and BE21 of the Saved Policies UDP seek to resist proposals which would cause an unacceptable loss of light or would have an overbearing impact detrimental to the residential amenity of neighbouring properties. The HDAS - Residential layouts provides further guidance on the issue of dominance seeking a separation distance of 15m where a two storey building abuts a neighbouring property.

The rear of the application site would abut the rear gardens servicing 9-13 Bosanquet Close and the currently vacant 'rear of 17 Peachey Lane' site. The proposed building would be located 20m from the closest point of both 9 Bosanquet Close and the 'rear of 17 Peachey Lane', and as such would be in accordance with HDAS Guidance.

The proposed building would be located over 30m from Peachey Lane properties on the opposite side of the road (18-24 Peachey Lane) and over 40m from 14 Abbots Close, and as such would not have a dominant impact on the occupiers of these properties.

The proposed building is 1 metre from the boundary of the neighbouring property, 16 Peachey Lane. The proposed building is also sited so that it would not cause any undue loss of light or shadowing to the above mentioned neighbouring properties to the detriment of residential amenity, sufficient to justify refusal.

Accordingly, the scheme would comply with Policies BE20 and BE21 of the Saved Policies UDP.

Policy BE24 of the Saved Policies UDP seeks to protect the privacy of occupiers and neighbours. The HDAS - Residential Layouts provides further guidance that within a 45 degree line from the centre of a habitable room window there should be no facing habitable room windows within 21m in order to avoid loss of privacy to either occupier.

There are no habitable rooms proposed on the eastern elevation. The only windows proposed on the ground floor and first floor of the eastern elevation, facing 16 Peachey Lane, is a bathroom window on the ground floor and an ensuite window on the first floor (non-habitable rooms). As such it is considered, there would be no resulting loss of privacy to these properties as a result of the proposal. A 45-degree line taken from the closest neighbouring habitable room, 16 Peachey Lane, does not intersect with any part of the proposed building. A 1800mm high close-boarded fence is proposed around the boundary of the site. If minded to grant this planning permission, it is considered any issue of overlooking can be dealt with by an obscure glazing condition for the bathroom windows to the eastern elevation.

Accordingly, given the positioning of the proposed building, it is not considered this would result in direct overlooking or loss of privacy for neighbouring occupiers to warrant refusal, and accordingly would comply with Policy BE24 of the Saved Policies UDP in this regard.

#### **7.09 Living conditions for future occupiers**

The Council's Supplementary Planning Document on Residential Layouts states that a minimum of 63m<sup>2</sup> internal floor space should be provided for two bedroom flats and a minimum of 50m<sup>2</sup> internal floor space should be provided for one bedroom flats. The floor areas of all units meet these guidelines.

Policies BE20 and BE24 of the UDP require that all proposed units benefit from adequate privacy and light. All windows would receive adequate daylight and the amenities of future occupiers would not be prejudiced by the position of adjoining houses. As such, it is considered that the proposed property would adequately serve the needs of future occupiers in terms of internal space.

The Council's Supplementary Planning Document on Residential Layouts states that a minimum of 25m<sup>2</sup> amenity space should be provided for 2-bedroom flats and a minimum of 20m<sup>2</sup> amenity space should be provided for 1-bedroom flats, in accordance with Policy BE23 of the UDP, which seeks the provision of satisfactory usable amenity space for future occupiers. As such, a total of at least 110m<sup>2</sup> usable amenity space should be provided for this development. With a total provision of approximately 220m<sup>2</sup> of communal garden area to the rear of the site alone; the proposal exceeds these guidelines. Access to the communal rear amenity area would be by way of a paved path along the eastern boundary of the site.

In addition, three separate patio areas are proposed for the three ground floor 1-bedroom flats. The patio area for 'Flat 1' has an area of approximately 14m<sup>2</sup>, is bound by defensible planting and is completely private. The patio area for 'Flat 2' and 'Flat 3' has an area of

approximately 8m<sup>2</sup> and 7m<sup>2</sup> respectively. Both patios open up on to the rear shared garden. If minded to grant this application, it is considered that the privacy of the patios for 'Flat 2' and 'Flat 3' can be secured by way of a boundary enclosure condition.

The rear of the ground floor flat fronting the rear amenity area and not part of the two patios would be separated by hedging, which is considered adequate to ensure a defensible space is maintained between the ground floor residence and users of the communal garden area.

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

Seven car parking spaces would be provided towards the front part of the site on a 1:1 basis, and cycle storage would be provided to the rear of site.

Public consultation comments noted concern that the proposed development would result in an increase in on street parking from potential overspill of off street parking.

The London Plan parking standard requires a maximum of 1 or less than 1 parking space per unit. Whilst London Plan parking standards are only to be applied when there is no Hillingdon standard available, it is considered that the London Plan parking standards may also be relevant to the assessment of this application.

It is considered that due to the relatively small size of the units (50sqm and 63sqm) and that each individual unit would have a parking space, that 2 standard parking spaces for the 2-bedroom flats and 1 standard parking space for the 1-bedroom flats, as proposed, is an adequate number to provide for a 5 unit development comprising two 2-bedroom units and three 1-bedroom units within a 1b PTAL area.

The Council's Highway Engineer raises no objection to the proposal subject to a condition relating to visibility splays being 2.4m by 2.4m, not 2.0m as indicated in the plans submitted.

Accordingly, subject to a visibility splays condition, it is considered that the provision of seven car parking spaces is acceptable and would not be detrimental to the highways safety or wider road network. As such, it is considered that the proposal complies with Policy AM7 and AM14 of the UDP.

#### **7.11 Urban design, access and security**

Issues of design have been largely discussed in part 7.07 of the report.

The proposed building materials would comprise render, brick, concrete tiled roofs and uPVC windows. The elevational treatment continues the render detailing of the adjoining properties along Peachey Lane before reverting to brick work, which is typical of the treatment of the properties in Bosanquet Close to the North.

The size, siting scale and mass of the building is considered to be acceptable in this location and the design, including materials and fenestration, would reflect elements of surrounding properties in keeping with the character and appearance of the area. As such, the scheme is considered to be acceptable on design grounds.

Issue of access are address within the Disabled Access section of this report.

In relation to security, the application would maintain secure boundary treatments with neighbouring properties and it is not considered that there are any security concerns intrinsic to the design. Entry to the development would be controlled by either electronic or

audio security access. All windows would be to BS:7590. The cycle store would have digilocks to their respective doors. Boundary fencing would comprise 1800mm high closeboarded fencing and defensive landscaping is proposed throughout the site. Therefore, subject to a condition requiring that the development achieve 'Secured by Design' standards the proposal is considered to be acceptable in this regard.

#### **7.12 Disabled access**

Policy 3A.5 of the London Plan and HDAS - Accessible Hillingdon require that all new dwellings be designed to Lifetime Homes standards. It is considered that Life Time Homes standards could be dealt with by way of condition should approval be granted.

#### **7.13 Provision of affordable & special needs housing**

The application is below the threshold at which affordable housing should be sought under Policy 3A.10 of the London Plan and the Council's adopted Planning Obligations SPD, nor is it considered that a higher level of development could be achieved on this site.

Accordingly, the proposal does not give rise to the need for affordable housing provision for a development of this size and consideration of these matters is not necessary.

#### **7.14 Trees, landscaping and Ecology**

Policy BE38 of the UDP requires new planting and landscaping, small/medium sized trees should be incorporated into the plans to mitigate the visual impact of the development.

The existing trees on this site do not constrain its development. The site is not covered by a TPO nor inside a Conservation Area.

The plans indicate, diagrammatically, that six trees are to be planted at the Northern end of the site, and various shrubs/hedging are to be planted at the Southern part of the site. However, there are no details provided. Furthermore, the borders, surrounding the car park which will contain the shrubs/hedging will need to be at least 1m wide, and should also contain 2-3 medium sized trees.

In accordance with Saved Policy BE38, trees and shrubs/hedging should be incorporated into the plans to mitigate the visual impact of the development. The parking area has since been revised and the entrance has been relocated from the eastern corner to the centre of the frontage. This allows for both more parking spaces and landscaping to be incorporated into the scheme.

Subject to relevant conditions securing appropriate landscaping, it is considered that this scheme is acceptable in terms of the Saved Policy BE38 of the UDP.

#### **7.15 Sustainable waste management**

Policy 4A.22 of the London Plan requires that all new development provide adequate facilities for the storage of waste and recycling.

The plans indicate that refuse storage would be provided to the front of the site in the western corner.

The Council's Waste Strategy Department has reviewed the scheme and suggests that the development should provide storage space for two bags of recycling and two bags of refuse (collection per week) as well as three garden waste bags (collection every 2 weeks), and that one 1100 litre Euro recycling bin and one 1100 litre Euro waste bin, as indicated on the submitted the plans, would suffice.

A refuse storage area, large enough to accommodate the above, is proposed.

Accordingly, subject to conditions, it is considered that this scheme is acceptable in terms of Policy 4A.22 of the London Plan.

#### **7.16 Renewable energy / Sustainability**

The submitted documentation does not provide any detailed comment on the general sustainability credentials of the proposed design, however in accordance with the Council's standard practice for schemes below 10 residential units it is considered that the imposition of a condition requiring that the development achieves Code level 3 for Sustainable Homes would result in an appropriate level of sustainable design in line with the intention of Policies 4A.1, 4A.3, 4A.7 and 4A.16 of the London Plan.

#### **7.17 Flooding or Drainage Issues**

The application site is not located in an area with an identified risk of flooding and no issues regarding flooding have been identified, however Policy OE8 of the UDP and Policy 4A.14 of the London Plan still require that developments seek to reduce surface water run-off and reduce the risk of flooding elsewhere.

Concrete block pavers that drain to a sustainable drainage system are proposed for the car parking area and access roadway. It is considered that this would adequately address any issues of surface water run-off as such no objection is raised to the development in terms of drainage of flood risk.

Building control regulations on this matter will also need to be complied with.

#### **7.18 Noise or Air Quality Issues**

It is not considered that the provision of five residential units on this site will lead to significant noise or air quality issues.

#### **7.19 Comments on Public Consultations**

This is addressed in 6.1 of the report.

#### **7.20 Planning obligations**

Policy R17 of the UDP states that the Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, culture and entertainment activities and other community, social and education facilities through planning obligations in conjunction with other development proposals. The Director of Education has advised that a contribution of £11,649 towards school places is required. These funds are sought to provide local school places for the additional nursery, primary, secondary and post-16 school children that will be generated from this scheme. This contribution can be secured by an appropriate planning condition should approval be granted.

#### **7.21 Expediency of enforcement action**

Not applicable.

#### **7.22 Other Issues**

None.

### **8. Observations of the Borough Solicitor**

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

#### Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

#### Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

#### Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

### **9. Observations of the Director of Finance**

### **10. CONCLUSION**

In conclusion, it is considered that the proposed development would not be out of keeping with the character or appearance of the surrounding area, or impact on the amenity of



adjoining properties.

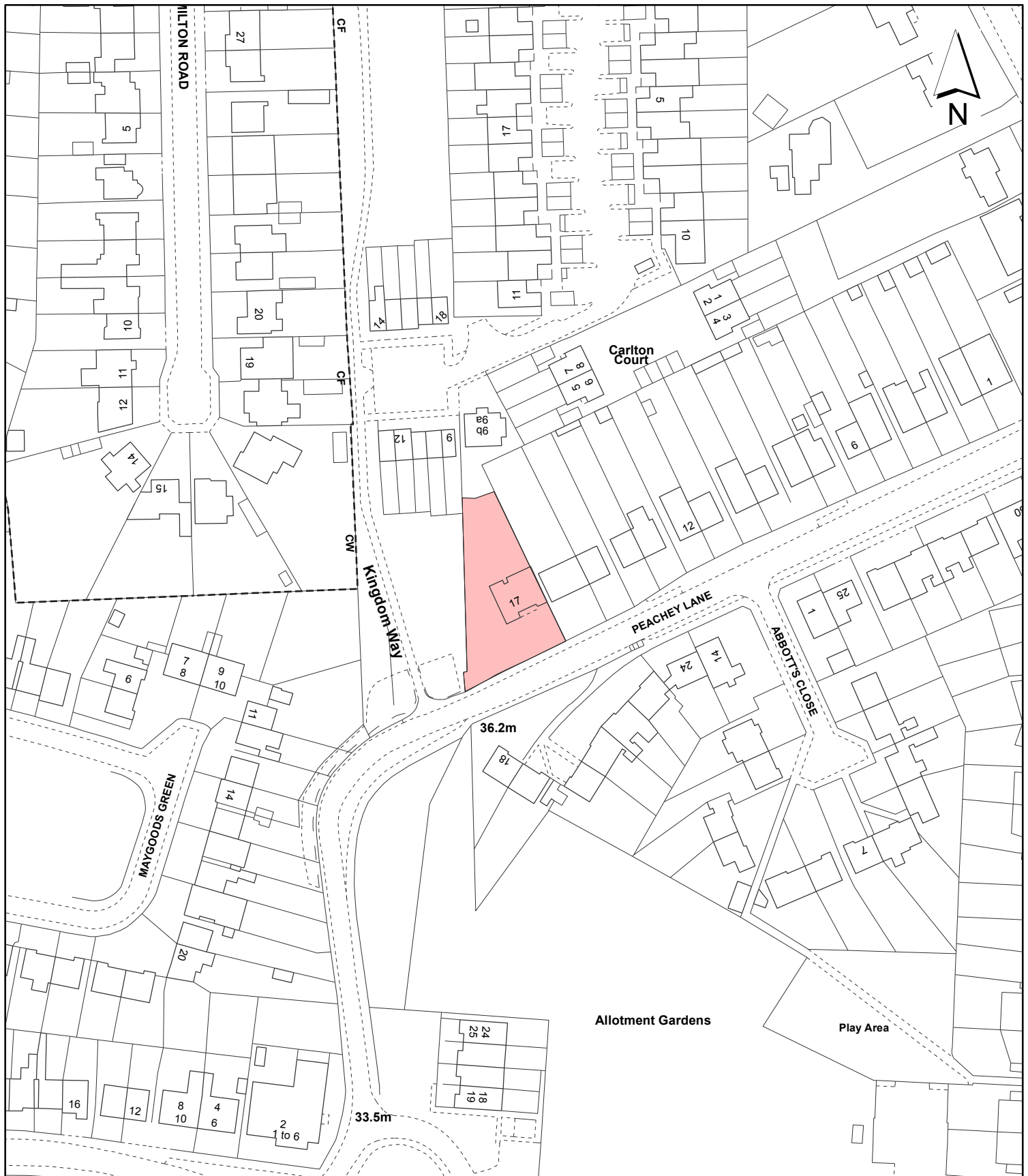
As such, it is considered that the proposed development complies with the relevant UDP and London Plan policies, and approval is recommended.

#### **11. Reference Documents**

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan Part 2  
The London Plan (2016)  
Supplementary Planning Document 'Accessible Hillingdon'  
National Planning Policy Framework

**Contact Officer:** Matt Kolaszewski

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**Land at 17 Peachey Lane  
 Cowley**

Planning Application Ref:  
**66643/APP/2009/2783**

Planning Committee:  
**Central and South**

Scale:  
**1:1,250**

Date:  
**September 2016**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Residents Services  
 Planning Section  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111



## Report of the Head of Planning, Sport and Green Spaces

**Address** MANOR COURT HIGH STREET HARMONDSWORTH

**Development:** Change of use of existing building to a house in multiple occupation (HMO), including retention of 10 bed sitting units with parking for 7 cars for a temporary period of three years (application for full Planning Permission)

**LBH Ref Nos:** 25525/APP/2016/1091

**Drawing Nos:** P/HMOMCH/020 B (Landscape Plan)  
MC/16/HMO/L10 (Proposed Cycle and Refuse Store)  
MC/16/HMO/EX01 (Existing Site Plan)  
MC/16/HMO/L01D (Proposed Site Plan)  
MC/16/HMO/L02B (Basement Floor Plan)  
MC/16/HMO/L03C (Ground Floor Plan)  
MC/16/HMO/L04B (First Floor Plan)  
MC/16/HMO/L05B (Second Floor Plan)  
MC/16/HMO/L06 (Elevation 1 South Facing)  
MC/16/HMO/L07 (Elevation 2 West Facing)  
MC/16/HMO/L08 (Elevation 3 North Facing)  
MC/16/HMO/L09 (Elevation 4 East Facing)  
Parking Statement, prepared by Milestone Transport Planning dated March 2016  
Pre Application Heritage Assessment, prepared by HeritageCollective dated May 2015  
Unnumbered Survey Floor Plans

**Date Plans Received:** 16/03/2016      **Date(s) of Amendment(s):** 16/03/2016  
**Date Application Valid:** 16/03/2016      18/05/2016

### 1. SUMMARY

This application seeks planning permission for the change of use of the existing building known as Manor Lodge, which forms a part of the wider Manor Court complex in Harmondsworth, to a house in multiple occupation (HMO) to include the retention of 10 bedsits with seven parking spaces for a temporary period of three years. It also proposes minor alterations to the external landscape.

It should be noted that although the building is Grade II Listed, as no physical alterations are proposed to its fabric, a parallel application for Listed Building Consent is not required in this instance.

The applicant has advised that temporary permission is sought for a period of three years only, whilst longer-term proposals relating to the use of the whole Manor Court site are progressed. Indeed, the submitted Design and Access Statement confirms that pre-application advice relating to the change of use of the entire Manor Court site to provide high quality housing through the conversion of existing buildings on site has already been sought. With specific regard to Manor Lodge, the Design and Access Statement confirms that it is proposed to split the building into two dwellings and, as such, the use of the property as an HMO is an interim measure only.

It should be noted that on visiting the site 13 bedsits were found. Whilst it is understood

that this has now reduced back to 10 and that the internal layout is as per the proposed plans, it must be noted that should planning permission be granted and the development found to not be in accordance with the approved plans this would be dealt with as a separate enforcement matter and should have no bearing on the determination of this application.

No objections are raised to the principle of the development in this location, particularly given the proposed temporary nature of the use sought. No external physical alterations are proposed to the building itself and comments from the Council's Conservation and Urban Design Officer regarding the external landscape have been taken fully on board to ensure the development has no detrimental impact on the setting of the listed building. The scheme complies with current guidelines and policies relating to residential amenity and, furthermore, the proposed parking provision is considered to be acceptable.

The proposal is considered to comply with relevant local, London Plan and national planning policies and guidelines relating to residential development and, accordingly, approval is recommended.

## **2. RECOMMENDATION**

### **1 T5 Temporary Use - Discontinuance and Reinstatement**

The use hereby permitted shall be discontinued and the land restored to its former condition within three years of the date of this consent.

#### **REASON**

In order to encourage a suitable permanent use of the site, which would be more reflective of its original use, will ensure the long-term management, maintenance and upkeep of the Grade II Listed Building and complement the sensitive nature of the site and the surrounding conservation area, in accordance with policy HE1 of the Local Plan: Part 1 Strategic Policies (November 2012), policies BE4 and BE8, BE9 and BE12 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policy 7.8 of the London Plan (2016).

### **2 RES4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers P/HMOMCH/020 B, MC/16/HMO/L01D, MC/16/HMO/L02B, MC/16/HMO/L03C, MC/16/HMO/L04B, MC/16/HMO/L05B, MC/16/HMO/L06, MC/16/HMO/L07, MC/16/HMO/L08, MC/16/HMO/L09 & MC/16/HMO/L10, and shall thereafter be retained/maintained for as long as the development remains in existence.

#### **REASON**

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

### **3 RES9 Landscaping (car parking & refuse/cycle storage)**

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

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

where appropriate

## 2. Details of Hard Landscaping

### 2.a Hard Surfacing Materials

## 3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

## 4. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).

## **4 NONSC Use of rooms**

At no time shall the basement, communal areas (including the kitchens, living room and dining room) or the first floor storage room be used to provide bedsit accommodation. The property shall have a maximum of 10 bedsit units only.

### REASON

To safeguard the residential amenity of existing and future occupants in accordance with policies BE19, BE20 and BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), policy 3.5 of the London Plan (2016), the DCLG Technical housing standards - nationally described space standard and the Council's Supplementary Planning Guidance on Houses in Multiple Occupation.

## **5 NONSC Parking**

The seven parking bays shall only be used in connection with the use of the property as bedsit accommodation and for no other use for the duration of the temporary planning permission.

### REASON

To ensure sufficient on-site parking provision is provided in accordance with policies AM7 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

## **6 NONSC Refuse**

The hereby approved refuse storage, as shown on drawing no.MC/16/HMO/L10, shall be used only in connection with the use of the property as bedsit accommodation and for no other use for the duration of the temporary planning permission.

## **7 NONSC Management Plan**

Within one month of the date of this consent a management plan shall be submitted to and approved in writing by the Local Planning Authority to demonstrate how the HMO will be managed and maintained to safeguard the residential amenity of its occupants, those of neighbouring properties and to ensure the long-term upkeep of the property.

## REASON

To safeguard residential amenity and ensure the long-term management and maintenance of the property in accordance with policies BE4, BE12, BE13, BE19 and OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### **8 NONSC Non Standard Condition**

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and:

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

## REASON

To ensure the development does not have any adverse impact on archaeological remains, in accordance with policies BE1 and BE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), policy 7.8 of the London Plan (2015) and section 12 of the NPPF.

## 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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

OL4	Green Belt - replacement or extension of buildings
BE1	Development within archaeological priority areas
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.

BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
H8	Change of use from non-residential to residential
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
LPP 7.8	(2016) Heritage assets and archaeology
LPP 7.16	(2016) Green Belt
NPPF	National Planning Policy Framework

### **3            159                    Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

#### **4**

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

#### **5**

With regard to condition 8, the written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

#### **6**

Historic England have advised as follows:

It is envisaged that the archaeological fieldwork would comprise the following:

#### Watching Brief

A watching brief involves the proactive engagement with the development groundworks to permit investigation and recording of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive.

Further information on archaeology and planning in Greater London including Archaeological Priority Areas is available on the Historic England website.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site comprises an approximately 3,808m<sup>2</sup> irregularly shaped plot located at the eastern end of High Street in Harmondsworth. It accommodates Manor Lodge, its associated grounds and an area of car parking.

Manor Lodge is located at the south of the Manor Court complex, which includes the historic listed Harmondsworth Great Barn and Granary, together with some sensitively designed office buildings (1990's) and associated courtyards. It retains its garden setting with some mature trees around the edges of the site.

Manor Lodge is a Grade II Listed, mid-19th Century, two-storey villa of yellow stock brick, with a hipped slate roof. The building was converted from use as a dwelling to offices in 1987. Planning permission was subsequently granted for its conversion to a residential care home in 2008. Whilst it is understood that conversion work took place the care home never came into use. Most recently been used as an unauthorised HMO.

The application site is bounded to the north by the Manor Court complex; to the east by the Grade II\* St Mary's Church, its associated graveyard and the Grade II Listed Five Bells Public House; to the south by residential properties in Blondell Close and open fields; and to the west by open fields.

The entire application site falls within the Harmondsworth Village Conservation Area as designated in the Hillingdon Local Plan. It also falls within an Archaeological Priority Area. The northern part of the application site, comprising the car park, falls within the Green Belt.

#### **3.2 Proposed Scheme**

This application seeks planning permission for the change of use of the property to an HMO, to include the retention of 10 bedsits, for a temporary period of three years.

The building comprises four levels; a basement, ground floor, first floor and roof accommodation. No alterations are proposed to the basement. At the time of the site visit the basement was vacant and the plans confirm that there is no intention to use this as habitable space.



At ground floor level, the property would accommodate three bedsits, all with en-suite shower rooms; two kitchens; a dining room; a living room; a laundry room and a communal WC.

At first floor level, the property would accommodate six bedsits, all with en-suite shower rooms; a communal bathroom; and a storage room.

At second floor level one bedsit with an en-suite shower room would be provided.

Externally, minor alterations would be made to the landscape, including additional planting, trees and hedges.

Seven car parking spaces within an existing area of hardstanding would be provided for the development within the wider Manor Court site, in addition to refuse and cycle storage facilities, full details of which have been provided.

### 3.3 Relevant Planning History

27256/APP/2007/2127 Manor Court High Street Harmondsworth

ERECTION OF SINGLE STOREY AND TWO STOREY EXTENSIONS TO REAR AND SIDE, A CHANGE OF USE OF BUILDING FROM OFFICES (CLASS B1) TO RESIDENTIAL CARE HOME (CLASS C2).

**Decision:** 29-04-2008 Approved

#### Comment on Relevant Planning History

Manor Court has an extensive planning history. That most relevant to this application is summarised above.

### 4. Planning Policies and Standards

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
London Plan (2015)  
National Planning Policy Framework  
Hillingdon Supplementary Planning Document: Accessible Hillingdon  
Hillingdon Supplementary Planning Document: Residential Layouts  
Hillingdon Supplementary Planning Guidance - Community Safety by Design

#### UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment  
PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains  
PT1.EM6 (2012) Flood Risk Management  
PT1.HE1 (2012) Heritage

Part 2 Policies:

OL4	Green Belt - replacement or extension of buildings
BE1	Development within archaeological priority areas
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
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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.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
H8	Change of use from non-residential to residential
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
LPP 7.8	(2016) Heritage assets and archaeology
LPP 7.16	(2016) Green Belt
NPPF	National Planning Policy Framework

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

Consultation letters were sent to 12 local owner/occupiers, the Harmondsworth and Sipson Residents' Association and the Harmondsworth Conservation Area Advisory Panel. Site notices were also posted.

Five letters of objection, including a 40 signature petition, have been received from local residents.

The following concerns are raised:

- i) It has been operating illegally for a year.
- ii) Inappropriate use for a Grade II listed building, a Conservation Area and a small village.
- iii) Insufficient parking is damaging to local businesses and organisations as customers and delivery vehicles can't park. The occupants are not allowed to park on the premises.
- iv) Airport taxis displace parking in the village because they can't park in Manor Court.
- v) The parking area shown is used by a private "Park and Ride" scheme and a taxi company.
- vi) Damage to access roads caused by increased traffic and HGV movements.
- vii) Living in one room creates stress and tension for the residents, who lack respect for the Village and can be verbally and physically abusive.
- viii) Occupants and management use the pub's commercial bins and litter the local area.
- ix) Insufficient facilities in the village to cater for the number of families there.
- x) Unauthorised landscape works were carried out and trees removed, resulting in lost privacy to neighbours. The landscaping should be reinstated.
- xi) Occupants have no respect for the historic assets nearby, increasing risk of damage or accidental destruction, particularly to the graveyard, which is used as a playground by the children and the Great Barn.
- xii) Density of occupation is too high - single rooms are let to families with children.
- xiii) Inadequate access for emergency vehicles.
- xiv) Fire exits for the Scout Hut are often blocked by the occupant's vehicles.
- xv) Noise from children playing in the grounds is totally intolerable.
- xvi) Occupants trespass into adjoining gardens.
- xvii) The building was changed to the status of care home, extensions built and trees removed against the wishes of the village.
- xviii) The building designed for 10 will house 39, meaning each room will hold 4 people or up to 30 children and the single kitchen will be shared - the conditions are worse than the detention centre that was also imposed on Harmondsworth without consultation.
- xix) Harmondsworth has a disproportionate amount of this type of accommodation, leading to a breakdown in community and increased tensions amongst residents.
- xx) The owner bought the property in the knowledge of the restrictions in place - the planning department should reject the application on the basis of the contract they had with the residents in the previous change of use on this building.

The following concerns are specifically raised by the petition:

"The property is an illegal HMO in the heart of the village, in the curtilage of a grade 1 listed building. Experience has proved this building is not appropriate for a HMO. It is anti social to the buildings surrounding it. This village currently has a large number of legal and illegal HMOs. Harmondsworth is already under significant stress, due to the threat of airport expansion. This type of property does not contribute to this community due to the constant turnover of tenants and the problems that brings.

It is totally inappropriate to have HMOs located within the curtilage of a Grade 1 listed building because having residential buildings in such close proximity puts this particular historic building at greater risk of being damaged, or even accidentally destroyed. HASRA constantly remind the Council that by permitting more houses to be converted to HMOs and allowing new properties to be constructed within the villages puts additional stress on the minimal services supplied to the Heathrow Villages. The villages are at crisis point in regards to accessing medical care. We have a 0 in our postcode and we have been informed by NHS England that this digit precludes current residents for being registered with any West Drayton GP. There is also a massive problem with rubbish collection. Where homes are being extended to increase their capacity to accommodate larger numbers of people, vast volumes of rubbish is generated and consequently we see excessive amounts of black bags and other detritus 'dumped' in unsuitable places. I would be extremely concerned that mismanaged piles of rubbish could lead to a catastrophic fire and irreparable

damage to buildings of extraordinary importance to the nation."

The following general comment was received:

i) Residents should be notified of when this will be reported to Committee.

#### HARMONDSWORTH AND SIPSON RESIDENTS' ASSOCIATION

The comments made mirror those of the petitioner.

#### HARMONDSWORTH CONSERVATION ADVISORY PANEL

We have no objection to the granting of temporary planning permission to regularise the current use of this building but would strongly oppose any attempt to renew this permission or make it permanent. We are glad to see that formal provision for parking and rubbish collection have been made as these are issues giving rise to minor problems at present. We hope that a more appropriate use will be found for this building and for the rest of the site in the near future.

#### THE FRIENDS OF THE GREAT BARN

I am putting in this submission on behalf of The Friends of The Great Barn at Harmondsworth. We are against the proposal for an HMO for the following reasons:

1. In Harmondsworth, according to Council records, we have 25 HMO's, which are providing accommodation for 181 people. However this is a list of the ones that LBH know of. I have been informed that there is a further 14 HMO's in Pinglestone Close alone which are not recorded by LBH. This means approx a minimum of a further 56 people in addition to the 181 that we know of. As the majority of these people come from different backgrounds, it causes a problem for the Village of Harmondsworth. To concentrate this number of people in such a small area results in conflict between the different cultures. Harmondsworth, with its population of 1,478 (as per 2011 census) the increase in population within the Village of Harmondsworth has increased by 16 per cent. This is excessive growth in a 5 year period. Taking into account that there have been no additional facilities to assist in this level of expansion.

2. The Great Barn which English Heritage has rated as being of importance to the heritage of our country as equal to Stonehenge, Hadrian's Wall, Westminster Abbey and Buckingham Palace, we should be respecting, not only the building but also its surrounds. This application for HMO would put the Great Barn at risk, either by vandalism or children playing games around the Barn. In my role as Chairman of the Friends group I must ensure that all possible danger, within reason, is mitigated. The Manor House is within the curtilage of a Grade 1 listed building and should therefore be treated as such. The Manor Court building is classified as a C2 building as a care home. The implementation of the proposed HMO would move it into a Sui Generis category which is not suitable for this environment. We were opposed to the application to change the use to a Care home as we felt it was not suitable. This has been proved to be correct as the building was never used as a care home. We were also against the application for an extension to the Manor Farm House which the Council allowed. Again this was never used by the applicant.

3. There have been a number of issues between residents of the Manor Court building resulting in clashes between residents. This is most likely caused by the high number of people being housed in one building.

4. The proposal of 7 parking slots (5 slots plus 2 disabled) will only serve to increase the parking and confrontation between the residents and local people and business as some parking will be needed for those who are not allocated a slot.

5. Harmondsworth is an historic village dating back beyond the Domesday Book. Over the years we have developed a community which comes together for a number of events such as Jubilee, WW1, Queens 90th and others. All people of different backgrounds are always welcome to these events and are encouraged to take part. We are all proud of our village and will fight to keep it rural. We have welcomed people from all over the world. What we are against is the use of an historical site

being used to the detriment of the listed buildings that reflect the history that is Harmondsworth, A Saxon Village.

#### BAA SAFEGUARDING

No objection.

#### HISTORIC ENGLAND

There is no requirement to consult Historic England on this application.

#### GREATER LONDON ARCHAEOLOGICAL ADVISORY SERVICE (GLAAS)

The site lies in an area where highly significant archaeological remains, dating from the prehistoric through to the medieval periods have been recorded. The site also lies close to the medieval grade I listed Great Barn.

The change of use of the existing building will not have had an archaeological impact. The submitted landscape proposals plan and the proposed cycle and refuse plan show that any below ground impacts are likely to be localised and small scale, however, given the archaeological significance of the site, an archaeological watching brief should be carried out during all works which would have a below ground impact.

Appraisal of this application using the Greater London Historic Environment Record and information submitted with the application indicates that the development is likely to cause some harm to archaeological interest but not sufficient to justify refusal of planning permission provided that a condition is applied to require an investigation to be undertaken to advance understanding. The archaeological interest should be conserved by attaching a condition requiring the submission of a written scheme of investigation, prior to the carrying out of any works.

#### METROPOLITAN POLICE

No objection subject to the standard Secure By Design condition.

#### **Internal Consultees**

##### ENVIRONMENTAL PROTECTION UNIT

No objection.

##### ACCESS OFFICER

There are no accessibility issues raised by the proposal.

##### TREES/LANDSCAPE OFFICER

The site lies within the area covered by TPO30.

Other trees are protected by virtue of their location within the Harmondsworth Village Conservation Area.

- No trees or other landscape features of merit will be affected by the proposal.
- The submission includes a Landscape Plan, ref. LP/HMOMCH/020 A, by DCCLA.
- This incorporates new planting of trees and hedges together with a new grass management proposal to create wildflower meadows, together with the retention of close mown areas closer to the building.

- The landscape plan includes hard and soft detailing, plant schedules and a brief specification.
- In order to establish and maintain the soft landscape in accordance with the proposals it will be necessary to provide a management plan to inform the future management and maintenance of the site.
- Due to the nature of the use of the building, it will be necessary to arrange a maintenance contract to be managed and monitored by the landlord or their agent.
- If the application is recommended for approval, a landscape management condition should be imposed to ensure that the proposals preserve and enhance the character of the site in accordance with the landscape proposals.

Recommendation: No objection, subject to the above observations and RES9 (landscaping) (part 4).

#### FLOOD AND WATER MANAGEMENT OFFICER

The site lies in Flood Zone 1 (little or no risk). Therefore there are no objections to this change of use.

However the proposal includes the alteration of external space to provide car parking. Therefore a condition requiring the submission of a scheme for the provision of sustainable water management is requested to ensure that surface water is managed appropriately, and the likelihood of flooding in the area not increased.

Officer comment: The seven proposed car parking spaces comprise a part of an existing car park within the wider Manor Court complex. Aerial photographs indicate the area has been in use as car parking since at least 2008 and, accordingly, with the exception of very minor alterations to the hard landscape within the garden area of the site, no new hardstanding would be created as part of this development. Imposition of a condition in this regard is not therefore considered to be necessary or reasonable in this instance.

#### CONSERVATION AND URBAN DESIGN OFFICER

- 1) There are no objections in principle to the temporary use as an HMO in listed buildings terms.
- 2) LBC cannot be given retrospectively for any works to the listed building, approvals will run from the date of any approval.
- 3) This application should only cover those works required for the new use.
- 4) The floor plan will need to be updated to show the works undertaken to the building as all rooms are now used as letting rooms and as such there have been some minor changes to the internal layout, such as the closing off of a doorway at ground floor level.
- 5) The secondary glazing is not as approved and is an issue as it disrupts the appearance of the sash windows. Internal vertical sliding secondary glazing was approved previously, which would have mirrored the sashes externally. The current system comprises horizontal sliding window units that meet in the middle of the sashes, such a system would not have been considered as acceptable in listed building terms.
- 6) The screening to the southern site boundary needs to be increased to provide greater privacy to the adjacent dwelling.
- 7) The new area of patio/terracing should be relocated to the rear of the property to the area previously covered with concrete paving- this will encourage activity associated with occupants to take place in the more private area of the garden. The surfacing will need to be appropriate and match the colour/texture, proportions and bonding pattern of the existing natural York Stone flags.
- 8) It is suggested that the planting plan is kept simple and in a form that is easily managed and maintained.
- 9) Details of the bike and bin stores will be required, ideally new planting should be included to screen them.
- 9) The Heritage Statement refers to a previous pre-application proposal and is not relevant to this

scheme, which actually proposes very little change to the fabric and structure of the historic buildings.

Officer comments: No physical alterations are proposed to the property itself as part of this application and, as such, a parallel application for Listed Building Consent has been withdrawn. Whilst at the time of the site visit 13 bedsits were in use, it is understood this has now been reduced to 10 in accordance with the approved plans. The applicant has confirmed that permission is only sought for 10 bedsits. The unauthorised secondary glazing referred to would be dealt with as a separate enforcement issue. Amended plans have been received, which show that comments regarding the external landscape have been taken fully on board. Full details of the refuse and cycle stores have been provided.

#### HIGHWAY ENGINEER

The proposal provides 7 car parking spaces including 2 disabled. The Council's maximum parking standards require 5 spaces. Refuse bins are located within the acceptable distances both from the highway as well as the walk distance from the premises.

#### LANDLORD ENGAGEMENT TEAM

The 1 year lease on this property is coming to an end and is about to be renewed for a further year.

The property currently provides 13 bedrooms, which is how it was presented to the Council by the management company almost a year ago. Some families are split over two rooms to prevent overcrowding.

It is used for Emergency Nightly Bed & Breakfast accommodation, which would not typically require a common room or dining room as all the bedrooms are large enough to accommodate small tables and chairs and families do not tend to socialise or use common rooms as they have all their TV's and personal belongings in their rooms. Therefore, this type of accommodation doesn't operate as a normal HMO would do.

However, it can be guaranteed that three of the rooms will be vacated before the lease end date of the 11th August 2016 so that 10 bedsits will be provided as per the submitted plans.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The application site comprises a Grade II Listed Building. Furthermore it falls within a Conservation Area and partly within the Green Belt. Accordingly, in considering the principle of the development, due consideration must be given to these land use designations in addition to the acceptability of the loss of the existing authorised use. It must also be taken into account that the application only seeks temporary planning permission for a period of three years whilst longer term proposals are developed.

It is understood that the building was last in use as class B1 offices but that, although never brought into use, works were undertaken relating to its conversion for use as a care home following the grant of planning permission for this in 2008. It is arguable which use would therefore be regarded as lawful but, either way, it is not considered that the loss of these uses in this location would be contrary to current planning policy such that the use of the building as an HMO could be deemed unacceptable.

With regard to the loss of B1 office use, the principle of this has already been established via the 2008 consent (ref: 27256/APP/2007/2127) for conversion of the property into a

residential care home. It is not considered that there has been any significant change in policy since the time of that consent which would mean this is no longer acceptable.

With regard to the loss of a care home use, it must be noted that current planning policies seek to encourage a wide mix of residential uses to meet housing needs. Accordingly, this would not in itself preclude the change of use of the site to an alternative residential use.

Furthermore, Local Plan policy H8 generally seeks to support the change of use of non-residential uses to residential use, providing other Local Plan objectives can be met.

Many residents have suggested that given the heritage importance of the site that use of the building as an HMO is not appropriate. Current local, London Plan and national planning policies seek to preserve and protect heritage assets, including Listed Buildings and Conservation Areas. However, they are not prescriptive over the types of use appropriate for such designations.

Notably, Local Plan: Part 2 Policy BE12 confirms that whilst listed buildings should "preferably remain in their historic use...an alternative use will be permitted if it is appropriate to secure the renovation and subsequent preservation of the building."

Whilst, arguably, an alternative residential use might better serve to ensure the long term preservation, upkeep and maintenance of the building, planning permission is sought on a temporary basis only and the ongoing use of the site is considered to better guarantee the upkeep and maintenance of the building in the short-term than it alternatively sitting vacant. Accordingly, notwithstanding resident concerns on this matter, given the temporary nature of the use sought, it is not considered that refusal could be justified based on the use of the site as an HMO.

Local Plan: Part 2 Policy OL4 allows minor alterations to buildings within the Green Belt providing the development would not significantly impact on the visual amenities or the openness of the Green Belt. This general principle is reiterated in NPPF paragraph 89. Only minor alterations are proposed to the external landscape and, accordingly, the development is considered to comply with the relevant policies in this instance.

On the basis of the above and notwithstanding the Listed Building, Conservation Area and Green Belt designations applicable to the site, the proposal is considered to comply with relevant planning policy such that no objections are raised to the principle of the development, subject to site specific criteria being met.

#### **7.02 Density of the proposed development**

Not applicable to this type of development.

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

Manor Lodge is a Grade II Listed Building. Furthermore the entire application site falls within the Harmondsworth Village Conservation Area and an Archaeological Priority Area.

Local Plan: Part 2 policies BE8 and BE9 seek to protect the historic fabric, character and appearance of listed buildings. Policy BE4 seeks to protect the visual amenity of conservation areas.

No external alterations are proposed to Manor Lodge itself. Landscape enhancements would be made to its grounds, which take on board advice from the Council's Conservation and Urban Design Officer and the Trees/Landscape Officer. Accordingly, the proposal is considered to comply with these policies in this instance.



Local Plan: Part 2 policies BE1 and BE3 seek to protect areas of archaeological importance. As stated above, very limited alterations are proposed as part of this application. The Greater London Archaeology Advisory Service (GLAAS) have been consulted however and have advised that due to the very sensitive nature of the site the proposed landscaping works, refuse and cycle stores could, potentially, have some impact on archaeology. As such, whilst no objections have been raised, a condition would be attached to require the submission of a written scheme of investigation prior to the carrying out of these works.

#### **7.04 Airport safeguarding**

BAA Safeguarding have been consulted. No objections have been received.

#### **7.05 Impact on the green belt**

Saved Policy OL4 states that the replacement or extension of buildings within the Green Belt will only be permitted if:

- i) The development would not result in any disproportionate change in the bulk and character of the original building;
- ii) The development would not significantly increase the built up appearance of the site;
- iii) Having regard to the character of the surrounding area the development would not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

This policy objective is reiterated in London Plan (2015) policy 7.16 and paragraph 89 of the NPPF (2012).

No external alterations are proposed to Manor Lodge itself. Proposed landscaping would enhance its grounds and the visual amenities of the site. Accordingly, the proposal is considered to comply with these policies in this instance.

#### **7.07 Impact on the character & appearance of the area**

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the appearance and layout of developments to harmonise with the existing street scene and the surrounding area whilst policy BE19 seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area.

No external alterations are proposed to Manor Lodge itself and landscape enhancements would be made to its grounds. Accordingly, the proposal is considered to comply with these policies in this instance.

#### **7.08 Impact on neighbours**

Policies BE19, BE20, BE21, BE22 and BE24 of the Hillingdon Local Plan: Part 2 seek to protect residential amenity. The Council's Supplementary Planning Document (SPD) on Residential Layouts provides detailed guidance to ensure that these policy objectives can be met.

The Council's SPD on Residential Layouts recommends that in order to protect the daylight and sunlight available to adjoining properties, and to protect against potential over domination, a minimum distance of 15m should be maintained between adjoining two or more storey buildings. It also states that a minimum distance of 21m should be retained between facing habitable room windows above ground floor level in order to ensure there is no unacceptable overlooking.

The southern facade of Manor Lodge is approximately 21m from the nearest part of the closest residential property in Blondell Close to the south. Accordingly, minimum guidelines

are achieved. Furthermore, additional boundary planting is proposed to enhance the screening between the application site and adjoining properties.

Notwithstanding the fact that no external alterations are proposed to the building which could increase its impact on residential amenity, minimum standards relating to overlooking, overshadowing and over dominance are met and the proposal is therefore considered to comply with relevant Local Plan policies and Council guidelines in this respect.

#### **7.09 Living conditions for future occupiers**

The Council's Supplementary Planning Guidance (SPG) on Houses in Multiple Occupation sets out recommended guidelines relating to the internal layouts of such developments, to ensure an acceptable living environment can be provided.

It sets out the following maximum room capacity based on floor areas and numbers of occupants:

6.5m<sup>2</sup> - 10m<sup>2</sup> - 1 occupant  
10m<sup>2</sup> - 15m<sup>2</sup> - 2 occupants  
15m<sup>2</sup> - 19m<sup>2</sup> - 3 occupants  
19m<sup>2</sup> - 24m<sup>2</sup> - 4 occupants  
24m<sup>2</sup> - 29m<sup>2</sup> - 5 occupants

The DCLG Technical Housing Standards - Nationally Described Space Standard is also of relevance and, where comparable standards exist, supersedes those set out in the SPG. This confirms that a single room should not be less than 7.5m<sup>2</sup> and 2.15m wide. A double or twin room must be at least 11.5m<sup>2</sup> and 2.55m wide.

The bedsit room sizes within Manor Lodge range from 17.4m<sup>2</sup> to 22.1m<sup>2</sup>. The majority of rooms could accommodate up to three persons, with two of the rooms large enough to accommodate up to four persons, in compliance with these guidelines. The Council's Landlord Engagement Team have advised that occupancy ranges from between two and four persons per room, with families often split across two rooms. Accordingly, the development is considered to comply with relevant room size standards.

The SPG goes on to recommend that HMOs should contain at least one ground floor habitable room over 10m<sup>2</sup>, other than a kitchen, for communal living purposes. Whilst the Council's Landlord Engagement Team have advised that provision of communal space tends to be unpopular in this type of accommodation, in excess of these guidelines, two communal living rooms of 17.7m<sup>2</sup> and 18.6m<sup>2</sup> would nevertheless be provided at ground floor level.

The SPG states that regardless of the number and size of habitable rooms, the occupancy should normally be limited to either 10 persons or the number of occupants if the property were converted into self-contained flats, whichever is the greater.

Based on the room sizes alone, the property could accommodate well in excess of this, contrary to current Council guidelines. However, notwithstanding this, it must be noted that each room would receive good levels of daylight, no overlooking and, unlike typical HMOs, private shower room facilities. Furthermore, shared WC and bathroom facilities are also available in addition to two sizeable kitchens, two sizeable communal living rooms, a laundry room and a spacious garden. Given this, in addition to the transient nature of residents as suggested by the Council's Landlord Engagement Team, the development is

considered to provide an acceptable living environment for its occupants. Accordingly, it is not considered that refusal could be justified on these grounds.

The SPG also recommends that a minimum of 15m<sup>2</sup> of private usable amenity space is provided per habitable room (excluding those used for communal living purposes). Accordingly, 195m<sup>2</sup> of amenity space should be provided. With a usable garden area well in excess of 1,500m<sup>2</sup>, the development complies with this standard.

All rooms receive adequate daylight and sunlight and no issues of overlooking occur. Accordingly, on balance, it is considered that the development provides an acceptable living environment to its occupants such that it complies with the objectives of the SPG and with policies BE19, BE20, BE21, BE22 and BE24 of the Hillingdon Local Plan: Part 2, which seek to protect residential amenity.

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

The Council's SPG 'Houses in Multiple Occupation' offers the following advice in terms of parking for HMOs:

"The Council will require the provision of up to 1 off-street parking space for every 2 habitable rooms, excluding those used for communal living purposes."

In excess of these standards, seven car parking spaces, including two disability standard spaces, would be provided. Furthermore, it should be noted that storage for the parking of up to six bicycles would be provided.

It is noted that a significant level of concern has been raised by residents and local businesses over the impact of parking from the development on the village. Given the nature of the use it is considered that high levels of car ownership amongst its occupants are very unlikely. Furthermore, it must be noted that parking provision exceeds current standards. Accordingly, refusal cannot be justified on these grounds.

The adjoining Manor Court complex to the north of the site is being used for unauthorised airport parking and enforcement action relating to that matter is ongoing. It is considered that many of the parking issues raised by local residents are likely to be attributable to this unauthorised activity. Car parking relating to the adjoining site is not under consideration as part of this application and must be dealt with as a separate matter. Accordingly, refusal cannot be justified on these grounds.

It is not considered that the use of Manor Lodge as an HMO would create such an increase in traffic to/from the site or such an increase in off-site car parking demand that refusal could be justified. Accordingly, the development is considered to comply with Policies AM2, AM7 and AM14 of the Hillingdon Local Plan: Part2.

#### **7.11 Urban design, access and security**

Issues relating to urban design are addressed above.

The Metropolitan Police have requested that a condition requiring the development to achieve Secure by Design accreditation is attached should planning permission be granted. However, these matters are now largely covered under Building Regulations and, as such, a condition is not considered necessary in this instance.

#### **7.12 Disabled access**

Whilst level access is not available to the building and no lift is available to upper floor levels, modifications to accommodate such facilities would not be acceptable given the

Grade II listing of the building. The Council's Access Officer has notably raised no objections relating to accessibility to the building and it is not considered that refusal could be justified on this basis.

**7.13 Provision of affordable & special needs housing**

Not applicable to this type of development.

**7.14 Trees, landscaping and Ecology**

No trees or landscape features of merit would be lost as a result of the proposed external works. The landscape plan incorporates new planting of trees and hedges and a new grass management proposal to create wildflower meadows together with the retention of close mown areas closer to the building. Minor modifications would be made to the existing hard landscaping to reflect the recommendations of the Council's Urban Design and Conservation Officer.

It is considered that the landscaping proposed would enhance the visual amenities of the site and, notably, both the Council's Trees/Landscape Officer and Urban Design and Conservation Officer have confirmed that the landscaping proposals are acceptable.

**7.15 Sustainable waste management**

Refuse storage for three 1,100 litre bins would be provided adjacent to the vehicular entrance to the site. Full details of these have been provided. The timber store would measure 4.9m by 1.6m by 1.2m high.

Located adjacent to the timber cycle store, new tree and shrub planting would be provided, as per the Conservation and Urban Design Officer's recommendation, to ensure an acceptable visual impact.

**7.16 Renewable energy / Sustainability**

Not applicable to this type of application.

**7.17 Flooding or Drainage Issues**

The site does not fall within a flood zone or a critical drainage area and no issues relating to flooding have been identified. Notwithstanding recommendations from the Council's Flood and Water Management Officer to require the imposition of sustainable drainage, given that this is an existing building, temporary use and no new hardstanding is proposed, it is not considered that this would be reasonable in this instance.

**7.18 Noise or Air Quality Issues**

Noise

The development could, arguably, lead to an intensification of the use of the garden over that which would have occurred from its use as offices or a care home. Nevertheless, there is ample garden space well in excess of Council standards for the facility and, furthermore, it must be acknowledged that the site would have historically been in residential use. The landscape plan confirms that more usable mown grass and patio areas would be retained close the building with trees and wildflower planting around the edges of the site. This should encourage the predominant use of the garden to occur closer to the building, rather than the site boundaries. Accordingly, notwithstanding concerns raised by residents on this matter, it is not considered that refusal could be justified on noise grounds and, notably, officers in the Council's Environmental Protection Unit have raised no objections in this respect. It should be noted however that additional visual screening is proposed by way of new planting along the south west boundary.

Air Quality

It is not considered that the development would result in any significant increase in traffic to/from the site which could have a detrimental impact on local air quality. Notably, no

objections have been raised by officers in the Council's Environmental Protection Unit in this regard.

#### **7.19 Comments on Public Consultations**

Points (i), (ii), (xi), (xix) and (xx) relate to the principle of the development. This has been addressed in the report.

Points (iii), (iv), (v) and (vi) relate to traffic and parking issues. These have been addressed in the report.

Points (vii), (xii) and (xviii) relate to the internal living environment for the occupants. This has been addressed in the report.

Point (viii) relates to refuse and littering. Refuse provision is addressed in the report. A condition would be attached to ensure satisfactory refuse provision is provided on site.

Point (ix) suggests there are insufficient facilities in the village to cater for the number of families there. This would be a temporary use. Refusal can not be justified on these grounds.

Point (x) relates to landscaping. This is addressed in the report.

Points (xiii) and (xiv) raise concerns over fire access to the application site and nearby premises, including the scout hut. No alterations are proposed to the existing site access. Road markings indicate that no parking should be taking place on the approach to the site, in front of its gates or adjacent to the scout hut. Accordingly, this is a parking enforcement issue and refusal could not be justified on these grounds.

Point (xv) raises concern over noise from the site. This is addressed in the report.

Point (xvi) suggests occupants trespass into adjoining gardens. The boundary treatment surrounding the site is residential in its character, sympathetic to the setting of the listed building. Enhanced planting along the boundary to the south would assist in enhancing security. No objections have been raised by the Metropolitan Police over crime from the site. Accordingly, it is not considered refusal could be justified on these grounds.

Point (xvii) suggests the previous consents relating to the site were contrary to the wishes of residents. This comment is noted. Refusal cannot be justified on these grounds however.

#### **7.20 Planning obligations**

Not applicable to this development.

#### **7.21 Expediency of enforcement action**

Not applicable.

#### **7.22 Other Issues**

None.

### **8. Observations of the Borough Solicitor**

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so

far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

#### Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

#### Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

#### Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

### **9. Observations of the Director of Finance**

Not applicable.

## 10. CONCLUSION

No objections are raised in principle to the temporary use of the site as an HMO. No physical alterations are proposed which would have a harmful impact on the setting of the listed building and proposed landscaping would enhance the visual amenities of the application site and surrounding area, including the Green Belt.

The development is considered to provide an acceptable living environment for its occupants and it is not considered that it would have such a significant impact on the local highway network that refusal could be justified.

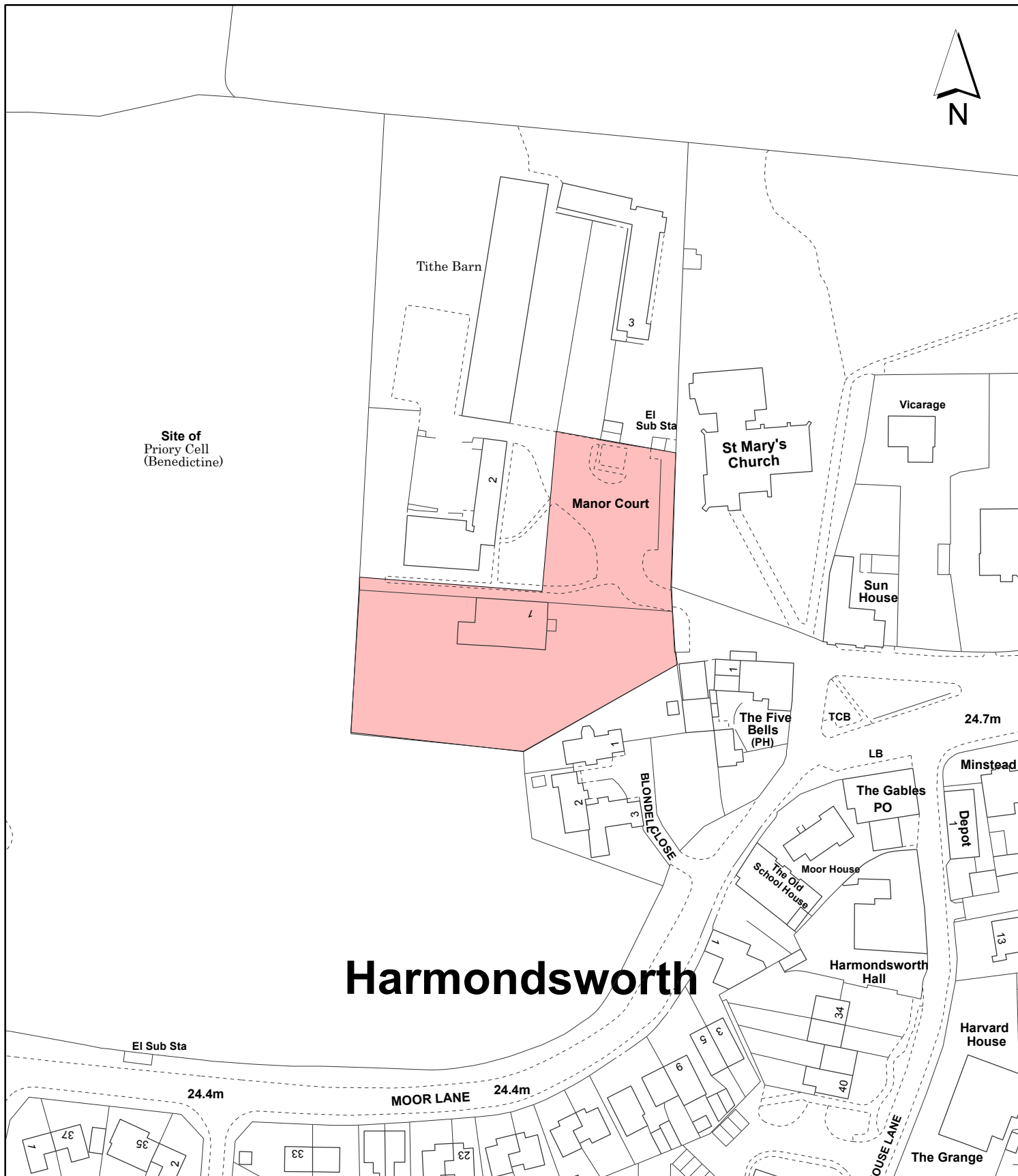
The development is considered to comply with relevant current local, London Plan and national planning policies and, accordingly, approval is recommended.

## 11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
London Plan (2015)  
National Planning Policy Framework  
Hillingdon Supplementary Planning Document: Accessible Hillingdon  
Hillingdon Supplementary Planning Document: Residential Layouts  
Hillingdon Supplementary Planning Guidance - Community Safety by Design

**Contact Officer:** Johanna Hart

**Telephone No:** 01895 250230



# Harmondsworth

**Notes:**

Site boundary

For identification purposes only.  
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Site Address:

**Manor Court  
 High Street  
 Harmondsworth**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Residents Services  
 Planning Section  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111

Planning Application Ref:  
**25525/APP/2016/1091**

Scale:  
**1:1,250**

Planning Committee:  
**Central and South**

Date:  
**September 2016**



**HILLINGDON**  
 LONDON



A

<b>Item No.</b>	<b>Report of the Head of Planning, Sport and Green Spaces</b>	
<b>Address</b>	6 HAMILTON ROAD COWLEY UXBRIDGE	
<b>Development:</b>	Two storey side extension, single storey front extension, single storey rear extension and conversion of roof space to habitable use to include a rear dormer	
<b>LBH Ref Nos:</b>	<b>5670/APP/2016/2112</b>	
<b>Drawing Nos:</b>	Location Plan (1:1250) MSB64-04 MSB64-03 MSB64-05 MSB64-01 MSB64-02	
<b>Date Plans Received:</b>	01/06/2016	<b>Date(s) of Amendment(s):</b>
<b>Date Application Valid:</b>	08/06/2016	

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The application site comprises of a two storey detached dwelling situated on the western side of Hamilton Road, Cowley Uxbridge. The property is finished in a pebbledash render and characterised by a hipped roof and a two storey bay window and a carport to the northern flank elevation. The house is set back to accommodate a front garden which consists of partial hardstanding and shingle, and is enclosed by a low level brick wall.

The surrounding area is residential in character and falls within the boundaries of the Orchard Drive, Hamilton Road, Clayton Way Area of Special Local Character. The street scene comprises of a row of detached and semi-detached dwellings set back along the adjacent carriageway to contain spacious front gardens and off road parking and positioned in a linear formation.

### 1.2 Proposed Scheme

Householder consent is sought for a two storey side extension, single storey front extension, single storey rear extension and conversion of roofspace to habitable use to include rear dormer.

The proposed two storey side extension would be set back in line with the principal elevation and would measure 6.9m in depth to finish flush with the original rear wall of the host dwelling. The extension would be characterised by a hipped/crown roof, set level with the main ridgeline of the host dwelling.

The single storey front extension would extend flush with the bay window, would measure 6.6m in width and would be characterised by a mono-pitched roof measuring 3.8m high.

The single storey rear extension would project 4m in depth, would extend the full width of the original rear wall including the two storey side extension and would be characterised by a mono-pitched roof with a flat tip to measure a maximum of 3.7m high.

The rear dormer would be situated central of the rear roof slope and would measure 1.7m high, and 2.4m in width.

The proposed extensions would be finished in materials to match the existing.

### **1.3 Relevant Planning History Comment on Planning History**

The application site benefits from no planning history.

### **2. Advertisement and Site Notice**

**2.1** Advertisement Expiry Date:- Not applicable

**2.2** Site Notice Expiry Date:- Not applicable

### **3. Comments on Public Consultations**

A total of 7 adjoining and neighbouring properties were consulted via letter dated 09.06.16 including a site notice displayed outside the premises on 30.06.16.

A total of 14 comments and a petition containing 51 signatures received and the comments have been summarised below:

1. Window missing on flank elevation? reason?
2. New window to GF will impact upon my property
3. Builders living there working outside of normal hours
4. Design of proposal indicates a HMO use
5. Seeking extension of time for consultations
6. LPA should pay special attention to preserve and enhance the conservation area.
7. Concerned about height of rear extension and impact on my property
8. No land levels provided
9. Proposal will be out of character and will affect sunlight to neighbouring properties.
10. Proposal indicates HMO use detriment to area but not landlord.
11. Would result in an increase of cars to an overcrowded level.
12. Front extension would protrude normal building line
13. Is within an Area of Special Local Character and should be preserved.
14. Proposed development is out of scale with original dwelling and street scene
15. The applicant is not the owner and have concerns about encroachment of my boundary line.
16. plans would result in porch feature being destroyed.
17. lorries and trucks delivering materials will cause damage.
18. loss of garden area will increase flood risk.
19. extensions will lead to loss of light into No. 5.

OFFICER COMMENTS: The objections raised will be discussed within the main body of the report.

With respect to the use of the application site as a House in Multiple occupancy, this is not permitted as the site falls within the Uxbridge South and Brunel Wards Article 4 durement that removed permitted development rights for 3-6 bed HMO's and thus requires separate planning permission. The Enforcement Team investigated the claims, and it was found the site is not currently in use as a HMO.

#### **4. UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

BE5 New development within areas of special local character

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.

AM14 New development and car parking standards.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

LPP 3.5 (2016) Quality and design of housing developments

#### **5. MAIN PLANNING ISSUES**

The main planning issues are the effect of the development on the character and appearance of the original building, the street scene and the level of impact on the residential amenity and light levels of the adjoining neighbours.

Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. Policy BE13 requires the layout and appearance of extensions to harmonise with the existing street scene and Policy BE19 ensures any new development complements or improves the amenity and character of the area. Policy BE22 seeks to preserve the visually open gaps between properties to prevent forming a terraced appearance.

Policy BE5, within Areas of Special Local Character new development should harmonise with the materials, design features, architectural style and building heights predominant in the area. Extensions should respect the symmetry of the original buildings.

Section 8.0 Front Extensions, Porches and Bay Windows states front extensions are eye catching and change the face of the building. They do not only affect the character and appearance of the building itself but also the street scene. Porches should appear subordinate in scale and form, must not extend past the line of any bay window and in the case of being combined with a garage conversion they may be integrated with a forward extension of the garage not exceeding 1.0m.

The Council's Adopted SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) or HDAS, contains design guidance (below) for all types of extensions which should appear subordinate in scale to the original building.

Paragraph 5.0: Side and first floor side extensions Two Storey: states extensions at first floor provide additional bedrooms but have the potential to have a significant impact on neighbouring properties and the character of the street. The Council requires all residential extensions of two or more storeys in height to be set back a minimum of 1m from the side boundary for the full height, to prevent forming a terraced appearance. There is no requirement for a set back or set down to detached dwellings as they would integrate with the existing house, and the roof should follow that of the existing roof. The width and height of the extension should be less than that of the original house, preferably in between half and two thirds depending on the site.

Paragraph 3.0: Single Storey Rear Extensions: states a range of roofs will be acceptable, however they must not exceed 3.4m in height to prevent obstructing light from any adjoining neighbours property. Extensions should appear subordinate to the original house and as such an extension up to 4m deep is acceptable to detached houses.

The proposed two storey side extension would be constructed flush with principal elevation of the host dwelling and would measure 6.9m in depth to measure flush with the rear wall, would measure 4.3m in width and would be characterised by a hipped roof set level with the main ridge to form a crown roof. The proposed extension would also retain a separation distance of 150mm from the side boundary to the front elevation and as such would result in the closing of an important visual gap which is characteristic of this Area of Special Local Character (ASLC). The proposed width of 4.3m would also exceed two thirds of the original width of the main dwelling, and as such is considered by reason of its size, scale, bulk, design and roof form would be an overly dominant addition which would detract from the architectural composition of the original dwelling, and by reason of its siting to the flank elevation would detract from the character and appearance of the street scene and the Area of Special Local Character.

The proposed single storey rear extension would measure 4m in depth, would extend the full width of the host dwelling including the proposed two storey side extension and would be characterised by a mono pitched roof with a flat tip to measure a maximum height of 3.7m. The proposed extension would be erected flush with the existing building lines and would retain a small gap between the upper floor windows to appear subordinate, and it is therefore considered by reason of its siting to the rear of the dwelling would not have an adverse impact upon the original dwelling and the street scene. Bearing in mind the size of the rear garden, the proposed extension would not appear cramped.

The proposed single storey front extension would comprise of a porch and would be integrated with the proposed two storey side extension to form a garage entrance. The front extension would measure flush with the bay window feature and northern building line, and by reason of its size, scale and height would be a proportionate addition to the principal elevation of the host dwelling. Furthermore, due to the sufficient set back distance of the host dwelling from the front boundary, the proposed extension would not appear cramped and would satisfactorily integrate with the character and appearance of the host dwelling and the visual amenities of the street scene and surrounding area.

Paragraph 7.0 of the HDAS SPD states on detached houses, set ins should be increased to 1m. Dormers should relate well to the proportions, roof forms and massing of the existing house as it can have an impact on the residential area. The proposed dormer would be set back a maximum of 500mm from the ridge and eaves and although would be set in from the flank elevations by a sufficient margin, the proposed height of the dormer would ensure the rear roof slope is dominated by an overly large addition which would be unduly prominent from the public domain and as such would result in an adverse impact upon the visual amenities of the street scene and the Area of Special Local Character.

The proposed development is considered to detract from the character and appearance of the original dwelling and the visual amenities of the Area of Special Local Character and as such would fail to accord with Policies BE5, BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan Part Two: Saved UDP Policies (November 2012) and the HDAS SPD: Residential Extensions (December 2008).

Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires new extensions by virtue of their siting, bulk and proximity would not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 should protect the privacy of the occupiers and their neighbours.

The application site benefits from adjoining neighbours to either side at Nos. 5 and 7 Hamilton Road.

The proposed two storey side extension would be erected to the northern flank elevation and as such would not be a visible addition when viewed from the outlook of No.7. The rear dormer would be set centrally within the rear roof slope to face their own rear garden and would retain a separation distance of 32m from the rear wall of the occupier to the rear at No.12 Clayton Way.

The single storey rear extension would measure 4m in depth, however the height of the ridge would exceed the recommended limit of 3.4m by 300mm, however due to the sufficient separation distance between the two properties, the proposed single storey extension is considered not to result in a detrimental impact upon the residential amenities and light levels of the adjoining neighbours. All windows would face the rear garden and would not result in a loss of privacy and overlooking.

The adjoining neighbour to the opposite flank at No. 5 benefits from a number of windows along its southern flank elevation. Majority of the windows are obscure glazed, however the ground floor flank window is transparent and serves a kitchen. The kitchen does benefit from a dual aspect with an additional window to the rear elevation, however by reason of its narrow width and limited level of outlook would be considered as the secondary window. The flank window would therefore be considered as the primary

source of outlook and light, which is further backed up by the internal layout, with the worktop and sink positioned on the flank wall. It is therefore considered the proposed two storey side extension, by reason of its size, scale, and proximity to the shared boundary would have a detrimental impact upon the residential amenities of the neighbouring occupier at No. 5 Hamilton Road by reason of appearing over-dominant, over-bearing, over-shadowing and resulting in a loss of outlook and light.

The proposed single storey rear extension by reason of its single storey composition, depth and separation distance from the adjoining neighbour would fail to result in a loss of outlook and light. The development would therefore fail to accord with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan Part Two: Saved UDP Policies (November 2012) and the HDAS SPD: Residential Extensions (December 2008).

Policy BE23 seeks to ensure all new residential development and extensions provide or maintain external amenity space which is sufficient to protect the amenity of the occupants of the proposed building in terms of its shape and siting. This will be assessed in accordance with the HDAS SPD: Residential Extensions. The HDAS: SPD states a 4 bedroom dwelling must retain a minimum of 100sqm of rear usable amenity to be considered sufficient to protect the residential amenities of the occupants of the host dwelling. The proposal would retain approximately 150sqm of rear usable amenity area which is usable in terms of its size and shape, and as such would comply with Policy BE23 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the HDAS SPD: Residential Extensions (December 2008).

The application site would retain two off road parking spaces to the front of the property in addition to a single parking space within the new garage, and therefore would accord with Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

The application is recommended for refusal.

## **6. RECOMMENDATION**

### **REFUSAL for the following reasons:**

#### **1 NON2 Non Standard reason for refusal**

The proposed two storey side extension, by reason of its size, scale, bulk and proximity to the side boundary, would result in a closing of the visually open gap between it and the neighbouring property, 5 Hamilton Road, giving rise to a cramped form of development, which would be detrimental to the visual amenities of the street scene and the wider Orchard Drive, Hamilton Road, Clayton Way Area of Special Local Character. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

#### **2 NON2 Non Standard reason for refusal**

The proposed two storey side extension, by reason of size, scale, bulk, width, design and roof form would result in an incongruous addition which would be detrimental to the architectural composition of the host dwelling and the wider Orchard Drive, Hamilton Road, Clayton Way Area of Special Local Character. The proposal would therefore be

contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

**3**           NON2           Non Standard reason for refusal

The proposed two storey side extension, by virtue of its size, scale, bulk and proximity, would be detrimental to the amenities of the adjoining occupier at 5 Hamilton Road by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

**4**           NON2           Non Standard reason for refusal

The proposed rear dormer, by reason of its height and bulk would result in an over-dominant and visually intrusive addition that would be harmful to the character and appearance of the host dwelling and this Area of Special Local Character. The proposal would therefore be contrary to Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the Councils Supplementary Planning Documents: HDAS Residential Extensions (December 2008).

## **INFORMATIVES**

- 1**           On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
- 2**           In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. The Council's supports pre-application discussions which was not taken, however we have been unable to seek solutions arising from the application as the principal is clearly contrary to our statutory policies and a significant reduction would be required to overcome the reason for refusal.

### **Standard Informatives**

- 1**           The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

BE5 New development within areas of special local character

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.

AM14 New development and car parking standards.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

LPP 3.5 (2016) Quality and design of housing developments

**Contact Officer:** Naim Poptani

**Telephone No:** 01895 250230





**Notes:**

 Site boundary

For identification purposes only.

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Site Address:

**6 Hamilton Road  
Cowley  
Uxbridge**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**  
Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111

Planning Application Ref:

**5670/APP/2016/2112**

Scale:

**1:1,250**

Planning Committee:

**Central & South**

Date:

**September 2016**



**HILLINGDON**  
LONDON

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**Item No.** Report of the Head of Planning, Building Control, Sport & Green Spaces

**Address** LAND ADJACENT TO 14 AND 15 EAST WALK HAYES

**Development:** Construction of two, three-bedroom houses, one two-bedroom house and related facilities.

**LBH Ref Nos:** 63226/APP/2016/2383

**Drawing Nos:** Living roofs  
DAT/9.1  
DAT/9.0  
16-1218-01A  
Location Plan (1:1250)  
16-1217-02  
16-1218-03  
16-1218-04  
Design and Access Statement  
Parking Assessment

**Date Plans Recieved:** 20/06/2016

**Date(s) of Amendment(s):**

**Date Application Valid:** 24/06/2016

## 1. SUMMARY

Planning permission is sought for the erection of two x three bedroom houses, one two bedroom house and related facilities. The revised proposal is similar to that recently dismissed at appeal in terms of its layout. The proposed dwellings have however been sunk into the ground in an attempt to overcome the Inspectors previous concerns which related to the development failing to harmonise with the existing street scene and other features of the ASLC.

It is considered however, that the revised proposal, by reason of its form, scale, size, siting and design, which would still extend across the entire site, would be out of keeping with the character and appearance of the streetscene and the distinctive character of the designated East Walk/West Walk Area of Special Local Character (ASLC).

The application is therefore recommended for refusal.

## 2. RECOMMENDATION

**REFUSAL for the following reasons:**

### 1 NON2 Non Standard reason for refusal

The proposed development, by reason of its form, scale, size, siting and design represents an overdevelopment of the site and fails to harmonise with the prevailing distinctive pattern of development in the immediate locality. The proposal would therefore result in a loss of visual amenity and materially harm the character and appearance of the East Walk/West Walk Area of Special Local Character, contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2016) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

## 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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE5	New development within areas of special local character
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.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.12	(2011) Flood risk management
LPP 5.3	(2011) Sustainable design and construction
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character

**3**            I59                    **Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved

policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

#### 4

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. The Council's supports pre-application discussions.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

### 3. **CONSIDERATIONS**

#### 3.1 **Site and Locality**

The area is characterised by groups of 1920s/1930s terraced and semi-detached two-storey houses. The site is located within The East and West Walk Area of Special Local Character (ASLC). Therefore proposals within this area would need to appropriately harmonise and complement the local character and appearance of this area.

The area was designed as social housing for local rail workers, which are typical of the period. The properties are arranged in a cruciform shaped layout, creating small cul-de-sac spaces, with a single narrow access route for vehicles. The ASLC forms part of an original planned estate between the roads Birchway and Hunters Grove and was once known as the Hayes Garden Village.

In general the area has a spacious character with the regular rhythm of the two storey houses and the gaps and views between buildings playing an important role in its appearance. Whilst overgrown, the existing site and other undeveloped corner plots, were initially designed as open green spaces/allotments, and are integral with the layout of the area, making them an important element of the area's character.

The houses are of similar design and materials, with pantiled hipped roofs, small catslide roofs over the flank walls, side entrances and central stacks. Most of the frontages have retained mature hedges as their front boundary treatment.

#### 3.2 **Proposed Scheme**

The application seeks planning permission for the erection of two x three bedroom houses and one two bedroom house and related facilities. All the houses are proposed to be located around a central courtyard. The design principles and form the houses from the previous applications has been maintained. The revised application seeks to sink the houses deeper into the site so that the roof levels are at the same level as the entrance footpath. The roof is proposed to be planted.

The application has been called to committee by the Ward Councillor for consideration.

#### 3.3 **Relevant Planning History**

63226/APP/2007/1832 Land Adjacent To 14 And 15 East Walk Hayes

ERECTION OF A TWO STOREY BLOCK OF 3 THREE-BEDROOM TERRACE HOUSES WITH GARAGES.

**Decision:** 25-09-2007 Refused

**Appeal:** 12-05-2008 Dismissed

63226/APP/2008/2556 Land At 14 & Adjacent To 15 & Land At 19 & Adjacent To 18 East W

ERECTION OF TWO DETACHED TWO BEDROOM BUNGALOWS WITH TWO DOUBLE AND ONE SINGLE DETACHED GARAGES

**Decision:** 18-11-2008 Refused

**Appeal:** 27-03-2009 Dismissed

63226/APP/2014/3023 Land Adjacent To 14 And 15 East Walk Hayes

2 x Single storey 3-bed attached dwellings and 1 x 2-bed detached dwelling with amenity space

**Decision:** 29-01-2015 Refused

**Appeal:** 06-08-2015 Dismissed

63226/APP/2015/3525 Land Adjacent To 14 And 15 East Walk Hayes

2 x Single storey 3-bed attached dwellings with amenity space

**Decision:** 25-11-2015 Refused

**Appeal:** 25-05-2016 Dismissed

63226/PRC/2014/22 Land Adjacent To 14 And 15 East Walk Hayes

Construction of 3 no 3 bedroom dwellings

**Decision:** 19-08-2014 OBJ

#### **Comment on Relevant Planning History**

63226/APP/2007/1832 - erection of two storey block of 3 bed terrace houses with associated garages was refused and dismissed on appeal in 2007.

63226/APP/2008/2556 - erection of two detached two bed bungalows with associated detached garages was refused and dismissed on appeal in 2008.

63226/APP/2014/3023- erection of 3 residential units of a modern design was refused and dismissed on appeal.

Most recently application reference 63226/APP/2015/3525 for the erection of 2 x Single storey 3-bed attached dwellings with amenity space was refused for the following reason:

The proposed development, by reason of its form, scale, size, siting and design represents an overdevelopment of the site and fails to preserve or enhance the character of the area. The proposal would result in a loss of visual amenity and would materially harm the character and appearance of the East and West Walk Area of Special Local Character and its surroundings, contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.4 of the London Plan (2015) and the adopted Supplementary Planning Documents HDAS: Residential Layouts.

An appeal was subsequently dismissed. The Inspector commented:

"The properties are arranged in a cruciform shaped layout of narrow cul-de-sacs with dwellings arranged behind front gardens. At the head of the cul-de-sac is a terrace of 4 dwellings and to either side of this terrace are matching green spaces which are visible

from the street. This arrangement at the end of the cul-de-sac provides an attractive symmetry and a pleasant openness within an otherwise dense pattern of development. Therefore the spaces contribute positively to the character and appearance of the area.

I appreciate that the scheme has been reduced from that of the previously dismissed appeal and that the houses would be single storey; to the rear of the site; and would retain a gap between the adjacent dwellings so that views of houses beyond would remain. Nevertheless, in spite of its green roof, the development would take up a large proportion of the site, extending across its full width right up against its boundaries. It would still be visible from the street and would spoil the existing symmetry and open nature of the end of the cul-de-sac.

I therefore conclude that the proposed dwellings would have a harmful effect on the character and appearance of the area. Consequently, it would conflict with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) (UDP) which indicates that development will not be permitted if the layout and appearance fails to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance. It would also conflict with UDP Policies BE5 and BE19; Hillingdon Design and Accessibility Statement Supplementary Planning Document: Residential Layouts; and Policy 7.4 of the London Plan which, in combination, require that new development harmonises, complements or improves the character of an area and should have regard to the form of an area."

#### **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.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE5 New development within areas of special local character

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.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.12	(2011) Flood risk management
LPP 5.3	(2011) Sustainable design and construction
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
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**

The Hayes Garden Village Residents Association and 12 neighbouring properties were consulted by letter dated 27.6.16 and a site notice was displayed to the front of the site which expired on 27.7.16.

Hayes Conservation Area Advisory Panel:

We do not think this latest proposal to build on this open land (effectively back-land development) is any more acceptable than the previous proposals and therefore hope it will be refused. In dismissing the appeal on the previous application (63226/APP/2015/3525) the Planning Inspector said: "I appreciate - that the houses would be single storey; to the rear of the site; and would retain a gap between the adjacent dwellings so that views of houses beyond would remain. Nevertheless, in spite of its green roof, the development would take up a large proportion of the site, extending across its full width right up against its boundaries. It would still be visible from the street and would spoil the existing symmetry and open nature of the end of the cul-de-sac." The present proposal has three single-story houses (occupying a larger proportion of the site) with a similar layout to application 63226/APP/2014/3023 (also refused and dismissed on appeal). The applicant has now attempted to reduce the visibility of the proposed houses by sinking them below ground level, but they would still be visible from near the entrance to the site between Nos 14 and 15 East Walk. As an aside, we wonder how the necessary earth-moving machinery would get onto the site as there is no vehicular access, and how the soil would be removed from it. We agree with the Planning Inspector's comment that "[The proposal] would also conflict with UDP Policies BE5 and BE19 and Policy 7.4 of the London Plan which, in combination, require that new development harmonises, complements or improves the character of an area and should have regard to the form of an area." We believe this applies as much to the present scheme as the previous one. Our comments on the previous application (63226/APP/2015/3525) were mainly concerned with its lack of off-street parking. Despite the comments of the Inspector in his judgement on the appeal on this previous



application, we still believe car parking is an issue as our experience of parking in this area during the day is not that portrayed in the survey undertaken by the developer. It may well be possible to park here overnight without trouble, but if the inhabitants of the proposed dwellings return home during the day they would be most unlikely to find places to park their cars.

2 letters of objection have been received from occupants of neighbouring properties raising concerns about the impact of the development on the ASLC and the increased demand for car parking in the locality.

### **Internal Consultees**

Conservation Officer:

This site is located in the East and West Walk Area of Special Local Character. This site has an extensive planning history. There are some design concerns in regards to this application, please see the team direct.

Please take note of previous comments in regards to the site as well as the Inspector notes from the last appealed application (Ref: APP/R5510/W/15/3006538) dated 6th August 2015, in paragraph 10 that 'in disrupting the sense of rhythm as a result of the pattern and layout of the houses, and the gap between them, this scheme is unacceptable, and I conclude that it would significantly harm the character and appearance of the area.'

Highways Officer:

The appeal decision on Application 63226/APP/2015/3525 accepts a car free development. Subject to the cycle spaces for residents being in a covered and secure cycle store no objections are raised on highway grounds.

Tree and Landscape Officer:

No objection, subject to conditions RES6 and RES9 (parts 1, 2, 4, 5 and 6).

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The site has been subject to previous applications for residential development, while these applications have been unsuccessful, no objection has previously been raised to the principle of a residential development of the site subject to it according with the development plan.

The site is located in the developed area and accordingly, the principle of a residential redevelopment would be acceptable.

### **7.02 Density of the proposed development**

The London Plan (2016) in Table 3.2 suggests that an appropriate residential density for this site which has a PTAL score of 2 to 3 and a suburban setting would range from 45-120 units per hectare (u/ha) for units with a typical size of 3.1-3.7 habitable rooms per unit (hr/u).

The scheme equates to a density of 42 u/ha and is in line with the Mayor's guidance. However, density guidelines are of limited use on small infill sites as it will be more important to ensure that the scheme successfully harmonises with its neighbours whilst still affording appropriate living conditions for its future occupants. This is dealt with in an other relevant sections of this report.

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

Policy BE5 relates to development within Areas of Special Local Character and requires all new development to harmonise with the materials, design features, architectural style

and building heights predominant in the Areas. Policies BE13 and BE19 require new development to harmonise with the street scene and/or other features of the area that the Local Planning Authority consider it desirable to retain or enhance and to ensure that new development complements or improves the amenity and character of the area.

In dismissing the previous appeal the planning inspector considered the development at full width right up against its boundaries, would still be visible from the street and would spoil the existing symmetry and open nature of the end of the cul-de-sac.

He concluded that the proposed dwellings would have a harmful effect on the character and appearance of the area. Consequently, it would conflict with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) (UDP) which indicates that development will not be permitted if the layout and appearance fails to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance. It would also conflict with UDP Policies BE5 and BE19; Hillingdon Design and Accessibility Statement Supplementary Planning Document: Residential Layouts; and Policy 7.4 of the London Plan which, in combination, require that new development harmonises, complements or improves the character of an area and should have regard to the form of an area.

The revised scheme continues with the contemporary design approach with a single storey flat roof building with a green (Sedum) roof and rooflights. This approach was originally to address a previous appeal in 2008 in which the Inspector voiced concerns over the overdominance of the buildings.

However, in dismissing the previous appeal the planning inspector considered that in many respects the buildings' modern form, design and materials, although representing an imaginative solution to the constraints of the site, and complying with paragraph 60 of the National Planning Policy Framework ('NPPF') which states that policies and decisions should not attempt to impose architectural styles or particular tastes, and should not stifle innovation, originality or initiative, he also considered paragraph 58 which states that development should respond to local character and reflect the identity of local surroundings.

In the case of the previous scheme, the inspector felt that the scheme did conflict with the approach set out in paragraph 58. As the design approach within this latest scheme is a similar design form, albeit sunk into the ground to reduce its prominence, the proposal would still be at odds with the established character of this part of the cul-de-sac and it is not considered that neither the Inspectors or the LPA's previous concerns has been satisfactorily addressed and the scheme does not relate to the distinctiveness of the Area of Special local Character and is therefore contrary to policies BE5, BE13 and BE19.

**7.04 Airport safeguarding**

Not applicable to this application.

**7.05 Impact on the green belt**

Not applicable to this application.

**7.07 Impact on the character & appearance of the area**

The issues are addressed in the section above.

**7.08 Impact on neighbours**

The Council's policies BE20 and BE21 seek to protect the residential amenity of adjacent neighbouring properties through spaces between them to allow for adequate sunlight and daylight. Furthermore Policy BE24 seeks to ensure that occupants of neighbouring properties do not suffer any loss of privacy.

New development needs to protect the amenities of surrounding residential occupiers and in the case of residential development, needs to provide accommodation of a suitable standard. The Council's Supplementary Planning Document HDAS: Residential Layouts provides further clarification in that it advises that buildings of two or more storeys should maintain at least a 15m separation distance from adjoining properties to avoid appearing over-dominant and a minimum 21m distance between windows and private amenity space.

The proposed dwellings, being single storey and sunk below natural ground level these houses will have no effect on neighbouring amenity. Furthermore there would be no overlooking of neighbours, no impact on privacy and no loss of sun or daylight.

The proposal would not therefore have a significantly visually intrusive and overdominant impact nor would it lead to a significant increase in overshadowing onto any neighbouring occupiers, in accordance with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and paragraph 4.9 of the Hillingdon Design & Accessibility Statement(HDAS):Residential Layouts.

#### **7.09 Living conditions for future occupiers**

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan.

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. A single storey three bedroom (5 person) house is required to provide an internal floor area of 86 square metres, a 3 bed (4 person) house is required to provide 74 square metres and a two bedroom 4 person 70 square metres. At an internal floor area of 82, 98 and 107 square metres the proposed houses would meet the minimum internal floor area standards in accordance with the London Plan (2016).

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a maximum provision of three off-street parking spaces for each dwelling.

The appeal decision on application 63226/APP/2015/3525 accepts a car free development and the Council's Highways Officer has confirmed no objection to the revised scheme subject to a condition requiring cycle spaces for residents being in a covered and secure cycle store.

#### **7.11 Urban design, access and security**

The issues are addressed in the sections above.

#### **7.12 Disabled access**

No accessibility issues have been raised in respect of this application.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, landscaping and Ecology**

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 of merit will be affected by the proposal. The Council's Landscape Officer has raised no objection to the proposal subject to the imposition of landscape conditions to secure additional landscaping at the site. The proposal is therefore considered acceptable in accordance with Policy BE38 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

#### **7.15 Sustainable waste management**

Provision for the siting of suitable refuse storage facilities could be made the subject of conditions if the application was considered acceptable in all other respects.

#### **7.16 Renewable energy / Sustainability**

Not applicable to this application.

#### **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 comments received are addressed in the sections above.

#### **7.20 Planning obligations**

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £35 per sq metre.

Therefore the Hillingdon & Mayoral CIL Charges for the proposed development of 180sq metres of additional floorspace are as follows:

Hillingdon CIL = £28530.46

Mayoral CIL = £11171.12

Total = £39701.58

#### **7.21 Expediency of enforcement action**

Not applicable to this application.

#### **7.22 Other Issues**

NO other issues raised.

### **8. Observations of the Borough Solicitor**

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and

also the guidance contained in Probity in Planning, 2009.

#### Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

#### Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

#### Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

#### **9. Observations of the Director of Finance**

Not applicable to this application.

#### **10. CONCLUSION**

The proposed scheme is similar to that recently dismissed at appeal in terms of its layout. The proposed dwellings have however been sunk into the ground in an attempt to overcome the Inspectors previous concerns which related to the development failing to harmonise with the existing street scene and other features of the ASLC.

It is considered however, that the revised proposal, by reason of its form, scale, size, siting and design, which would still extend across the entire site, would be out of keeping with the character and appearance of the streetscene and the distinctive character of the designated East Walk/West Walk Area of Special Local Character (ASLC).

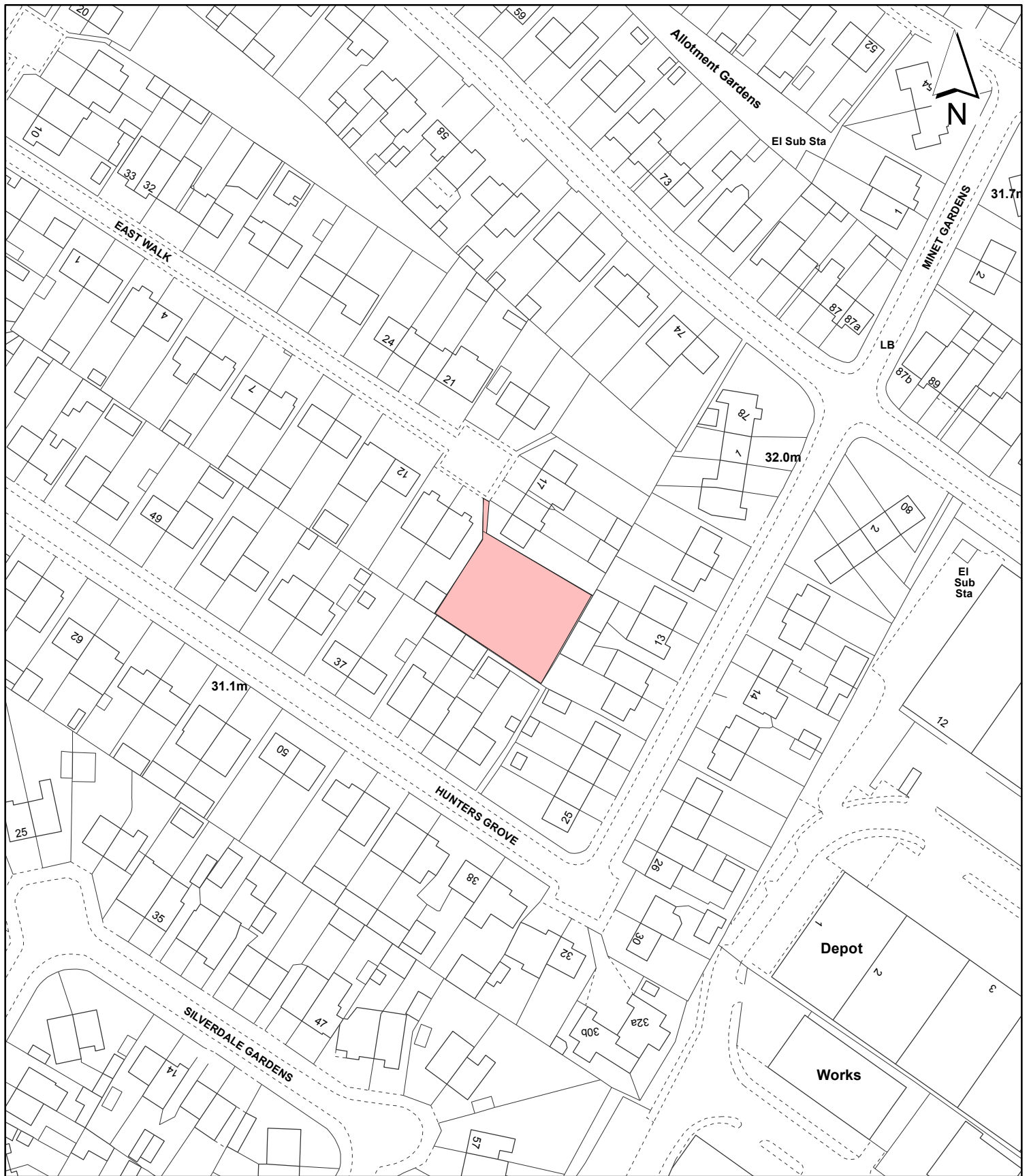
The application is therefore recommended for refusal.

## **11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
The London Plan (2016)  
The Housing Standards Minor Alterations to The London Plan (March 2016)  
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)  
Hillingdon Design and Accessibility Statement: Residential Layouts  
Hillingdon Design and Accessibility Statement: Residential Extensions  
Hillingdon Design and Accessibility Statement: Accessible Hillingdon  
National Planning Policy Framework

**Contact Officer:** Nicola Taplin

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Land adjacent to 14 and 15 East Walk  
 Hayes**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Residents Services  
 Planning Section  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111

Planning Application Ref:  
**63226/APP/2016/2383**

Scale:  
**1:1,250**

Planning Committee:  
**Central and South**

Date:  
**September 2016**



**HILLINGDON**  
 LONDON

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# Plans for Central & South Applications Planning Committee

Wednesday 7 September  
2016



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

Page 83

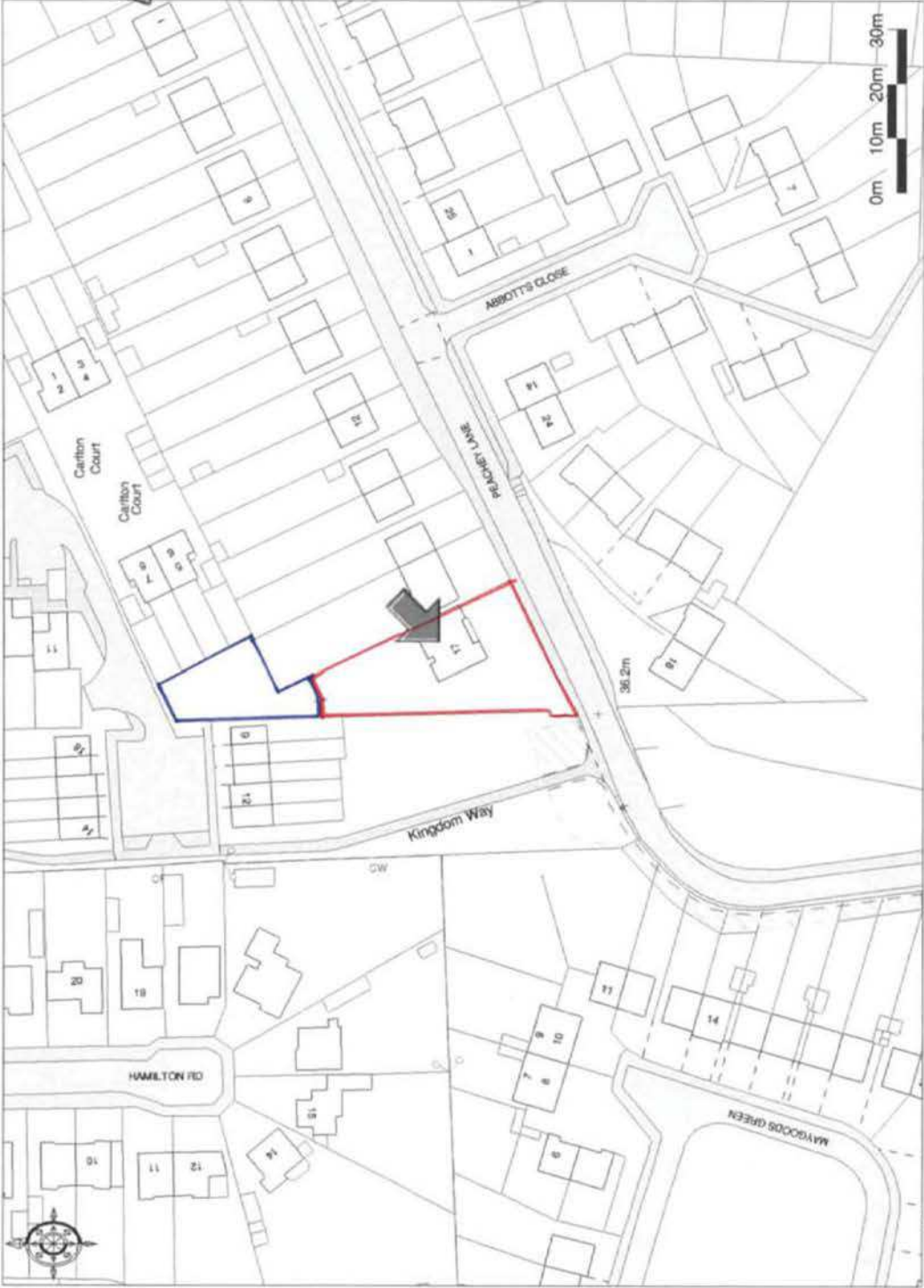
**Report of the Head of Planning, Sport and Green Spaces**

**Address** LAND AT 17 PEACHEY LANE COWLEY  
**Development:** Two storey building comprising 2 two-bedroom and 3 one-bedroom flats, to include parking provision, involving demolition of existing dwelling  
**LBH Ref Nos:** 66643/APP/2009/2783

**Date Plans Received:** 24/12/2009                      **Date(s) of Amendment(s):** 24/12/2009  
**Date Application Valid:** 06/01/2010

17 Peachey Lane Uxbridge Hillingdon UB8 3RX

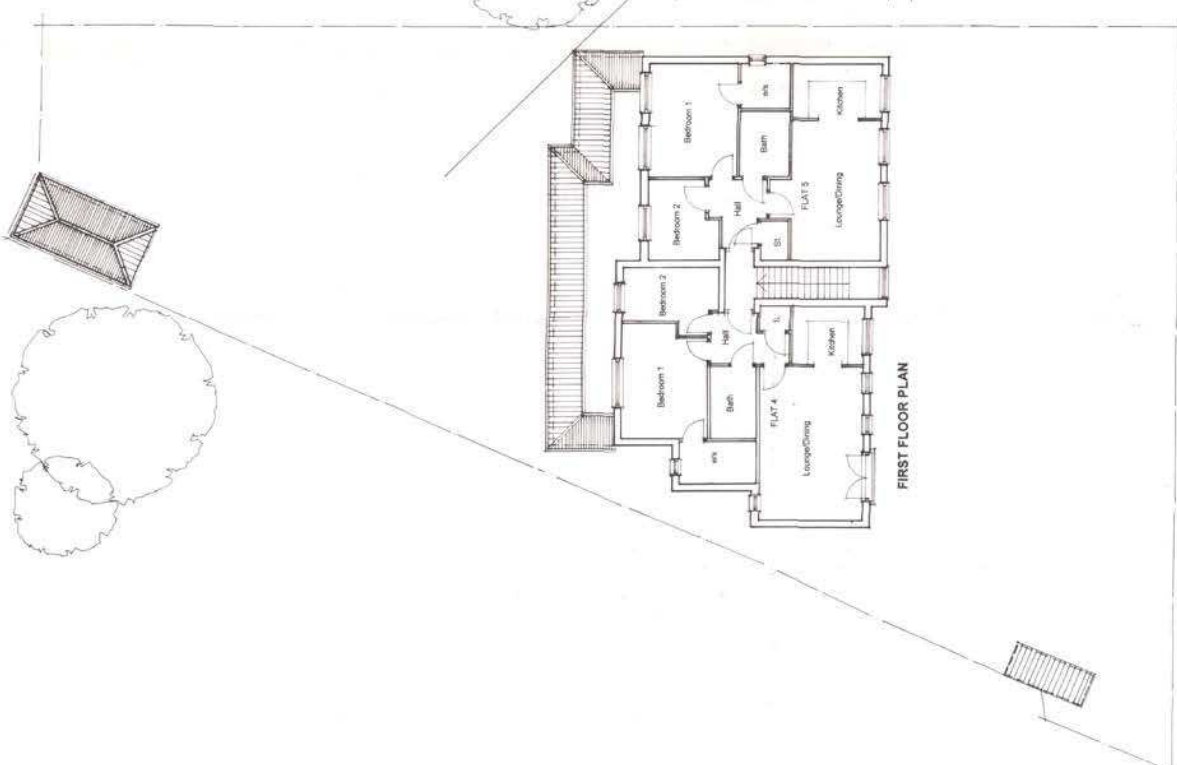
LON BORO OF HILLINGDON  
RECEIVED  
24 DEC 2009  
PLANNING & TRANSPORTATION  
GROUP



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CHeSS Architecture & Development Limited



FIRST FLOOR PLAN

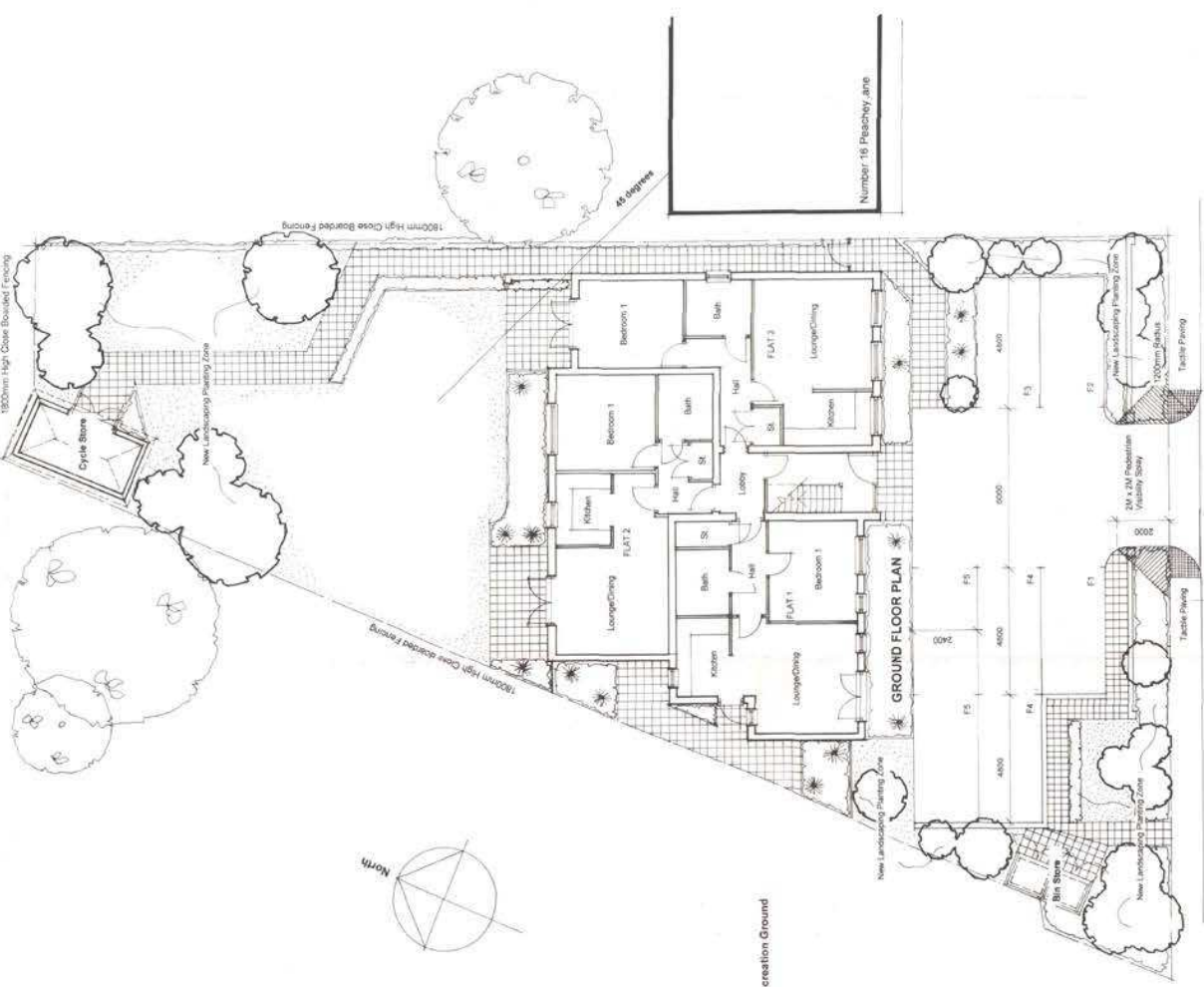
AMENDED PLAN

UNBROKEN LINCORN RECEIVED  
 17 AUG 2010  
 PLANNING TRANSPORTATION GROUP

**CHASS**  
 Architecture & Development

Peachey Lane  
 PROPOSED FLOOR PLANS  
 DRAWING No: 06001010C  
 Scale: 1:100  
 Date: AUGUST 2010

Images: Levels, Dimensions & Coordinates: 1:1000



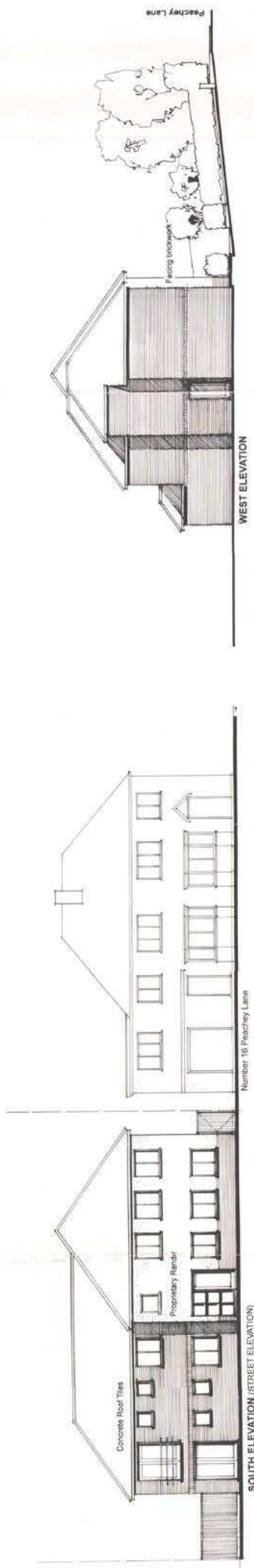
GROUND FLOOR PLAN

Number 16 Peachey Lane

Peachey Lane

No Parking / Fencing, Walls, Signs etc.  
 to exceed a height of 2000mm within the  
 designated residential visibility zone





WEST ELEVATION

Number 10 Peachey Lane

SOUTH ELEVATION (STREET ELEVATION)



NORTH ELEVATION

EAST ELEVATION

AMENDED  
PLAN

LONDON BOARD OF ARCHITECTS  
REGISTERED  
17 AUG 2010  
PLANNING TRANSPARENT GROUP

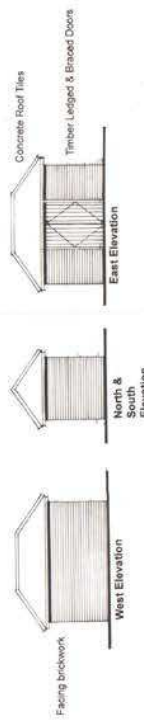


Peachey Lane

PROPOSED ELEVATIONS  
DRAWING No. 00001200  
DATE: AUGUST 2010



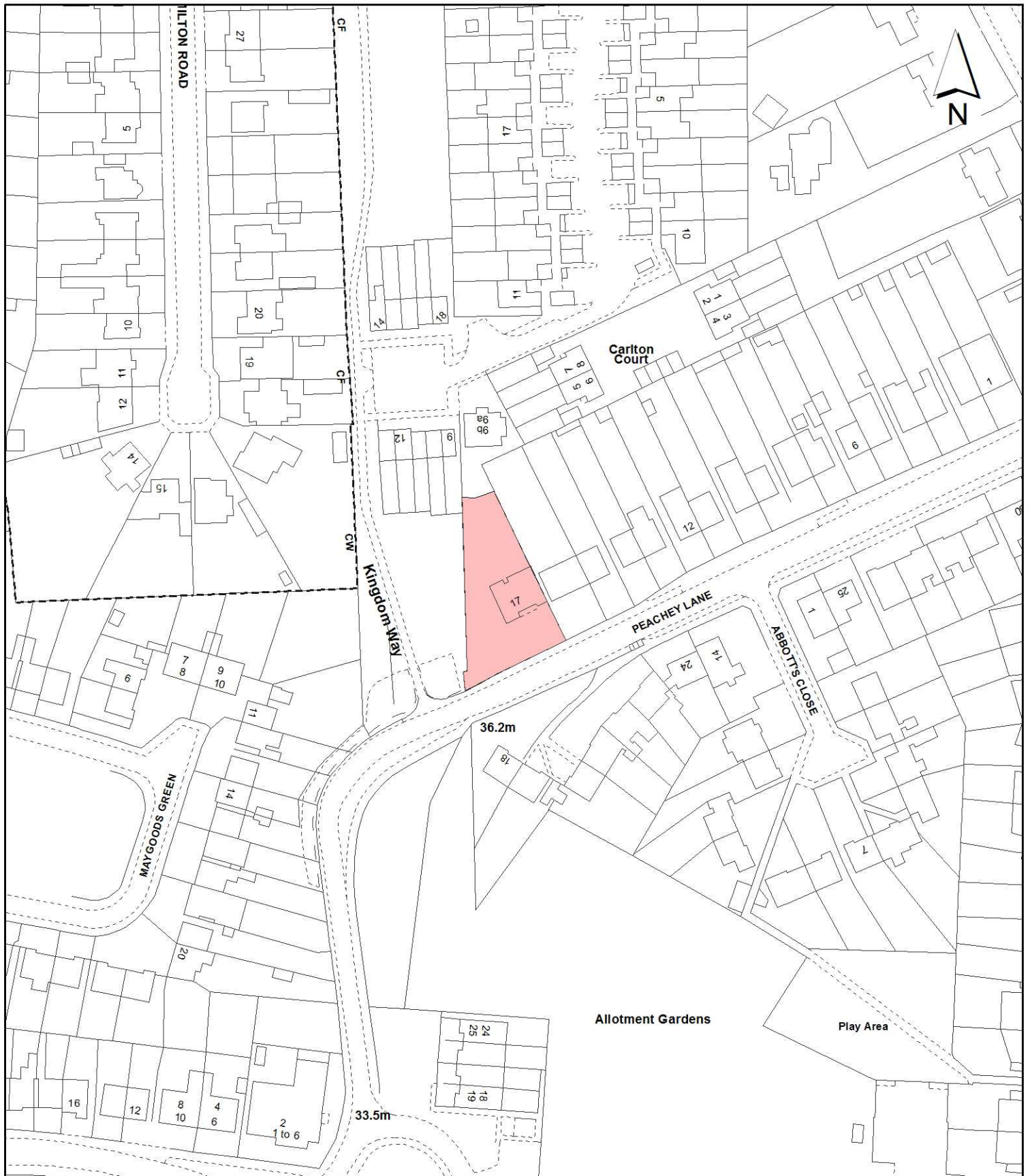
Bin Store



Cycle Store







**Notes:**

 Site boundary

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Site Address:

**Land at 17 Peachey Lane  
 Cowley**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Residents Services  
 Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111

Planning Application Ref:

**66643/APP/2009/2783**

Scale:

**1:1,250**

Planning Committee:

**Central and South**

Date:

**September 2016**



**HILLINGDON**  
 LONDON

**Report of the Head of Planning, Sport and Green Spaces**

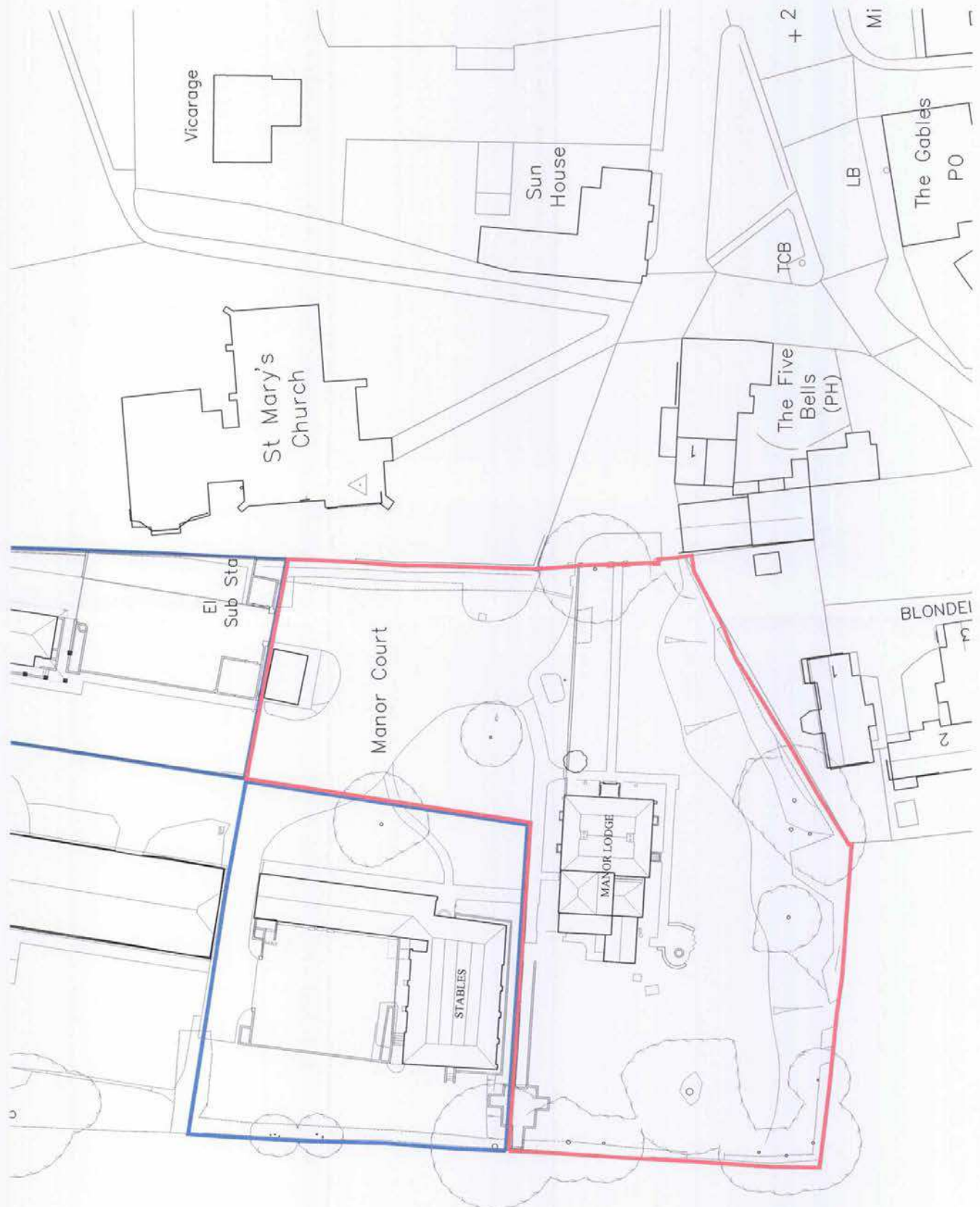
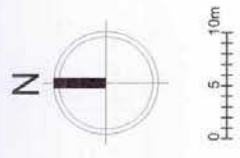
**Address** MANOR COURT HIGH STREET HARMONDSWORTH

**Development:** Change of use of existing building to a house in multiple occupation (HMO) to provide 10 bedsitting units with parking for 7 cars (retrospective application for full planning permission).

**LBH Ref Nos:** 25525/APP/2016/1091

**Date Plans Received:** 16/03/2016                      **Date(s) of Amendment(s):**

**Date Application Valid:** 16/03/2016



Rev | Date | Details  
 Project: Manor Court HMO  
 High Street  
 Harmondsworth

Content:  
**M A N O R L O D G E**  
 Existing Site Plan  
 Drawn By: TH  
 Date: APR15  
 Scale: 1:500@A3  
 Rev: -

Notes:  
 All dimensions to be used in preference to scale.  
 The Contractor is to check all dimensions and fittings prior to and during the  
 construction process in respect of any discrepancy identified before work is put in  
 place.  
 Discrepancies or omissions of proprietary systems or products is to be the users or  
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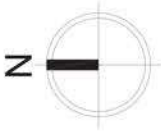
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**Architects**

**MC/16/HMO/EX01**

# Change of Use to HMO

Total - 10 Bedsits



0 5 10m

BEDSIT SCHEDULE	
BEDSIT	GIA
1	17.8m <sup>2</sup>
2	17.4m <sup>2</sup>
3	17.7m <sup>2</sup>
4	19.1m <sup>2</sup>
5	17.7m <sup>2</sup>
6	17.7m <sup>2</sup>
7	17.7m <sup>2</sup>
8	17.7m <sup>2</sup>
9	17.4m <sup>2</sup>
10	22.1m <sup>2</sup>



Existing hardstanding replaced with natural stone paving slabs

For details of landscaping please refer to Landscaping Plan by DCCLA

- D 6-7-16 Additional Bedsits removed
- C 13-5-16 Additional Bedsits added, amendments to landscaping
- B 24-2-16 Cycles, Refuse & Parking amendments
- A 1-2-16 Site boundary amendments

Project: Manor Court HMO  
 High Street  
 Harmondsworth

Content: M A N O R L O D G E  
 Proposed Site Plan

North: Drawn By: TH Date: APRIL 15  
 Scale: 1:500 @ A3

Notes:  
 Figured dimensions to be used in preference to scaled.  
 The Contractor is to check all site dimensions and settings used obtain the local authority's instructions in respect of any discrepancy for road layout work to put in place.  
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**Wakelin Associates**  
**Architects**

MC/16/HMO/L01D

# HMO Manor Court, Harmondsworth

Drawing Title:  
Landscape Plan

Drawing No: IP/HMOMCH/020 B

Client: Wakelin Associates  
Architects

Scale: 1:250 @ A1

Drawn By: drc

Date: May 2016

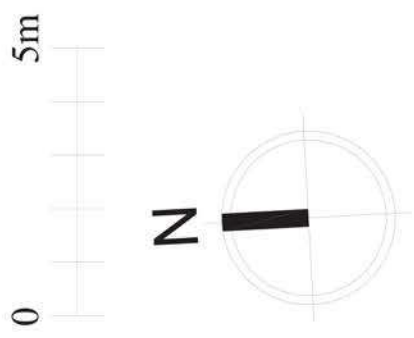
**DCCLA**

David Clarke BS (Hons) PD Arb (RFS) CHU M Arbor A  
Offices in Hertfordshire and Warwickshire  
Head Office: Willowbrook House, Church Lane,  
Fillongley, Warwickshire, CV 8EW  
M: (07775) 650 835 or (01676) 541 833  
email: info@dccla.co.uk



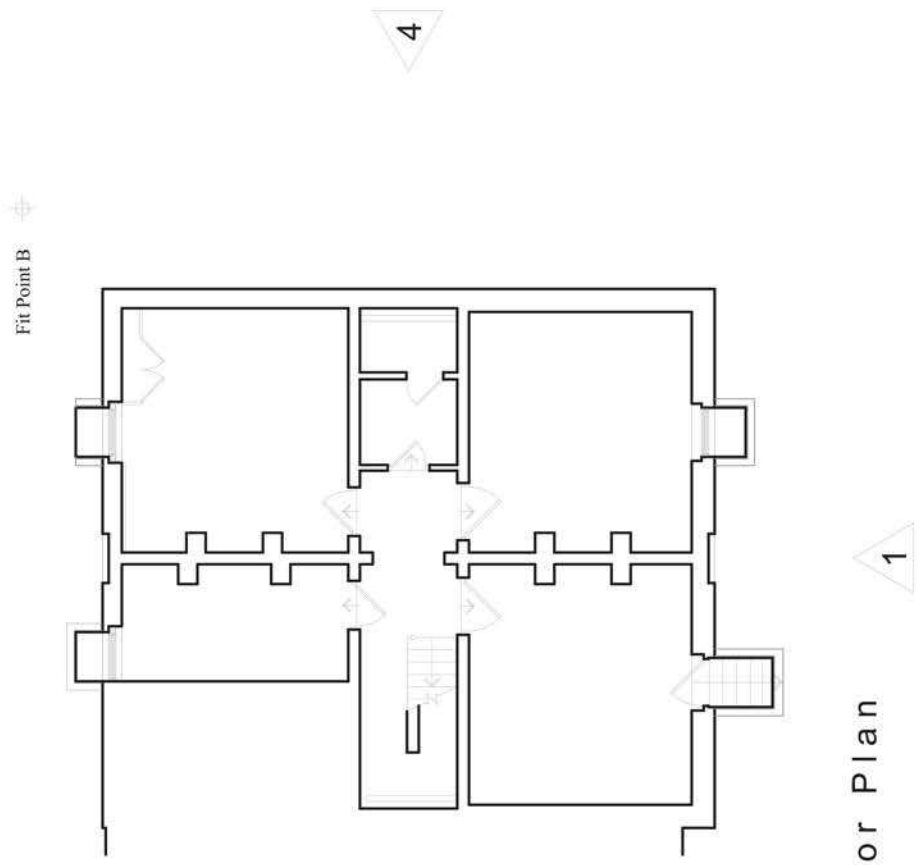






BEDSIT SCHEDULE	
BEDSIT	GIA
1	17.8m <sup>2</sup>
2	17.4m <sup>2</sup>
3	17.7m <sup>2</sup>
4	19.1m <sup>2</sup>
5	17.7m <sup>2</sup>
6	17.7m <sup>2</sup>
7	17.7m <sup>2</sup>
8	17.7m <sup>2</sup>
9	17.4m <sup>2</sup>
10	22.1m <sup>2</sup>

MANOR LODGE AREA SCHEDULE EXISTING	
FLOOR	GIA
BASEMENT	88.6m <sup>2</sup>
GROUND	190.6m <sup>2</sup>
FIRST	166.9m <sup>2</sup>
SECOND	30.2m <sup>2</sup>
TOTAL	476.3m <sup>2</sup>



**Basement Floor Plan**  
GIA 88.6m<sup>2</sup>

Rev:	6-7-16	Additional Bedsits Removed
Rev:	13-5-16	Additional Bedsits added
Rev:		Details
Project:	Manor Court HMO	
	High Street	
	Harmondsworth	

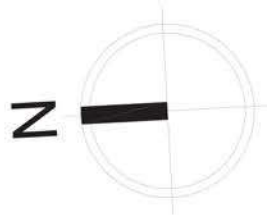
Content:	P R O P O S E D	
	Manor Lodge	
	Basement Floor Plan	
	Based on Survey provided by MK Surveys	
North:	Date:	
	TH	APR 15
	Scale:	Rev:
	1:100@A3	

**NOTES:**  
 1. Figured dimensions to be used in preference to words.  
 2. The Contractor is to check all site dimensions and settings used against the landowner's instructions in respect of any discrepancy for valid before work is put in hand.  
 3. Interpretation or alteration of programme or production is to be taken as the responsibility of the contractor.  
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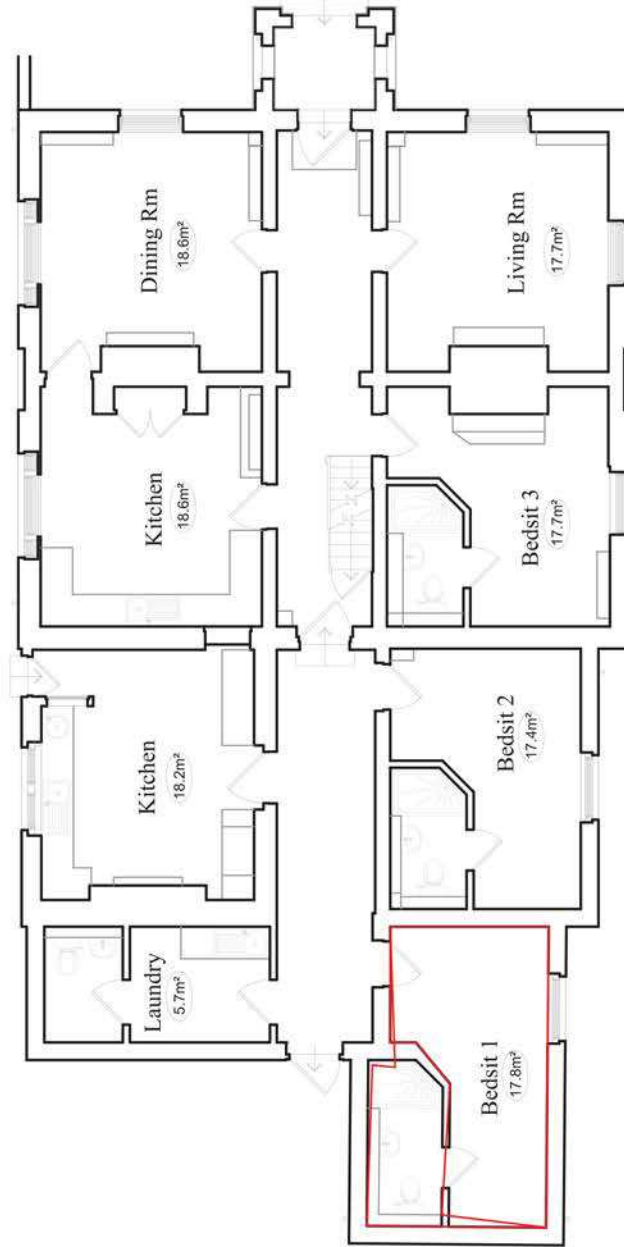


MC/16/HM0/L02B



BEDSIT SCHEDULE	
BEDSIT	GIA
1	17.8m <sup>2</sup>
2	17.4m <sup>2</sup>
3	17.7m <sup>2</sup>
4	19.1m <sup>2</sup>
5	17.7m <sup>2</sup>
6	17.7m <sup>2</sup>
7	17.7m <sup>2</sup>
8	17.7m <sup>2</sup>
9	17.4m <sup>2</sup>
10	22.1m <sup>2</sup>

MANOR LODGE AREA SCHEDULE EXISTING	
FLOOR	GIA
BASEMENT	88.6m <sup>2</sup>
GROUND	190.6m <sup>2</sup>
FIRST	166.9m <sup>2</sup>
SECOND	30.2m <sup>2</sup>
TOTAL	476.3m <sup>2</sup>



**Ground Floor Plan**  
GIA 190.6m<sup>2</sup>

- C 6-7-16 Additional Bedsit rooms removed
- B 20-5-16 Lables to blocked up doors added
- A 13-5-16 Additional Bedsit rooms added

Rev: Date Details  
 Project: Manor Court HMO  
 High Street  
 Harmondsworth

Content: P R O P O S E D  
 Manor Lodge  
 Ground Floor Plan  
 Based on Survey Provided by  
 MK Surveys

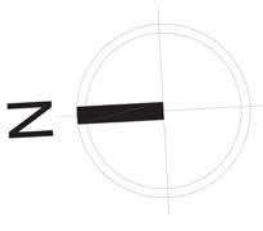
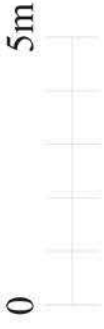
North: Drawn By: Date: TH APR 15  
 Scale: 1:100@A3  
 Rev: Rev:

Notes:  
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 The Contractor is to check all site dimensions and settings used against the landowner's instructions in respect of any discrepancy for valid before work is put in hand.  
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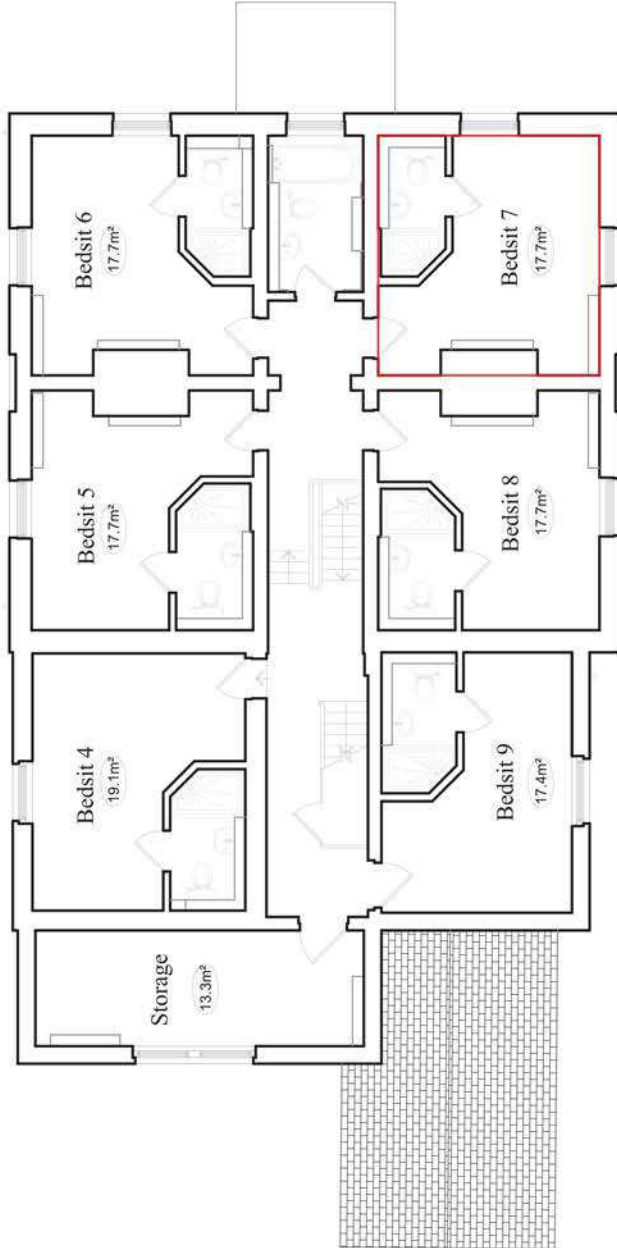


MC/16/HMO/L03C



MANOR LODGE AREA SCHEDULE EXISTING	
FLOOR	GIA
BASEMENT	88.6m <sup>2</sup>
GROUND	190.6m <sup>2</sup>
FIRST	166.9m <sup>2</sup>
SECOND	30.2m <sup>2</sup>
TOTAL	476.3m <sup>2</sup>

BEDSIT SCHEDULE	
BEDSIT	GIA
1	17.8m <sup>2</sup>
2	17.4m <sup>2</sup>
3	17.7m <sup>2</sup>
4	19.1m <sup>2</sup>
5	17.7m <sup>2</sup>
6	17.7m <sup>2</sup>
7	17.7m <sup>2</sup>
8	17.7m <sup>2</sup>
9	17.4m <sup>2</sup>
10	22.1m <sup>2</sup>



First Floor Plan  
GIA 166.9m<sup>2</sup>

B 6-7-16 Additional Bedsits rooms removed  
A 13-5-16 Additional Bedsits rooms added

Rev: Date Details

Project:

Manor Court HMO  
High Street  
Harmondsworth

Content:

P R O P O S E D  
Manor Lodge  
First Floor Plan  
Based on Survey Provided  
by MK Surveys

North:

Drawn By: TH  
Date: APR 15  
Scale: 1:100@A3  
Rev: -

Notes:

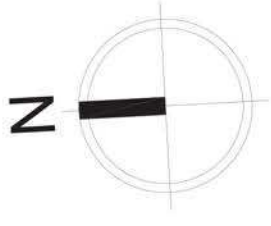
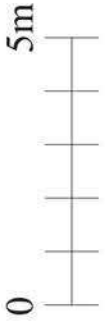
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landowner's instructions in respect of any discrepancy for scaled before work is put in  
hand.  
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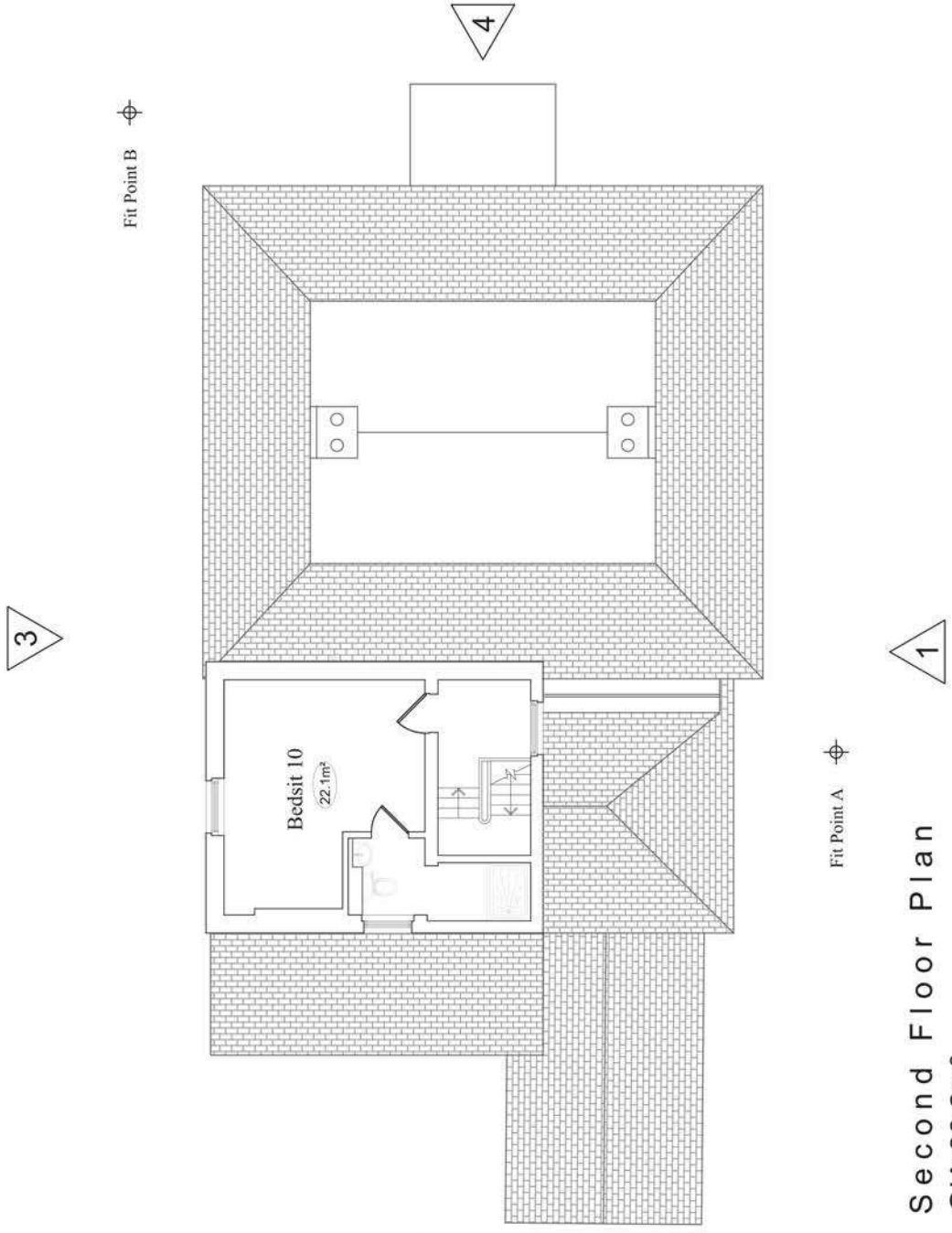
Wakelin Associates  
Architects

MC/16/HMO/L04B



MANOR LODGE AREA SCHEDULE EXISTING	
FLOOR	GIA
BASEMENT	88.6m <sup>2</sup>
GROUND	190.6m <sup>2</sup>
FIRST	166.9m <sup>2</sup>
SECOND	30.2m <sup>2</sup>
TOTAL	476.3m <sup>2</sup>

BEDSIT SCHEDULE	
BEDSIT	GIA
1	17.8m <sup>2</sup>
2	17.4m <sup>2</sup>
3	17.7m <sup>2</sup>
4	19.1m <sup>2</sup>
5	17.7m <sup>2</sup>
6	17.7m <sup>2</sup>
7	17.7m <sup>2</sup>
8	17.7m <sup>2</sup>
9	17.4m <sup>2</sup>
10	22.1m <sup>2</sup>



Fit Point A

**Second Floor Plan**  
**GIA 30.2m<sup>2</sup>**

B 6-7-16 Additional bedsit rooms removed  
 A 1-3-16 Additional bedsits added  
 Rev: | Date | Details  
 Project: Manor Court HMO  
 High Street  
 Harmondsworth

Content: P R O P O S E D  
 Manor Lodge  
 Second Floor Plan  
 Based on Survey Provided  
 by MK Surveys

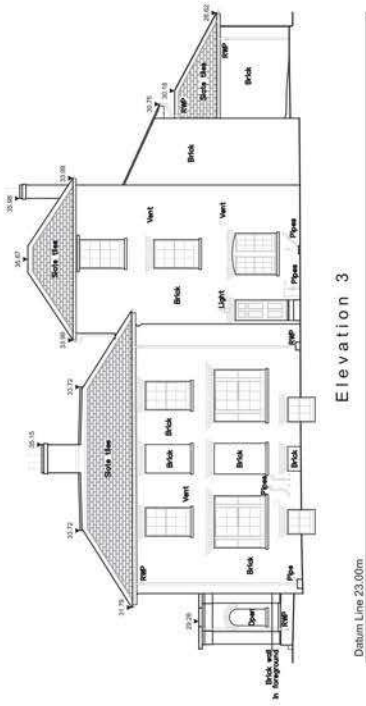
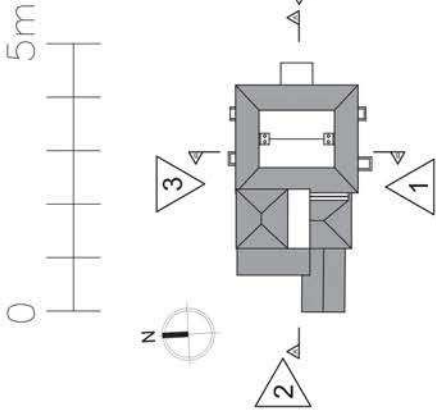
Notes:  
 Figured dimensions to be used in preference to scaled.  
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North:  
 Drawn By: TH  
 Date: APRIL 15  
 Scale: 1:100@A3  
 Rev: 1

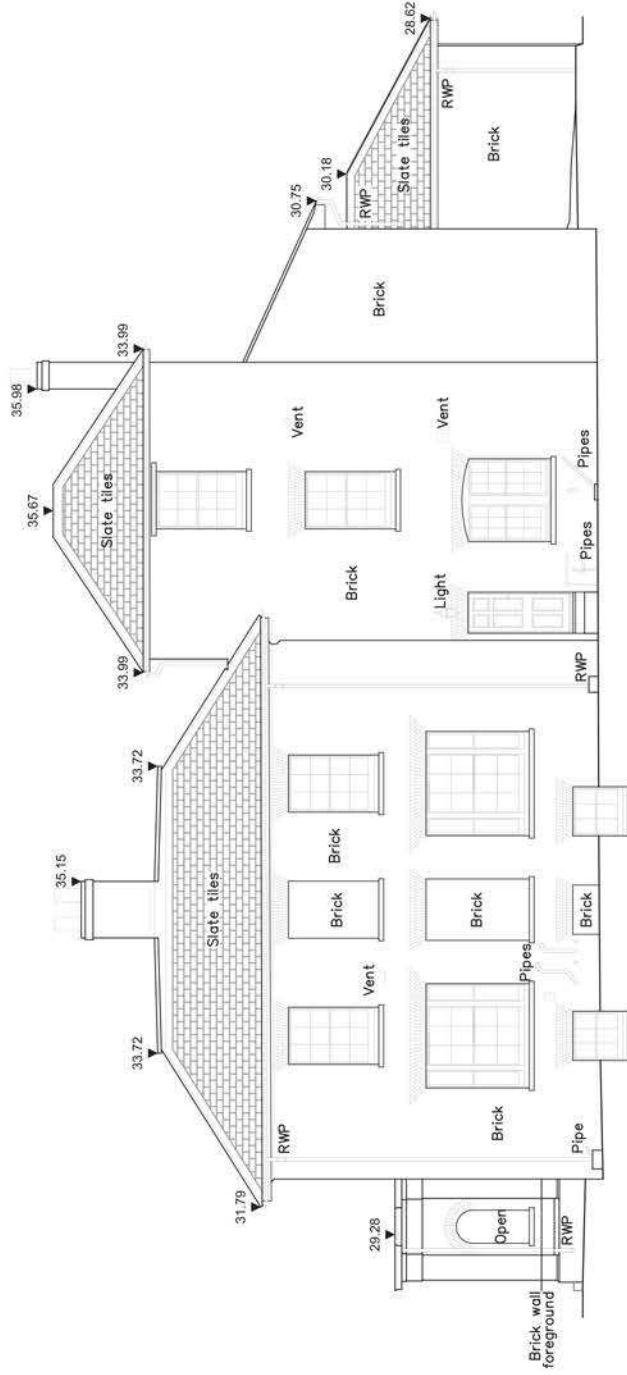
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**MC/16/HMO/L05B**



EXISTING



Elevation 3

Datum Line 23.00m

**PROPOSED (AS EXISTING)**

Rev:	Date	Details
Project:		
Manor Court HMO		
High Street		
Harmondsworth		

Content:		
Manor Lodge		
Elevations 3 North Facing		
Provided by MK Surveys		

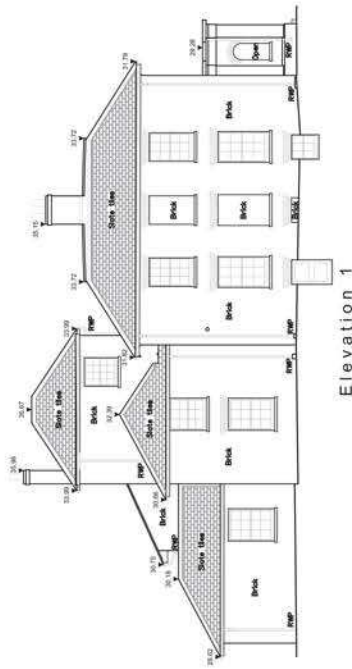
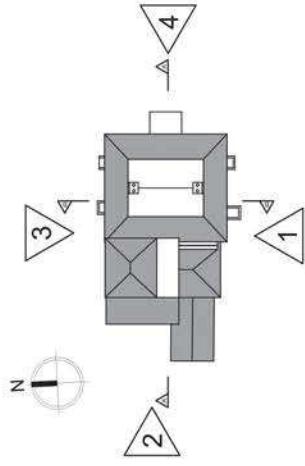
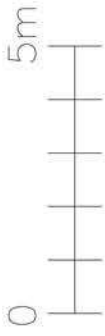
North:		
Drawn By:	Date:	
TH	APR15	
Scale:	Rev:	
1:100@A3		

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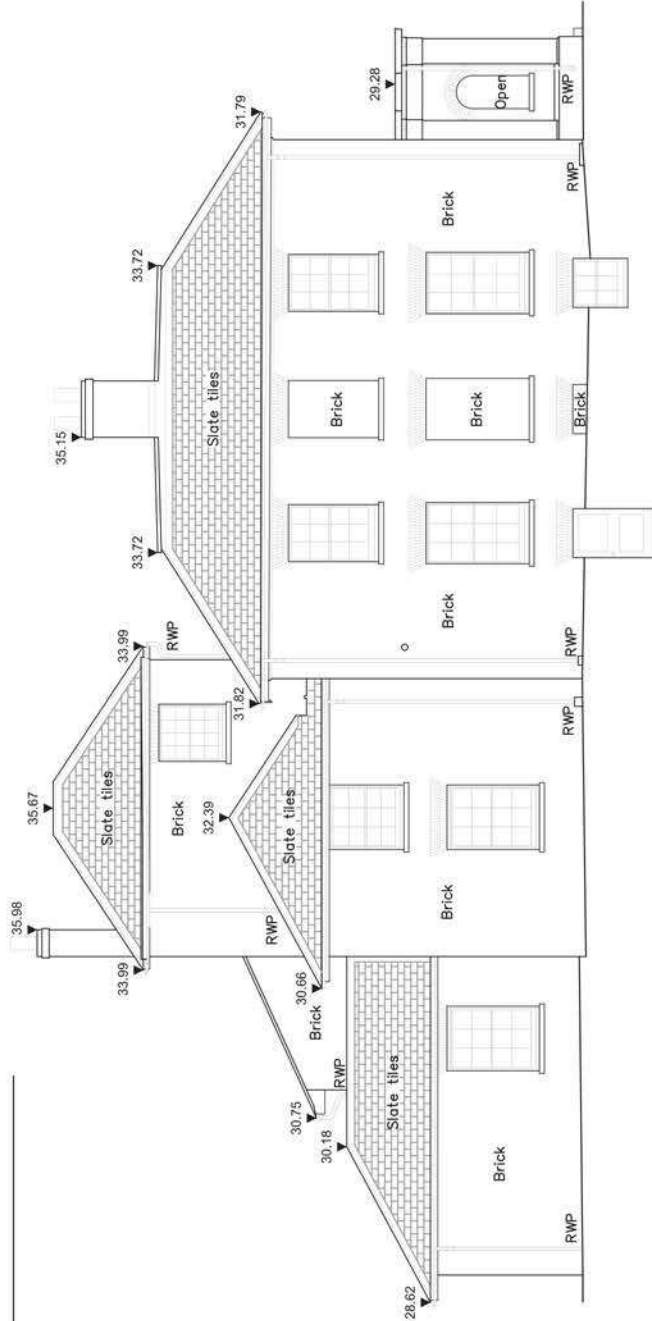
Wakelin Associates  
 Architects

MC/16/HMO/L08



Datum Line 23.00m

**EXISTING**



**Elevation 1**

Datum Line 23.00m

**PROPOSED (AS EXISTING)**

Rev: | Date | Details

Project: Manor Court HMO  
High Street  
Harmondsworth

Content: Manor Lodge  
Elevations | South Facing  
Provided by MK Surveys

North:  
Drawn By: TH  
Date: APR15  
Scale: 1:100@A3  
Rev: 1

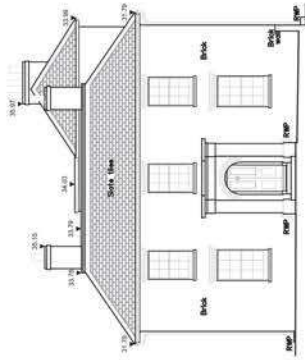
Notes:  
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**Wakelin Associates**  
Architects

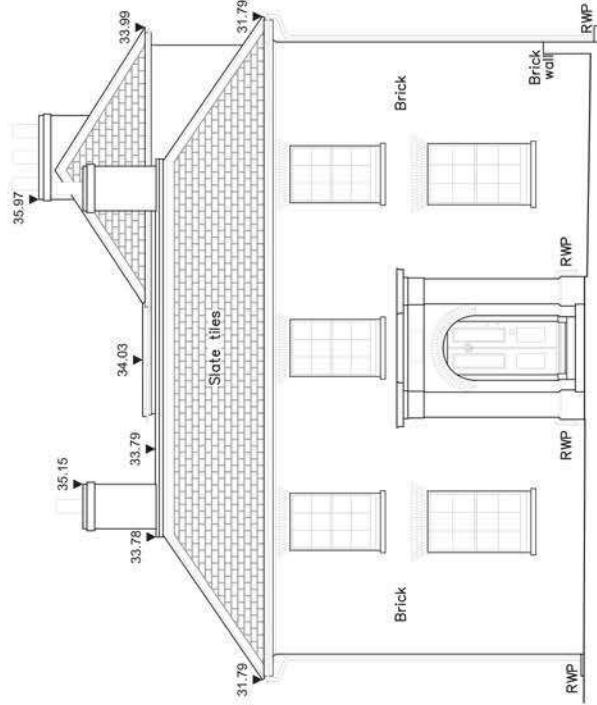
MC/16/HMO/L06



Elevation 4

Datum Line 23.00m

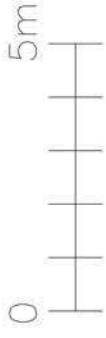
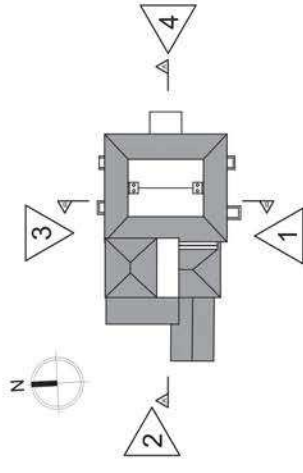
**EXISTING**



Elevation 4

Datum Line 23.00m

**PROPOSED (AS EXISTING)**



Rev: | Date | Details

Project: Manor Court HMO  
High Street  
Harmondsworth

North:

Drawn By: TH  
Date: APR15  
Scale: 1:100@A3  
Rev: -

Content: Manor Lodge  
Elevations 4 East Facing  
Provided by MK Surveys

The Old School House, Bridge Road, Hunton Bridge, Kings Langley, Hertfordshire, WD4 8RQ  
T 01923 267488  
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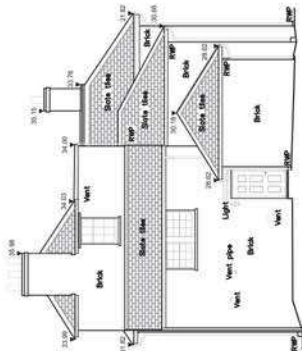


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MC/16/HMO/L09



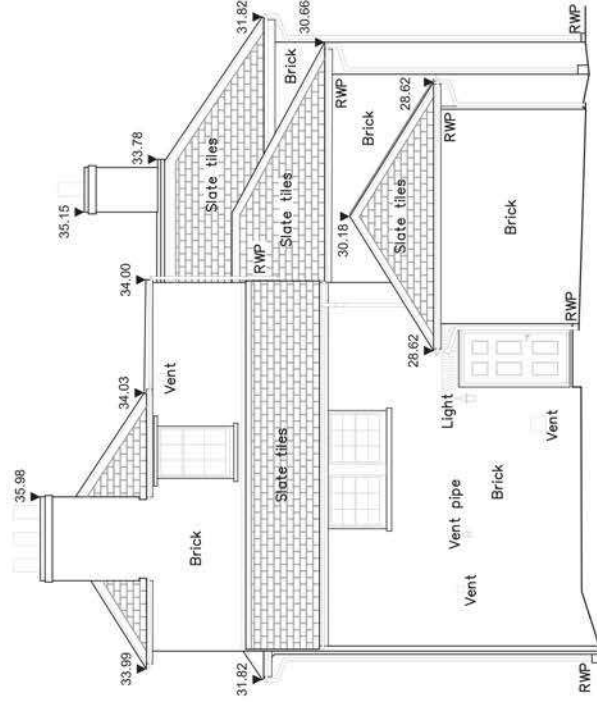
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Elevation 2

Datum Line 23.00m

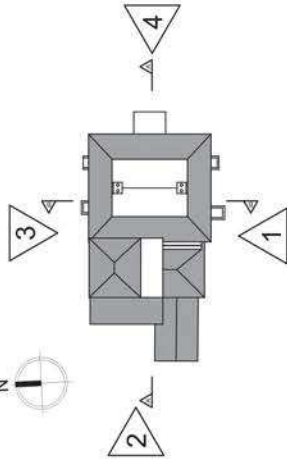
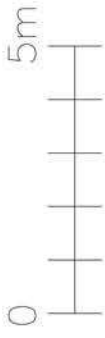
EXISTING



Elevation 2

Datum Line 23.00m

**PROPOSED** (AS EXISTING)



Rev:	Date	Details
Project:		
Manor Court HMO		
High Street		
Harmondsworth		

Content:		
Manor Lodge		
Elevations 2 West Facing		
Provided by MK Surveys		

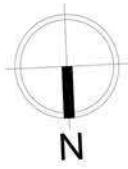
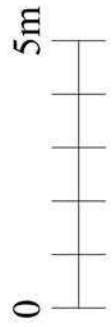
North:		
Drawn By:	Date:	
TH	APR15	
Scale:	Rev:	
1:100@A3		

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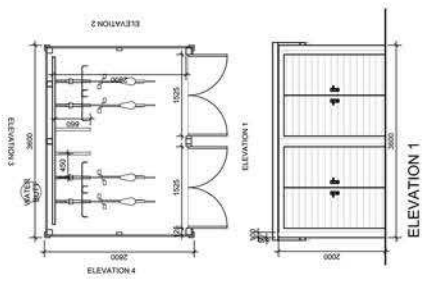


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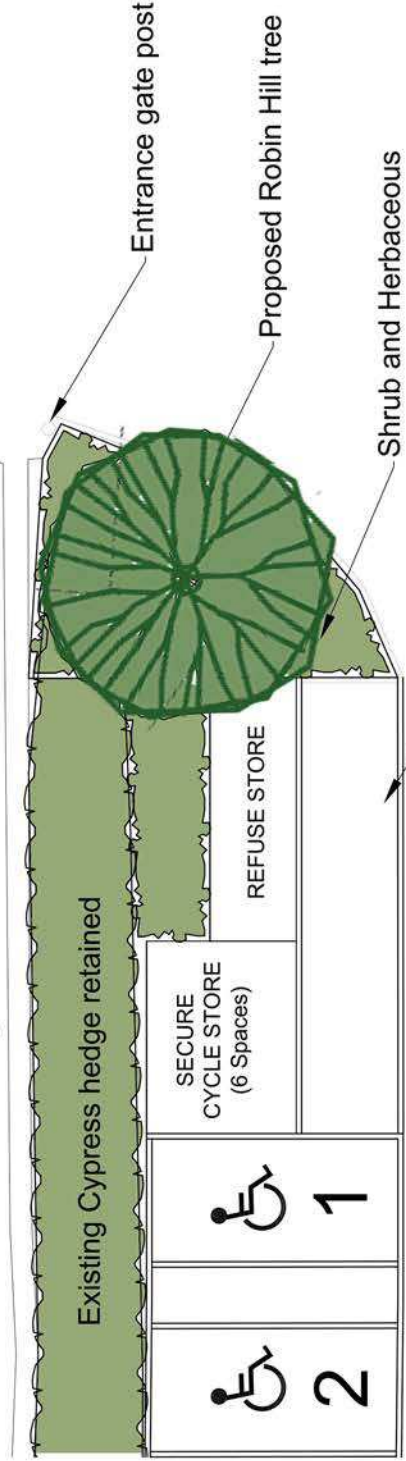
MC/16/HMO/L07



**SECURE CYCLE STORE (6 Spaces)**

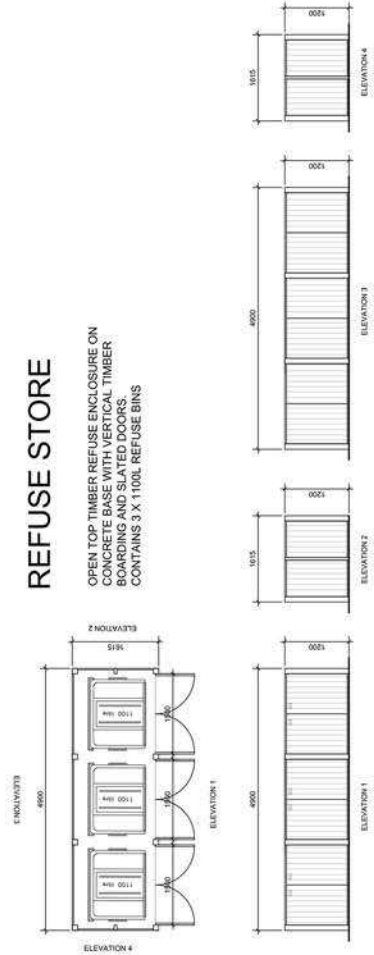


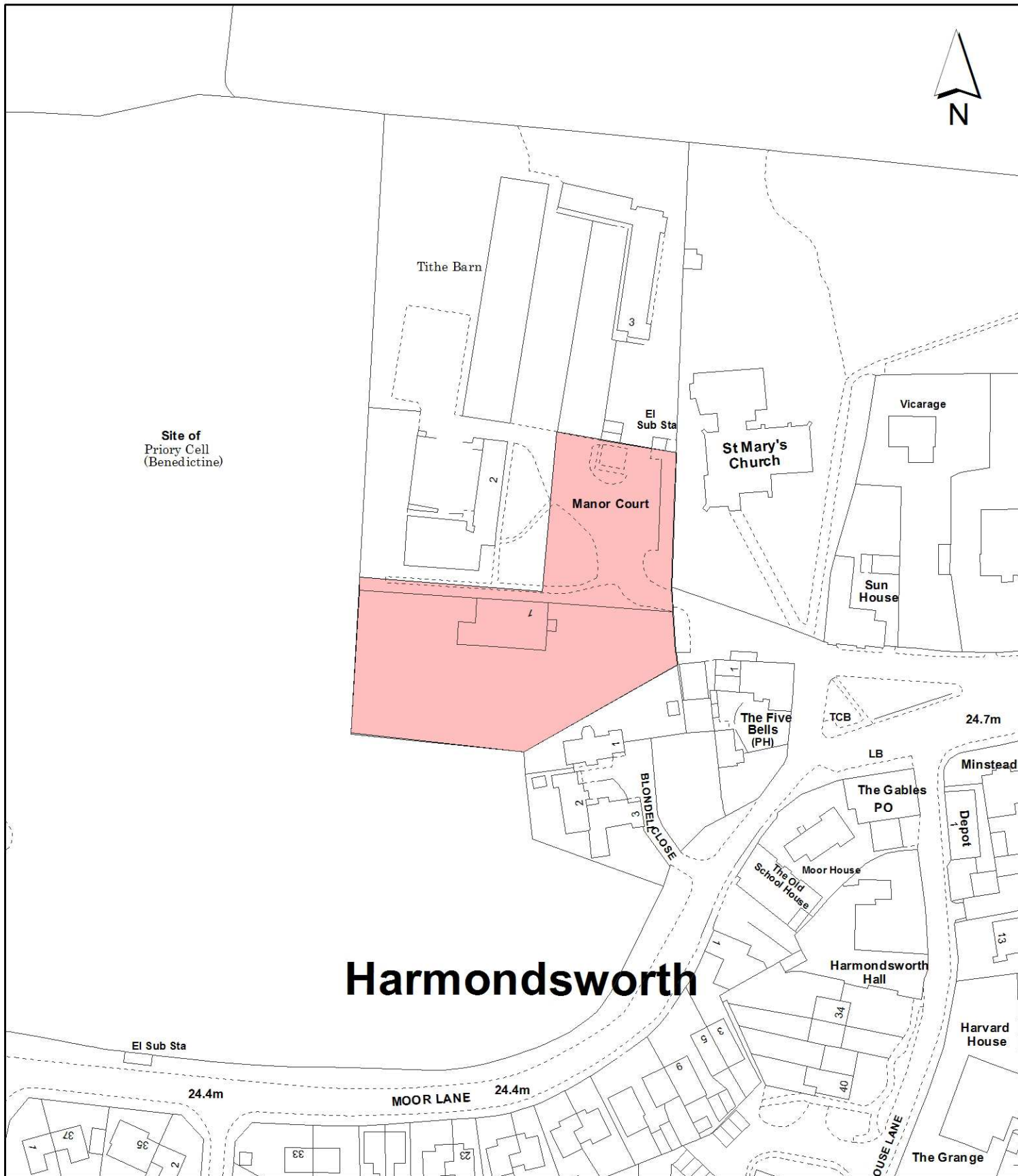
TIMBER FRAME CYCLE STORE ON CONCRETE BASE WITH TIMBER CLADDING AND SINGLE PLY MEMBRANE ROOF FINISH  
 TIMBER DOORS FITTED WITH A SECURE LOCKING SYSTEM TO SBD STANDARDS  
 BROXAP SOUNDWELL CYCLE RACK SYSTEM OR SIMILAR  
 NIGHTTIME LIGHTING - LIGHT FITTING TO BE VANDAL RESISTANT AND ENERGY EFFICIENT



**REFUSE STORE**

OPEN TOP TIMBER REFUSE ENCLOSURE ON CONCRETE BASE WITH VERTICAL TIMBER BOARDING AND SLATED DOORS. CONTAINS 3 X 1100L REFUSE BINS





# Harmondsworth

**Notes:**

 Site boundary

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Site Address:

**Manor Court  
 High Street  
 Harmondsworth**

**LONDON BOROUGH  
 OF HILLINGDON**  
**Residents Services  
 Planning Section**  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111

Planning Application Ref:

**25525/APP/2016/1091**

Scale:

**1:1,250**

Planning Committee:

**Central and South**

Date:

**September 2016**



**HILLINGDON**  
 LONDON

**A**

**Item No.**            **Report of the Head of Planning, Sport and Green Spaces**

**Address**            6 HAMILTON ROAD COWLEY UXBRIDGE

**Development:**    Two storey side extension, single storey front extension, single storey rear extension and conversion of roof space to habitable use to include a rear dormer

**LBH Ref Nos:**     **5670/APP/2016/2112**

**Date Plans Received:** 01/06/2016

**Date(s) of Amendment(s):**

**Date Application Valid:** 08/06/2016



LOCATION PLAN  
SCALE 1:1250



Application: **HPA - GF rear, front, 2 storey side extension incl loft conversion with rear dormer**

Client: Mr T Pflaka      Date: 20th March 2016  
Site: 6 Hamilton Road,      Drawn By: Gurus Benning  
          Liveridge, UB8 3AJ

Scale: Refer to Drawing @ A3      Dwg No: MSB64 - 05

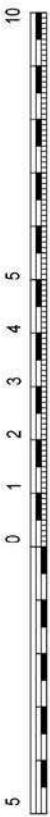
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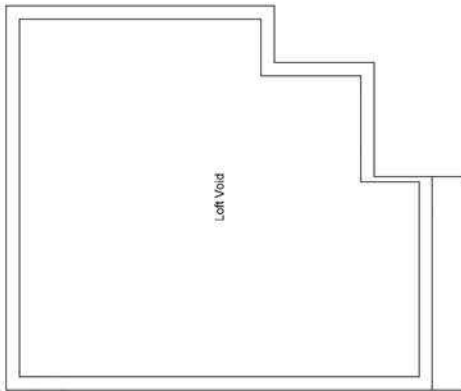
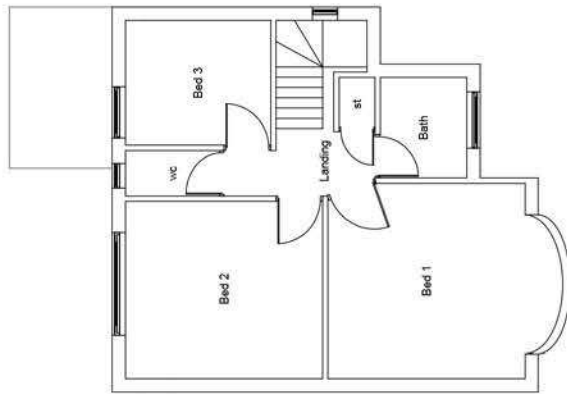
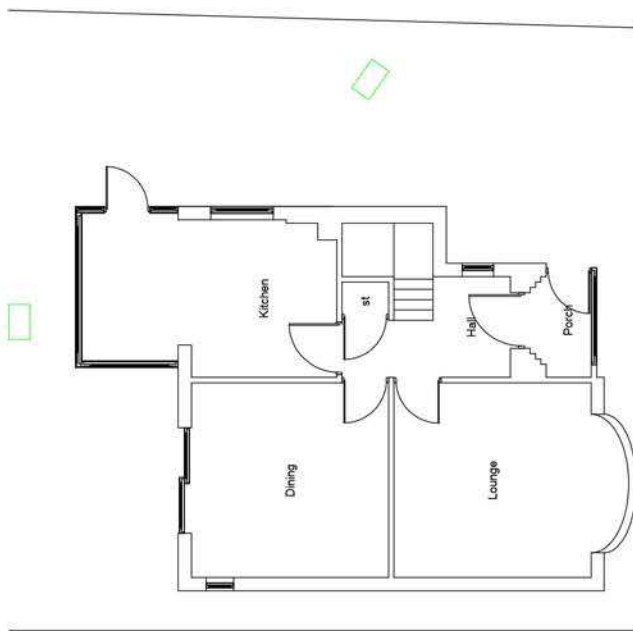
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**BLOCK PLAN  
SCALE 1:500**



SCALE 1 : 100



**REMARKS:**

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**EXISTING GF / FF & ROOF LAYOUTS**  
Scale 1:100

**Application:**

**HPA - GF rear, front, 2 storey side extension incl loft conversion with rear dormer**

Client: Mr T Phipps Date: 20th March 2016  
 Site: 6 Hamilton Road, Uxbridge, UB8 3AJ Drawn By: Gurps Benning  
 Scale: Refer to Drawing @ A3 Dwg No: MSB64-01

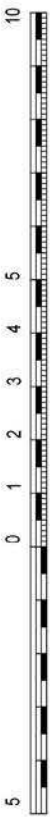
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Metres

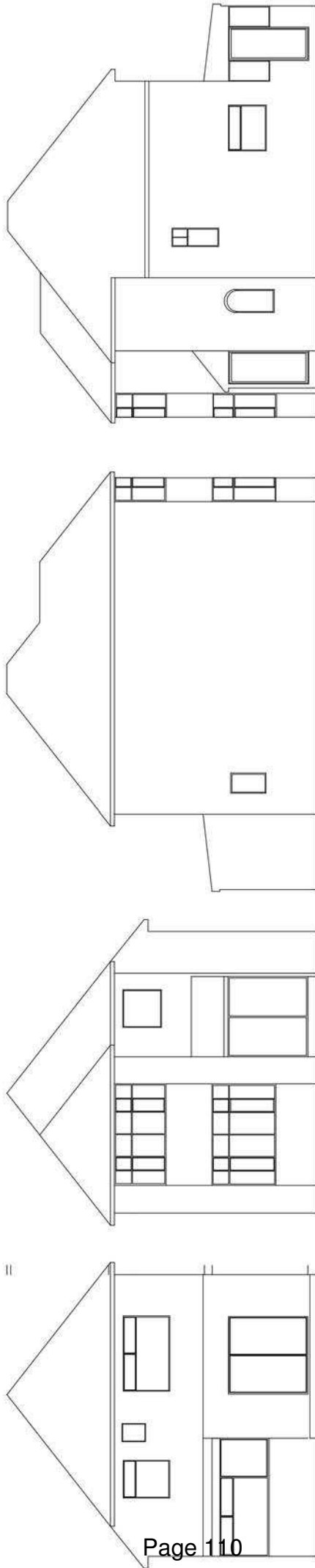


SCALE 1 : 100

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EXISTING REAR / FRONT & SIDE ELEVATIONS  
Scale 1:100

Application:

**HPA - GF rear, front, 2 storey side extension incl  
loft conversion with rear dormer**

Client:	M T Flaha	Date:	20th March 2016
Site:	6 Hamilton Road, Urbroge, UB8 3AJ	Drawn By:	Guropa Benning
Scale:	Refer to Drawing @ A3	Dwg No:	MSB664 - 02

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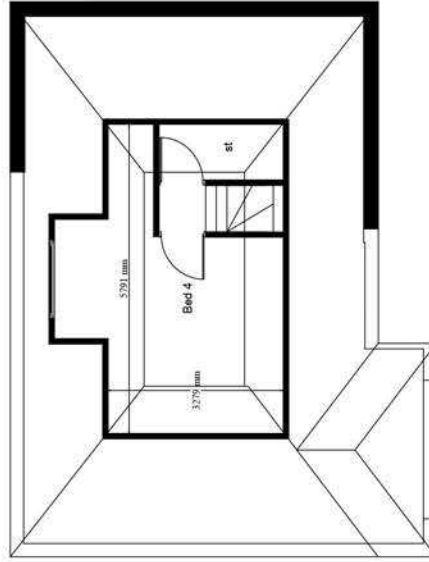
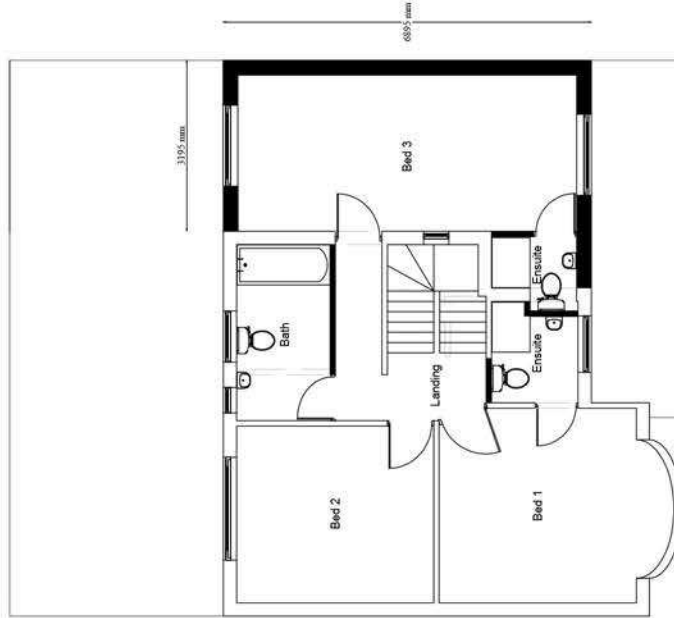
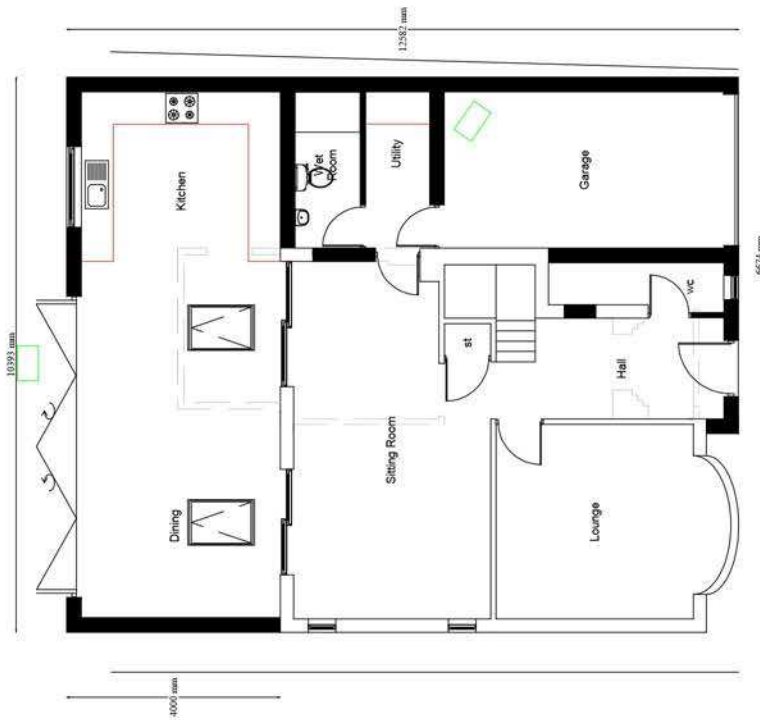
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**Application:**

**HPA - GF rear, front, 2 storey side extension incl loft conversion with rear dormer**

Client: Mr T Pajha Date: 20th March 2016  
 Site: 6 Hamilton Road, Uxbridge, UB8 3AJ Drawn By: Gurus Benning  
 Scale: Refer to Drawing @ A3 Dwg No: MSB64 - 03

**PROPOSED GF / FF LAYOUTS**  
 Scale 1:100

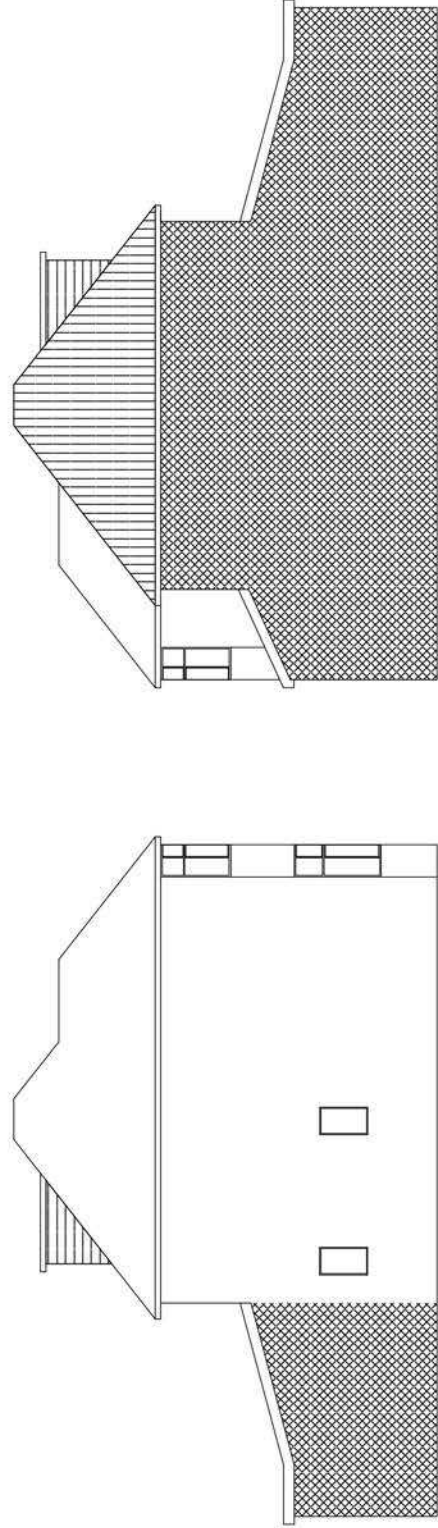
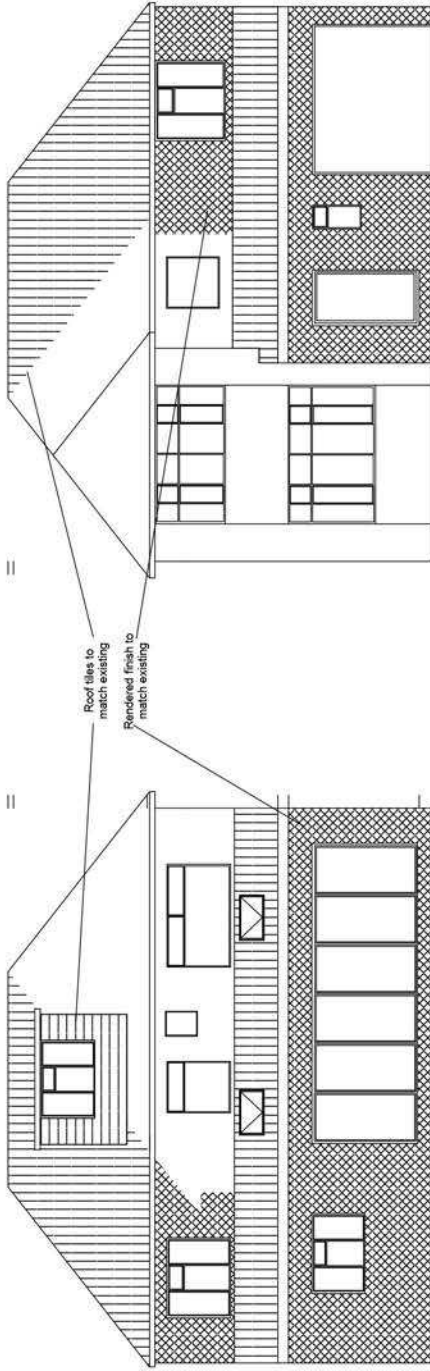
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SCALE 1 : 100



PROPOSED REAR / FRONT & SIDE ELEVATIONS  
Scale 1:100

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Application:

**HPA - GF rear, front, 2 storey side extension incl loft conversion with rear dormer**

Client: Mr T Piana Date: 20th March 2016  
Site: 6 Hamilton Road, Uxbridge, UB8 3AJ Drawn By: Gurpre Benning  
Scale: Refer to Drawing @ A3 Dwg No: MSB64 - 04

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Site Address:

**6 Hamilton Road  
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Uxbridge**

**LONDON BOROUGH  
OF HILLINGDON**  
Residents Services  
Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111

Planning Application Ref:

**5670/APP/2016/2112**

Scale:

**1:1,250**

Planning Committee:

**Central & South**

Date:

**September 2016**



**HILLINGDON**  
LONDON

**Report of the Head of Planning, Sport and Green Spaces**

**Address** LAND ADJACENT TO 14 AND 15 EAST WALK HAYES  
**Development:** Construction of two, three-bedroom houses, one two-bedroom house and related facilities.  
**LBH Ref Nos:** 63226/APP/2016/2383

**Date Plans Received:** 20/06/2016                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 24/06/2016



location plan 1:1250



location plan 1:1250

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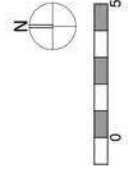
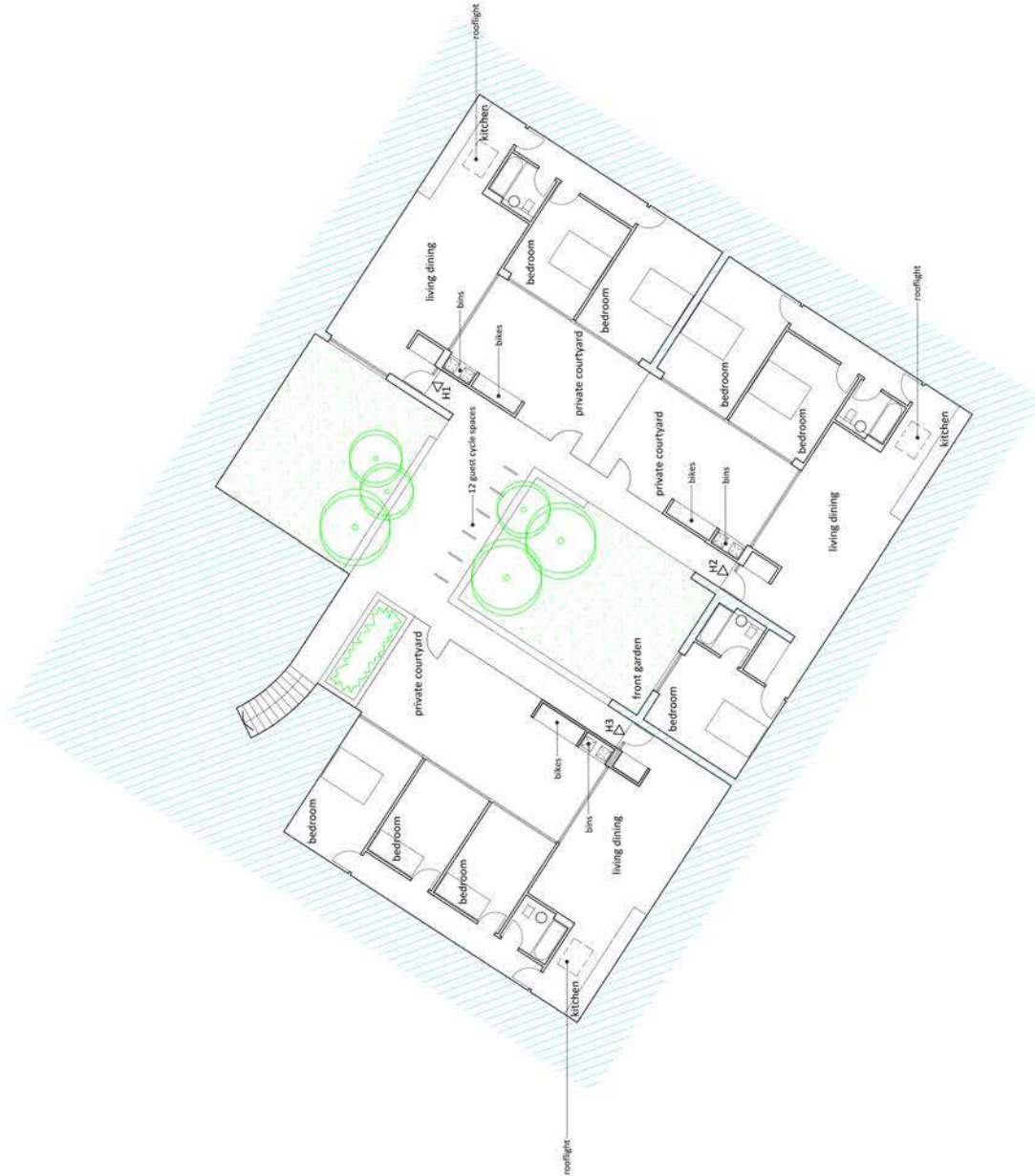
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An introduction to the drawing is provided on the next page.



**Redevelopment of site**  
 Land between nos. 14 and 15 East Walk Hayes  
 lower ground floor and block plan as proposed

REVISIONS

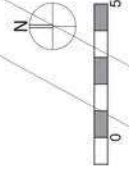
Project: Redevelopment of site  
 Client: Southern Capital Ltd  
 Site: Land between nos. 14 and 15 East Walk Hayes  
 Title: lower ground floor and block plan as proposed  
 Scale as at: 1:1250  
 Date: July 16

**sub ROSA**  
 ARCHITECTURE  
 Sub Rosa Architecture Ltd  
 105-107 East Walk Hayes  
 London E15 2JZ  
 Tel: 0202 212707  
 E: info@subrosa.co.uk  
 WWW: www.subrosa.co.uk

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location plan 1:1250



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**Redevelopment of site**  
Land between nos. 14 and 15 East Walk Hayes  
Ground level as proposed

**sub ROSA**  
ARCHITECTURAL  
Sub Rosa Architecture Ltd  
15 East Walk Hayes  
London E15 2JZ  
t: 020 3217207  
e: info@subrosa.co.uk  
www.subrosa.co.uk

**Project:** Redevelopment of site  
**Client:** Southern Capital Ltd  
**Site:** Land between nos. 14 and 15 East Walk Hayes  
**Title:** Ground level as proposed  
**Scale 1:1250**  
**Date:** July 16

**Revisions:**

**DRAWINGS STATUS:**  
 Approved  
 Issued for construction  
 For information  
 Not used

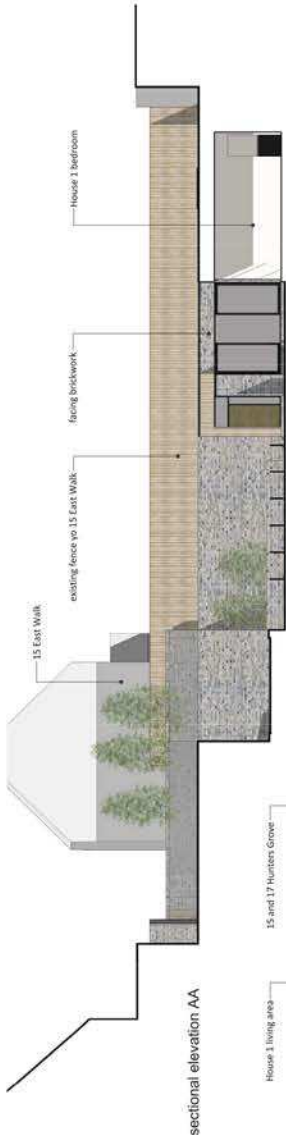




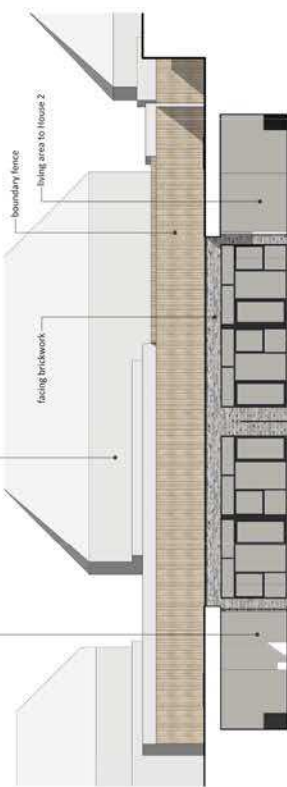


location plan 1:1250

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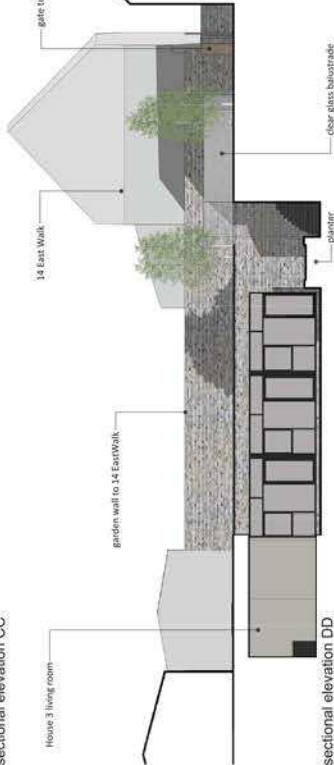
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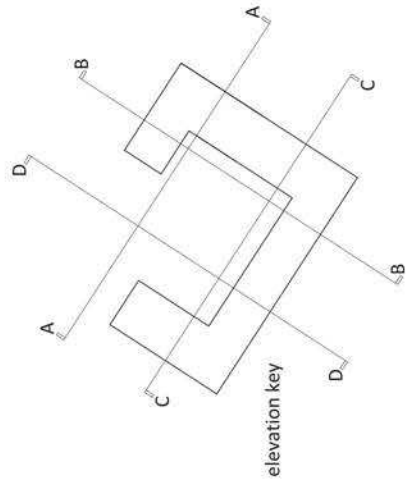
sectional elevation BB



sectional elevation CC



sectional elevation DD



elevation key



Redevelopment of site  
Land between nos. 14 and 15 East Walk Hayes  
Elevations as proposed 1 of 2

REVISIONS

No.	Description	Date

PROJECT

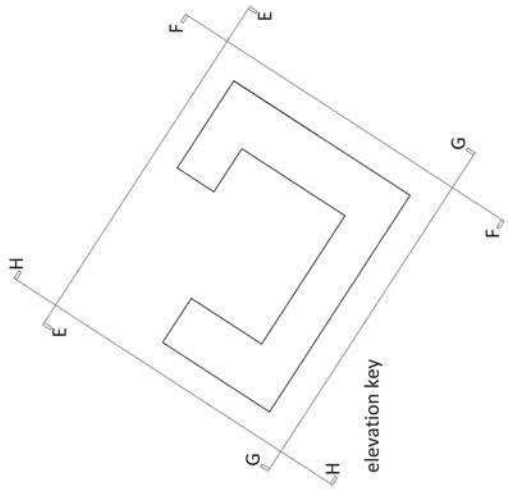
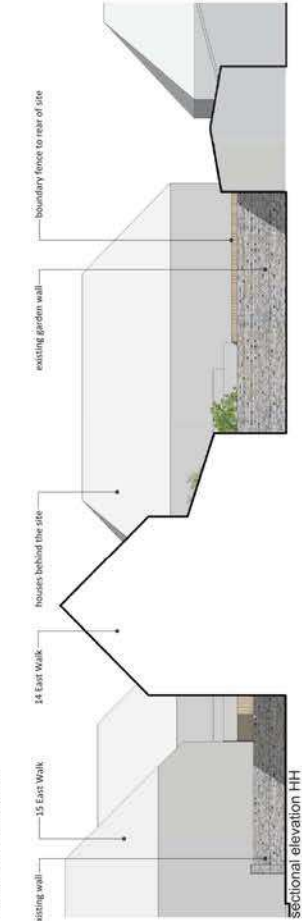
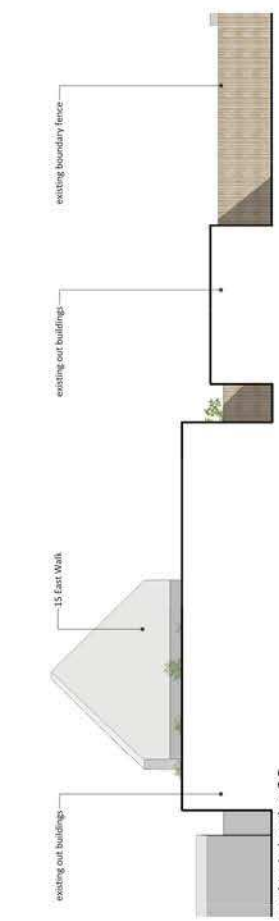
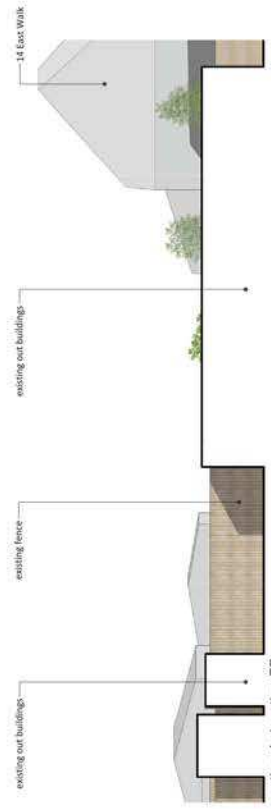
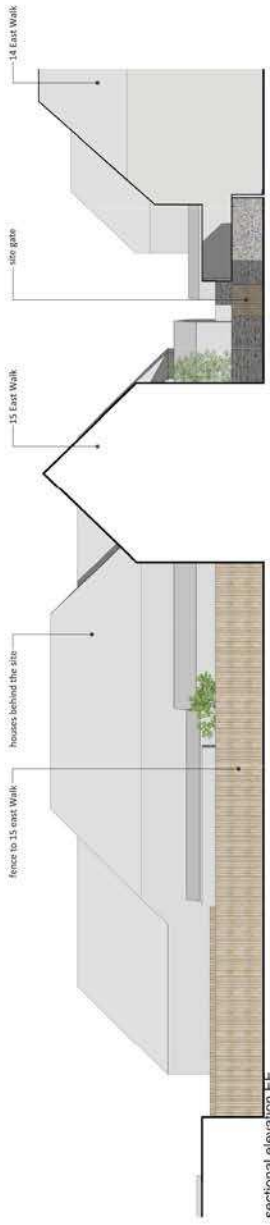
Client	Southport Capital Ltd
Site	Land between nos. 14 and 15 East Walk Hayes
Title	Elevations as proposed 1 of 2
Scale	1:1250
Date	July 16

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location plan 1:1250



Redevelopment of site  
Land between nos. 14 and 15 East Walk Hayes  
Elevations as proposed 2 of 2

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT

Client	Southport Capital Ltd
Site	Land between nos. 14 and 15 East Walk Hayes
Title	Elevations as proposed 2 of 2
Scale	1:100
Date	June 16

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ARCHITECTURAL  
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16 - 1218 - 04

ABBREVIATIONS	
12	12" Poly
18	18" Poly
24	24" Poly
30	30" Poly
36	36" Poly
42	42" Poly
48	48" Poly
54	54" Poly
60	60" Poly
66	66" Poly
72	72" Poly
78	78" Poly
84	84" Poly
90	90" Poly
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366	366" Poly
372	372" Poly
378	378" Poly
384	384" Poly
390	390" Poly
396	396" Poly
402	402" Poly
408	408" Poly
414	414" Poly
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438	438" Poly
444	444" Poly
450	450" Poly
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780	780" Poly
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804	804" Poly
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996	996" Poly
1002	1002" Poly
1008	1008" Poly
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1098	1098" Poly
1104	1104" Poly
1110	1110" Poly
1116	1116" Poly
1122	1122" Poly
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1176	1176" Poly
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1194	1194" Poly
1200	1200" Poly
1206	1206" Poly
1212	1212" Poly
1218	1218" Poly
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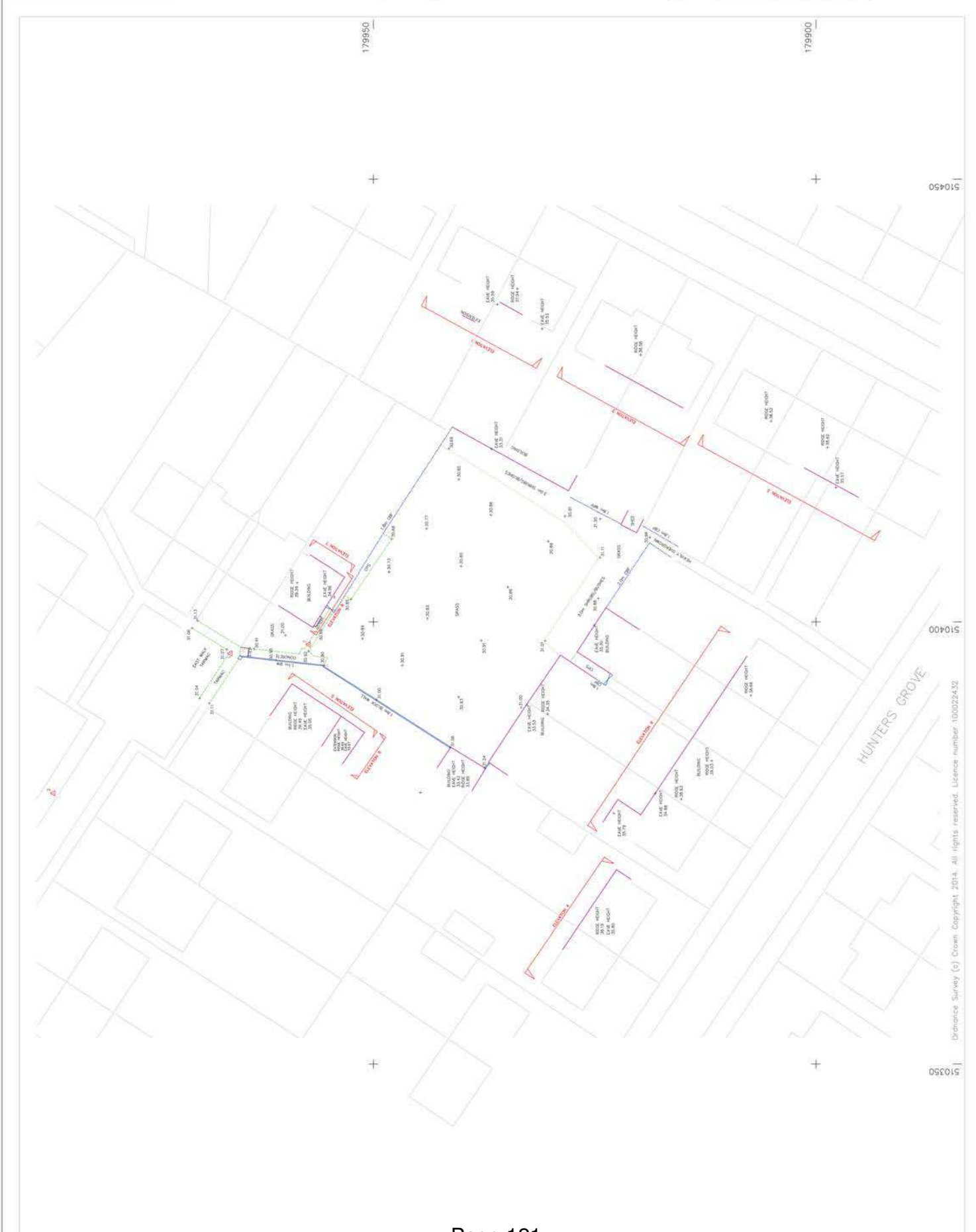
STATION TO ORANGE TUBE	Elevation
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2	34204.320
3	34204.320
4	34204.320
5	34204.320

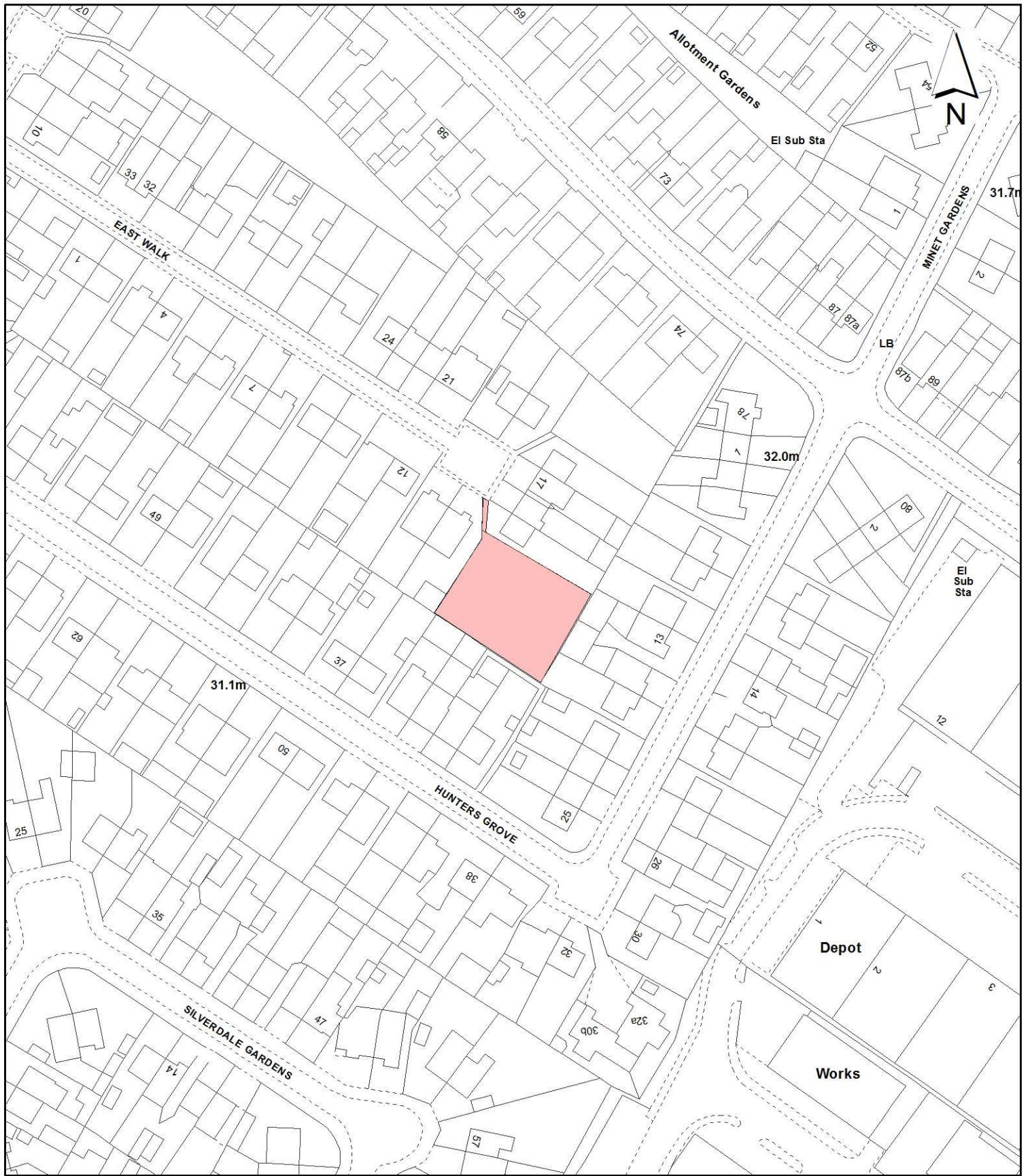
**NOTES**

- ALL LEVELS SHOWN ARE RELATED TO ORANGE TUBE
- LEVELS SHOWN ARE RELATED TO ORANGE TUBE
- LEVELS SHOWN ARE RELATED TO ORANGE TUBE
- LEVELS SHOWN ARE RELATED TO ORANGE TUBE
- LEVELS SHOWN ARE RELATED TO ORANGE TUBE

REVISIONS	DATE
1. HAYES, MIDDLESEX SURVEY SERVICES LTD	
SCALE: 1:200@A1	
DATE: APRIL 2014	
DRAWN: JS	
JOB No:	
<b>TITLE SITE SURVEY</b>	
<b>JOB: HAYES, MIDDLESEX</b>	
<b>CLIENT: ANTON RAMONDO</b>	
<b>DWG. No: DAT / 9.0</b>	

ATUM SURVEY SERVICES LTD  
 BRICKFIELD HOUSE  
 110 BARNWOOD  
 UPPING  
 ESSEX CM16 6TH  
 TEL: 07971 11296  
 OR: 07971 11935





**Notes:**

 Site boundary

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Site Address:

**Land adjacent to 14 and 15 East Walk  
 Hayes**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Residents Services  
 Planning Section  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111

Planning Application Ref:  
**63226/APP/2016/2383**

Scale:  
**1:1,250**

Planning Committee:  
**Central and South**

Date:  
**September 2016**

