



HILLINGDON  
LONDON



# Central & South Planning Committee

**Date:** WEDNESDAY, 7  
FEBRUARY 2018

**Time:** 7.00 PM

**Venue:** COMMITTEE ROOM 5 -  
CIVIC CENTRE, HIGH  
STREET, UXBRIDGE 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 Brian Stead  
Councillor Mo Khursheed  
Councillor Peter Money BSc (Hons) MSc  
(Res)  
Councillor John Morse

**Published:** Tuesday, 30 January 2018

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This Agenda is available online at:  
<http://modgov.hillingdon.gov.uk>

*Putting our residents first*

Lloyd White  
Head of Democratic Services  
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# Useful information for residents and visitors

## *Watching & recording this meeting*

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Those attending should be aware that the Council will film and record proceedings for both official record and resident digital engagement in democracy.



It is recommended to give advance notice of filming to ensure any particular requirements can be met. The Council will provide seating areas for residents/public, high speed WiFi access to all attending and an area for the media to report. The officer shown on the front of this agenda should be contacted for further information and will be available to assist.

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# A useful guide for those attending Planning Committee meetings

## Security and Safety information

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**Mobile telephones** - Please switch off any mobile telephones before the meeting.

## 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 1 - 6
- 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.

## Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	42 Hughes Road, Hayes - 28763/APP/2017/4032	Townfield	Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include a rear dormer and 2 front rooflights to create 1 x 2-bed flat, 1 x studio flat and a 4-bed HMO.  <b>Recommendation: Refusal</b>	7 - 18  <b>126-133</b>
7	Land forming part of 12 Dagnall Crescent, Cowley - 72273/APP/2017/4203	Uxbridge South	Two storey, 2-bed attached dwelling with associated parking and amenity space and extensions to vehicular crossovers to front.  <b>Recommendation: Refusal</b>	19 - 32  134-137

8	6 Hamilton Road, Cowley, Uxbridge - 5670/APP/2017/3929	Uxbridge South	Part two storey, part single storey side extension, single storey rear extension and conversion of roof space to habitable use to include a rear dormer.  <b>Recommendation: Refusal</b>	33 - 44  138-145
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### Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	1190 Uxbridge Road, Hayes - 3976/APP/2017/3729	Charville	Use of forecourt and office of former petrol station as a hand car wash and valeting business.  <b>Recommendation: Approval</b>	45 - 58  146-149
10	Land Forming Part of 28 and 28 West Walk, Hayes - 71945/APP/2017/3032	Townfield	Two storey, 2-bed, attached dwelling with associated parking and amenity space and part two storey, part single storey rear extension to existing dwelling and installation of crossover to front.  <b>Recommendation: Refusal</b>	59 - 72  150-153
11	Unit 102, Intu Uxbridge, The Chimes Shopping Centre, High Street, Uxbridge - 55969/APP/2017/3277	Uxbridge North	Change of use from Use Class A1 (Shops) to use as a laser hair removal facility (sui generis).  <b>Recommendation: Approval</b>	73 - 80  154-157
12	254 Yeading Lane, Hayes - 73287/APP/2017/3974	Yeading	Change of use from Use Class A1/B2 (Shops/Vehicle Repair Workshop) to Use Class A1 (shops); D1/D2 (Alternative therapy centre) and Beauty Salon (Sui Generis), involving installation of new shopfront and alterations to elevations.  <b>Recommendation: Approval</b>	81 - 92  158-162

### 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.

13	Enforcement Report	93-100
14	Enforcement Report	101-108
15	Enforcement Report	109-116
16	Enforcement Report	117-124

**PART I - Plans for Central and South Planning Committee - pages  
125 - 162**

# Agenda Item 3

## Minutes



CENTRAL & South Planning Committee

11 January 2018

Meeting held at Committee Room 5 - Civic Centre, High Street, Uxbridge UB8 1UW

	<p><b>Committee Members Present:</b> Councillors Ian Edwards (Chairman), David Yarrow (Vice-Chairman), Shehryar Ahmad-Wallana, Roy Chamdal, Peter Money, John Morse, Brian Stead and John Oswald (In place of Mo Khursheed)</p> <p><b>LBH Officers Present:</b> Glen Egan (Office Managing Partner - Legal Services), Meghji Hirani (Planning Contracts &amp; Planning Information), James Rodger (Head of Planning and Enforcement), Luke Taylor (Democratic Services Officer) and Alan Tilly (Transport and Aviation Manager)</p>
160.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Cllr Chapman and Cllr Khursheed, with Cllr Oswald substituting.</p>
161.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Cllr Yarrow declared a personal interest in Item 13, and would not take part in the discussion or vote on the item.</p>
162.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p><b>RESOLVED:</b> That the minutes of the meeting held on 12 December 2017 were agreed as a correct record.</p>
163.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
164.	<p><b>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</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that items marked Part I would be considered in public and items marked Part II would be considered in private.</p>
165.	<p><b>7-21 NORFOLK ROAD, UXBRIDGE - 32703/APP/2017/3744</b> (<i>Agenda Item 6</i>)</p> <p><b>Reconfiguration of flat 11 within existing building and conversion of roof space</b></p>

	<p><b>to habitable use to include three new dormers to rear and four front roof lights to create a two-bed self-contained flat with associated parking.</b></p> <p>Officers introduced the application, which sought planning permission for the conversion of roof space to habitable use for a two-bed self-contained flat. A petition had been received in objection to the application, but the petitioner was not in attendance to address the Committee.</p> <p>Cllr George Cooper, Ward Councillor for Uxbridge North, informed the Committee that he supported the officer's recommendation and commented that the application was for a substandard form of accommodation, without the correct room dimensions or amenity space.</p> <p>The Committee noted that there were sufficient reasons to refuse the application detailed in the officer's report, and moved and seconded the officer's recommendation. Upon being put to a vote, the officer's recommendation was unanimously agreed.</p> <p><b>RESOLVED: That the application was refused.</b></p>
166.	<p><b>7-21 NORFOLK ROAD, UXBRIDGE - 32703/APP/2017/3751</b> (<i>Agenda Item 7</i>)</p> <p><b>Reconfiguration of flat 11 within existing building and conversion of roof space to habitable use to include three new dormers to rear and four front roof lights to create a two-bed self-contained flat with associated parking.</b></p> <p>Officers introduced the application, which sought planning permission for the conversion of roof space to habitable use for a two-bed self-contained flat. The item was considered alongside item 6, which was an application at the same site.</p> <p>The Committee moved, seconded and unanimously agreed the officer's recommendation.</p> <p><b>RESOLVED: That the application was refused.</b></p>
167.	<p><b>LAND ADJACENT TO 1 BELGRAVE MEWS, COWLEY - 72586/APP/2017/3797</b> (<i>Agenda Item 8</i>)</p> <p><b>Single-storey garage.</b></p> <p>Officers introduced the report, which sought the erection of a single storey garage.</p> <p>A petitioner spoke in objection to the application, confirming that the application was outside the building line, represented a loss of parking for residents, and should be rejected by virtue of its scale, size, height and design. The Committee heard that the local residents objected to the application, which would set a dangerous precedent for similar future applications if approved.</p> <p>Councillor Judith Cooper, Ward Councillor for Uxbridge South, addressed the Committee and stated that the petitioner had a good case, as the application was intrusive and should be refused.</p> <p>Members commented that the application contradicts the Council's planning policies and moved, seconded and unanimously agreed the officer's recommendation at a vote.</p>



	<b>RESOLVED: That the application was refused.</b>
168.	<p><b>2 WIMBORNE AVENUE, HAYES - 70262/APP/2017/4100</b> (<i>Agenda Item 9</i>)</p> <p><b>Part two-storey, part single-storey side / rear extension.</b></p> <p>Officers introduced the application, which sought the erection of a part-two storey, part-single storey side / rear extension, noting the extensive application history on the site.</p> <p>The Committee moved, seconded and, upon being put to a vote, unanimously agreed the officer's recommendation.</p> <p><b>RESOLVED: That the application was refused.</b></p>
169.	<p><b>16 BLACKLANDS DRIVE, HAYES - 9067/APP/2017/3519</b> (<i>Agenda Item 10</i>)</p> <p><b>Conversion of one three-bed dwelling to one one-bed and one two-bed dwellings with associated parking and amenity space and installation of vehicular crossover and gate.</b></p> <p>Officers introduced the application, which sought planning permission to convert the existing dwelling to one one-bed and one two-bed dwellings.</p> <p>Members noted the addendum, which contained an additional condition regarding car parking, noting that the two-bed dwelling would be allocated the parking space to the frontage, with the one-bed unit allocated the parking space to the rear.</p> <p>The Committee agreed that the application was within policy, and the officer's recommendation was moved and seconded. Upon being put to a vote, it was unanimously agreed.</p> <p><b>RESOLVED: That the application be approved, subject to an additional condition to ensure that the parking space to the front of the site was allocated to the two-bed dwelling and the parking space to the rear of the site was allocated to the one-bed unit.</b></p>
170.	<p><b>141 CHARVILLE LANE, CHARVILLE - 72426/APP/2017/2914</b> (<i>Agenda Item 11</i>)</p> <p><b>Erection of two cabins, single-storey workshop building, gate/fence, demolition of existing buildings and change of use from scrapyard (Sui Generis) to car repairs (Use Class B2).</b></p> <p>Officers introduced the application, which sought planning permission for the erection of two cabins, a single-storey workshop building, gate / fence, and the demolition of the existing buildings and a change of use of the site from scrapyard to car repairs.</p> <p>Members heard that the application proposed a reduction in floorspace, and one building would be in front of the building line, but it was not considered to be intrusive. Responding to questioning, officers confirmed that the new application included further highways information, which had satisfied officers' concerns regarding highway and pedestrian safety and the visual amenity of the Green Belt.</p> <p>Councillors questioned whether it was possible to add a condition to remove the portacabins, and were informed that these were permanent in the application and a</p>

	<p>condition could not be imposed on the portacabins, although officers could discuss the issue with the applicant.</p> <p>The Committee noted that it was important to see the changes to the application in further detail, including details of the impact on the Green Belt and information on the planning history of the site.</p> <p>It was proposed that the application be deferred to allow for this information to be added to the report, and Members agreed that although the application was better than previous applications on the site, further information was still required to give the application a fairer hearing.</p> <p>The proposed deferral was seconded, and unanimously agreed at a vote.</p> <p><b>RESOLVED: That the application was deferred.</b></p>
171.	<p><b>382 SIPSON ROAD, WEST DRAYTON - 70385/APP/2017/3794</b> (<i>Agenda Item 12</i>)</p> <p><b>Retention of hardstanding and provision of landscaping to front, and relocation of cycle and bin store to rear (Part Retrospective).</b></p> <p>Officers introduced the application, which sought alterations to the approved landscaping to the front of the site. The application was partially retrospective as it involved the retention of a cycle and bin store that has been positioned in the rear garden. Officers also brought the Committee's attention to the addendum, which noted that 20% of the overall frontage area would be subject to soft landscaping.</p> <p>Members commented that 25% soft landscaping would make the application policy compliant, and officers confirmed that there was space to provide this quantity of soft landscaping without impacting on the parking provisions at the site. It was proposed that a condition be added to the application to ensure 25% soft landscaping was provided at the front of the site.</p> <p>The Committee noted that the development did not require a three year expiration date, and proposed an alteration to the condition to change the three years to nine months.</p> <p>Members proposed, seconded and unanimously agreed the officer's recommendation, subject to a change to condition 1 that altered the time limit on the application from three years to nine months, and an additional condition to ensure that 25% of the overall frontage area would be subject to soft landscaping.</p> <p><b>RESOLVED: That the application was approved, subject to:</b></p> <ol style="list-style-type: none"> <li><b>1. An alteration to condition 1 which ensured the permitted development shall be begun before the expiration of nine months from the date of this permission; and</b></li> <li><b>2. An additional condition to ensure that 25% of the overall frontage area would be subject to soft landscaping.</b></li> </ol>
172.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 13</i>)</p>

	<p>Councillor Yarrow declared a personal interest in the item, and did not take part in the debate or vote on the item.</p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li><b>1. That the enforcement action as recommended in the officer’s report was agreed.</b></li> <li><b>2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</b></li> </ol> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
173.	<p><b>ENFORCEMENT REPORT (Agenda Item 14)</b></p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li><b>1. That the enforcement action as recommended in the officer’s report was agreed.</b></li> <li><b>2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</b></li> </ol> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
174.	<p><b>ENFORCEMENT REPORT (Agenda Item 15)</b></p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li><b>1. That the enforcement action as recommended in the officer’s report was agreed.</b></li> <li><b>2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</b></li> </ol> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in</i></p>

	<i>withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i>
	The meeting, which commenced at 7.00 pm, closed at 7.43 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Luke Taylor on 01895 250 693. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

**The public part of this meeting was filmed live on the Council's YouTube Channel to increase transparency in decision-making, however these minutes remain the official and definitive record of proceedings.**

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

**Address** 42 HUGHES ROAD HAYES

**Development:** Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include a rear dormer and 2 front rooflight to create 1 x 2-bed flat, 1 x studio flat and a 4-bed HMO

**LBH Ref Nos:** 28763/APP/2017/4032

**Drawing Nos:** 16/42/HRH/102  
16/42/HRH/103  
42HUGHES/PL04  
42HUGHES/PL06  
16/42/HRH/101  
16/42/HRH/104  
Design and Access Statemen

**Date Plans Received:** 07/11/2017

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

**Date Application Valid:** 20/11/2017

### 1. **SUMMARY**

The application seeks planning permission for the erection of a part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include a rear dormer and 2 front rooflights to create 1 x 2-bed flat, 1 x studio flat and a 4-bed HMO (House in Multiple occupation). The extensions to the property are identical to those recently approved under application 28763/APP/2016/1851 as a single private dwelling. This application seeks permission for the subdivision of the extended dwelling. It is considered that the number of residents proposed within the building would be substantially more than if a large family were to occupy the dwelling and therefore the impact on neighbouring occupiers, in terms of movements of residents at all times of the day and night and consequently noise and disturbance would be greater than could reasonably be expected if the property were occupied by a family and thus the proposal is considered to have an unacceptable and undue impact on existing residential amenity. The proposal also fails to provide sufficient off street parking provision which meets the council's approved parking standards to service the proposed dwellings and would fail to provide a satisfactory residential environment for future occupiers. The application is therefore recommended for refusal.

### 2. **RECOMMENDATION**

**REFUSAL for the following reasons:**

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

The proposed development fails to provide sufficient off street parking provision and therefore the development is considered to result in substandard car parking provision, leading to on-street parking to the detriment of public and highway safety and contrary to policy AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), to Hillingdon's Adopted Parking Standards as set out in the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions

**2 NON2 Non Standard reason for refusal**

The proposal would result in an overintensive use of the site to the detriment of the residential amenities of adjoining occupiers by reason of noise and disturbance. Therefore the proposal would be contrary to policies BE19, BE21 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the and the Council's Supplementary Planning Guidance - Houses in Multiple Occupation and other non-self contained housing (August 2004).

**3 NON2 Non Standard reason for refusal**

The proposal provides an indoor living area of an unsatisfactory size for the occupiers of the proposed two bedroom flat and bedroom 4 of the HMO and would give rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers contrary to Policy 3.5 and Table 3.3 of the London Plan (2016), the Housing Standards Minor Alterations to The London Plan (March 2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Council's Supplementary Planning Guidance - Houses in Multiple Occupation and other non-self contained housing (August 2004).

**4 NON2 Non Standard reason for refusal**

The proposed development would fail to provide a communal habitable room of more than 10 square metres. As such the proposal would fail to provide a satisfactory residential environment for future occupiers, contrary to Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Supplementary Planning Guidance - Houses in Multiple Occupation and other non-self contained housing (August 2004).

**5 NON2 Non Standard reason for refusal**

The proposed development comprises a communal amenity area, the use of which would lead to an unacceptable level of overlooking, noise and disturbance to the ground floor flats. The proposal would thus, be detrimental to the residential amenity of future occupiers of the ground floor flats, contrary to Policies BE19, BE21 and BE24 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

**INFORMATIVES**

**1 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.

**2 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).

### **3 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
H7	Conversion of residential properties into a number of units
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.
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
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
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

### **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.

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

This application relates to a two storey semi detached dwelling with a hipped roof and a prominent front bay located on the South side of Hughes Road. The property currently benefits from a detached garage/store which runs the full length of the dwelling and sits against the Western boundary of the site. The area to the front of the property is partially laid to hardstanding, and makes off-street parking provision for two vehicles within the curtilage of the application site.

The surrounding area is residential in character, with a number of the surrounding properties having been previously extended. The application site is located within a 'Developed Area' as identified within the Hillingdon Local Plan (November 2012).

### **3.2 Proposed Scheme**

The applications seeks planning permission for the erection of a part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include a rear dormer and 2 front rooflights to create 1 x 2-bed flat, 1 x studio flat and a 4-bed HMO.

### **3.3 Relevant Planning History**

28763/APP/2016/1851 42 Hughes Road Hayes

Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include a rear dormer and 2 front rooflight

**Decision:** 15-07-2016 Approved

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

28763/APP/2016/1851 - Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include a rear dormer and 2 front rooflights. Approved.

## **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:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

H7 Conversion of residential properties into a number of units

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.
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
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
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

4 neighbouring properties were consulted by letter dated 22.11.17 and a site notice was displayed to the front of the site which expired on 22.12.17.

A petition of objection and 3 letters of objection have been received raising concerns about:

1. Over intensive use of site.
2. Noise and disturbance.
3. Inadequate parking provision.
4. Use incompatible with residential use of the area.

### Internal Consultees

Highways Officer:

This application is for the extension and conversion of an existing dwelling in Hughes Road Hayes to create 2 flats and a 4bed HMO. Hughes Road is a local road that is subject to parking stress as not all dwellings have off-street car parking. The existing dwelling has a vehicular crossover that leads to an attached garage. The site has a PTAL of 2 (poor) which suggests there will be a strong reliance on private car trips to and from the site. There is an existing approved permission for extensions to the house but that was for a single family dwelling. The proposals involve extending the property to create two flats (1 x 2b + 1 x studio) as well as a 4b HMO. The on-site car parking requirement for the 2 flats would be 3 spaces and for the HMO would be 2 spaces which equates to a total of 5 spaces. The

proposed layout plan shows only 2 spaces provided at the front of the property so on that basis there is insufficient off-street car parking provided as part of the proposals. There are bin stores shown but I would suggest this area needs enlarging to cope with recycling facilities (can be conditioned). There is no cycle storage shown on the layout plan and secure covered cycle storage for 4 cycles should be provided (can be conditioned). On the basis of the above comments I suggest you refuse this change of use based on insufficient off-street car parking.

Access Officer - No comments.

## **7. MAIN PLANNING ISSUES**

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

The application site lies within an established residential area, as such, there would be no objection in principle to the intensification of the residential use of the site, providing that it accords with all relevant planning policies.

In particular, paragraph 7.15 of the Hillingdon Local Plan (November 2012) recognises that Policy H7 of the Hillingdon Local Plan (November 2012) serves to ensure that 'conversions achieve satisfactory environmental and amenity standards'

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

Policy 3.4 of the London Plan (2016) seeks to ensure that new development 'takes into account local context and character, the design principles in Chapter 7 and that public transport capacity development should optimise housing output for different types of location within the relevant density range shown in Table 3.2. Development proposals that compromise this policy should be resisted'.

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings, or not, and its impact on adjoining occupiers.

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

Not relevant to the consideration of this application.

### **7.04 Airport safeguarding**

Not relevant to the consideration of 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 NPPF (2012) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'. In addition, Policy BE13 of the Hillingdon Local Plan (November 2012) acknowledges that 'development will not be permitted if the layout and appearance fail to harmonise with the existing street scene'. The emphasis placed on the impact of a development upon the character of the surrounding area is further emphasised under Policy BE19 of the Hillingdon Local Plan (November 2012), which recognises that 'The Local Planning Authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area'. Paragraph 4.14 of the Residential Layouts HDAS SPD

specifies that developments should incorporate usable, attractively laid out and private garden space conveniently located in relation to the property or properties it serves. It should be of an appropriate size, having regard to the size of the dwelling and character of the area. Paragraph 4.27 of the HDAS SPD gives advice that building lines within a new development should relate to the street pattern of the surroundings whilst the height of the development is best determined by reference to the proportions, siting and lines of surrounding buildings.

Planning permission has recently been granted for the proposed extensions to this property under application reference 28763/APP/2016/1851 as a single private dwelling. The proposed physical alterations to the building are therefore considered acceptable.

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

The application proposes no additional extensions to the building over that which was recently granted planning permission under application reference 28763/APP/2016/1851 as a single private dwelling. Therefore, the development would cause no significant harm in terms of loss of light, loss of outlook or loss of privacy. However, It is considered, given the size of the rooms being provided that there is the potential for 7 unrelated individuals to live together sharing basic amenities such as a kitchen and a bathroom within the HMO and 4 additional occupants of the proposed two flats. It is considered that the number of residents proposed within the building would be substantially more than if a large family were to occupy the dwelling and therefore the impact on neighbouring occupiers, in terms of movements of residents at all times of the day and night and consequently noise and disturbance would be greater than could reasonably be expected if the property were occupied by a family and thus the proposal is considered to have an unacceptable and undue impact on existing residential amenity and the proposal would therefore be contrary to Policies BE19, BE21 and OE3 of the Hillingdon Local Plan: Part Two - Saved Policies (November 2014).

#### **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 two bedroom (3 person) flat over two floors is required to provide an internal floor area of 70 m<sup>2</sup> and a studio flat with shower room is required to provide an internal floor area of 37 square metres. The proposed two bedroom unit would, at a floor area of 62 square metres, fail to meet this minimum standard. As such the proposal provides an indoor living area of an unsatisfactory size for the occupiers of the proposed two bedroom flat and would give rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers contrary to Policy 3.5 and Table 3.3 of the London Plan (2016), the Housing Standards Minor Alterations to The London Plan (March 2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).

The proposed development is also seeking change of use to a 4 bed HMO. The Houses in

Multiple Occupation SPD (2004) sets minimum standards for bedrooms sizes and requires a minimum of 6.5 - 10 sq.m of internal space for a 1-person bedroom. The proposed development comprises 4 bedrooms ranging in size as follows:

- Bedroom 1 - 12 square metres plus en-suite.
- Bedroom 2 - 11 square metres plus en-suite.
- Bedroom 3 - 10- square metres plus en-suite.
- Bedroom 4 - 5 square metres.

The single bedroom would not therefore meet the minimum size for a single bedroom to meet the Council's standards and would provide a poor standard of amenity to its future occupar

Furthermore, the Council's SPG on HMO's requires the provision of a ground floor communal habitable room (not including a kitchen) of more than 10 square metres to provide a suitable living environment for future occupiers. The development also fails in this regard

In summary, the proposal would fail to provide a satisfactory residential environment for future occupiers, contrary to Policy BE19 of the Hillingdon Local Plan (November 2012) and Policy 3.5 of the London Plan (2016) and the Supplementary Planning Guidance: Houses in Multiple Occupation and other non-self contained housing (August 2004).

Policy BE23 of the Hillingdon Local Plan (November 2012) recognises that new residential buildings should 'provide external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings'. The Council's SPG on HMO's require the provision of 15 square metres of external amenity space for each habitable room (excluding those used for communal living purposes). The submitted plans indicate that a shared amenity space of 246 square metres would be provided. Whilst this would be sufficient in terms of area, this shared rear space would be directly adjacent to the ground floor flats whose windows adjoin it. In principal other occupiers could use the space right outside the rear windows to the ground floor flats which would adversely affect the privacy and amenity of those flats. There are no measures proposed with regard to screening or separating those flats from the potential for noise, disturbance and overlooking arising from the use of the amenity space by the other occupiers in the development. Therefore, the living conditions of occupiers of the ground floor flats would not be adequately protected in terms of overlooking, noise and disturbance and the proposal would be contrary to Policies BE19, BE21 and BE24 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

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

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP 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 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

The site has a PTAL of 2 (poor) which suggests there will be a strong reliance on private car trips to and from the site. There is an existing approved permission for extensions to the house but that was for a single family dwelling. The proposals would require on-site car parking for the 2 flats to be 3 spaces and for the HMO would be 2 spaces which equates to

a total of 5 spaces. The proposed layout plan shows only 2 spaces provided. As such, the proposed development fails to provide sufficient off street parking provision which meets the council's approved parking standards to service the proposed dwellings. The development would therefore lead to additional on street parking to the detriment of public and highway safety and is therefore contrary to Policies AM7 and AM14 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Council's adopted car parking standards.

**7.11 Urban design, access and security**

The issues are discussed in the sections above.

**7.12 Disabled access**

No accessibility issues are raised.

**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. The established garden contains a number of trees and shrubs, with the most significant trees situated on, or close to, the rear boundary. In the event of an approvable scheme, it would be reasonable to impose landscaping conditions.

**7.15 Sustainable waste management**

In the event of an approvable scheme, it would be reasonable to impose a condition to secure sustainable waste management.

**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**

Noise issues are addressed in the section above.

**7.19 Comments on Public Consultations**

The comments 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 115.01 sq metres of additional floorspace are presently calculated as follows:

Hillingdon CIL = £12,006.08

London Mayoral CIL = £4,700.99

Total = £16,707.07

**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 application seeks planning permission for the erection of a part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include a rear dormer and 2 front rooflights to create 1 x 2-bed flat, 1 x studio flat and a 4-bed HMO (House in Multiple occupation). The extensions to the property are identical to those recently approved under application 28763/APP/2016/1851 as a single private dwelling. This application seeks permission for the subdivision of the extended dwelling. It is considered that the number of residents proposed within the building would be substantially more than if a large family were to occupy the dwelling and therefore the impact on neighbouring occupiers, in terms of movements of residents at all times of the day and night and consequently noise and disturbance would be greater than could reasonably be expected if the property were occupied by a family and thus the proposal is considered to have an unacceptable and undue impact on existing residential amenity. The proposal also fails to provide sufficient off street parking provision which meets the council's approved parking standards to service the proposed dwellings and would fail to provide a satisfactory residential environment for future occupiers. 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  
Hillingdon Supplementary Planning Guidance Houses in Multiple Occupation;

**Contact Officer:** Nicola Taplin

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**42 Hughes Road,  
Hayes**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:

**28763/APP/2017/4203**

Scale

**1:1,250**

Planning Committee

**Central and South**

Date

**February 2018**



**HILLINGDON**  
LONDON



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

**Address** LAND FORMING PART OF 12 DAGNALL CRESCENT COWLEY

**Development:** Two storey, 2-bed attached dwelling with associated parking and amenity space and extensions to vehicular crossovers to front

**LBH Ref Nos:** 72273/APP/2017/4203

**Drawing Nos:** Design and Access Statemen  
1625/03 Rev. E  
1625/02 Rev. B

**Date Plans Received:** 21/11/2017      **Date(s) of Amendment(s):** 21/11/2017

**Date Application Valid:** 21/11/2017

### 1. SUMMARY

The application seeks planning permission for the erection of a two storey, 2-bed attached dwelling with associated parking and amenity space and creation of a new vehicular crossover to front. The proposal is not considered to have a negative impact upon the visual amenity of the site or the surrounding area and, would not result in an un-neighbourly form of development.

The subdivision of the plot would result in the existing dwelling having an area of external amenity space that fails to meet the minimum area requirement set out in the HDAS SPD and, therefore, would lead to unsatisfactory living conditions for the occupants of the existing property.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The proposed development, by virtue of its failure to provide amenity space of sufficient size and quality commensurate to the size and layout of the existing dwelling would result in an over-development of the site detrimental to the residential amenity of existing and future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

### INFORMATIVES

#### 1 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.

## **2** 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).

## **3** 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
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.
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
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

## **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 application site comprises of a two storey semi-detached dwelling located on the South Eastern side of Dagnall Crescent which lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). The property currently has a detached single garage and the frontage is laid to hardstanding. The side and rear garden of the host dwelling backs onto the properties in Benbow Way to the South. It is noted that a new attached dwelling has been constructed at the nearby dwelling at Number 9 Dagnall Crescent.

### 3.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey, 2-bed attached dwelling with associated parking and amenity space and extensions to vehicular crossovers to front.

### 3.3 Relevant Planning History

72273/APP/2017/1211 Land Forming Part Of 12 Dagnall Crescent Cowley

Two storey, 2-bed attached dwelling with associated parking and amenity space and creation of a new vehicular crossover to front

**Decision:** 08-08-2017 Refused

72273/PRC/2016/232 Land Forming Part Of 12 Dagnall Crescent Cowley

Erection of single famile dwelling (Use class C3).

**Decision:** 17-02-2017 OBJ

#### Comment on Relevant Planning History

72273/APP/2017/1211 was recently refused for the erection of a two storey, 2-bed attached dwelling with associated parking and amenity space and extension to vehicular crossover to front for the following reasons:

1. The proposal has not demonstrated that sufficient off street parking/manoeuvring arrangements would be provided for the existing and proposed dwellings, and therefore the development is considered to result in substandard car parking provision, leading to on-street parking to the detriment of public and highway safety and contrary to policy AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), to Hillingdon's Adopted Parking Standards as set out in the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2. The proposed development, by virtue of its failure to provide amenity space of sufficient size and quality commensurate to the size and layout of the existing and proposed dwellings would result in an over-development of the site detrimental to the residential amenity of existing and future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

## 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:

- AM7 Consideration of traffic generated by proposed developments.
- 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.
- 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
- 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

15 neighbouring properties were consulted by letter dated 11.12.17 and a site notice was displayed to the front of the site which expired on 24.1.18.

3 letters of objection and a petition signed by 20 signatories have been received raising the following concerns:

1. Loss of light and outlook.
2. Loss of privacy.
3. Loss of the trees.
4. Inadequate parking provision in an area which suffers from parking stress.
5. Building over a Thames Water Sewer.

Officer note: The issue of building over a Thames Water Sewer is not a planning consideration.

### **Internal Consultees**

Highways Officer:

This application is for the erection of an additional 2 bed dwelling in Dagnall Crescent Cowley. There was a similar application that was refused and lack of car parking was a reason for refusal. Dagnall Crescent is a local road on the Council road network. There are no parking restrictions in the vicinity of the property although there is evidence of parking stress in the street as not all dwellings have off-street car parking. The existing dwelling has a vehicular crossover that leads to driveway parking and a detached garage. There was a pre-app on this proposal and providing sufficient off-street car parking was mentioned. It is proposed that a new 2 bed (3 person) dwelling is attached to the existing dwelling. This proposal will result in additional traffic in the area but it is unlikely to be significant. Off-street car parking for two cars for the new dwellings will be provided using an extension to the existing crossover. The new car parking involves two spaces which is acceptable when the property is in single ownership. There are two spaces provided for the existing dwelling but the space between the boundary and the nearest parking space should be 900 mm to allow emergency means of escape from the dwelling. The applicant should also be made aware of the the Council's Front Garden Guidance. Please ask the applicant to provide a dimensioned drawing of the front parking space in front of the existing dwelling to ensure that there is sufficient space for two car parking spaces and emergency access/egress. There is separation between the new crossover and the existing so that a continuous crossover is not created. The proposal contains details of a cycle store and refuse/recycling for the new dwelling which is supported but nothing for the existing dwelling given that the garage will be demolished so please condition 2 secure covered cycle parking places and refuse and recycling for the existing dwelling. Once the applicant has supplied a drawing of the front of the existing property showing that appropriate sized car parking spaces and emergency access/egress is possible I do not have significant concerns over this application.

Officer Comment: Revised drawing has been provided incorporating the Highways Officers commer

Access Officer:

Revised plans should be submitted to demonstrate compliance with the spatial requirements within the entrance lobby and a door leading into the living area, the entrance level WC, bedrooms, bathrooms and kitchen areas. The floor plans should illustrate the requisite clear access zones in context to typical furniture items within the said rooms. The plans need to be amended to align with the M4(2) technical specifications set out in Approved Document M to the Building Regulations (2015 edition).

Officer Comment: It is considered that this matter could be conditioned. Such an approach was agreed with the previous submission.

## **7. MAIN PLANNING ISSUES**

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

The site lies within an established residential area where there would be no objection in principle to the intensification of the residential use of the site, subject to all other material

planning considerations being acceptable, in accordance with the Hillingdon Local Plan (November 2012).

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

Policy 3.4 of the London Plan seeks to ensure that the new development takes into account local context and character, the design principles in Chapter 7 and public transport capacity development should optimise housing output for different types of location within the relative density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings and its impact on adjoining occupiers.

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

Not applicable to this application.

#### **7.04 Airport safeguarding**

Not applicable to this application.

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

Not applicable to this application.

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

The NPPF (2012) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'. In addition, Policy BE13 of the Hillingdon Local Plan (November 2012) acknowledges that 'development will not be permitted if the layout and appearance fail to harmonise with the existing street scene'. The emphasis placed on the impact of a development upon the character of the surrounding area is further emphasised under Policy BE19 of the Hillingdon Local Plan (November 2012), which recognises that 'The Local Planning Authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area'. Paragraph 4.14 of the Residential Layouts HDAS SPD specifies that developments should incorporate usable, attractively laid out and private garden space conveniently located in relation to the property or properties it serves. It should be of an appropriate size, having regard to the size of the dwelling and character of the area. Paragraph 4.27 of the HDAS SPD gives advice that building lines within a new development should relate to the street pattern of the surroundings whilst the height of the development is best determined by reference to the proportions, siting and lines of surrounding buildings.

It is noted that the proposed dwelling would have the same depth and height as the host dwelling and would marginally exceed the width of the host dwelling. It is noted that there is a relatively recent similar example of development at Number 9, built as no. 9A Dagnall Crescent. The size and appearance of the current proposal matches that which was allowed at appeal by the Inspector under appeal reference APP/R5510/A/06/2033555. In that case the Inspector commented as follows:

"The appeal site is the side, and part of the rear, garden of No 9 Dagnall Crescent, a semi-detached house. The new house, attached to the side wall of the semi-detached property, would result in the formation of a terrace of three houses. The proposed house would be the same height and depth as the existing property and slightly wider. The design of the front elevation with a roof, windows and door and the use of brickwork and render would match the existing houses.

The only window at first floor level on the rear elevation would be a small high level window that would serve a bathroom. This means that, above a patio window and kitchen window the wall would be largely blank. Although this would not match the existing property it would not be visible from the street or be readily noticeable from the houses at the rear which are located about 40 m away. In these circumstances I do not consider that the design of the first floor rear elevation of the house is so incongruous or harmful to the character and appearance of the street scene that it justifies the refusal of planning permission. I conclude that overall, the design of the house would comply with Policies BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan (UDP)."

This appeal decision is considered to be a strong material consideration in this case as regards matters concerning character and appearance of the street scene (it should be noted that the street scene is similar now in appearance to when the inspector considered the appeal proposal, the only significant change being greater evidence of parking stress). As such, given the similarity to the development which was allowed at appeal, it is considered, on balance, that the visual impact of the proposed dwelling would not be sufficiently harmful to the visual amenities of the locality to justify a refusal of planning permission.

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

Policies BE20, BE21 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) give advice that buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them, and the amenities of existing houses are safeguarded.

Policies BE23 and BE24 of the Hillingdon Local Plan (Part Two) stress the importance of new buildings and extensions providing adequate amount of external amenity space, that not only protects the amenity of the occupants of the proposed development, but also of those of the surrounding buildings, as well as protecting both parties privacy.

The Council's adopted HDAS SPD: Residential Layouts (July 2006) specifies in paragraph 4.9 that where a two or more storey building abuts a property or its garden, a minimum acceptable distance of 15 m should be maintained, so as to overcome possible over-domination, overbearing and overshadowing. Paragraph 4.11 of the HDAS SPD specifies that the Council's 45 degree principle will be applied and is designed to ensure that adequate daylight and sunlight is enjoyed in new and existing dwellings. The principle involves drawing a line from the mid-point of an existing/new habitable room window that is potentially affected by a new dwelling at an angle of 45 degrees towards the new building. Paragraph 4.12 of the HDAS SPD specifies that new residential development should be designed so as to ensure adequate privacy for its occupants and that of the adjoining residential property. It gives advice that the distance should not be less than 21 m between facing habitable room windows.

Strong concerns have been received from the occupants of properties to the rear in Benbow

Way that the proposed dwelling would result in an unacceptable loss of light, outlook and privacy to the rear of their properties, resulting in an over-dominant form of development. The proposed dwelling would however achieve the required 21m back to back separation distance between habitable windows in accordance with the guidance contained within the adopted SPD HDAS: Residential Layouts.

The proposed dwelling would allow greater overlooking of neighbours gardens than the existing dwelling does, it should be noted though that the existing circumstances are that the neighbours houses all overlook each others rear gardens, furthermore HDAS guidance focuses on overlooking of houses rather than overlooking of gardens. It is not therefore considered that a refusal reason related to increased overlooking of rear gardens could be justified.

As such it is concluded that the proposal would not result in an unacceptable loss of light, outlook or privacy to the occupants of neighbouring properties in Benbow Way to the South. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

#### **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 two bedroom (4 person), two storey dwelling is required to provide an internal floor area of 79 m<sup>2</sup> which the proposal complies with. Furthermore the habitable rooms would enjoy a satisfactory outlook in accordance with the requirements of Policy 3.5 of the London Plan (2015).

It is however noted that the dimensions of the proposed dwelling is identical to that which was considered at the pre-application stage with the exception of the first floor layout. The current proposal includes a very large bedroom 1 which could be subdivided in future to form two bedrooms. The subdivision of this bedroom would result in a substandard floor area and further increase the requirement for outdoor amenity space which cannot be met. It is considered that it would therefore be reasonable in the event of there being an approvable scheme to impose a condition to ensure that no internal room partitions are erected in the future to ensure that there is no intensification of the use of this site which would result in poor standards of residential amenity to future occupants.

Policy BE23 of the Hillingdon Local Plan (November 2012) recognises that new residential buildings should 'provide external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings'. Contrary to what is stated in the applicants Design and Access Statement, Paragraph 4.15 of the adopted SPD HDAS: Residential Layouts sets out the required standards and for 2 and 3 bedroom dwellings a minimum of 60m<sup>2</sup> should be provided for both the existing and proposed dwellings. Submitted plans demonstrate that the host dwelling would retain a private amenity space of



44 square metres and the proposed dwelling would achieve 66 square metres. Whilst the proposed dwelling would be served by a garden area which would meet the Council's HDAS guidance, concerns are raised in terms of the outdoor amenity space provision for the retained dwelling which requires 60 square metres of external amenity space provision. The Design and Access Statement confirms that if the Council considers that the 44 square metres of amenity space is insufficient, then the applicant would be willing to accept a condition requiring the removal of the single storey rear extension (which would provide an additional 12 square metres). However the removal of this extension would result in an internal floor area of insufficient size (60 square metres), which would fall significantly short of the London Plan Standards which requires 79 square metres for a 2 bedroom (3 person) dwelling. The imposition of such a condition is therefore not considered to be a solution to the inadequate garden area, demonstrating an over-development.

Whilst it is noted that the area of the amenity space for both properties would be similar to the amount of amenity space provided with the dwelling approved on appeal at No.9, the Residential Layouts SPD had not been adopted at the time that the original recommendation was made and its contents were not considered by the Appeal Inspector when making their decision. The SPD is a material consideration and amenity space standards have been required to be met since its adoption, being used to refuse a number of applications and also being successfully defended at the planning appeal stage.

It is noted that there is public open space nearby, but this is not considered to overcome the very substandard rear garden that is proposed in this case. The net housing gain is only one unit and the existing dwelling would be provided with a garden size well below the Council's HDAS standard.

It is considered that the external space standards set out in the SPD directly relate to Policy BE23 and that, given the demonstrable shortfall in external amenity space provision to the host building, the proposed development does not fulfil the requirements of Local Plan Policy BE23.

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

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP 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 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

The previous application was refused on insufficient parking grounds. A porch has been removed from 12 Dagnall Crescent to allow provision of 2 parking spaces for the existing dwelling and two car parking spaces are shown for the proposed dwelling. Thus, the proposed parking now complies with the Council's standard.

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

The issues are addressed in the sections above.

#### **7.12 Disabled access**

The Council's Access Officer has raised concerns with regard to the submitted plans in that they fail to demonstrate compliance with the spatial requirements within the entrance lobby and a door leading into the living area, the entrance level WC, bedrooms, bathrooms and kitchen areas. The floor plans should illustrate the requisite clear access zones in context to typical furniture items within the said rooms. The plans need to be amended to align with the

M4(2) technical specifications set out in Approved Document M to the Building Regulations (2015 edition).

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

Not relevant to the consideration of 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. The garden does contain a number of immature trees and shrubs. It is considered that it would be reasonable to impose a landscaping condition for hard and soft landscaping, in the event of approval being granted.

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

The submitted plans indicate refuse and recycling storage and in the event of an approvable scheme, could be conditioned accordingly.

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

Not relevant to the consideration of this application.

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

Not relevant to the consideration of this application.

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

Not relevant to the consideration of this application.

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

The comments received from consultees 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.

Presently calculated the liabilities would be as follows;

LBH CIL £8,081.01

London Mayoral CIL £3,164.13

Total CIL £11,245.14

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

Not relevant to the consideration of 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 relevant to the consideration of this application.

#### **10. CONCLUSION**

The proposal is not considered to have a negative impact upon the visual amenity of the site or the surrounding area and, would not result in an un-neighbourly form of development.

The subdivision of the plot would result in the existing dwelling having an area of external

amenity space that fails to meet the minimum area requirement set out in the HDAS SPD and, therefore, would lead to unsatisfactory living conditions for the occupants of the existing property.



#### **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



<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p align="center"><b>Land Forming Part of 12 Dagnall Crescent</b></p>		<p align="center"><b>LONDON BOROUGH OF HILLINGDON</b></p> <p align="center"><b>Residents Services</b></p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref: <b>72273/APP/0217/4203</b></p>	<p>Scale <b>1:1,250</b></p>	 <p align="center"><b>HILLINGDON</b> LONDON</p>
	<p>Planning Committee <b>Central and South</b></p>	<p>Date <b>February 2018</b></p>	

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

**Address** 6 HAMILTON ROAD COWLEY UXBRIDGE

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

**LBH Ref Nos:** 5670/APP/2017/3929

**Drawing Nos:** Location Plan (1:1250)  
MSB64-02A  
MSB64-01A  
MSB64-03A  
MSB64-04A  
MSB64-05A

**Date Plans Received:** 30/10/2017      **Date(s) of Amendment(s):**  
**Date Application Valid:** 30/11/2017

## 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

Consent is sought for a part two storey, part single storey side extension, single storey rear extension and conversion of roof space to habitable use to include a rear dormer.

The proposed part two storey, part single storey side extension would be set back 1 m from the principal elevation at both levels, would be characterised with a hipped roof set level with the main ridgeline and would extend the entire depth of the original dwelling. The part single storey side extension would protrude approximately 700 mm beyond the two storey flank wall and would be characterised with a dummy pitch roof with a maximum height of 3.7 m and would extend the entire depth of the host dwelling to project 4 m beyond the original rear wall and wrap entirely across it with a part mono-pitch roof with a maximum height of 3.7 m with a lowered flat section.

The rear dormer would be situated centrally to the new rear roof slope and would measure

1.1 m high and 1.7 m in width.

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

### 1.3 Relevant Planning History

5670/APP/2017/42                      6 Hamilton Road Cowley Uxbridge

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

**Decision Date:** 21-03-2017              Refused                      **Appeal:**06-JUL-17              Dismissed

#### Comment on Planning History

5670/APP/2017/42: 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 - Refused and dismissed at appeal.

The application was refused for the following reasons:

1. 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. The proposed two storey side extension, by reason of size, scale, bulk 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. 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. 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).



The application was dismissed at appeal.

## **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 10 adjoining and nearby neighbouring properties were consulted via letter dated 05.12.17 including a site notice displayed outside the premises on 18.12.2017.

A total of 9 representations and a petition containing 20 signatures received and the comments are summarised as below:

1. The proposed extensions are overbearing, are not compatible in size, scale and character and do not harmonise with the character and appearance of the original property and the visual amenities of the street or the Area of Special Local Character.
2. Exceeds the original building line, and therefore fails to be subservient.
3. Would no longer benefit from access to maintain fence and guttering.
4. The plans indicate a total of 6 toilets with no WC logo, and therefore misleading.
5. Insufficient parking if this property be returned to HMO.
6. No 45 degree line provided for adjoining neighbours right to light.
8. A condition should be attached ensuring house is not converted into HMO.
9. The proposed extensions would be far too close to the neighbouring property and will spoil the line of buildings along Hamilton Road.
10. Liable to flooding and increased pressure on guttering and sewerage facilities.
11. Not informed regarding resubmission.
12. Will result in overlooking and loss of privacy.
13. The large windows and doors will cause glare.
14. There is a large fir tree within the garden contrary to the application form, and will require pruning for works to go ahead.
15. Plans are bland, characterless and featureless,
16. Agree with the application for a garage to this property, and the lack of windows which indicate it would be used as a parking area. A similar condition imposed a new building along Hamilton Way should also be imposed in this instance,
17. There are many examples of stained glass window features along Hamilton Road, and therefore at least one stained glass window or half way toilet window to the front aspect would reinstate some of the original character and appearance of the dwellinghouse,

OFFICER COMMENTS: With respect to the use of the application site as a House in Multiple occupancy, this is not permitted development. The site falls within the Uxbridge South and Brunel Wards where an Article 4 direction has 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. The planning objections raised will be discussed within the main body of the report.

Ward Councillor: Requests that the application be determined by the Planning Committee.

#### **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 1.0 m.

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 1 m 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 3.4 m 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 4 m deep is acceptable on detached houses.

The proposed part two storey side, part single storey side extension would be set back 1 m from the principal elevation and would measure 6.9 m in depth to measure level with the rear wall, would measure 3.4 m in width at first floor level and would be characterised with a hipped roof set level with the main ridge to form a crown roof. The part single storey side extension would measure 4.1 m in width and would be characterised with a dummy pitch roof with a maximum height of 3.7 m. The proposed extension would also retain a separation distance of approximately 600 mm from the side boundary to the front elevation at first floor level 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 maximum width of 4.1 m would not exceed two thirds of the original width of the main dwelling, however, by reason of its size, scale, bulk 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.

On this issue the Inspector in his decision commented as follows:

"11. Through its bulky design and lack of space on the Northern side of the appeal site the side extension would be harmful to the character and appearance of the area. It would therefore be contrary to Policies BE1 and HE1 of Hillingdon Local Plan: Part One - Strategic Policies (November 2012) which require that development should improve and maintain the quality of the built environment where extensions enhance local distinctiveness and conserve and enhance locally recognised historic features such as an ASLC. It would also be contrary to Policies BE5, BE13, BE15, BE19 and BE22 of the UDP in that it would fail to harmonise with the existing street scene, and the scale, form and architectural composition of the original dwelling, and would not complement or improve the amenity and character of an area, as well as previously set out. It would also be contrary to the guidance of the HDAS set out above. Finally, it would be contrary to paragraphs 58 and 64 of the Framework as set out above, and which indicates permission should be refused for development that fails to

take the opportunities for improving the character and quality of an area."

The proposed single storey rear extension would measure 4 m 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 3.7 m. 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 appeal inspectorate under the previous planning refusal under ref: 5670/APP/2017/42 stated

"3..... While some of the properties are quite close together there are generally gaps between them, particularly at first floor level, and this provides part of the character of the area and makes it distinctive."

"5..... The replacement two-storey extension would extend to the North with a hipped roof for the width of the existing main dwelling and would continue the ridge of the existing ridge and roof planes. To the rear a single storey flat roofed rear extension would be replaced with a single storey lean-to extension across the whole width of the existing property as well as the side extension. To the front a new lean-to roof would replace the existing porch and extend in front of the side extension. There would be a loft conversion with a dormer in the rear roof plane.

6. The proposed extension would come close to the boundary with 5 Hamilton Road. The exact distance is not dimensioned on the application drawing but would appear to be less than 0.5 m. Policy BE22 of the UDP states that residential extensions of two or more storeys in height should be set back a minimum of 1 m from the side boundary of the property for the full height of the building. This is taken through in the HDAS which indicates that in order to protect the character of and appearance of the street scene and protect the gaps between properties preventing houses from combining visually to form a terraced appearance there should be a minimum of 1.5 m from the boundary. Whatever the precise dimension, the proposal would be less than the 1 m set out in Policy BE22 and the 1.5 m set out in the HDAS. The existing property is close to the Southern edge of the appeal site meaning that the proposal would extend across the vast majority of the width of the appeal site.

7. The design is such that the proposed extension would not appear subservient to the main house. While subservience is not, of itself, a requirement, that the proposal does not have this characteristic means the overall composition of the resultant building would appear bulky with the roof being particularly dominant as an architectural feature.

8. While there are gaps on either side of the appeal property to both 5 and 7 Hamilton Road the extent of the proposed development would extend across the vast majority of the width of the appeal site. This would result in a bulky building out of keeping with the wider character of the area with its significant, in terms of effect, gaps between properties."

Through its bulky design and lack of space on the northern side of the appeal site the side extension would be harmful to the character and appearance of the area. It would therefore

be contrary to Policies BE1 and HE1 of Hillingdon Local Plan: Part One - Strategic Policies (November 2012) which require that development should improve and maintain the quality of the built environment where extensions enhance local distinctiveness and conserve and enhance locally recognised historic features such as an ASLC. It would also be contrary to Policies BE5, BE13, BE15, BE19 and BE22 of the UDP in that it would fail to harmonise with the existing street scene, and the scale, form and architectural composition of the original dwelling, and would not complement or improve the amenity and character of an area, as well as previously set out.'

Paragraph 7.0 of the HDAS SPD states on detached houses, set ins should be increased to 1 m. 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 500 mm below the main ridge, and pushed back and set in from the eaves and flank edges by 1 m. The proposed dormer which although was previously considered overly large and dominant, was considered acceptable by the Appeal Inspectorate whom stated:

'However, this could not be seen from the public domain and would appear as a relatively small element within the overall roof (albeit that I have found the roof would be bulky). I am therefore satisfied that this element, of itself, would not represent an overly dominant and visually intrusive addition to the property had the other elements been found to be acceptable.

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 should 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 be largely obscured by the main dwelling 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 32 m from the rear wall of the occupier to the rear at No.12 Clayton Way.

The single storey rear extension would measure 4 m in depth, however the height of the ridge would exceed the recommended limit of 3.4 m by 300 mm. 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. The majority of the windows are obscure glazed, however the ground floor flank window is not 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 modest size and limited level of outlook, this 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 not result in a loss of outlook and light. On this issue the Inspector commented as follows:

"14. The construction of a two storey element in close proximity to that kitchen window would result in an overbearing effect to those in the kitchen and in the immediate area between the two properties and a loss of light within the kitchen. This would be significantly harmful to the living conditions of the occupier of that property as the extension would be to the South and would result in the material loss of sunlight and daylight when compared with the existing situation.

15. Consequently, the proposal would not result in satisfactory living conditions for the occupier of No 5. As such it would be contrary to Policies BE19, BE20 and BE21 of the UDP which seek development within residential areas to complement or improve the amenity of the area, that buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them and the amenities of existing houses are safeguarded, and states that planning permission will not be granted for extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity. It would also be contrary to the HDAS which indicates that large two storey extensions can overshadow habitable rooms of neighbouring property. Finally, it would also be contrary to paragraph 17 of the Framework which seeks a good standard of amenity for all existing occupiers of land and buildings."

The proposed two storey side extension has been marginally reduced in width at first floor level, however given its proximity is considered not to overcome the previous reason for refusal.

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 100 sq m 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 150 sq m 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 part two storey, part single 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 part two storey, part single storey side extension, by reason of its size, scale, bulk 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 part two storey, part single 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 over-dominance, 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.

## **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 with no record of having being taken, however as the proposed extensions are clearly contrary to the Local Planning Policies and Design Guide it could not be overcome by way of negotiation and therefore the application is recommended 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 (July 2011) 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



<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p align="center"><b>6 Hamilton Road, Cowley, Uxbridge</b></p>		<p align="center"><b>LONDON BOROUGH OF HILLINGDON</b></p> <p align="center"><b>Residents Services</b></p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>	
	<p>Planning Application Ref:</p> <p align="center"><b>5670/APP/2017/3929</b></p>	<p>Scale</p> <p align="center"><b>1:1,250</b></p>		 <p align="center"><b>HILLINGDON</b> LONDON</p>
	<p>Planning Committee</p> <p align="center"><b>Central and South</b></p>	<p>Date</p> <p align="center"><b>February 2018</b></p>		

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

**Address** 1190 UXBRIDGE ROAD HAYES

**Development:** Use of forecourt and office of former petrol station as a hand car wash and valeting business

**LBH Ref Nos:** 3976/APP/2017/3729

**Drawing Nos:** Location Plan (1:1250)  
Contamination Investigation  
Analytical Report No. 17-12928  
011/P/001c  
011/E/S/002a

**Date Plans Received:** 11/10/2017

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

**Date Application Valid:** 11/10/2017

### 1. SUMMARY

The proposed use is considered acceptable for the site and the wider location, subject to conditions controlling hours of operation.

The applicant has provided a satisfactory level of detail to demonstrate that concerns raised in relation to potential land contamination matters that resulted in the refusal of previous applications have been responsibly addressed.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 COM4 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 011/P/001c and 011/E/S/002a and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

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

#### 2 COM5 General compliance with supporting documentation

The development hereby permitted shall be completed in accordance with the specified supporting documents:

Contamination Investigation and  
Analytical Report No. 17-12928;

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

#### REASON

To ensure that the development complies with the objectives of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**3 COM22 Operating Hours**

The premises shall not be used except between 08:00 and 18:00 on any given day.

**REASON**

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE 3 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**4 COM31 Secured by Design**

Within 3 months of the date of this permission, the operation shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

**REASON**

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2016) Policies 7.1 and 7.3.

**5 B14A Screen Fencing**

Details of impermeate screening which shall be installed in positions to be agreed in writing with the Local Planning Authority, shall be provided within 2 months of the date of this approval and installed within 4 months of the date of this approval. The screening shall thereafter remain in place for the lifetime of the approved development.

**REASON**

In the interests of highway and pedestrian safety and to protect the amenities of neighbouring residents in accordance with Policies AM 7 and OE 1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 6.10 and 6.12 of the London Plan (2016).

**6 OM15 General Litter/Waste**

Within 2 months of the date of this permission, a scheme detailing the method of disposal, storage and collection of litter and waste materials, generated by the business and/or discarded by patrons, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a description of the facilities to be provided and the methods for collection of litter within and in the vicinity of the premises. The approved scheme shall be implemented in full thereafter.

**REASON**

To ensure that adequate provision is made for the disposal of litter and waste, in the interests of maintaining a satisfactory standard of amenity in the locality, in accordance with Policy OE 1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**7 DRC2 Surface Water Drainage**

Details of measures to prevent surface water generated by the car wash being dischargec

onto the public highway shall be submitted to, and approved, within 2 months of the date of this decision. The approved measures shall thereafter be installed and maintained in working condition for the lifetime of the proposed use.

#### REASON

In the interests of highway and pedestrian safety in accordance with Policy AM 7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 6.10 and 6.12 of the London Plan (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) 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.

AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM14	New development and car parking standards.
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
LE4	Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE2	Assessment of environmental impact of proposed development
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.14	(2016) Water quality and wastewater infrastructure
LPP 5.21	(2016) Contaminated land
LPP 6.10	(2016) Walking

LPP 6.12	(2016) Road Network Capacity
LPP 6.11	(2016) Smoothing Traffic Flow and Tackling Congestion
LPP 6.13	(2016) Parking
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
NPPF	National Planning Policy Framework

### 3

All businesses are required by law to have a trade waste agreement for removal of their waste by a recognised trade waste carrier, in accordance with Section 34 of the Environmental Protection Act 1990 which also requires adequate provision for waste storage and arrangements for waste collections between 8am - 6pm Monday to Friday, where parking restrictions allow.

A trade effluent agreement may be required for discharging polluted water to the public sewer. Enquiries should be made to The Thames Water Authority on tel. 0911 506 5942

## 3. CONSIDERATIONS

### 3.1 Site and Locality

The application site consists of a former petrol filling station located on the northern side of Uxbridge Road, which is a dual carriageway and a London Distributor Road. The site is currently being used by a hand car wash business. The original canopy roof has been retained and the main car washing area is positioned beneath it. The canopy is attached to a two-storey flat roof building which houses offices although the building does not appear fully occupied at present. A metal shed of similar height is attached to this building and is currently in use as an MOT and car servicing centre.

There are two vehicular access points, one directly from Uxbridge Road to the south and the second from Hayes End Road to the east.

The wider surrounding area consists of mixed use development, including retail units, with offices or residential use on upper floors, residential dwellings and flats and light industrial and distribution buildings.

### 3.2 Proposed Scheme

The proposal involves the regularisation and retention of the car wash use which currently occupies the site. No additional works are proposed.

### 3.3 Relevant Planning History

3976/ADV/2012/96                      1190 Uxbridge Road Hayes

Installation of 6 x non-illuminated fascia signs, 2 x non- illuminated hoarding signs and vinyl signs

**Decision:** 30-01-2013    Refused

**Appeal:** 17-09-2013    Allowed

3976/APP/2012/2664 1190 Uxbridge Road Hayes

Change of use of petrol filling station and offices (Use Class A2 - Financial and Professional Services) to use as a hand carwash/valeting business and credit hire specialists (Retrospective).

**Decision:** 30-01-2013 Refused **Appeal:** 15-05-2014 Dismissed

3976/APP/2015/199 1190 Uxbridge Road Hayes

Change of use of petrol filling station and offices (Use Class A2 - Financial and Professional Services) to use as a hand carwash/valeting business (Retrospective).

**Decision:** 21-04-2017 Refused

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

Previous applications for the retention of the car wash use have been refused for the sole reason that it had not been fully demonstrated that the site had been sufficiently decontaminated following its use as a petrol station and the resultant concern that contaminants would be washed from the site into surrounding drains or soak into neighbouring land. The Inspector stated in 2014:

"9. There would be a cost to carry out investigations to assess contamination and possible remediation. It is appreciated that the businesses could be shut down and staff made redundant in current hard economic times but these considerations would not outweigh the potential significant harm if pollution was occurring. I attach great significance to this harm because pollution could have occurred over an extended period of time given that car wash/valeting uses commenced around May 2012 according to the application. The end of the appellant's tenancy agreement with his landlord might provide an opportunity for action on the possible site contamination but the issues raised here would require more immediate resolution given the significant safety risk to existing development in the area and the use of this site by the public. Finally, it would be unreasonable to impose a condition to resolve this matter in accordance with the relevant tests of paragraph 206 of the National Planning Policy Framework because of the uncertainties about the extent of contamination and remediation required.

10. In conclusion, the development has the potential to be materially harmful through ground contamination and consequently the proposal would conflict with LP Policies OE1 and OE11. For the reasons given above, and having consideration to other matters raised, I conclude that this appeal should be dismissed."

#### **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.EM8 (2012) Land, Water, Air and Noise

**Central & South Planning Committee - 7th February 2018**  
**PART 1 - MEMBERS, PUBLIC & PRESS**

## Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM14	New development and car parking standards.
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
LE4	Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE2	Assessment of environmental impact of proposed development
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.14	(2016) Water quality and wastewater infrastructure
LPP 5.21	(2016) Contaminated land
LPP 6.10	(2016) Walking
LPP 6.12	(2016) Road Network Capacity
LPP 6.11	(2016) Smoothing Traffic Flow and Tackling Congestion
LPP 6.13	(2016) Parking
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
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**

A site notice was displayed adjacent to the site. In addition, owners and occupiers of neighbouring properties were sent letters informing them of the application and inviting comments.



Four letters of objection received. In summary:-

The car wash is noisy and stays open long hours. Pollution and litter has spread onto the street and neighbouring properties. Vehicles drive on, and park on the footpath, causing a danger to pedestrians. Spray goes on to the footpath and is particularly dangerous in the winter when it forms ice and causes a hazard. The site is also used for car sales and crashed cars are stored to the rear of the site.

### **Internal Consultees**

#### **ENVIRONMENTAL PROTECTION UNIT:**

The contaminated land information that shows a low risk of contamination if the land itself was being developed. As the ground is not being disturbed for development there will be no need to set specific conditions in relation to land contamination for this application.

However a site like this should be restricted to set hours of operation.

#### **HIGHWAYS:**

There have been previous refusals on this type of application in the past but not on highway grounds. It is unlikely that the traffic generated by the proposals will be greater than the existing legal use.

I do have concerns about overspray that car washes which are close to footpaths generate to pedestrians so please condition some barrier to overspray.

I am also concerned that there is a mechanism in place to deter water being taken onto the highway so some form of drainage system needs to be in place.

There is also the problem of long hours of operation under the existing operation which needs to be conditioned given nearby residential uses.

On the basis of the above comments and with relevant conditions in place I do not have significant highway concerns over this proposal.

## **7. MAIN PLANNING ISSUES**

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

The site is located within an established built-up area, where there is a presumption in favour of sustainable development, subject to compliance with relevant planning policies.

The site has already been developed and is therefore brownfield land.

Both the former and current use are regarded as sui generis. As such, they do not benefit from any permitted changes of use in order to allow full planning scrutiny, given the unique nature of the uses and the impacts they produce. The use of the site as a car wash does not, therefore, result in the loss of any A1 use.

The previous use provided employment and, as such, it is considered that Policy LE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), which relates to loss of employment uses outside of designated Industrial and Business Areas (IBA's) should be resisted. In this instance, the current use provides a comparable level of employment and, as such, the change of use is considered to comply with this Policy.

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

Not applicable as the application is not for residential development.

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

The site is not within a Conservation Area. The nearest Listed Building is The Angel Public House which is on the opposite side of the road and is Grade II Listed. Also close by, to the north on Hayes End Road, are the garden walls and buildings at Laburnum Villa and Springwell House, which are Locally Listed and Grade II Listed respectively.

Given that the car wash use has not introduced any new buildings onto the site, it is considered that the setting of any of these Listed Buildings has not been compromised.

The development therefore complies with Local Plan Policy BE10.

**7.04 Airport safeguarding**

Not applicable given the location and nature of the development.

**7.05 Impact on the green belt**

No impact due to the location and nature of the development.

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

The car wash represents a commercial use taking place on an established commercial premises. The change of use has not involved the addition of any buildings or significant structures and the main visual impact of the use is the presence of cars on the forecourt, which is not considered to be dissimilar to what would be expected had the site remained in use as a petrol station. It is also noted that car washing facilities, including open air jet washes, are a common ancillary feature found at operating petrol stations.

It is noted that there have been unauthorised advertisements present on the site in the past. However, advertising is not the subject of this application and, any advertising on site that requires approval, would have to be granted advertisement consent under a separate application or face enforcement action being taken.

The level of noise generated is also consistent with that which may be expected during the operation of a petrol station, consisting principally of movements of vehicles and the operation of hoses and vacuums which generate a similar level of noise as the operation of petrol pumps would have in the past.

The use is compatible with the surrounding mixed use area. It contributes towards the existing mix and does not appear disruptive or out of keeping with the nature of surrounding development.

It is therefore considered that the development accords with Policies BE13 and BE19 of the Local Plan and Policy 7.4 of the London Plan (2016).

**7.08 Impact on neighbours**

The use involves the open air operation of vehicles and machinery as well as the presence of staff on site. It is not considered that the level of noise emanating from the site would be substantially different to that expected should the site have continued operating as a petrol station. However, given the open air nature of the use and the proximity to residential dwellings, it is considered that the hours of operation of the business should be controlled in order to prevent unacceptable levels of disruption outside of core business hours.

Given the open nature of the site, screening should be provided in accordance with details to be submitted to and approved by the Council, in order to prevent spray, dirt and dust from

straying into nearby residential properties.

It is therefore considered that, subject to control by relevant planning conditions, the development satisfies Policies OE1 and OE3 and London Plan Policies 7.4 and 7.15.

**7.09 Living conditions for future occupiers**

Not applicable as the use of the site is not residential.

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

The Council's Highway Engineers have assessed the application and do not consider that the use as a car wash generates levels of traffic that are significantly different to that associated with the former use of the site as a petrol station. Existing access/egress points remain in use.

Concern was raised that water spray may stray over the highway, causing a hazard to pedestrians and motorists. Similarly, concern was raised regarding the discharge of surface water onto the highway. This could be controlled through the use of sympathetic screening and drainage measures which can be secured by way of planning conditions.

Subject to compliance with conditions, the development would accord with Policies AM7 and AM14 of the Local Plan and Policies 6.10 and 6.12 of the London Plan.

**7.11 Urban design, access and security**

A condition will be attached to any approval to ensure that secured by design standards are incorporated and maintained.

**7.12 Disabled access**

Not applicable to this application.

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

Not applicable to this application.

**7.14 Trees, landscaping and Ecology**

The site does not possess any existing landscaping nor is it deemed suitable for landscape planting.

**7.15 Sustainable waste management**

A condition requiring details of waste management for the operation to be submitted to, and approved, by the Council shall be attached to any approval. Given that the use is already in operation, these details will be required within 2 months of the decision date.

Subject to compliance with this condition, the development would satisfy Policy OE1 of the Local Plan.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

Given the nature of the proposed use, details of measures taken to prevent surface water discharging onto the highway will be required to be submitted to, and approved, by the Council within 2 months of the date of any approval given.

Subject to compliance with this condition, the development would be compliant with Policy OE 8 of the Local Plan.

**7.18 Noise or Air Quality Issues**

The site is located within a mixed use area where commercial activities take place throughout the course of the day. The proximity to residential dwellings and flats is noted

and, as such, a condition would be attached to any approval to restrict hours of use so as to prevent disturbance towards neighbouring residents in the form of noise and light outside of general working hours.

Subject to compliance with this condition, the development would meet the requirements of Local Plan Policy OE1 and London Plan Policy 7.15.

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

The application relates to use of the premises as a car wash only and does not purport to approve any other uses that may be taking place on site.

Comments regarding noise and hours of operation are noted and a condition will be attached to any approval to control hours of use.

Conditions will be attached to any approval given to secure screening to prevent water discharge onto the neighbouring highway and to ensure that a responsible waste management scheme is provided and maintained on site.

The Council's Highway Engineers are satisfied with the access arrangements for the use. Driver behaviour on entering and leaving the site cannot be controlled by planning conditions but would be subject to highway enforcement.

#### **7.20 Planning obligations**

The scale and nature of the proposal does not warrant the provision of any measures or contributions that would need to be secured by legal agreement.

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

The car wash use is already in operation and has been subject to investigation by Planning Enforcement, resulting in the submission of this planning application.

An enforcement notice has been served and would be acted on in the event of this application being refused.

#### **7.22 Other Issues**

CONTAMINATED LAND:

Previous applications have been refused as it had not been demonstrated that measures to remove contaminants from the land had been taken or that the possibility of contaminants being washed from the site onto surrounding land and into water courses had been assessed.

The current application includes a comprehensive Contamination Investigation Report which has been assessed by the Council's Environmental Protection Unit and found to be acceptable. The report confirms that there are no contaminants remaining from the previous petrol station use and that all buried petrol tanks have been fully decommissioned by qualified engineers.

As such, it is considered that the objections previously raised have now been addressed and that the development therefore complies with Local Plan Policies OE1 and OE11 and Policy 5.21 of the London Plan.

### **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**

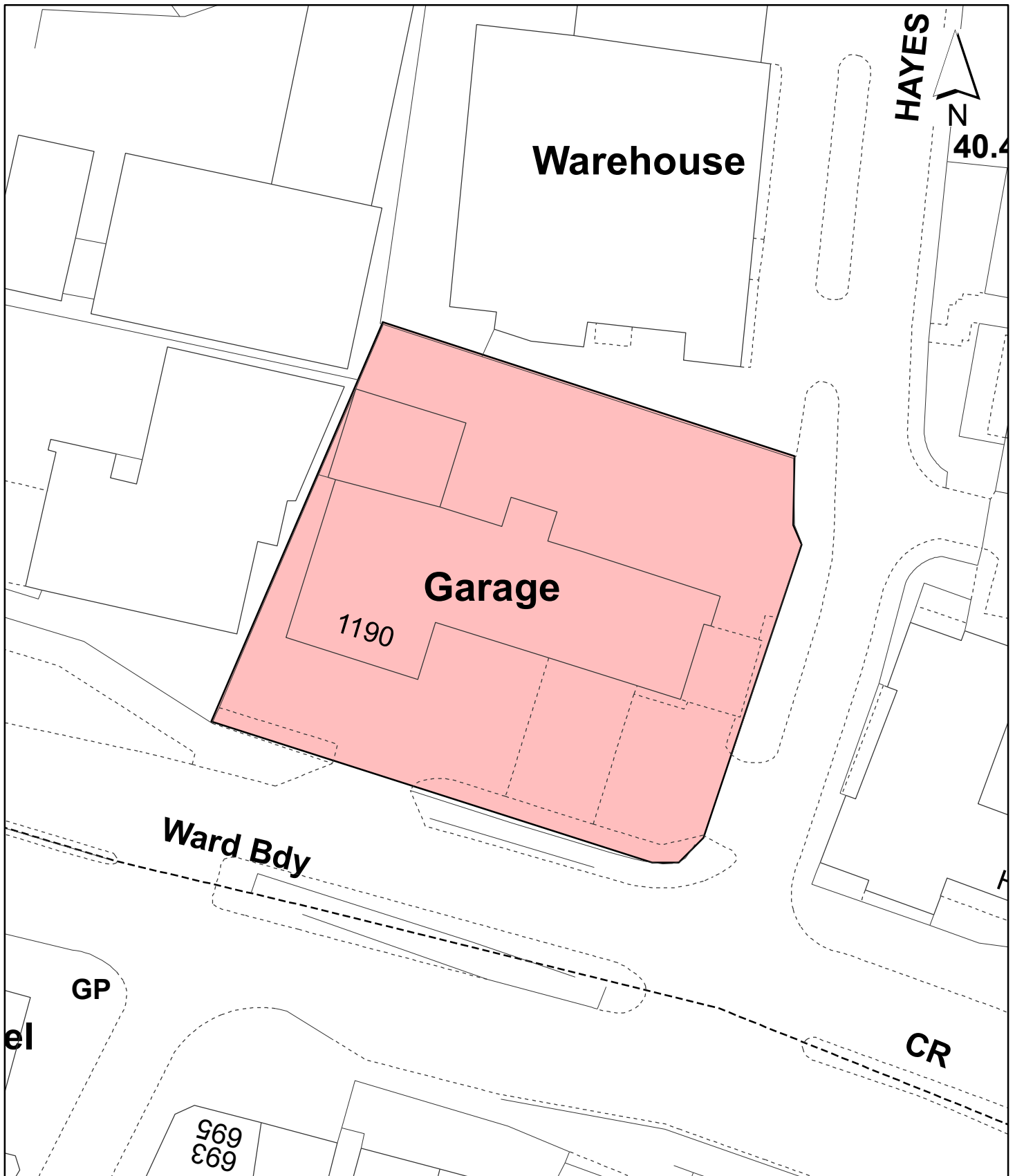
The applicant has overcome previous objections to the scheme by demonstrating that the use would not result in the risk of discharge of contaminants onto neighbouring land and into watercourses.


**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)  
Hillingdon Noise SPD  
National Planning Policy Framework (NPPF)

**Contact Officer:** James McLean Smith

**Telephone No:** 01895 250230



<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p><b>1190 Uxbridge Road</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Residents Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p><b>3976/APP/2017/3729</b></p>	<p>Scale</p> <p><b>1:500</b></p>	
	<p>Planning Committee</p> <p><b>Central and South</b></p>	<p>Date</p> <p><b>February 2018</b></p>	

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

**Address** LAND FORMING PART OF 28, AND 28 WEST WALK HAYES

**Development:** Two storey, 2-bed, attached dwelling with associated parking and amenity space and part two storey, part single storey rear extension to existing dwelling and installation of crossover to front

**LBH Ref Nos:** 71945/APP/2017/3032

**Drawing Nos:** 16/45/01 Rev. B  
Location Plan (1:1250)  
16/45/02 Rev. F

**Date Plans Received:** 17/08/2017      **Date(s) of Amendment(s):** 17/08/2017

**Date Application Valid:** 04/09/2017

### 1. SUMMARY

The application seeks planning permission for the construction of a new 2-bedroom house as an extension to the existing end terrace dwelling with associated crossovers, parking and amenity space. It is considered that the proposal fails to address relevant national and council's policies alongside the HDAS (SPG) and would result in a cramped form of development by reason of the siting on this open prominent position which would result in the closing of an important gap characteristic to the area and would be visually at odds with the predominant character, appearance and scale of buildings within the surrounding street scene. The proposal also fail to make sufficient parking provision to meet Council standards.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The proposal, by reason of its siting, size, scale, bulk and design, would result in a cramped form of development which would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the visual amenities of the street scene and the character and appearance of the surrounding East & West Walk, Botwell 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 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.4 of the London Plan (2016) and the Council's adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

#### 2 NON2 Non Standard reason for refusal

The proposal has not demonstrated that sufficient off street parking/manoeuvring/access arrangements would be provided, and therefore the development is considered to result in substandard car parking provision, leading to on-street parking/queuing to the detriment of public and highway safety and contrary to policy AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), to Hillingdon's Adopted Parking Standards as set out in the Hillingdon Local Plan: Part Two - Unitary Development

Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

## INFORMATIVES

### 1 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.

### 2 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).

### 3 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

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-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.4	(2015) Optimising housing potential

LPP 3.5	(2016) Quality and design of housing developments
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

#### 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 application property sits on the North-Eastern side of West Walk at the South-Eastern end of a two storey terrace of four dwellings. It lies within a cul-de sac which is home to similar houses arranged in pairs and fours. A noticeable element of the street scene is the general uniformity of the dwellings and the 'catslide' roof feature which runs along the flank elevations of the overwhelming majority of semi-detached and end of terrace properties within West Walk.

The proposal property is largely unaltered with a flank wall door and white render external facings. The dwelling has a flat rear garden and the front garden mainly covered with grass with a hard-surfaced area for parking 1 car to the front, surrounded by a mature hedge which is another typical feature of the area.

The application property adjoins 27 West Walk to the North West, which is not altered. To the South East of the application property are the rear gardens of a pair of semi-detached properties (Nos 9 and 11) fronting Crossway, positioned on the dominant corner plot at the junction of West Walk with Crossway.

The street scene is residential in character and appearance comprising two storey semi-detached and terraced houses. The application site lies within the East and West Walk Area of Special Local Character (ASLC) as identified in the the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### 3.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey, 2-bed, attached dwelling with associated parking and amenity space and part two storey, part single storey rear extension to existing dwelling and installation of crossover to front.

#### 3.3 Relevant Planning History

##### Comment on Relevant Planning History

None.

## **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:

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

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

LPP 3.4 (2015) Optimising housing potential

LPP 3.5 (2016) Quality and design of housing developments

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

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

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

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

## **6. Consultations**

### **External Consultees**

8 neighbouring properties, along with the Hayes Garden Village Residents Association, Hayes Conservation Area Advisory Panel were consulted by letter dated 08/08/2017 and re-consulted.

By the close of the consultation period on 14/12/2017, one objection received summarised as follow

1. With the number of changes made to properties in this area, I think one more house will not change the landscape very much.

2. Object to number of beds in sheds in the area.

Officer Comment: With regard to point 2, this is not relevant to this application and no details of the location of these have been provided.

Hayes Conservation Area Advisory Panel:

The revised plans address one major issue we had identified in our earlier comments as the catslide roof is now retained, and by mirroring the layout of the proposed new house a harmonious street frontage has been produced. We note there is now provision for refuse bins on both properties.

It could be argued that as what is proposed is an extra house, rather than an extension, the lack of inset from the building line and continuation of the ridge line are acceptable. However the revised plans do nothing to address our concerns about the first floor rear extension and the oppressive and overbearing side elevation. The proposal to extend the dropped kerb will reduce the available on-street parking, which is already at a premium.

#### **Internal Consultees**

Conservation And Urban Design Officer

**BACKGROUND:** This site forms part of an inter-war housing estate which is characterised by groups of 1920s/1930s terraces of four and semi-detached two storey houses, designed in a formal, cruciform layout, and designated the East and West Walk Area of Special Local Character (ASLC). The ASLC forms part of an original planned estate between Birchway and Hunters Grove, once known as Hayes Garden Village, and designed as social housing for railway workers.

East and West Walk has a spacious character with a regular rhythm of two storey houses, the gaps between the buildings adding to its very distinctive appearance.

The houses are of similar design and materials, with pantiled hipped roofs, small cat-slide roofs over the flank walls, side entrances and central stacks. Most of the frontages have retained mature hedges. There is a distinct symmetry, in terms of the architectural style and layout.

No. 28 is the end property in a terrace of four. It is largely unaltered with a flank wall door and catslide on the gable. No.25, at the other end of the terrace was extended with a two storey side extension some time ago in 2005. This is an unattractive extension, although it was permitted in the context of an existing single storey side extension, and its position adjacent to another terrace.

The proposal at No. 28 would involve building another unit to the terrace, which would be narrower and thus poorly proportioned, closing the gap at the end of the terrace, and destroying the rhythm and layout of the terrace and thus the pattern of the area as a whole, necessitate the relocation of the flank wall door to the front and necessitate the removal of the whole of the large front hedge and the

paving over of almost all of the front garden for parking. Terraces of five are not part of the make-up of this area and the lack of chimney, side entrance and gap between house and boundary would accentuate this. The existing house and the new house would have a two storey rear extension, the design of which would be quite at odds with the character of the house.

This proposal is unacceptable in principle as it would have a very detrimental effect on the character and appearance of the Area of Special Local Character and constitute a very damaging precedent. Other applications for new houses which would have damaged the formal layout and character of the ASLC have been refused in the past and dismissed on appeal.

#### The Amended Drawings

The amended drawing still proposes a new house and has exactly the same floor area, rear elevation and front garden layout. The only difference is that the front door has been moved to the other side of the bay window and the roof pitch increased to allow a more traditional hip detail. This does not overcome all the issues given above. This proposal would have a very detrimental effect on the character and appearance of the Area of Special Local Character and constitute a very damaging precedent. Moreover, it does not accord with HDAS.

RECOMMENDATION: Unacceptable in principle.

#### Highways Officer:

A revised layout plan has been provided that still only has 1 car parking space per dwelling (1 for existing and 1 for proposed) which does not meet the current planning policy and on that basis the application should be refused especially when the poor PTAL is considered. There is no secure covered cycle parking provided so if permission is to be granted this should be conditioned 1 space per dwelling (existing and proposed).

#### Access Officer:

Any grant of planning permission should include the following condition: The dwelling(s) would be required to be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015 REASON: To ensure an appropriate standard of housing stock in accordance with London Plan policy 3.8 c, is achieved and maintained.

#### Environmental Protection Unit:

No objection subject to control of environmental nuisance from construction work informative.

## **7. MAIN PLANNING ISSUES**

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

The application site lies within an established residential area, as such, there would be no objection in principle to the intensification of the residential use of the site, providing that it accords with all relevant planning policies.

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

Policy 3.4 of the London Plan (2016) seeks to ensure that new development 'takes into account local context and character, the design principles in Chapter 7 and that public transport capacity development should optimise housing output for different types of location within the relevant density range shown in Table 3.2. Development proposals that compromise this policy should be resisted'.

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings, or not, and its impact on adjoining occupiers.

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

The application site is located within the East & West Walk, Botwell Area of Special Local Character ASLC. The visual impact of the proposal is assessed in the section below.

#### **7.04 Airport safeguarding**

Not relevant to the consideration of this application.

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

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'. In addition, Policy BE13 of the Hillingdon Local Plan (November 2012) acknowledges that 'development will not be permitted if the layout and appearance fail to harmonise with the existing street scene'. The emphasis placed on the impact of a development upon the character of the surrounding area is further stressed under Policy BE19 of the Hillingdon Local Plan (November 2012), which recognises that 'The Local Planning Authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area'. The application site also lies within the East & West Walk, Botwell ASLC. Policy BE5 of the Local Plan requires development to respect this special character.

Paragraph 4.14 of the Residential Layouts HDAS SPD specifies that developments should incorporate usable, attractively laid out and private garden space conveniently located in relation to the property or properties it serves. It should be of an appropriate size, having regard to the size of the dwelling and character of the area.

Paragraph 4.27 of the HDAS SPD gives advice that building lines within a new development should relate to the street pattern of the surroundings whilst the height of the development is best determined by reference to the proportions, siting and lines of surrounding buildings.

The application site comprises the front, side and rear garden area of an existing end terrace property situated on the North-Eastern side of West Walk with the rear boundaries of the rear gardens of semi-detached pair No 9 and 11 Crossway to the South East and occupies a prominent and attractive plot with an open view at the attractive flank wall with the main entrance and catslide on the gable. The dwellings in this cul-de-sac comprise similar houses arranged in pairs and fours with the 'catslide' roof feature and remains of the large front hedges.

The proposed two storey, 2-bed dwelling as amended would be attached to the end terrace property No 28 and would be marginally narrower than No 28 but would have the same depth and height as the host building as extended. The host building would be extended to the rear by 3 m at the ground floor level and by 1.6 m at the first floor level (leaving a gap of 2.35 m from the shared boundary). The main roof would be hipped with an increased roof pitch to allow a more traditional hip detail. The roof above the single storey rear extension/rear projection of the new dwelling would be mono-pitched, 3.4 m high and the pitched roof above first floor rear extension/first floor rear projection would have the ridge marginally lower than the ridge of the original house. The large exposed flank wall would be inanimate and overbearing. The side elevation of the proposed attached dwelling would abut the shared boundary, leaving a gap of 0.1 m only.

The Council requires all residential extensions and buildings of two or more storeys in height to be set back a minimum of 1 metre from the side boundary of the property for the full height of the building.

The side entrance of the host building would be replaced to the front elevation; the front door of the proposed dwelling has been moved to the other side of the bay window. As such the front elevation of both dwellings would be almost identical. This proposal is unacceptable in principle as it would have a very detrimental effect on the character and appearance of the Area of Special Local Character and constitute a very damaging precedent. This proposal at No. 28 would involve building another unit to the terrace, which would be narrower and thus poorly proportioned, would disproportionately and adversely affect the host building, closing the gap at the end of the terrace, and destroying the rhythm and layout of the terrace and thus the pattern of the area as a whole, demonstrating an intrusive and overbearing appearance, especially observed from the side. In addition, the proposal would necessitate the removal of the whole of the large front hedge and the paving over of almost all of the front garden for parking. Terraces of five are not part of the make-up of this area and the lack of chimney, side entrance and gap between house and boundary would accentuate this. The existing house and the new house would have a two storey rear extension, the design of which would be quite at odds with the character of the house.

The proposed attached dwelling would make the host building unduly prominent in the street scene, given its position on the side elevation, When viewed from the South East (junction with Crossway), the proposed dwelling would be seen in the context of the other dwellings on West Walk. The proposed dwelling would occupy the full width of the plot. By reason of the increased height and bulk, proximity to the hedge/fence on the common boundary of pair of semi within corner location, it would have a prominent and cramped appearance that would be at odds with the more spacious setting and open character of the development on West Walk.

It was noticed that No.25, at the other end of the terrace was extended with a two storey side extension some time ago in 2005. This is an unattractive extension, although it was permitted in the context of an existing single storey side extension, and its position adjacent to another terrace.

Therefore, it is considered that the proposed attached dwelling would be harmful to the character and appearance of the existing building and the Area of Special Local Character. As a result, the proposal would 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), Policy 7.4 of the London Plan (2016) and the Council's adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

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

Policies BE20, BE21 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) give advice that buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them, and the amenities of existing houses are safeguarded.

Policies BE23 and BE24 of the Hillingdon Local Plan (Part Two) stress the importance of new buildings and extensions providing adequate amount of external amenity space, that not only protects the amenity of the occupants of the proposed development, but also of those of



the surrounding buildings, as well as protecting both parties privacy.

The Council's adopted HDAS SPD: Residential Layouts (July 2006) specifies in paragraph 4.9 that where a two or more storey building abuts a property or its garden, a minimum acceptable distance of 15 m should be maintained, so as to overcome possible over-domination, overbearing and overshadowing. Paragraph 4.11 of the HDAS SPD specifies that the Council's 45 degree principle will be applied and is designed to ensure that adequate daylight and sunlight is enjoyed in new and existing dwellings. The principle involves drawing a line from the mid-point of an existing/new habitable room window that is potentially affected by a new dwelling at an angle of 45 degrees towards the new building. Paragraph 4.12 of the HDAS SPD specifies that new residential development should be designed so as to ensure adequate privacy for its occupants and that of the adjoining residential property. It gives advice that the distance should not be less than 21 m between facing habitable room windows.

With regard to the proposal it is considered that it would not cause an unacceptable loss of light or outlook to adjoining occupiers. Whilst the proposed two storey dwelling abutting the shared boundary would increase the proximity, it is not considered that any material loss of amenity would arise to adjoining occupiers. The proposal therefore would accord with policies BE20, and BE21 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

With regard to any loss of privacy, the proposed flank wall would be inanimate and the rear elevation would be within a considerable distance from the properties to the rear and would not result in any additional overlooking. Therefore, the proposal is considered to comply with Policy BE24 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

The submitted plans do not include any details of noise insulation. If the scheme were considered acceptable in all other respects it is considered that it would be appropriate to secure details of noise insulation by way of condition to ensure that the proposal would not have an unacceptable impact upon the occupants of the existing dwelling in terms of noise and disturbance.

#### **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. For a 2 bed dwelling (4 persons) a floor area of 79 sq m would be required. The proposed plans indicate a floor area of 79 sq m which would satisfy the requirement. Therefore adequate space would be provided to meet the London Plan and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) space requirements.

It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with the SPD: New Residential Layouts:

## Section 4.9.

The Hillingdon Design and Accessibility Statement Residential Layouts, requires the provision of adequate private amenity space, which for a 2 bed property would be a minimum of 60 sq.m. Both the existing and proposed dwellings would be provided with amenity space in excess of this and the proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP 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 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

West Walk is an existing local narrow road in the Council Road Network. The site has a PTAL value of 2 which suggests there will be a strong reliance on private cars for trip making to and from the site. The site has an existing driveway but no vehicular crossover provided. There is high parking stress in the area as not all properties have off-street car parking. The proposal would require 3 off-street car parking spaces in order to adhere to Planning Policy given the poor PTAL value.

A revised layout plan shows only 1 car parking space per dwelling (1 for existing and 1 for proposed) which does not meet the current planning policy, especially when the poor PTAL is considered. Considering the very limited amount of on-street parking available and the demand for this type of facility, it is considered that the proposals would be likely to result in increased parking stress and illegal/indiscriminate parking to the detriment of highway safety. The proposal is therefore contrary to policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

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

The issues are addressed in the sections above.

### **7.12 Disabled access**

No issues are raised in terms of accessibility.

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

The comments 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 103.8 sq metres of additional floorspace are presently calculated as follows:

Hillingdon CIL = £8,889.12

London Mayoral CIL = £3,480.54

Total = £12,369.66

### **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 application seeks planning permission for the erection of two storey, 2-bed, attached dwelling with associated parking and amenity space and part two storey, part single storey rear extension to existing dwelling and installation of crossover to front.

The proposal would involve building another unit to the terrace, closing the gap at the end of the terrace, destroying the rhythm and layout of the terrace and thus the pattern of the area as a whole, necessitate the relocation of the flank wall door to the front and necessitate the removal of the whole of the large front hedge. Since the terraces of five are not part of the make-up of this area and the lack of chimney, side entrance and gap between house and boundary would accentuate this. What is more, the existing house and the new house would have a two storey rear extension, the design of which would be quite at odds with the character of the house. It is considered that the proposed development would be unwelcome addition which will attract the eye and detract from the hierarchy of architecture hereabouts to the detriment of the character and appearance of the existing building and the Area of Special Local Character. Furthermore the proposal has not demonstrated that sufficient off street parking/manoeuvring/access arrangements would be provided, and therefore the development is considered to result in substandard car parking provision to the Council's approved car parking standard, leading to on-street parking/queuing to the detriment of public and highway safety.

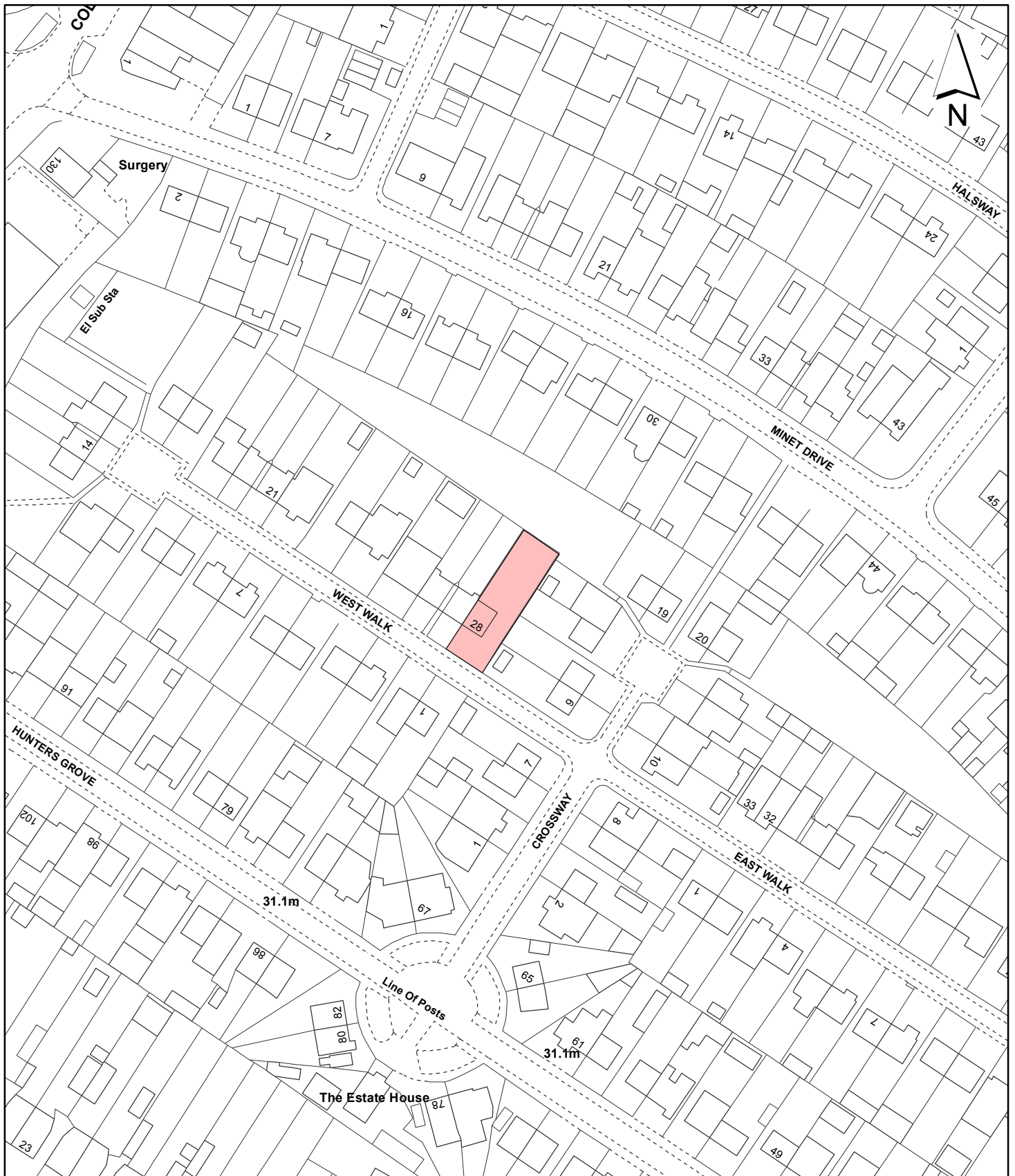
The application is thus recommended for refusal.


**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)  
Technical Housing Standards - Nationally Described Space Standard  
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:** Maria Tomalova

**Telephone No:** 01895250320



<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p><b>Land Forming Part of 28 and 28 West Walk, Hayes</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Residents Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p><b>71945/APP/2017/3032</b></p>	<p>Scale</p> <p><b>1:1,250</b></p>	
	<p>Planning Committee</p> <p><b>Central and South</b></p>	<p>Date</p> <p><b>February 2018</b></p>	



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

**Address** UNIT 102, INTU UXBRIDGE, THE CHIMES SHOPPING CENTRE HIGH STREET UXBRIDGE

**Development:** Change of use from retail (Use Class A1) to use as a laser hair removal facility (sui generis)

**LBH Ref Nos:** 55969/APP/2017/3277

**Drawing Nos:** SAV/TCSC/SLF  
Clinic design and Fit-Out Sheets:  
6192-005

**Date Plans Received:** 08/09/2017      **Date(s) of Amendment(s):** 07/09/2017  
**Date Application Valid:** 04/10/2017      04/10/2017

### 1. SUMMARY

The application unit is located on the ground floor of the Chimes shopping centre, located on the North East side of High Street, Uxbridge opposite Vine Street within the Old Uxbridge Conservation Area. The proposal involves the change of use of Unit 102 from retail to sui generis use which would enable its use for laser hair removal. The proposal would retain a reception area in the front section of the unit with the laser hair removal facilities being sited towards the rear. It is considered that the use would accord with the character and function of the shopping centre and although the change of use would not strictly comply with the requirements of policy S11 of the Hillingdon Local Plan - Saved UDP Policies (November 2012), it is considered that given the small size of the unit, it is considered that there would be no material harm to the vitality and viability of this part of the shopping centre.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 COM3 Time Limit

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

#### REASON

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

#### 2 COM4 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 Clinic design and Fit-Out Sheets and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

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

NPPF	National Planning Policy Framework
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
S6	Change of use of shops - safeguarding the amenities of shopping areas
S11	Service uses in Primary Shopping Areas
DAS-SF	Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

**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 Chimes Shopping Centre is located on the North East side of High Street, Uxbridge opposite Vine Street. The application site lies within the Primary Shopping Area of the Uxbridge Town Centre, as identified in the adopted Hillingdon Local Plan - Saved UDP Policies (November 2012). The application unit is located on the ground floor of the shopping centre, adjacent to Macdonalds. The unit is currently vacant.

**3.2      Proposed Scheme**

The application seeks planning permission for a change of use from Use Class A1 (Shops) to use as a A1 and a laser hair removal facility (sui generis).



### **3.3 Relevant Planning History**

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

There is no planning history of relevance to this application 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

PT1.HE1 (2012) Heritage

Part 2 Policies:

NPPF National Planning Policy Framework

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

S6 Change of use of shops - safeguarding the amenities of shopping areas

S11 Service uses in Primary Shopping Areas

DAS-SF Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

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

**5.1** Advertisement Expiry Date:- **8th November 2017**

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

## **6. Consultations**

### **External Consultees**

#### **Internal Consultees**

6 Neighbouring properties were consulted by letter dated 6.10.17 and a site notice was displayed to the front of the site which expired on 7.11.17. No response received.

Planning Policy Officer:

The unit was noted as vacant in the last Town Centre Survey, undertaken on 25/10/16.

On the Autumn 2015 study before that, it was noted as A1.

The Uxbridge A1 frontage in the Primary Shopping Area is:-

- 67.1% by frontage

- 66% by No. of units

The Chimes Shopping Centre itself is substantially higher than this however.

## **7. MAIN PLANNING ISSUES**

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

Uxbridge is recognised as a strategic town centre in the Hillingdon Local Plan - Saved UDP Policies (November 2012) and the application site lies within a 'primary shopping area' as designated in the plan. Saved UDP policy S11 indicates that certain service uses, including Banks and Building Societies (but not other Class A2 uses) and Class A3 Food and Drink Uses will be acceptable at ground floor level within the shopping frontage so long as:

(a) the remaining retail facilities are adequate to accord with the character and function of the shopping centre and consumer interests, and

(b), the change will not result in a separation of Class A1 uses or a concentration of non retail uses which might harm the viability or vitality of the centre.

The proposal involves the change of use of the unit from A1 to sui generis use which would enable its use for laser hair removal. The use would operate similar to a beauty salon, with an appointment system in use, but trade would also come from passing members of the public. As such and given that beauty salons are generally viewed as acceptable within the primary shopping areas, the principle of the use is considered acceptable.

In terms of the composition of the shopping centre, PEP raise no objections in terms of the retail composition of the centre and suggest that the actual centre comprises more than the 70% retail, taken to be the benchmark, below which primary areas become vulnerable. Also, although this change of use would result in all of this 26 m long frontage being non-retail, this forms one of the main access routes into the shopping centre so that it would continue to attract shoppers, particularly with the presence of MacDonalds.

It is therefore considered that on balance, given the small size of shop unit and that it has been vacant for over a year which has included hoarding along its frontage advertising its vacancy, no objections are raised to the change of use and it generally complies with the Policy S11 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

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

Not relevant to the consideration of this application.

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

Not relevant to the consideration of this application.

### **7.04 Airport safeguarding**

Not relevant to the consideration of this application

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

Not relevant to the consideration of this application

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

The proposal does not involve any external alterations.

### **7.08 Impact on neighbours**

Not relevant to the consideration of this application.

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

Not relevant to the consideration of this application.

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

Not relevant to the consideration of this application.

**7.11 Urban design, access and security**

Not relevant to the consideration of this application.

**7.12 Disabled access**

Not relevant to the consideration of this application.

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

Not relevant to the consideration of this application.

**7.14 Trees, landscaping and Ecology**

Not relevant to the consideration of this application

**7.15 Sustainable waste management**

Not relevant to the consideration of this application.

**7.16 Renewable energy / Sustainability**

Not relevant to the consideration of this application

**7.17 Flooding or Drainage Issues**

Not relevant to the consideration of this application.

**7.18 Noise or Air Quality Issues**

Not relevant to the consideration of this application.

**7.19 Comments on Public Consultations**

Not relevant to the consideration of this application.

**7.20 Planning obligations**

Not relevant to the consideration of this application

**7.21 Expediency of enforcement action**

Not relevant to the consideration of 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 relevant to the consideration of this application.

#### **10. CONCLUSION**

The proposal involves the change of use of Unit 102 from A1 to A1/sui generis use which would enable its use for laser hair removal. The proposal would retain a reception area in the front section of the unit with the laser hair removal facilities being sited towards the rear. It is considered that the use would accord with the character and function of the shopping centre and although the change of use would not strictly comply with the requirements of policy S11 of the Hillingdon Local Plan - Saved UDP Policies (November 2012), it is considered that given the small size of the unit and that the unit is currently vacant, it is considered that there would be no material harm to the vitality and viability of this part of the shopping centre.

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


Hillingdon Unitary Development Plan (Saved Policies September 2007).  
Supplementary Planning Document 'Accessible Hillingdon'.  
The London Plan (March 2016).  
National Planning Policy Framework (March 2012).

**Contact Officer:** Nicola Taplin

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address	
<b>Unit 102, Intu Uxbridge</b>	
Planning Application Ref:	Scale
<b>55969/APP/2017/3277</b>	<b>1:500</b>
Planning Committee	Date
<b>Central and South</b>	<b>February 2018</b>

**LONDON BOROUGH OF HILLINGDON**

**Residents Services**

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



**HILLINGDON**  
LONDON

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

**Address** 254 YEADING LANE HAYES

**Development:** Change of use from a mixed use comprising shop/vehicle repair workshop (Use Class A1/B2) to a mixed use comprising alternative therapy centre (Use Class D1/D2) and beauty salon (Sui Generis) involving installation of new shopfront and alterations to elevations

**LBH Ref Nos:** 73287/APP/2017/3974

**Drawing Nos:** YL/HC/01  
YL/HC/02 (Existing Floor Plan and Elevations)  
YL/HC/02 (Proposed Floor Plan and Elevations)  
Planning, Design and Access Statemer  
YL/HC/00

**Date Plans Received:** 01/11/2017

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

**Date Application Valid:** 20/11/2017

### 1. SUMMARY

The application seeks planning permission for the change a mixed use comprising shop/vehicle repair workshop (Use Class A1/B2) to a mixed use comprising alternative therapy centre (Use Class D1/D2) and beauty salon (Sui Generis) involving installation of new shopfront and alterations to elevations. The physical alterations to the building to include a new shopfront and alterations to the rear elevation are considered to relate satisfactorily to the architectural integrity of the host building and locality. Subject to an hours of use condition, the proposals will have little or no noise impacts, compared to the existing uses and would not detract from highway safety.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 COM3 Time Limit

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

#### REASON

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

#### 2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan number YL/HC/02 Proposed and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

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

#### 3 COM12 Use Within Same Use Class

The premises shall be used for yoga/therapy centre, beauty salon and retail and for no other purpose (including any other purpose in Classes A1, D1 or D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987).

**REASON**

Specify, in accordance with Policies S6, S7 and OE1 of Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**4 COM23 Hours of Use (Restaurant etc.)**

The premises shall not be open for customers outside the hours of 0900 to 2100 Mondays - Sundays, Public or Bank Holidays.

**REASON**

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**5 HO4 Materials**

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

**REASON**

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**INFORMATIVES**

**1 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.

**2 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).

**3 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.

AM7	Consideration of traffic generated by proposed developments.
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.
S6	Change of use of shops - safeguarding the amenities of shopping areas
S7	Change of use of shops in Parades
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
LPP 4.9	(2016) Small Shops

#### 4

Plans submitted would suggest that this building and its facilities would be inaccessible to disabled people using wheelchairs. Whilst it is appreciated that this is an existing building, the Equality Act 2010 seeks to protect people accessing goods, facilities and services from direct discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. Although this proposal is essentially for a 'change of use' planning permission, it is noted that substantial reconfiguration of the internal layout is proposed and would likely happen if planning permission was granted. The Equality Act 2010 states that service providers should think ahead and take steps to address barriers that impede disabled people. Following any successful grant of planning permission, it is recommended that the applicant takes full advantage of the opportunity to make the premises and service fully accessible to older and disabled people by heeding the following informatives: 1. Internal passageways should be a minimum of 1200 mm wide. Door widths should provide a minimum clear opening width of 900 mm to facilitate adequate access for wheelchair users into therapy rooms. Internal doors should also have 300mm unobstructed space to the side of the leading edge. 2. The proposed plan does not currently include any WC provision for disabled people and at least one accessible unisex toilet is required. It may be more beneficial to provide one large cubicle that would be accessible to everybody, as opposed to the 3. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance. 4. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur. 5. Flashing beacons/strobe lights linked to the fire alarm should be carefully selected to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site comprises a retail unit with a residential flat above and car repair

workshop to the rear in a local parade of shops on Yeading Lane which lies within the Developed Area as identified within the Hillingdon Local Plan - saved UDP Policies (November 2012).

### **3.2 Proposed Scheme**

The application seeks planning permission for the change a mixed use comprising shop/vehicle repair workshop (Use Class A1/B2) to a mixed use comprising alternative therapy centre (Use Class D1/D2) and beauty salon (Sui Generis) involving installation of new shopfront and alterations to elevations.

### **3.3 Relevant Planning History**

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

There is no planning history of relevance to this application.

## **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:

AM7 Consideration of traffic generated by proposed developments.

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.

S6 Change of use of shops - safeguarding the amenities of shopping areas

S7 Change of use of shops in Parades

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

LPP 4.9 (2016) Small Shops

## **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 Willow Tree Lane Area Residents Association and 9 neighbouring properties were consulted by letter dated 22.11.17 and a site notice was displayed to the front of the site which expired on 21.12.17.

1 letter of comment was received requesting that the use does not interfere with this A1 parade of shops.

### **Internal Consultees**

Highways Officer:

The site has a low PTAL of 2. There are 2 buses serving the area. Three dedicated car parking spaces are provided at the rear. Retention of these spaces for the lifetime of the development ought to be Conditioned. The floor area of 111.5 sq. m is modest and the unit is located in a parade with parking available in the service road. No transport statement has been provided. The proposed specific uses as indicated on plans are not considered to result in a material difference to the vehicular trips generated in comparison with the existing approved use.

Access Officer:

Plans submitted would suggest that this building and its facilities would be inaccessible to disabled people using wheelchairs. Whilst it is appreciated that this is an existing building, the Equality Act 2010 seeks to protect people accessing goods, facilities and services from direct discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. Although this proposal is essentially for a 'change of use' planning permission, it is noted that substantial reconfiguration of the internal layout is proposed and would likely happen if planning permission was granted. The Equality Act 2010 states that service providers should think ahead and take steps to address barriers that impede disabled people. Following any successful grant of planning permission, it is recommended that the applicant takes full advantage of the opportunity to make the premises and service fully accessible to older and disabled people by heeding the following informatives: 1. Internal passageways should be a minimum of 1200 mm wide. Door widths should provide a minimum clear opening width of 900 mm to facilitate adequate access for wheelchair users into therapy rooms. Internal doors should also have 300mm unobstructed space to the side of the leading edge. 2. The proposed plan does not currently include any WC provision for disabled people and at least one accessible unisex toilet is required. It may be more beneficial to provide one large cubicle that would be accessible to everybody, as opposed to the 3. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance. 4. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur. 5. Flashing beacons/strobe lights linked to the fire alarm should be carefully selected to ensure they remain within the technical thresholds not to adversely affect people with epilepsy. Conclusion: a suitable planning condition, requiring the facility to be accessible to older and disabled people, should be attached to any grant of planning permission, and the informative outlined above included in the decision notice.

## **7. MAIN PLANNING ISSUES**

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

The Local Planning Authority seeks to protect vulnerable parades which are particularly important to the community and to provide opportunities for the establishment of new essential shop uses in existing A1 premises.

Policy S6 states changes of use applications will be granted where; a frontage of design appropriate to the surrounding area is maintained or provided; the use would be compatible with neighbouring uses and will not cause unacceptable loss of amenity to nearby residential properties; and would have no harmful effect on road safety or worsen traffic congestion.

Policy S7 states changes of uses in parades will only be permitted if the parade retains sufficient essential shops to provide a choice appropriate to the size of the parade, the surrounding area is not deficient in essential shop uses, and the proposal accords with policy S6 (above).

The proposal involves the retention of an A1 use within this parade of shops and the parade as a whole would retain sufficient variety of retail uses. Thus, the proposed change of use is considered to be appropriate in terms of its essential retail function within the parade. It is therefore considered that the proposal would not undermine the retail function of this parade of shops.

**7.02 Density of the proposed development**

Not relevant to the consideration of this application.

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

Not relevant to the consideration of this application.

**7.04 Airport safeguarding**

Not relevant to the consideration of this application.

**7.05 Impact on the green belt**

Not relevant to the consideration of this application.

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

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'. In addition, Policy BE13 of the Hillingdon Local Plan (November 2012) acknowledges that 'development will not be permitted if the layout and appearance fail to harmonise with the existing street scene'. The emphasis placed on the impact of a development upon the character of the surrounding area is further emphasised under Policy BE19 of the Hillingdon Local Plan (November 2012), which recognises that 'The Local Planning Authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area'.

The physical alterations to the building to include a new shopfront and alterations to the rear elevation are considered to relate satisfactorily to the architectural integrity of the host building and locality. As a result it is considered that it would not have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**7.08 Impact on neighbours**

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated.

There are residential properties at first floor level above the retail units and to the rear in Reynolds Road. It is recognised that the current authorised use of application site could result in a significant level of noise and disturbance due to the unrestricted car repair workshop. The applicant has indicated that the 1-2-1 therapy session will be a closed door cubicle space and will not generate more noise than the existing use of the site, especially the car repair workshop. Furthermore the applicant has agreed to an hours of operation condition for the hours of 9am - 9pm Mon-Sun. It is considered that subject to the hours of

use condition, the proposals will have little or no noise impacts, compared to the existing uses. The proposal would not therefore be harmful to the amenities of the surrounding occupiers in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Not relevant to the consideration of this application.

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

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP 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 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

The site has a low PTAL of 2. There are 2 buses serving the area. Three dedicated car parking spaces are provided at the rear. The floor area of 111.5 sq. m is modest and the unit is located in a parade with parking available in the service road. No transport statement has been provided. The proposed specific uses as indicated on plans are not considered to result in a material difference to the vehicular trips generated in comparison with the existing approved use. The proposal does not seek permission for a general unrestricted D1 and D2 and it is considered that it would be reasonable to impose conditions to restrict hours of operation to ensure compliance with policies AM7 and AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and to the Hillingdon's Adopted Parking Standards (Hillingdon UDP, Saved Policies, September 2007).

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

No issues raised.

#### **7.12 Disabled access**

Plans submitted would suggest that this building and its facilities would be inaccessible to disabled people using wheelchairs. Whilst it is appreciated that this is an existing building, the Equality Act 2010 seeks to protect people accessing goods, facilities and services from direct discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. Although this proposal is essentially for a 'change of use' planning permission, it is noted that substantial reconfiguration of the internal layout is proposed and would likely happen if planning permission was granted. The Equality Act 2010 states that service providers should think ahead and take steps to address barriers that impede disabled people. Following any successful grant of planning permission, it is recommended that the applicant takes full advantage of the opportunity to make the premises and service fully accessible to older and disabled people by heeding the following informatives: 1. Internal passageways should be a minimum of 1200 mm wide. Door widths should provide a minimum clear opening width of 900 mm to facilitate adequate access for wheelchair users into therapy rooms. Internal doors should also have 300mm unobstructed space to the side of the leading edge. 2. The proposed plan does not currently include any WC provision for disabled people and at least one accessible unisex toilet is required. It may be more beneficial to provide one large cubicle that would be accessible to everybody, as opposed to the 3. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance. 4. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur. 5. Flashing beacons/strobe lights linked to the fire alarm should be

carefully selected to ensure they remain within the technical thresholds not to adversely affect people with epilepsy. The Council's Access Officer has advised that a suitable planning condition, requiring the facility to be accessible to older and disabled people, could be attached to any grant of planning permission, and the informative outlined above included in the decision notice.

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

Not relevant to the consideration of this application.

**7.14 Trees, landscaping and Ecology**

Not relevant to the consideration of this application.

**7.15 Sustainable waste management**

Not relevant to the consideration of this application.

**7.16 Renewable energy / Sustainability**

Not relevant to the consideration of this application.

**7.17 Flooding or Drainage Issues**

Not relevant to the consideration of this application.

**7.18 Noise or Air Quality Issues**

The issues are addressed in the sections above.

**7.19 Comments on Public Consultations**

The issues are addressed in the sections above.

**7.20 Planning obligations**

Not relevant to the consideration of this application.

**7.21 Expediency of enforcement action**

Not relevant to the consideration of 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 Probitry 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 relevant to the consideration of this application.

#### **10. CONCLUSION**

The application seeks planning permission for the change a mixed use comprising shop/vehicle repair workshop (Use Class A1/B2) to a mixed use comprising alternative therapy centre (Use Class D1/D2) and beauty salon (Sui Generis) involving installation of new shopfront and alterations to elevations. The physical alterations to the building to include a new shopfront and alterations to the rear elevation are considered to relate satisfactorily to the architectural integrity of the host building and locality. Subject to an hours of use condition, the proposals will have little or no noise impacts, compared to the existing uses and would not detract from highway safety.

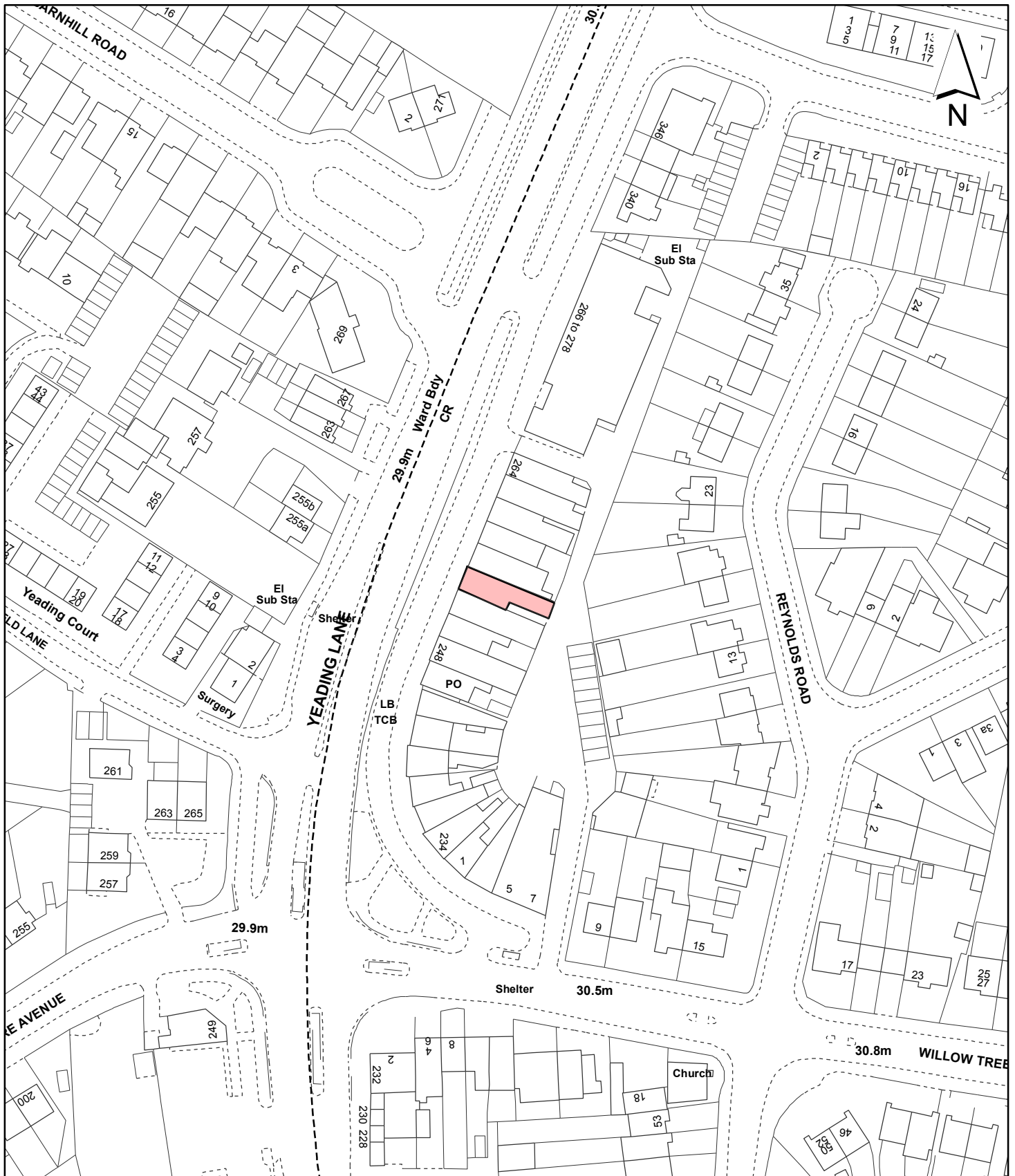
#### **11. Reference Documents**


Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
The London Plan (2016)  
Hillingdon Design and Accessibility Statement: Accessible Hillingdon  
National Planning Policy Framework

**Contact Officer:** Nicola Taplin

**Telephone No:** 01895 250230





<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;"><b>254 Yeading Lane</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Residents Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;"><b>73287/APP/2017/3974</b></p>	<p>Scale</p> <p style="text-align: center;"><b>1:1,250</b></p>	
	<p>Planning Committee</p> <p style="text-align: center;"><b>Central and South</b></p>	<p>Date</p> <p style="text-align: center;"><b>February 2018</b></p>	



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# Plans for Central & South Applications Planning Committee

Wednesday 7 February 2018



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

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Page 125

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

**Address** 42 HUGHES ROAD HAYES

**Development:** Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include a rear dormer and 2 front rooflight to create 1 x 2-bed flat, 1 x studio flat and a 4-bed HMO.

**LBH Ref Nos:** 28763/APP/2017/4032

**Date Plans Received:** 07/11/2017

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

**Date Application Valid:** 20/11/2017

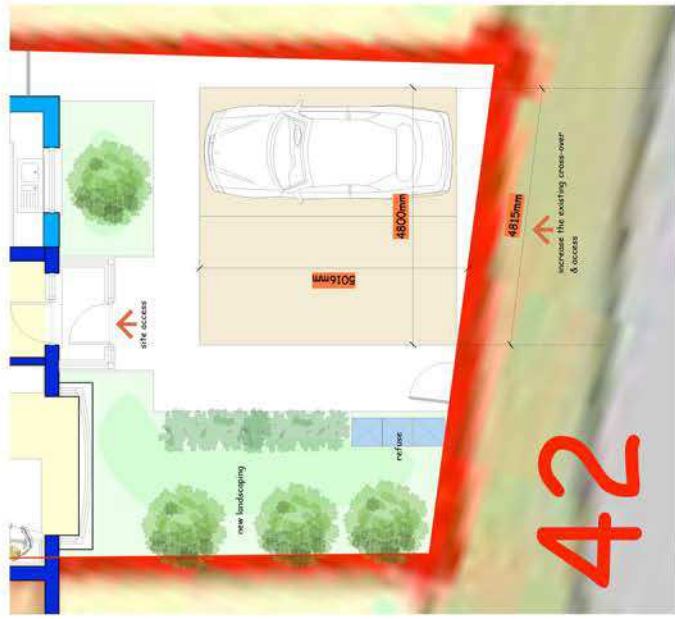
NOTE: All dimensions are to be taken from the drawing. All dimensions are to be taken from the drawing. All dimensions are to be taken from the drawing.



PROPOSED SITE  
LOCATION PLAN  
scale - 1:5000(A1)



**WALL CONSTRUCTION**  
 existing wall  
 proposed wall



PROPOSED CROSS-OVER  
scale - 1:500(A1)



PROPOSED GROUND AND SITE PLAN  
scale - 1:1000(A1)

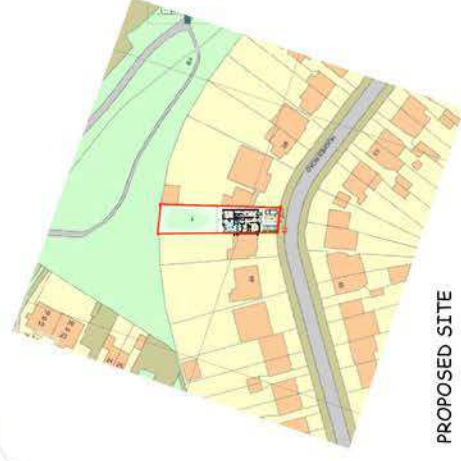
REV	DATE	DESCRIPTION
1	14/08/2017	Issue for planning

**Architectural Energy Services**  
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



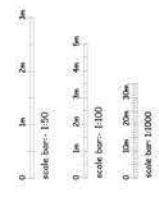
ACCOMMODATION KEY:-

- Flat A- 2 bedroom - 62sqm
- Flat b- Studio - 38sqm
- rented rooms- over 3 floors 99sqm total



PROPOSED SITE LOCATION PLAN  
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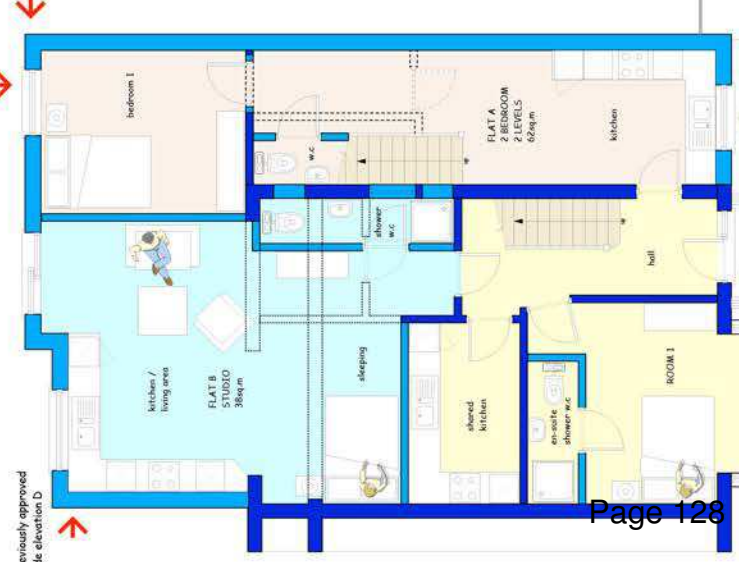
- WALL CONSTRUCTION**
- existing wall
  - proposed wall



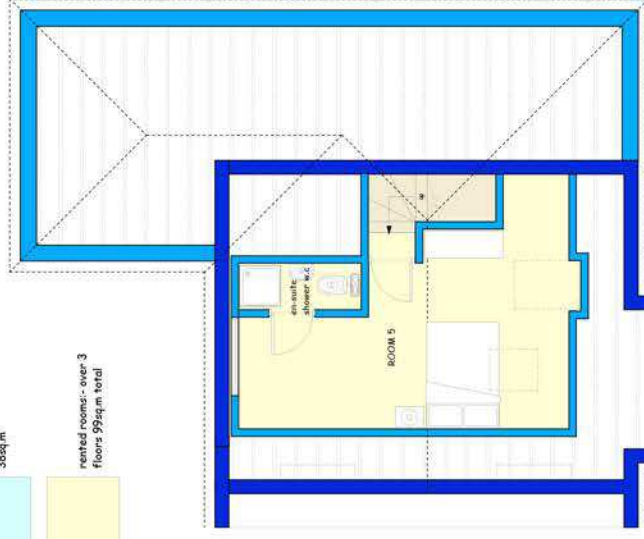
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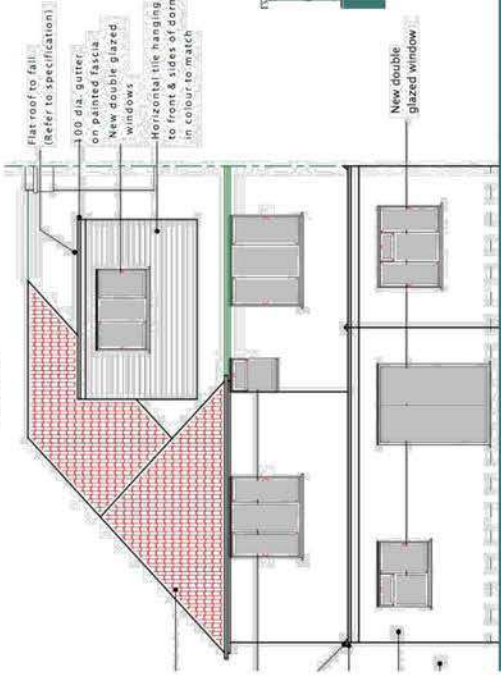
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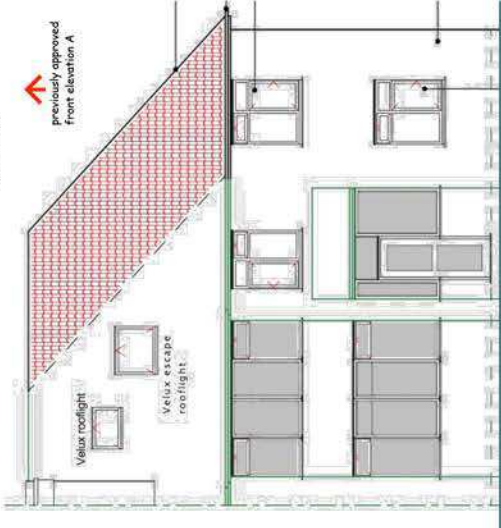
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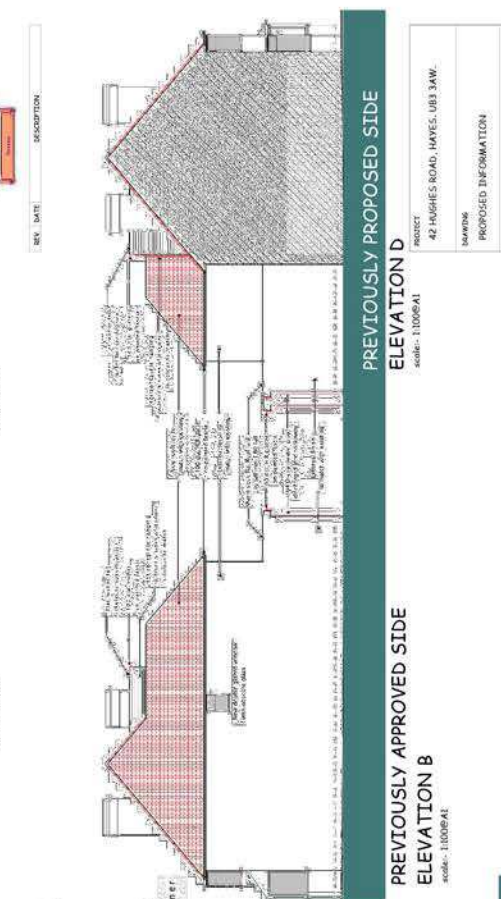
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PREVIOUSLY APPROVED FRONT ELEVATION A  
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PREVIOUSLY PROPOSED SIDE ELEVATION D  
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PREVIOUSLY APPROVED REAR ELEVATION C  
scale:- 1:100@A1

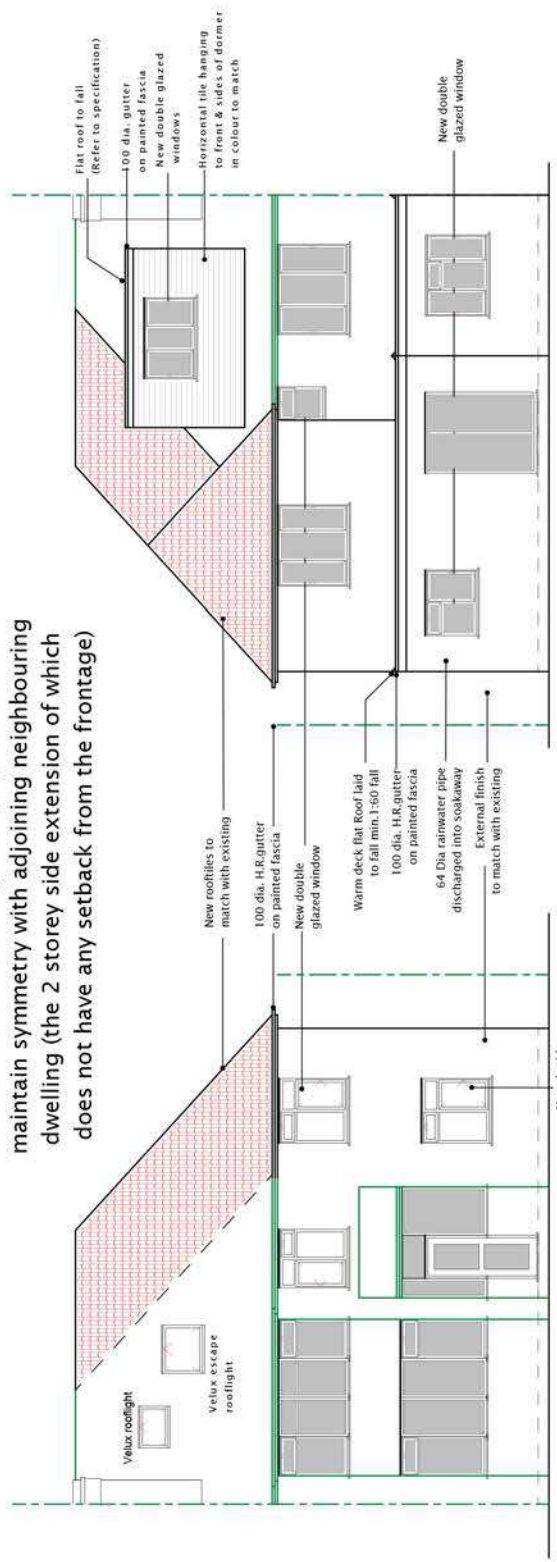
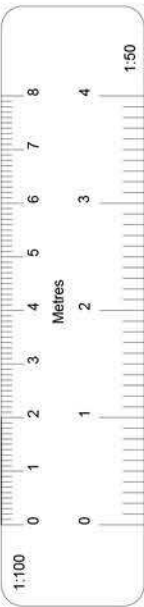
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DRAWING NO	42HUGHES/PL04
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SCALE	1:50/1:100/1:1000 @ A1
PROPOSED INFORMATION	
CLIENT	
DESIGNER	
DATE	AUG/2017
SCALE	1:50/1:100/1:1000 @ A1
DRAWING NO	42HUGHES/PL04
PROJECT	42 HUGHES ROAD, HAYES, UB3 3AW.





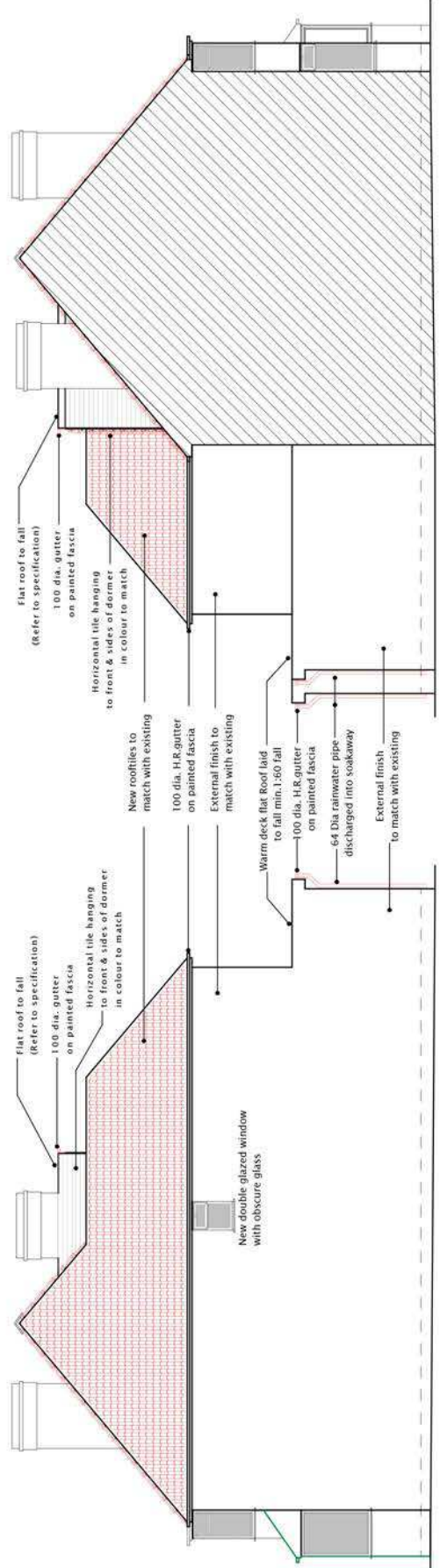
**PLANNING OFFICER TO NOTE:**

**1M Setback from frontage not proposed so as to maintain symmetry with adjoining neighbouring dwelling (the 2 storey side extension of which does not have any setback from the frontage)**



**PROPOSED FRONT ELEVATION**

**PROPOSED REAR ELEVATION**



**PROPOSED RIGHT SIDE ELEVATION**

**PROPOSED LEFT SIDE ELEVATION**

All dimensions verified on site.  
 All work to comply with British Standards, Code of Practice.  
 All internal works to be in accordance with client.  
 All external surfaces to match existing.  
 All work to be to the satisfaction of the local authority building supervisor.  
 The contractor shall be responsible for obtaining all necessary building notices and comply fully in all respects.  
 Owner responsible for compliance with 1 Party Wall etc Act 1996, 2. Thames water Build Over Agreement.  
 The contractor shall be responsible for obtaining all necessary building notices and comply fully in all respects.  
 All proprietary materials to be used shall be specified and approved by Thames Water.  
 All work to be carried out by Gas Safe registered installer and to Gas Safe recommendations.  
 All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671:2001 (2004), the 17th Edition of the IET Wiring Regulations and Building Regulations Part P (Electrical Safety in Buildings). The competent person registered with an electrical self-certification scheme, (NICEIC, BS, ELECCA, APT, or NICEIC), authorised by the Secretary of State.  
 The competent person is to send a self-certification certificate to the Local Authority Building Control Department within 30 days of completion of the work.  
 The contractor must receive both a copy of the self-certification certificate and a BS 7671:2001 (2004) Electrical Installation Test Certificate and forward copies to the Local Authority Building Control Dept.

DATE	REVISION

COPYRIGHT:

JOB TITLE:  
 42 HUGHES ROAD,  
 HAYES.

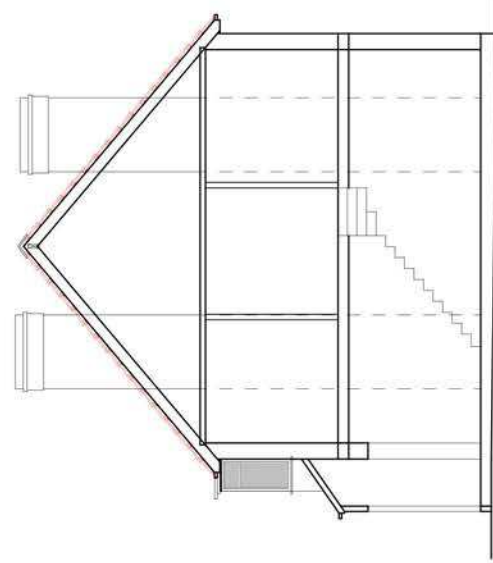
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 PROPOSED ELEVATIONS

SCALE: 1:100

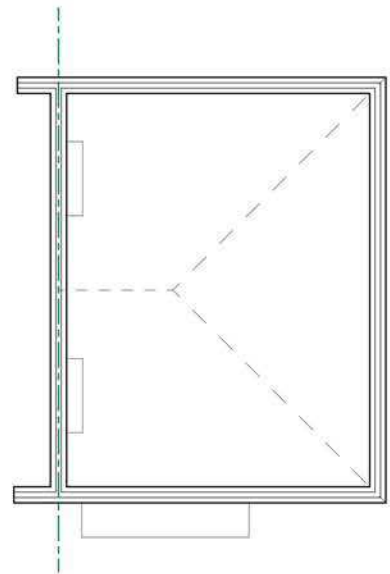
DATE: MAY2016 DRAWN BY:

DRG. NO. 1642/HR/H104 REV

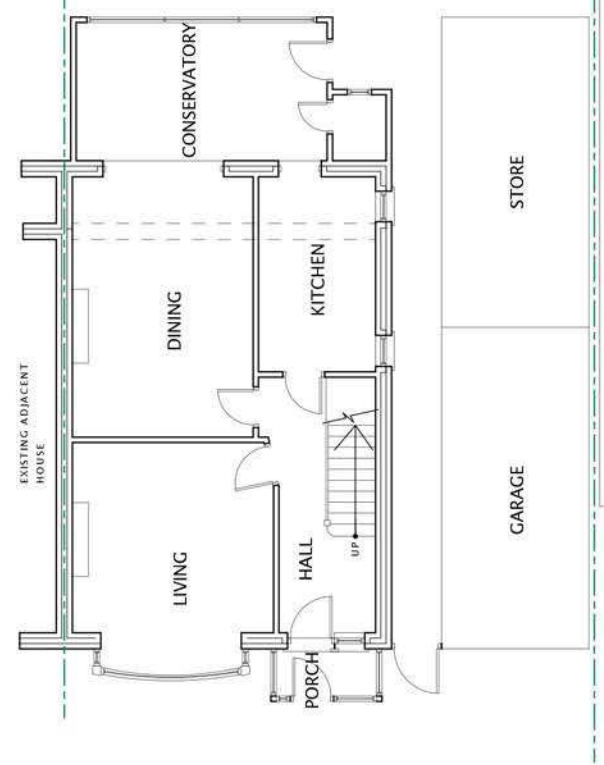




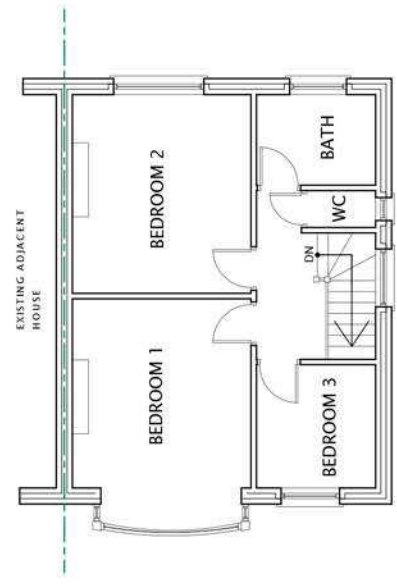
EXISTING LOFT SECTION



EXISTING LOFT FLOOR PLAN



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

All dimensions verified on site.  
 All work to comply with British Standards, Code of practice.  
 All internal works to be in accordance with client.  
 All external surfaces to match existing.  
 All work to be to the satisfaction of the local authority building surveyor.  
 The client to have building notice and comply fully in all respects.  
 Owner responsible for compliance with T. Perry Wall etc. Act 1996. 2. Thames water Build Over Agreement.  
 All work to be in accordance with the Building Regulations with Build Over agreement as approved by Thames Water.  
 All proprietary materials to be used in accordance with the manufacturer's instructions.  
 Works to be carried out by a Gas Safe registered installer and to Gas Safe recommendations.  
 All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671:2001 (IET18th Edition Wiring Regulations) and BS 7671:2001 (IET18th Edition Wiring Regulations) and Building Regulations Part P.  
 All electrical work to be carried out by a competent person registered with an electrical self-certification scheme, (NICEIC, ELECSA, NAPIT, or NICEIC), endorsed by the Secretary of State.  
 The competent person is to send a self-certification certificate to the Local Authority Building Control Department within 30 days of completion of the work.  
 The client must receive both a copy of the self-certification certificate and a BS 7671:2001 (IET18th Edition) Electrical Installation Test Certificate and forward copies to the Local Authority Building Control Dept.

DATE	REVISION

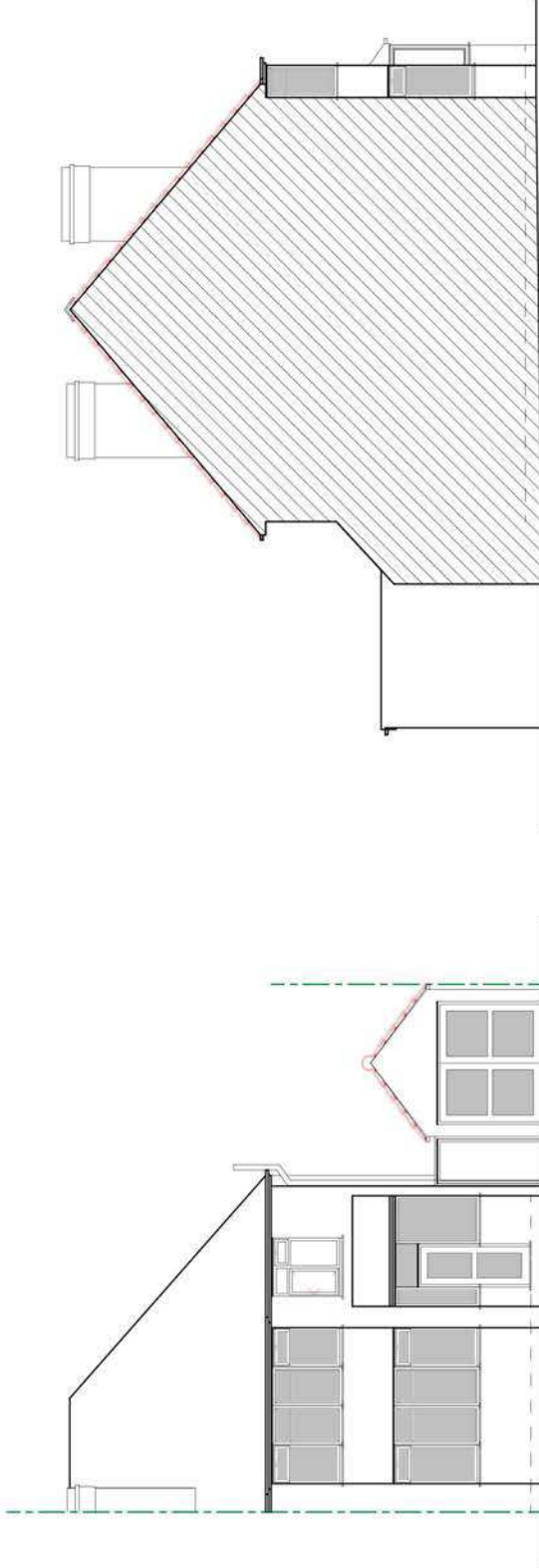
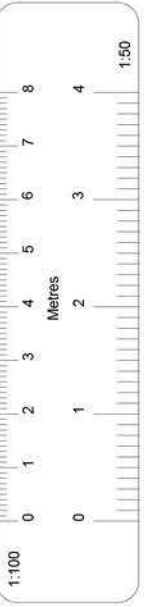
COPYRIGHT:

JOB TITLE:  
 42 HUGHES ROAD,  
 HAYES.

DRAWING TITLE:  
 EXISTING PLANS  
 SCALE: 1:100

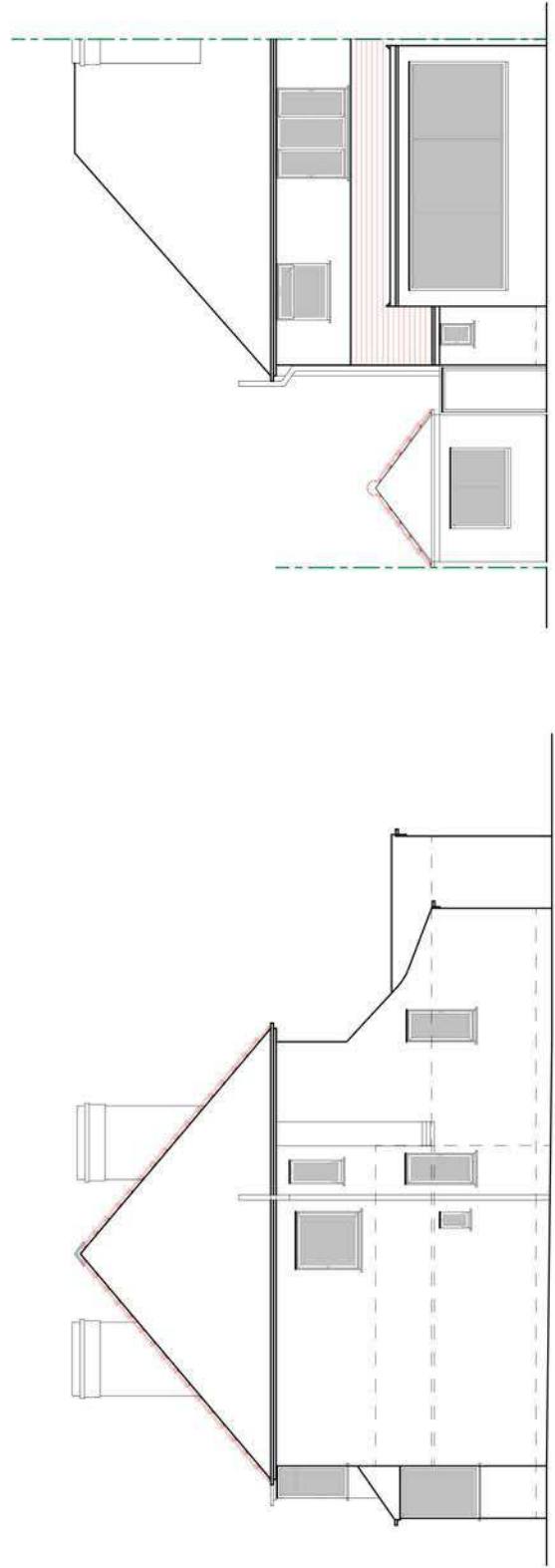
DATE: MAY 2016  
 DRAWN BY:

DRG. NO. 16/42/HR/H/01	REV.
---------------------------	------



EXISTING LEFT SIDE ELEVATION

EXISTING FRONT ELEVATION

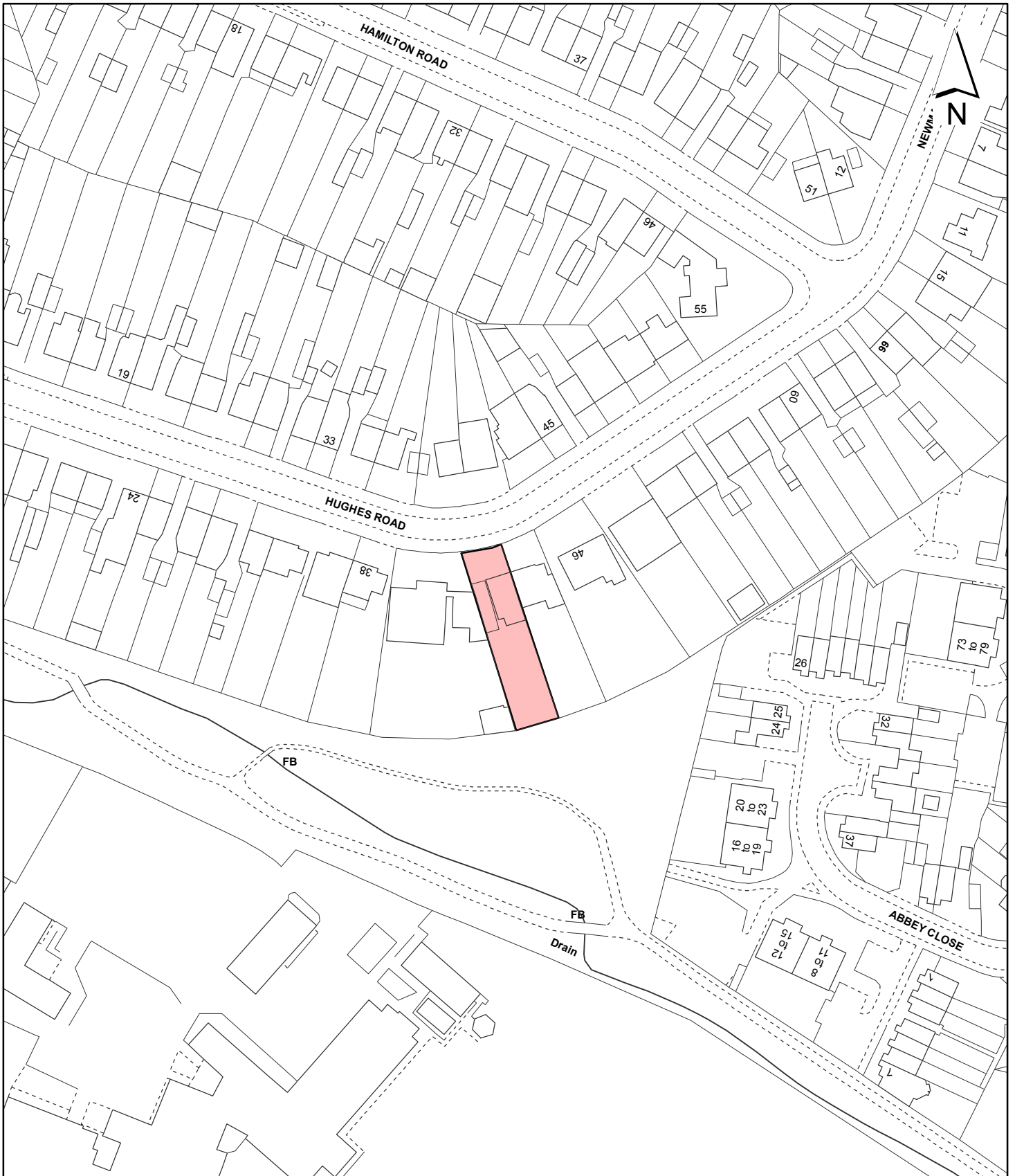


EXISTING REAR ELEVATION

EXISTING RIGHT SIDE ELEVATION

All dimensions verified on site.  
 All work to be carried out in accordance with the instructions.  
 All external works to be in accordance with client instructions.  
 All external surfaces to match existing.  
 All work to be to the satisfaction of the local authority.  
 Builder to serve building notice and comply fully in all respects.  
 Client responsible for compliance with Party Wall etc. Act 1999 and Building Regulations.  
 Builder to ensure all work in compliance with Building Over agreement as approved by Thames Water.  
 The competent person is to send a self-certification to the Local Authority.  
 Works to boilers/CGs to be carried out by Gas Safe registered installer and to Gas Safe recommendations.  
 All wiring and electrical work will be designed, installed, inspected and tested in accordance with BS 7671:2009 (IET Wiring Regulations) and the 17th edition Wiring Guidance and Building Regulations Part P (Electrical Safety) by a competent person registered with an electrical authority (NICEIC, ELECSA, or NABE) or NICEIC, authorized by the Secretary of State.  
 The competent person is to send a self-certification to the Local Authority.  
 All work to be carried out in accordance with the instructions and to the satisfaction of the local authority.  
 The client must receive both a copy of the self-certification certificate and a BS 7671:2009 (IET Wiring Regulations) certificate signed by the competent person to the Local Authority Building Control Dept.

DATE	REVISION
COPYRIGHT	
JOB TITLE: 42 HUGHES ROAD, HAYES.	
DRAWING TITLE: EXISTING ELEVATIONS	
SCALE: 1:100	
DATE: MAY 2016	DRAWN BY:
DRG. NO: 1642HRH102	REV:



**Notes**

 Site boundary

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Site Address

**42 Hughes Road,  
Hayes**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:

**28763/APP/2017/4203**

Scale

**1:1,250**

Planning Committee

**Central and South**

Date

**February 2018**



**HILLINGDON**  
LONDON

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

**Address** LAND FORMING PART OF 12 DAGNALL CRESCENT COWLEY

**Development:** Two storey, 2-bed attached dwelling with associated parking and amenity space and extensions to vehicular crossovers to front.

**LBH Ref Nos:** 72273/APP/2017/4203

**Date Plans Received:** 21/11/2017      **Date(s) of Amendment(s):** 21/11/2017

**Date Application Valid:** 21/11/2017



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### LOCATION PLAN

SCALE 1:1250

#### Revisions

- A. Proposals amended to 2 bedroom with minimum 40m<sup>2</sup> rear gardens to existing and proposed dwelling, secure cycle storage and hardstanding for refuse/recycling containers indicated to accord with pre-application advice 1/3/17
- B. Vehicular crossover dimensions added 18/4/17
- C. Parking space to 12 Dagnell Crescent dimensioned and vehicular crossovers separated 14/6/17
- D. Porch removed from 12 Dagnell Crescent to allow provision of 2 parking spaces and car parking to proposed dwelling amended to allow provision of minimum 60m<sup>2</sup> amenity space 11/11/17
- E. 900mm wide access path identified to 12 Dagnell Crescent and secure cycle storage and hardstanding for refuse/recycling containers provided 20/1/18

## CLIVE BALDWIN Building Design

Clarks Barn, Basselsbury Lane, High Wycombe, Bucks. HP11 1QX.  
Telephone: 01494 448349

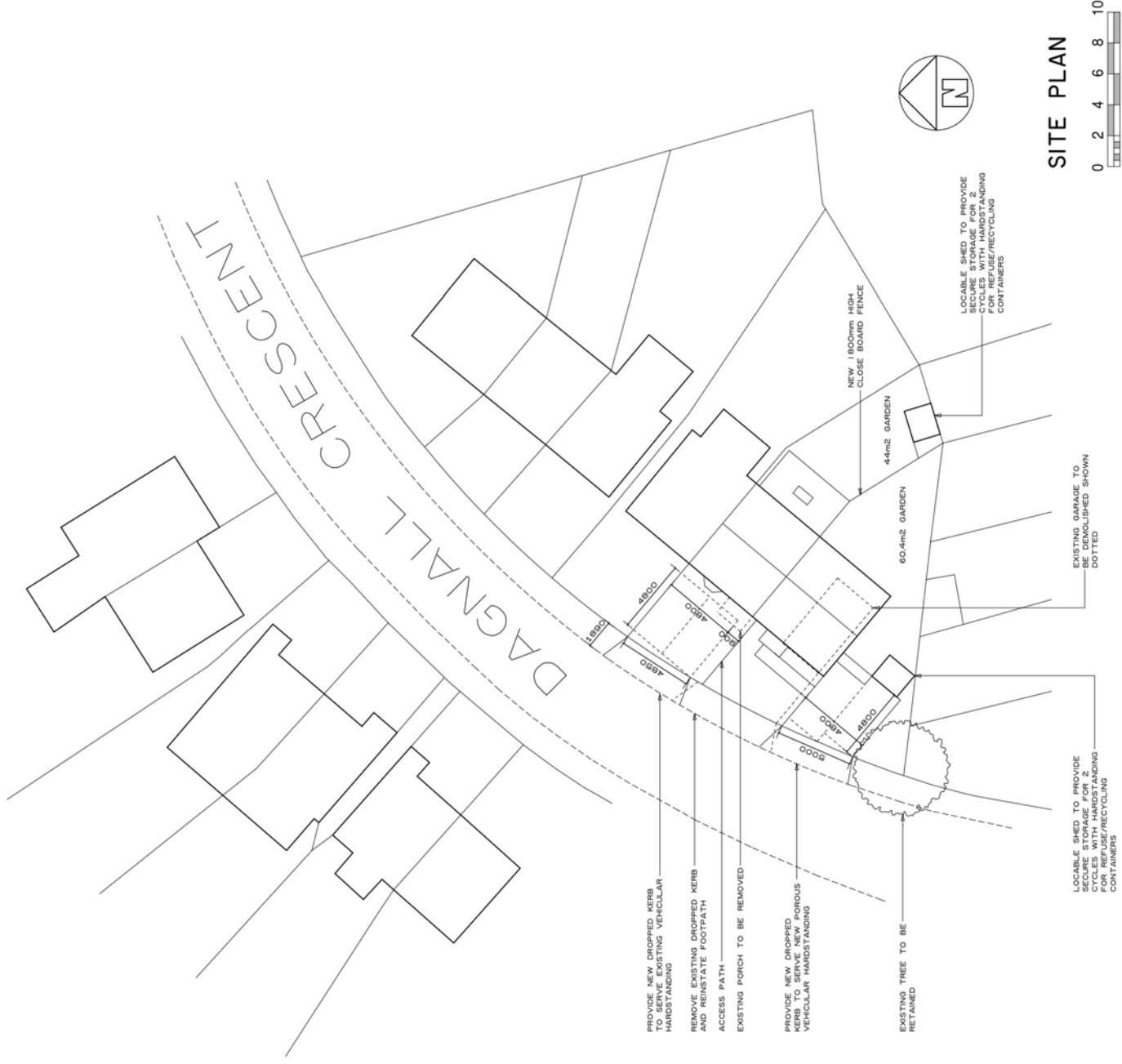
### 12 DAGNELL CRESCENT COWLEY

#### *Proposed extension to form new dwelling*

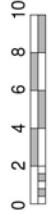
Scale: 1:200 @ A2 Date: AUGUST 2016

1625/03E

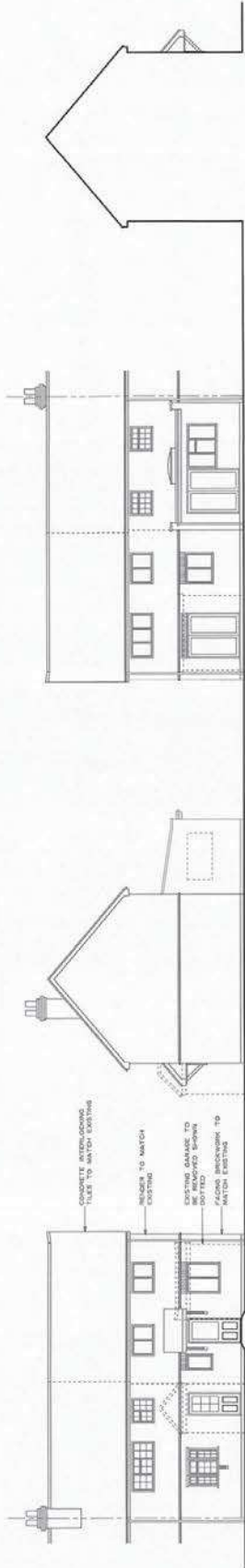
Scale this drawing for Planning purposes only.  
All dimensions are to be checked on site and any discrepancies reported.



### SITE PLAN







L H SIDE

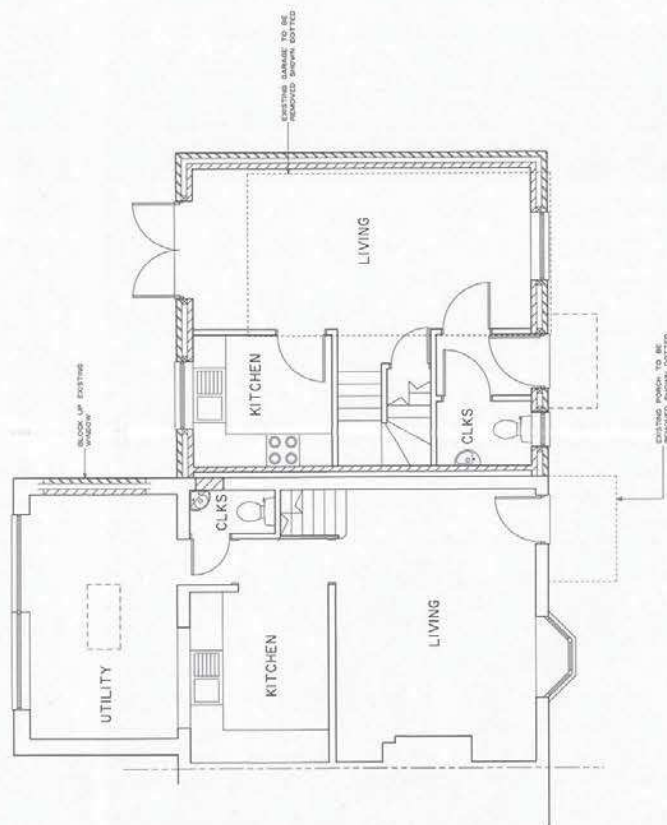
REAR

R H SIDE

FRONT



FIRST FLOOR



GROUND FLOOR



0121 100 1 2

Revisions

- A. Proposal amended to 2 bedroom to accord with pre-application advice 1/31/17
- B. Porch removed from 12 Dagnell Crescent to allow provision of 2 parking spaces 11/11/17

**CLIVE BALDWIN Building Design**  
 Clarks Barn, Bassettbury Lane, High Wycombe, Bucks. HP11 1QX.  
 Telephone: 01494 446249

**12 DAGNELL CRESCENT  
 COWLEY**

*Proposed extension to form new dwelling*


Scale: 1:50, 1:100 @ A1 Date: AUGUST 2018

1625/02B

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 All dimensions are to be checked on site and any discrepancies reported.



**Notes**

 Site boundary

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Site Address

**Land Forming Part of  
 12 Dagnall Crescent**

**LONDON BOROUGH  
 OF HILLINGDON  
 Residents Services**

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

Planning Application Ref:  
**72273/APP/0217/4203**

Scale  
**1:1,250**

Planning Committee  
**Central and South**

Date  
**February 2018**



**HILLINGDON**  
 LONDON

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

**Address** 6 HAMILTON ROAD COWLEY UXBRIDGE

**Development:** Part two storey, part single storey side extension, single storey rear extension and conversion of roof space to habitable use to include a rear dormer.

**LBH Ref Nos:** 5670/APP/2017/3929

**Date Plans Received:** 30/10/2017

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

**Date Application Valid:** 30/11/2017





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

Client: Mr T Plahe Date: 20th March 2016

Site: 6 Hamilton Road, Uxbridge, UB8 3AJ Drawn By: Gurpa Blenning

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

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Admin Office  
22a Holyhead Road  
Windsor  
West Midlands  
WS10 7PA

Tel: 0121 502 3399 Mob: 07854 351 934  
Email: msb@msbdesigns.co.uk

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**BLOCK PLAN  
SCALE 1:500**

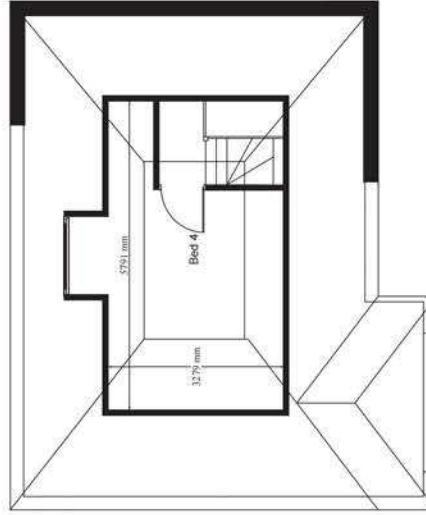
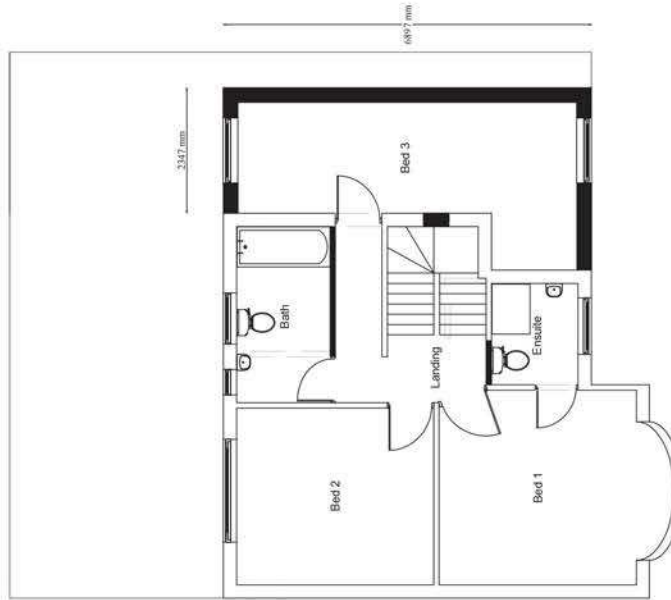


LOCATION PLAN  
SCALE 1:1250

Metres



SCALE 1 : 100



**REMARKS:**

Where building to the boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed. Where building over boundaries the adjacent owner is to be served notice under section 85 of the Town & Country Planning Act 1990.

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Application:

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

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

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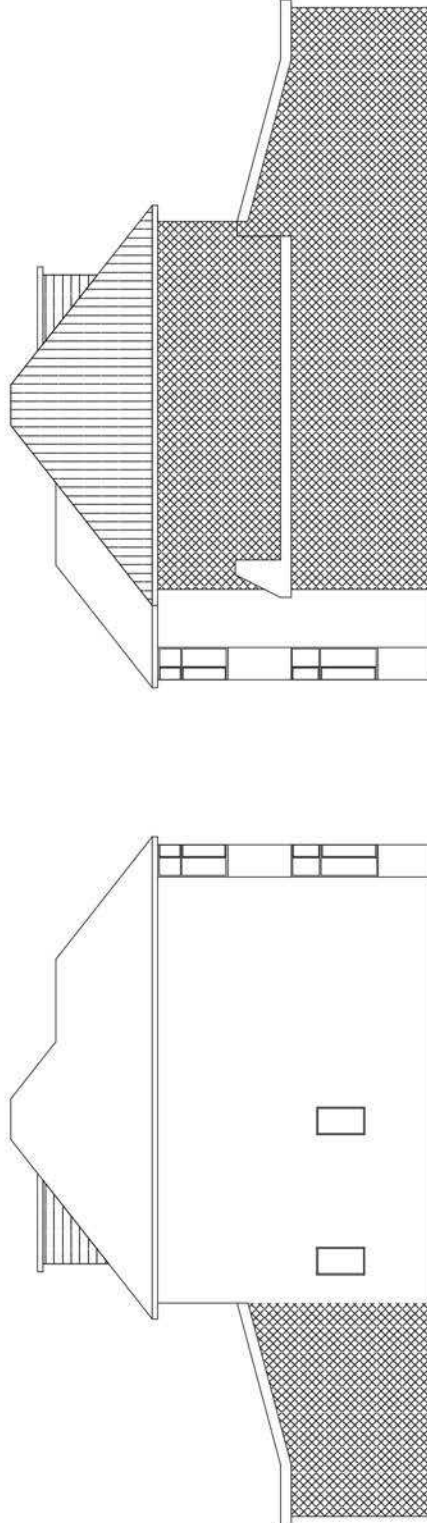
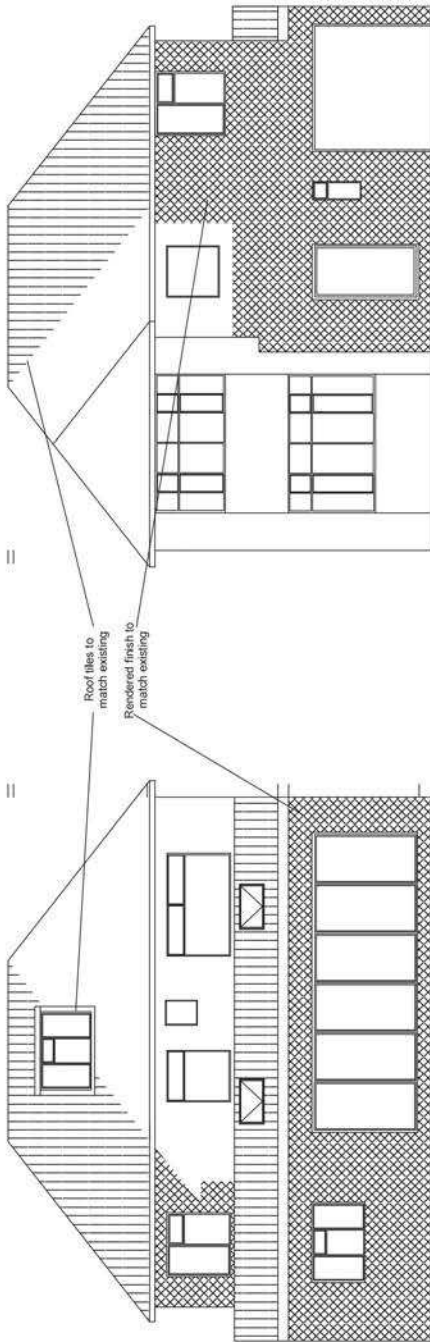
Admin Office  
 82a Holyhead Road  
 Widnesbury  
 West Midlands  
 WS10 7PA  
 Tel : 0121 502 3339 Mob : 07854 351 934  
 Email : msb@gtdesignz Ltd.com

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PROPOSED GF / FF LAYOUTS  
 Scale 1:100



SCALE 1 : 100



PROPOSED REAR / FRONT & SIDE ELEVATIONS  
Scale 1:100

**REMARKS:**

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Application:

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

Client:	M T Pihla	Date:	20th March 2016
Site:	6 Hamilton Road, Uxbridge, UB8 3AJ	Drawn By:	Gurps Benning
Scale:	Refer to Drawing @ A3	Dwg No:	MSB04 - 00A

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WS10 7PA

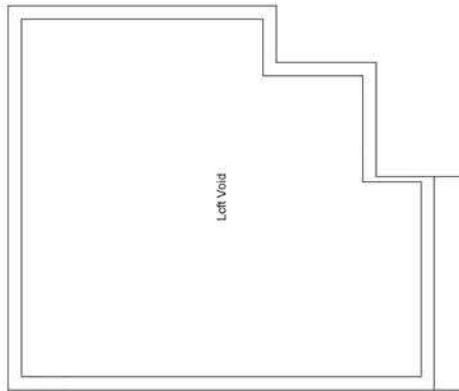
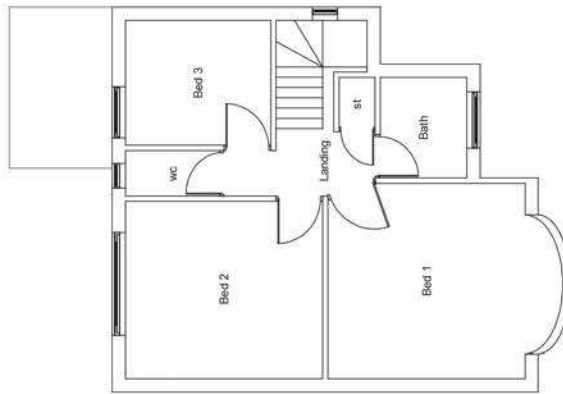
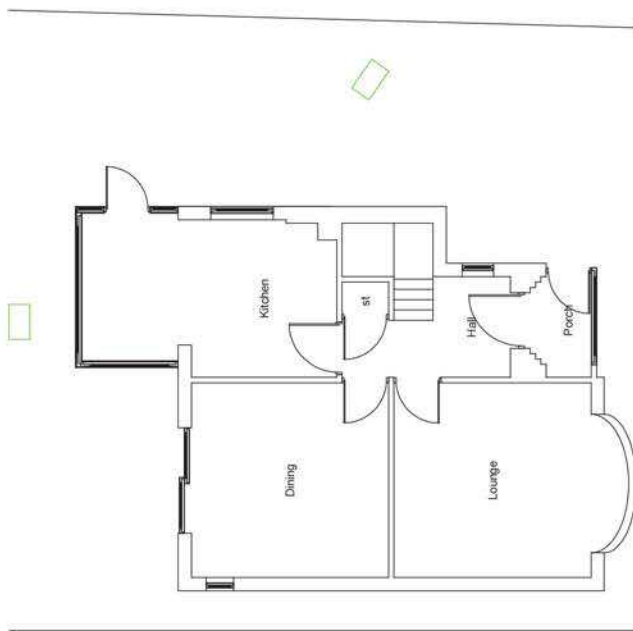
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Email: msb@msbpropertydevelopments.com

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SCALE 1 : 100

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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 Pataha Date: 20th March 2016  
 Site: 6 Hamilton Road, Widdershury, Uxbridge, UB8 3AJ Drawn By: Gurpreet Benning  
 Scale: Refer to Drawing @ A3 Dwg No: MS984 - 01A

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 Widdershury  
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 WS10 7PA

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 Email : msb@gloucsignz.co.uk

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Metres

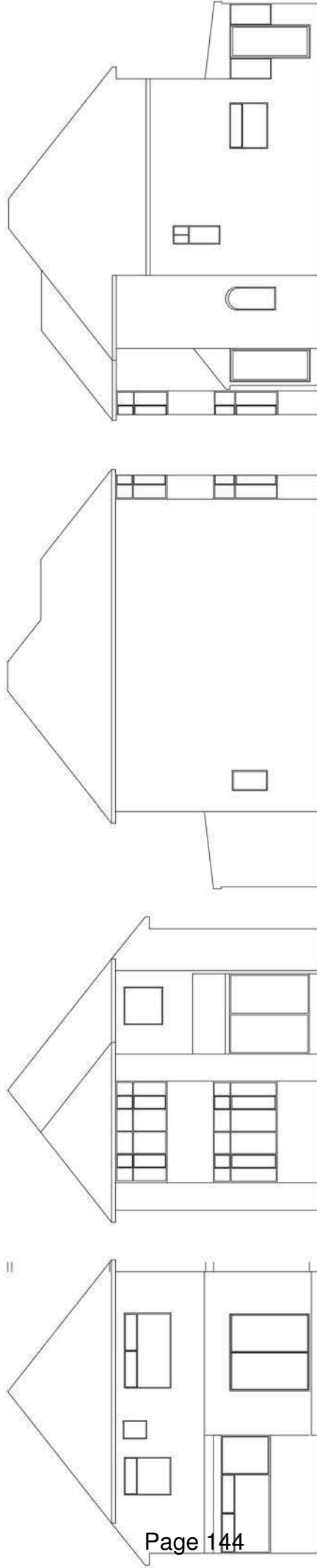


SCALE 1 : 100

**BE/NOTES:**

Where building to the boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed. Where building over boundaries the adjacent owner is to be served notice under section 65 of the Town & Country Planning Act 1990.

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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**

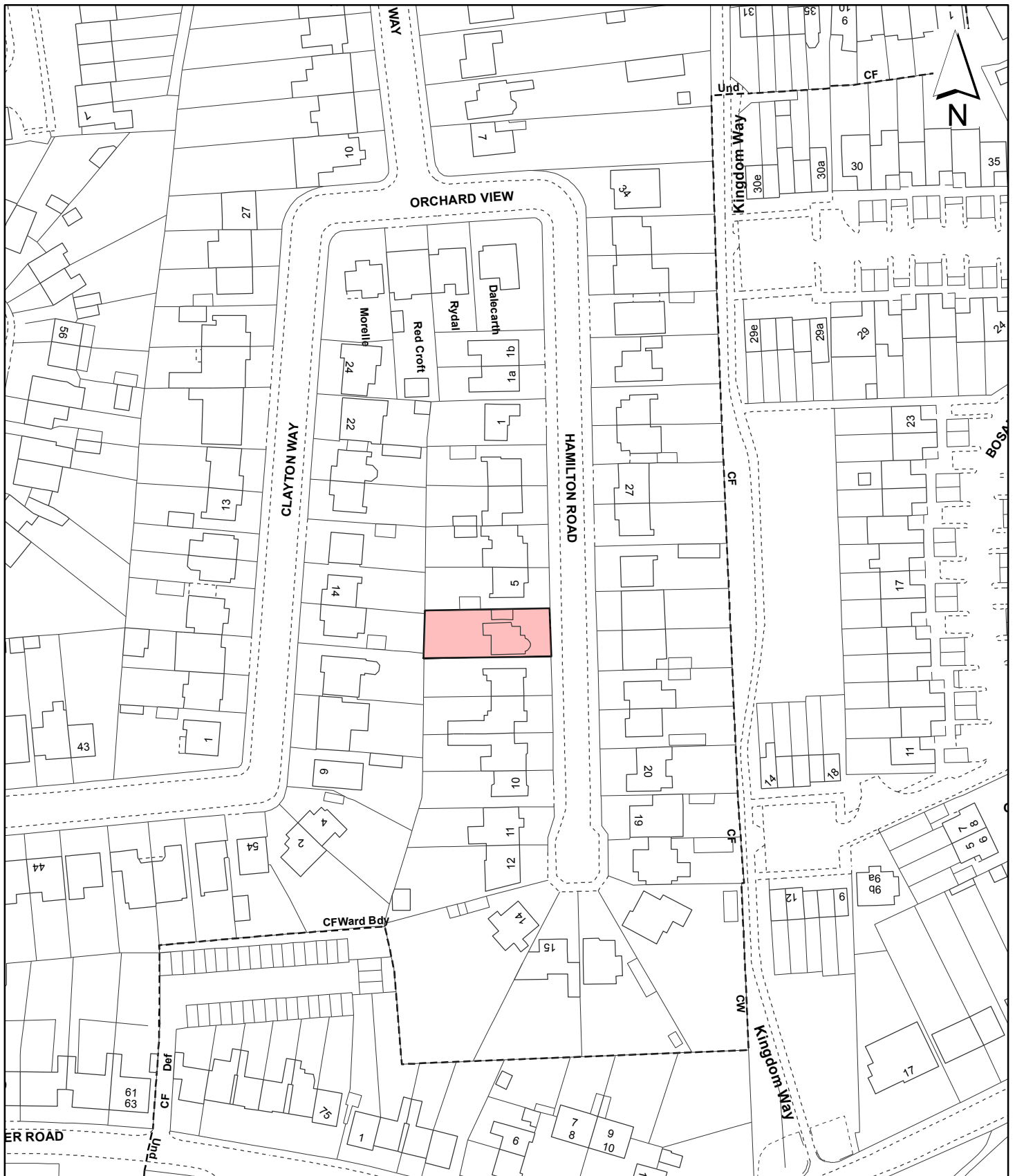
Client:	Mr T Pajala	Date:	20th March 2016
Site:	6 Hamilton Road, Uxbridge, UB8 3AJ	Drawn By:	Corpus Benning
Scale:	Refer to Drawing @ A3	Dwg. No.:	MSB964 - 02A



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West Midlands  
WS10 7PA  
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Email : msb@gtdesignz Ltd.com

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	<p>Planning Application Ref:</p> <p align="center"><b>5670/APP/2017/3929</b></p>	<p>Scale</p> <p align="center"><b>1:1,250</b></p>		 <p align="center"><b>HILLINGDON</b> LONDON</p>
	<p>Planning Committee</p> <p align="center"><b>Central and South</b></p>	<p>Date</p> <p align="center"><b>February 2018</b></p>		

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

**Address** 1190 UXBRIDGE ROAD HAYES

**Development:** Use of forecourt and office of former petrol station as a hand car wash and valeting business.

**LBH Ref Nos:** 3976/APP/2017/3729

**Date Plans Received:** 11/10/2017

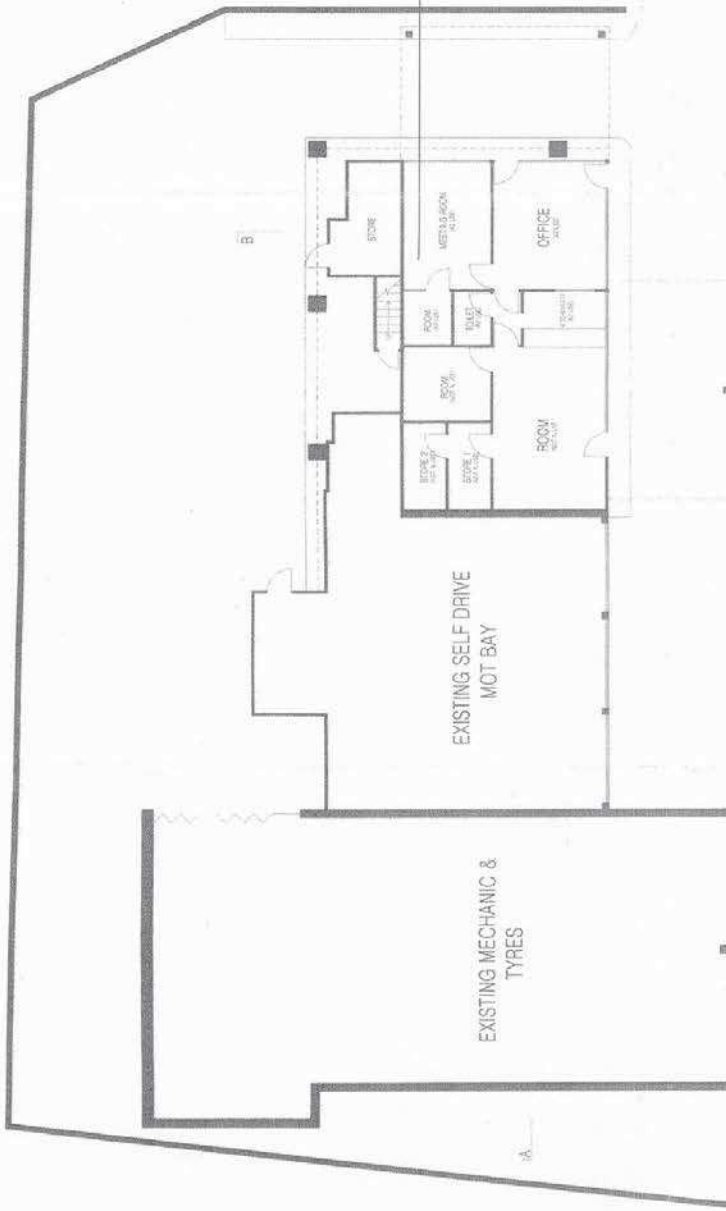
**Date(s) of Amendment(s):**

**Date Application Valid:** 11/10/2017





SITE/BLOCK PLAN  
SCALE - 1:1000



EXISTING GROUND FLOOR/SITE PLAN  
Scale:- 1:100 @ A1

EXISTING FIRST FLOOR PLAN  
Scale:- 1:100 @ A1



0111/P/001C

1190 Uxbridge Road  
Hayes Middlesex  
UB4 8JE  
PLANS  
Scale:- 1:100 @ A1  
Date:- November 2012

**DOTS**  
ARCHITECTURAL SERVICES



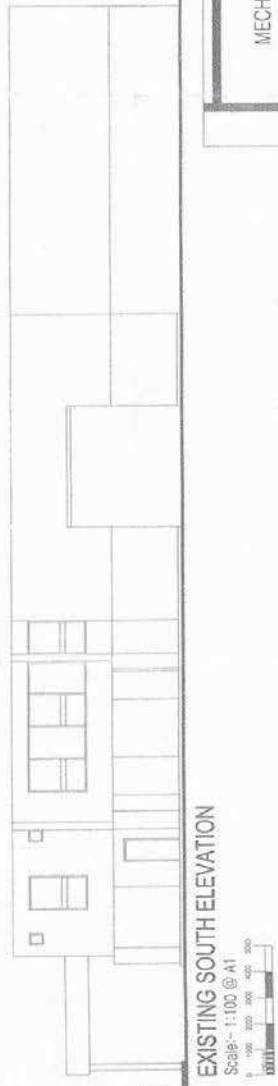
EXISTING NORTH ELEVATION  
Scale: 1:100 @ A1



EXISTING SECTION BB  
Scale: 1:100 @ A1



EXISTING EAST ELEVATION  
Scale: 1:100 @ A1



EXISTING SOUTH ELEVATION  
Scale: 1:100 @ A1

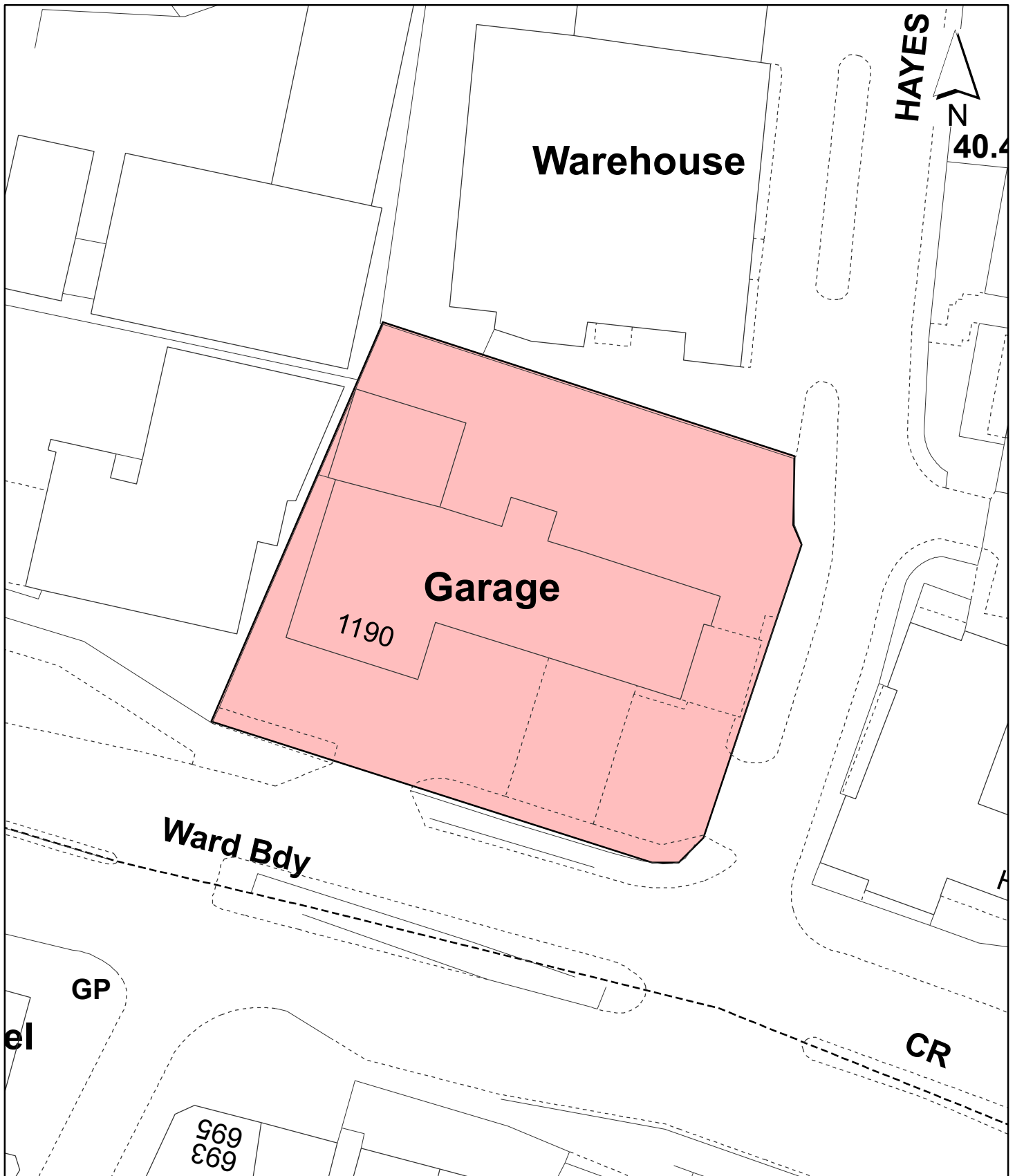




EXISTING SECTION AA  
Scale: 1:100 @ A1

EXISTING WEST ELEVATION  
Scale: 1:100 @ A1

0111/E/S/002a  
1190 Lonsdale Road  
Hayes MicroBsx  
UB4 8JE  
ELEVATIONS & SECTIONS  
Scale: 1:100 @ A1  
Date: November 2012

**DOTS**  
ARCHITECTURAL SERVICES AU  
The Dots Group is a leading & award-winning



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	<p>Planning Application Ref:</p> <p><b>3976/APP/2017/3729</b></p>	<p>Scale</p> <p><b>1:500</b></p>		 <p><b>HILLINGDON</b></p> <p>LONDON</p>
	<p>Planning Committee</p> <p><b>Central and South</b></p>	<p>Date</p> <p><b>February 2018</b></p>		

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

**Address** LAND FORMING PART OF 28, AND 28 WEST WALK HAYES

**Development:** Two storey, 2-bed, attached dwelling with associated parking and amenity space and part two storey, part single storey rear extension to existing dwelling and installation of crossover to front.

**LBH Ref Nos:** 71945/APP/2017/3032

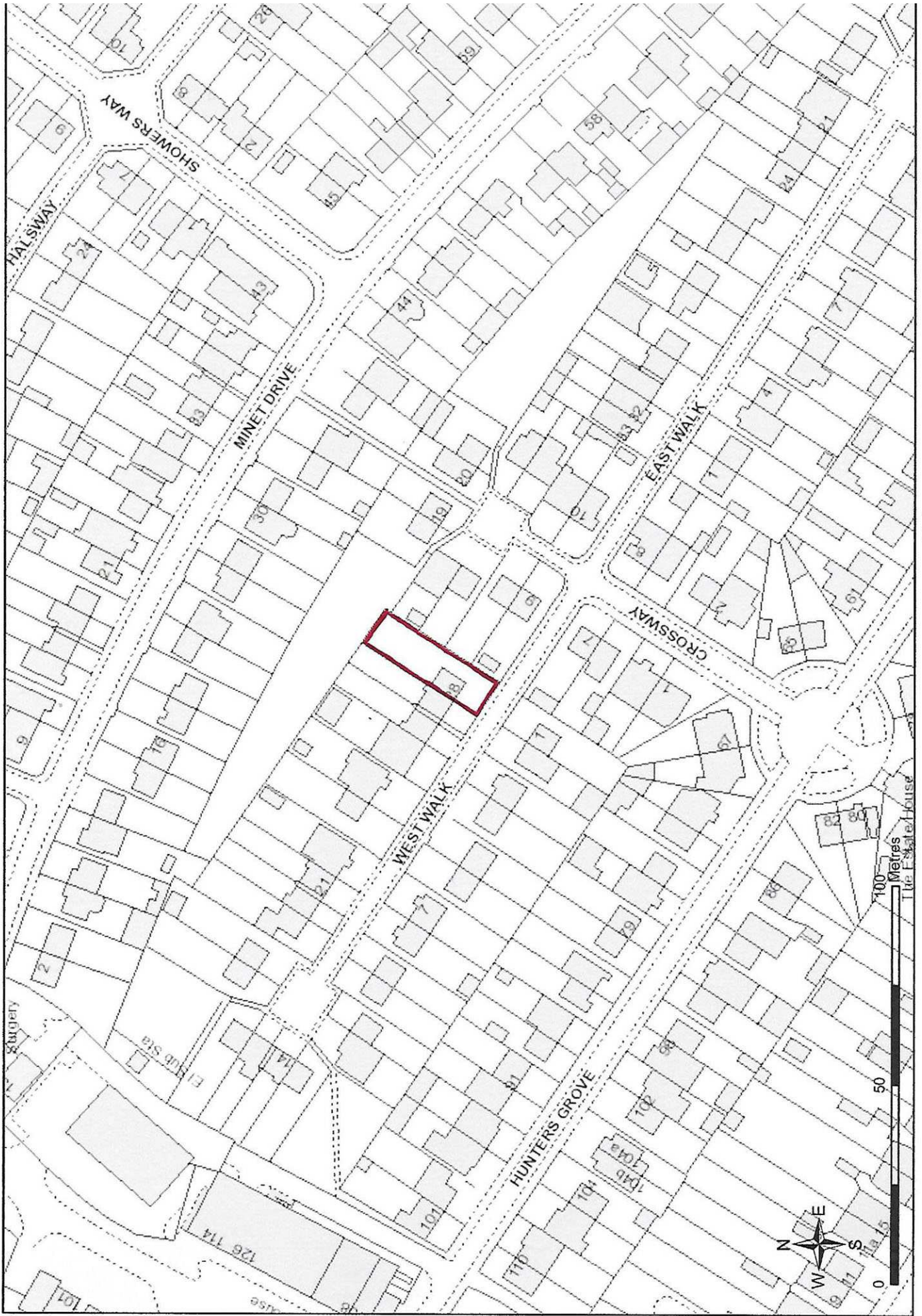
**Date Plans Received:** 17/08/2017

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

**Date Application Valid:** 04/09/2017



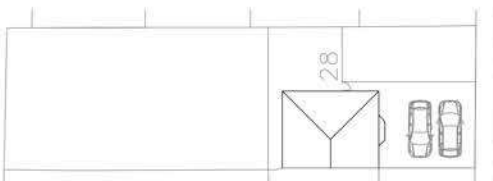
# 28 West Walk



1/20/2018 10:00 AM  
 All dimensions are in millimeters unless otherwise stated.  
 All dimensions are to be taken from the center line of the reference wall.  
 All dimensions are to be taken from the center line of the reference wall.



LOCATION PLAN  
 SCALE: 1:1000



EXISTING SITE PLAN  
 SCALE: 1:200



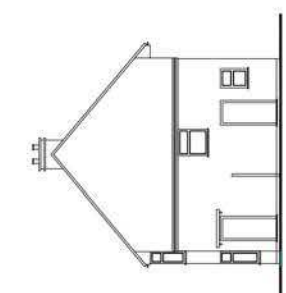
SITE AREA: (approx) 373sqm  
 TOTAL ACCOMMODATION TO SITE  
 (internal area)  
 Ground Floor - 35sqm  
 First Floor - 35sqm  
 Total - 70sqm  
 Proposed Amenity Spaces - 241 sqm

REV	DATE	DRAWN BY	DESCRIPTION
B	AUG 17	DAN	UPDATE DRAWING
A	JUN 16	DAN	REDESIGN SHOWN

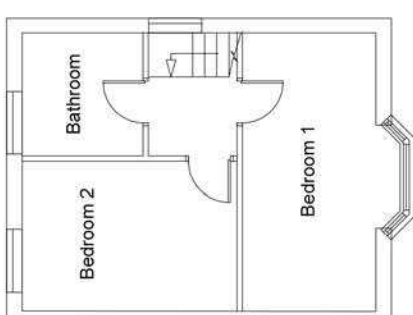
  

CLIENT	MR & MRS R. SANSAPURI
PROJECT	28 WEST WALK, HAYES MIDDXX UB8 3JH
TITLE	EXISTING BUILDING PLANS & ELEVATIONS

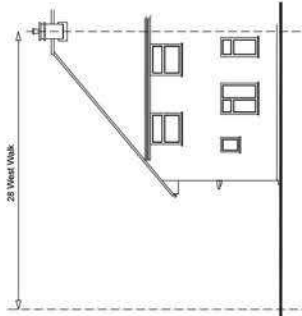
SCALE: 1:50/1:100 JUN 16  
 1:200/1:500  
 DRG NO: 16/45/01  
 REV: B  
 A1



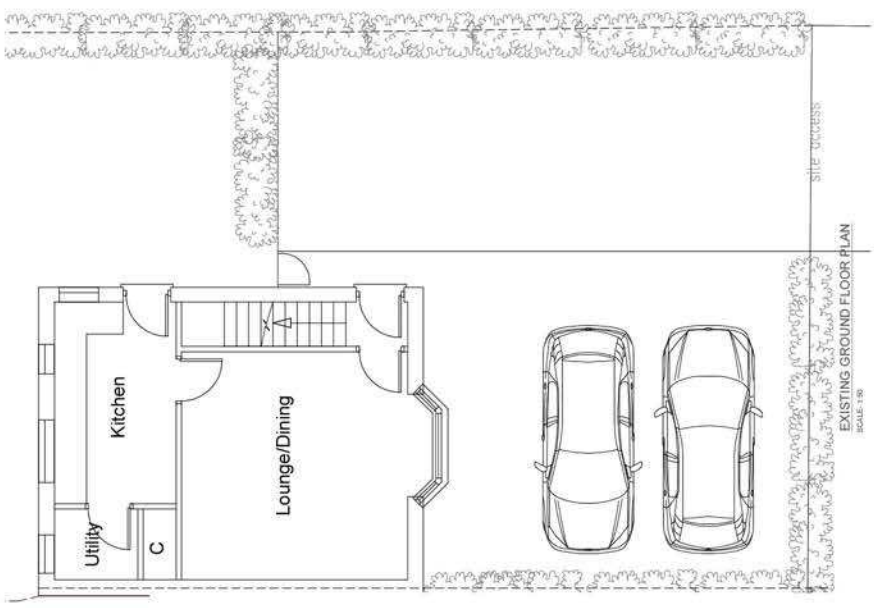
EXISTING SIDE ELEVATION  
 SCALE: 1:100



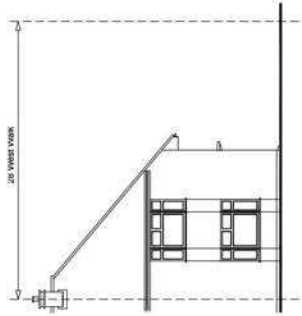
EXISTING FIRST FLOOR PLAN  
 SCALE: 1:100



EXISTING REAR ELEVATION  
 SCALE: 1:100



EXISTING GROUND FLOOR PLAN  
 SCALE: 1:100



EXISTING FRONT ELEVATION  
 SCALE: 1:100

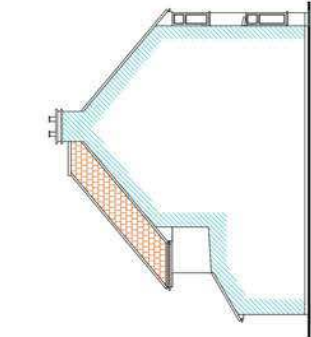


All Dimensions to be checked for site. Where appropriate the following references to site dimensions and/or elevations must be reproduced on the Design prior to undertaking of any further work.

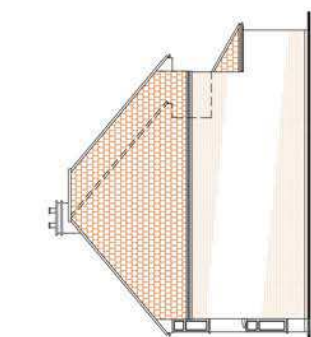


PROPOSED FRONT ELEVATION  
SCALE: 1:100

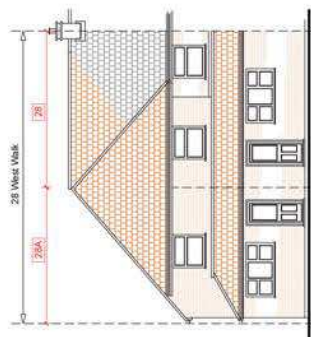
PROPOSED REAR ELEVATION  
SCALE: 1:100



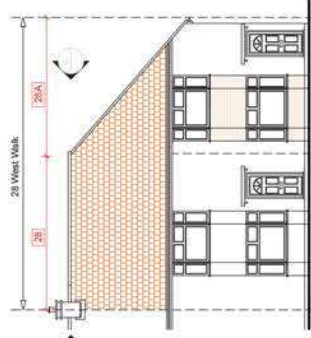
PROPOSED SIDE ELEVATION  
SCALE: 1:100 IN DIRECTION 'B'



PROPOSED SIDE ELEVATION  
SCALE: 1:100 IN DIRECTION 'C'



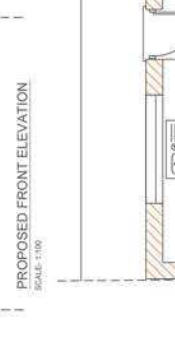
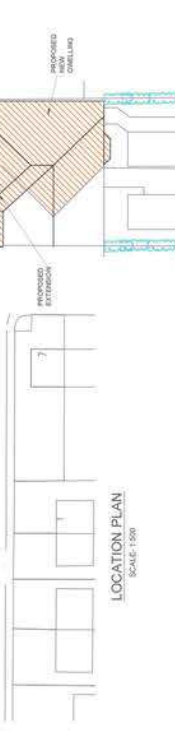
PROPOSED SIDE ELEVATION  
SCALE: 1:100 IN DIRECTION 'D'



PROPOSED SIDE ELEVATION  
SCALE: 1:100 IN DIRECTION 'E'



PROPOSED SIDE ELEVATION  
SCALE: 1:100 IN DIRECTION 'F'

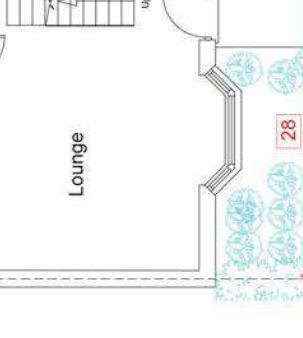
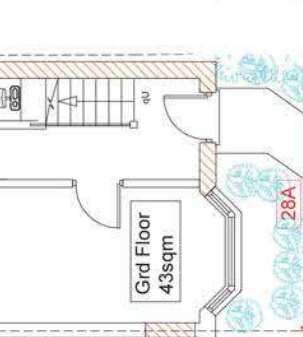
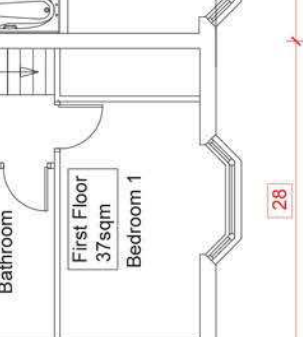
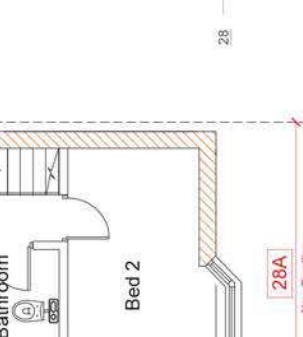
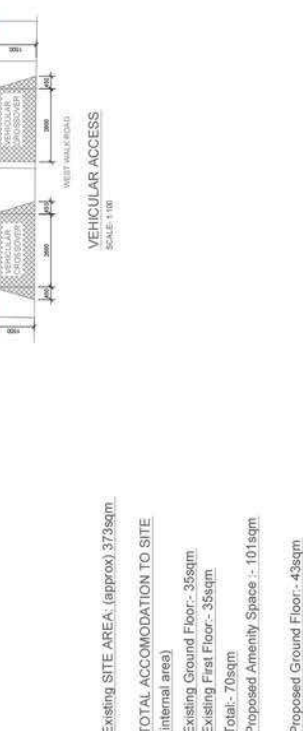
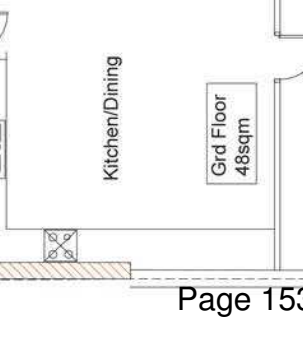
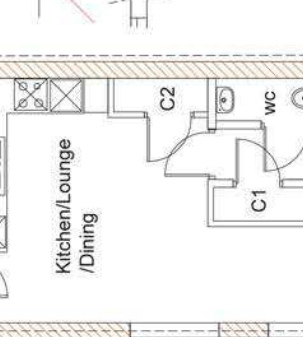


New Dwelling (28A)

Room Description	Area (sqm)
Lounge/Kitchen/Dining	30
Cupboard 1	1.0
Cupboard 2	1.0
Bedroom 1	14.5
Bedroom 2	11.0
Bathroom	5.1

Existing SITE AREA: (approx) 373sqm  
 TOTAL ACCOMMODATION TO SITE (Internal area)  
 Existing Ground Floor - 35sqm  
 Existing First Floor - 35sqm  
 Total - 70sqm  
 Proposed Amenity Space - 101sqm

Proposed Ground Floor - 43sqm  
 Proposed First Floor - 36.6sqm  
 Total - 79.6sqm  
 Proposed Amenity Space - 86sqm



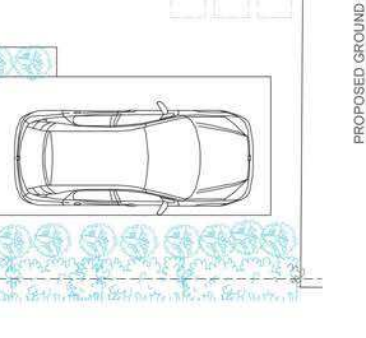
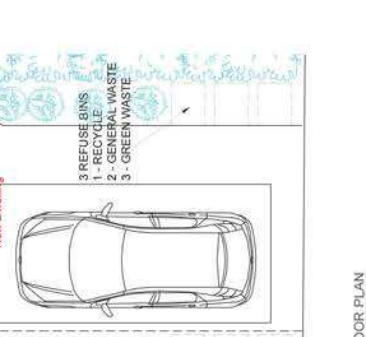
REV	DATE	DRAWN BY	DESCRIPTION
F	AUG 17	D.A.N.	ROOF PROFILE REVISED
E	AUG 17	D.A.N.	UPDATE DRAWING
D	AUG 17	D.A.N.	UPDATE DRAWING
C	AUG 17	D.A.N.	UPDATE DRAWING
B	JUN 16	D.A.N.	TREE SHOWN ON RIS
A	JUN 16	D.A.N.	HEDGES SHOWN

CLIENT: MR & MRS R. SANSAPURI  
 PROJECT: 28 WEST WALK, HAYES MIDDX UB3 3UH

TITLE: PROPOSED NEW DWELLING & SINGLE STOREY REAR EXTENSION/ FIRST FLOOR REAR EXTENSION PLANS & ELEVATIONS

SCALE: 1:50/1:100  
 1:200/1:500

DATE: JUN 16  
 DWG NO: 16/445/02  
 REV: A1



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

**Address** UNIT 102, INTU UXBRIDGE, THE CHIMES SHOPPING CENTRE HIGH STREET UXBRIDGE

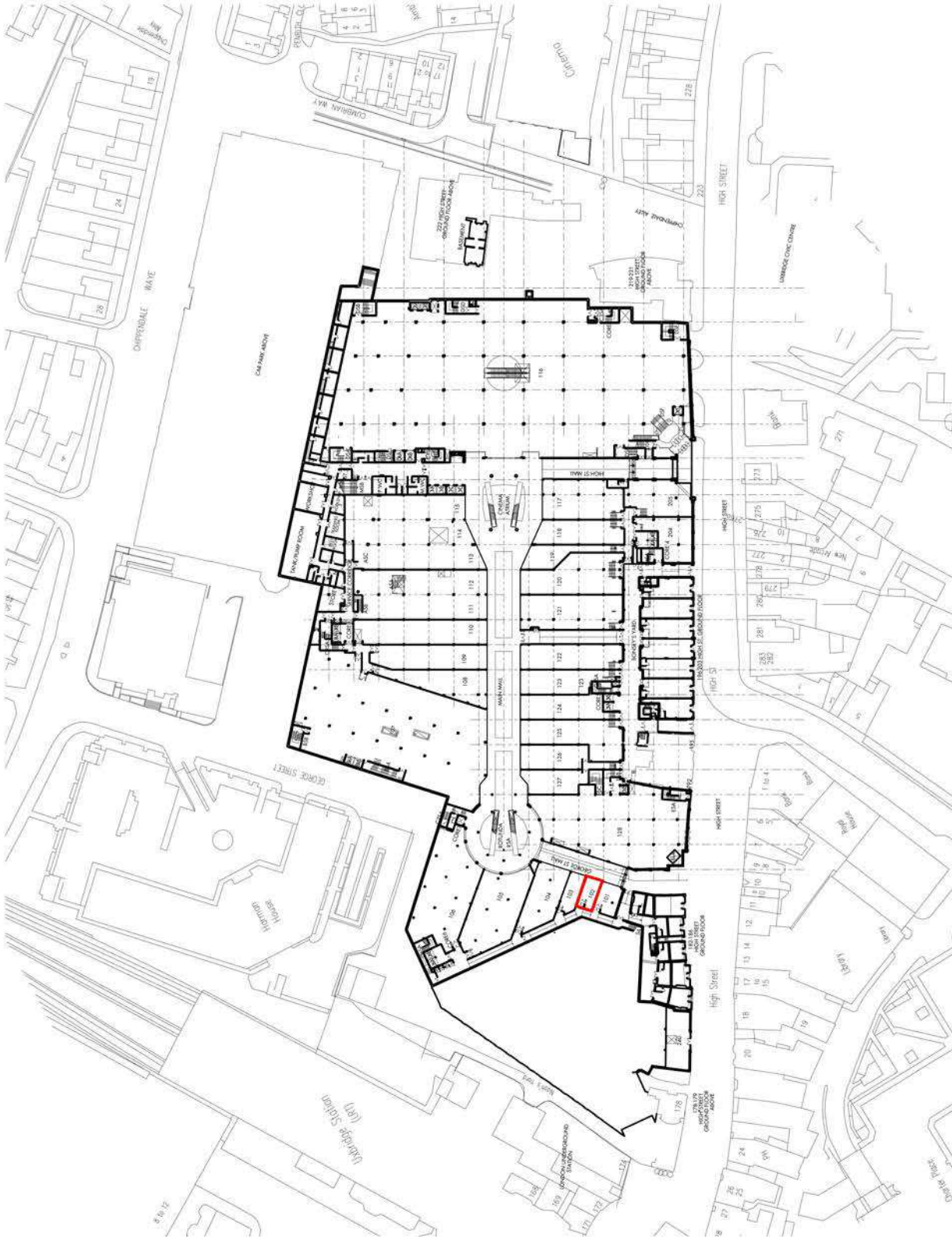
**Development:** Change of use from Use Class A1 (Shops) to use as a laser hair removal facility (sui generis).

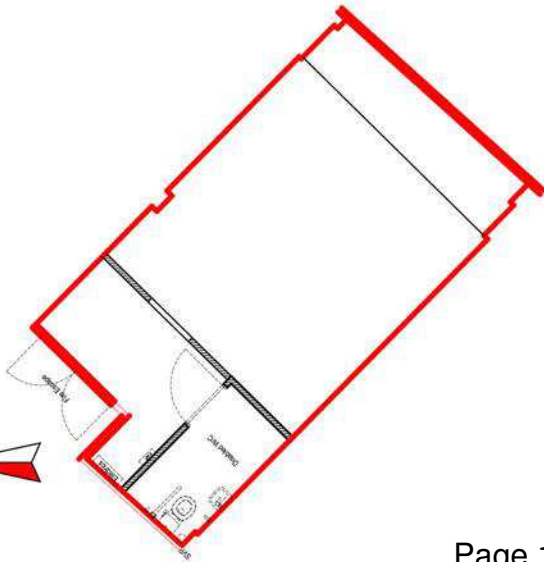
**LBH Ref Nos:** 55969/APP/2017/3277

**Date Plans Received:** 08/09/2017      **Date(s) of Amendment(s):** 07/09/2017

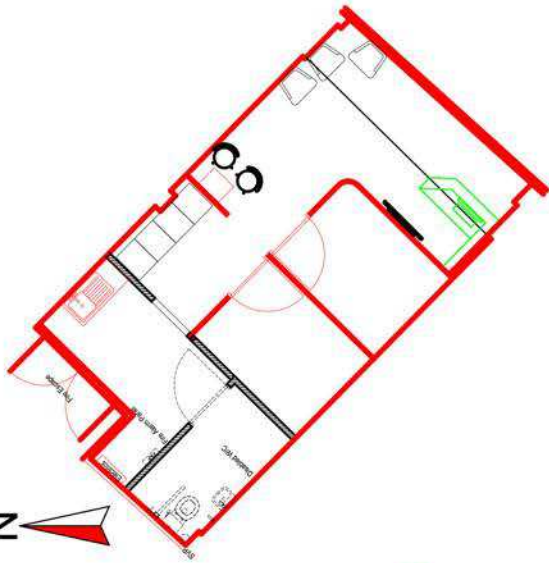
**Date Application Valid:** 04/10/2017      04/10/2017



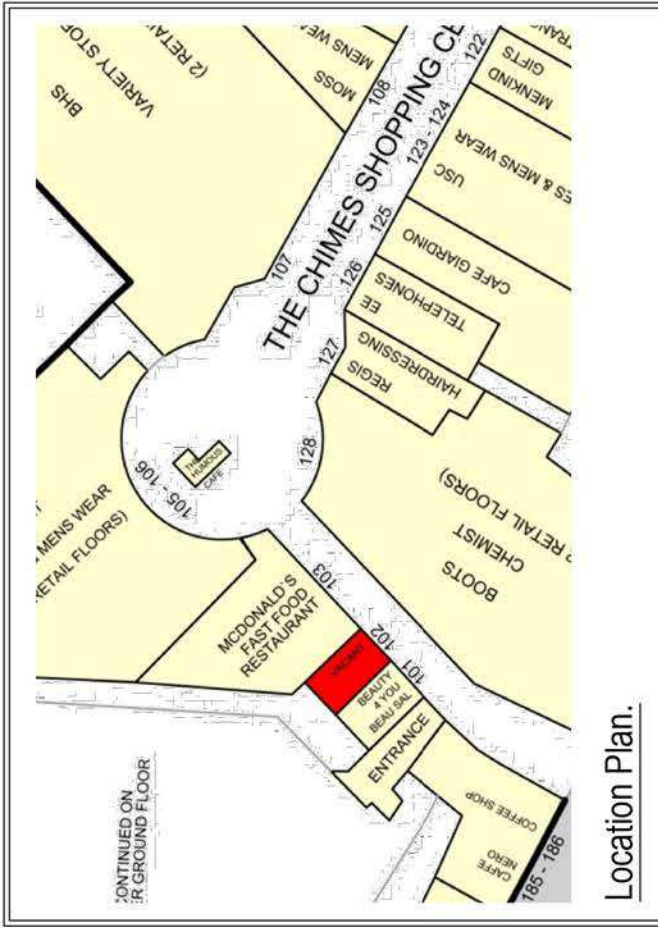




Existing Internal Layout.



Proposed Internal Works.



Location Plan.



SCALE BAR 1:100

Proposed internal layout is indicative and may be subject to change on site

# Planning Details.

**JOHNSTON**  
  
 we get retail

Address : Unit 1E Bluebell Ind Est,  
 Dublin 12, Ireland.  
 Tel. No. Int. : ++353 (0)1 499419  
 Fax No. Int. : ++353 (0)1 499417  
 E-Mail: design@johnston-shopfitters.com

CAD Filename : 6192A-Sensius-Intu-Uxbridge-Plan-Rev-01.dwg

Drawing No. : 6192 - 005

Title : Planning Details.

Scale : 1:100.

Drawn by : M.Smith.

Date : 02-10-17

Client : **SENSIUS**

Project : Intu Shopping Centre

Location : UXBRIDGE.

Third Angle Projection

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Revision Table:

DATE	REVISION	DESCRIPTION

NOTES:

- All Dimensions in Millimetres (mm).
- All Dimensions To Be Checked On Site.


Accepted By :

Date :

CORPORATE PARTNER 2016/2017



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Unit 102, Intu Uxbridge**

Planning Application Ref:

**55969/APP/2017/3277**

Scale

**1:500**

Planning Committee

**Central and South**

Date

**February 2018**

**LONDON BOROUGH OF HILLINGDON**

**Residents Services**

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



**HILLINGDON**  
LONDON

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

**Address** 254 YEADING LANE HAYES

**Development:** Change of use from Use Class A1/B2 (Shops/ Vehicle Repair Workshop) to Use Class A1 (shops); D1/D2 (Alternative therapy centre) and Sui Generis (Sui Generis), involving installation of new shopfront and alterations to elevations.

**LBH Ref Nos:** 73287/APP/2017/3974

**Date Plans Received:** 01/11/2017

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

**Date Application Valid:** 20/11/2017



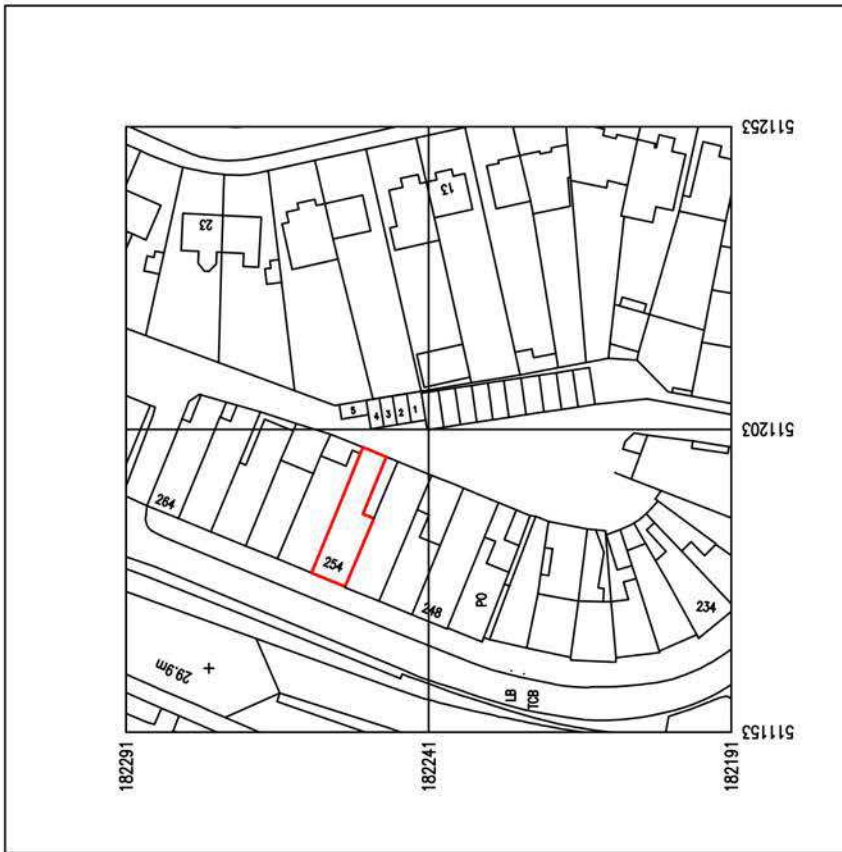
General Notes

No.	Revision/Issue	Date

### LOCATION PLAN

Project Name and Address  
254 Yeading Lane  
Hayes

Project	CoU	Drg.No.	YL/HC/00
Date	14/10/2017		
Scale	1:1250		Size: A4



Produced on 14 October 2017 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.  
This map shows the area bounded by 511153,182291 511153,182291 511253,182291 511253,182191  
Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.  
Crown copyright 2017.  
Data licenced for 1 year, expiring 14 October 2018.

General Notes

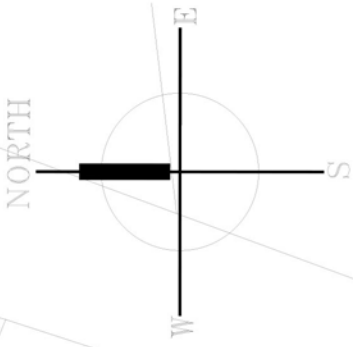
NOTE:  
 ALL MEASUREMENTS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING. ANY DISCREPANCIES TO BE REPORTED TO THE PLANNING AGENT. THIS IS A PLANNING DRAWING AND SHALL NOT BE USED FOR CONSTRUCTION/BUILDING CONTROL PURPOSES WHERE APPLICABLE.  
 PARTY WALL (ETC) ACT 1996 TO BE AGREED WITH ADJOINING NEIGHBOURS PRIORS TO COMMENCING. ANY STRUCTURAL WORKS TO BE ASSESSED BEFORE COMMENCING WORKS. ALL WORKS TO THE SATISFACTION OF LOCAL AUTHORITY INSPECTOR. NO DEVIATION FROM THESE DRAWINGS WHAT SO EVER UNLESS AGREED IN WRITING WITH THE LOCAL AUTHORITY.

No.	Revision/Issue	Date

PROPOSED BLOCK PLAN

Project Name and Address  
 254 Yeading Lane  
 Hayes

Project	CoU	Drq.No.	YL/HC/01
Date	27/10/2017	Scale	1: 250
Scale	1: 250	Size:	A4



General Notes

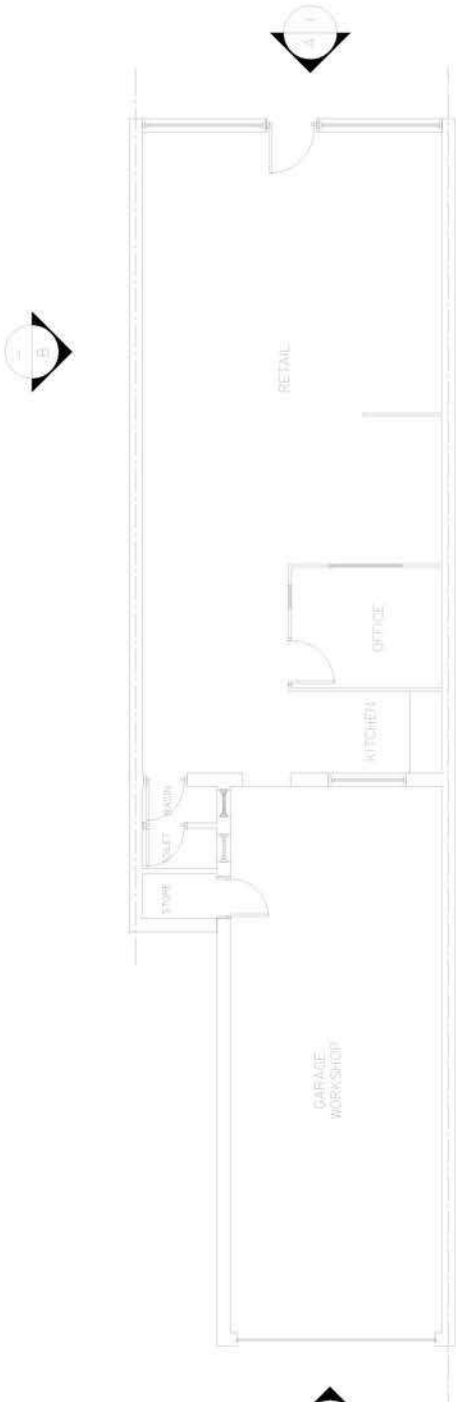
NOTE:  
 ALL MEASUREMENTS TO BE CHECKED  
 IN THE FIELD BY THE ARCHITECT PRIOR TO  
 DRAWING ANY CONSTRUCTION TO BE  
 REFERRED TO THE PLANNING AGENT.  
 THIS IS A PLANNING DRAWING AND  
 DOES NOT REPRESENT A CONTRACT  
 BETWEEN THE ARCHITECT AND THE  
 PROPRIETOR. APPROVALS, PERMITS,  
 PARTY WALL, SETBACK, AIR YARD,  
 TO BE OBTAINED WITH THE ARCHITECT  
 TO COMMENCE CONSTRUCTION. THE  
 ARCHITECT SHALL BE RESPONSIBLE FOR  
 STRONGMAN WORKS TO BE AVOIDED  
 BECAUSE CONSTRUCTION WORK IS ALL  
 WORK AND THE ARCHITECT SHALL BE  
 LOCAL AUTHORITY. NOTIFICATION OF  
 DEVIATION FROM THESE DRAWINGS  
 SHALL BE IN WRITING. AGREED BY  
 ARCHITECT AND LOCAL AUTHORITY.

No.	Revisions/Issue	Date

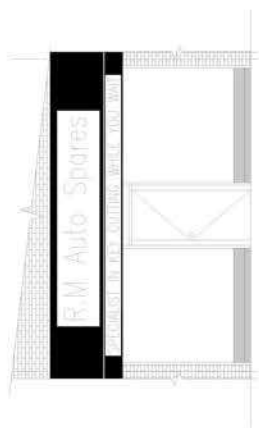
EXISTING FLOOR PLAN  
 & ELEVATIONS

Project Name and Address  
 254 Existing Home  
 Hojjes

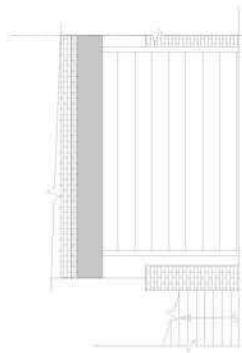
Project Code  
 Date: 27/10/2017  
 Scale: 1:100  
 Sheet: 43



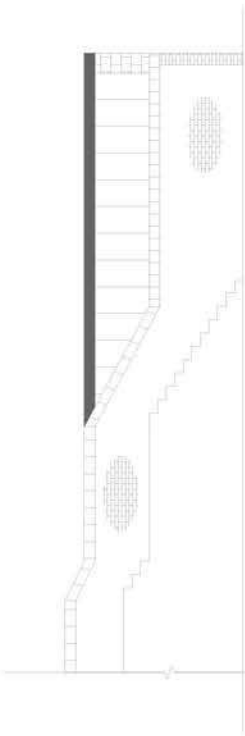
**EXISTING GROUND FLOOR PLAN**  
 Scale: 1:100



**EXISTING FRONT ELEVATION**  
 Scale: 1:100



**EXISTING REAR ELEVATION**  
 Scale: 1:100



**EXISTING SIDE ELEVATION**  
 Scale: 1:100



