



HILLINGDON
LONDON



Central & South Planning Committee

Date: TUESDAY, 22 MAY 2018

Time: 7.00 PM

Venue: COMMITTEE ROOM 5 -
CIVIC CENTRE, HIGH
STREET, UXBRIDGE

**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 Mohinder Birah
Councillor Nicola Brightman
Councillor Roy Chamdal
Councillor Alan Chapman
Councillor Jazz Dhillon
Councillor Janet Duncan

Published: Monday, 14 May 2018

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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=123&Year=0>

Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
Phase II, Civic Centre, High Street, Uxbridge, UB8 1UW
www.hillingdon.gov.uk

Useful information for residents and visitors

Watching & recording this meeting

You can watch the public (Part 1) part of this meeting on the Council's YouTube channel, live or archived after the meeting. Residents and the media are also welcome to attend in person, and if they wish, report on the public part of the meeting. Any individual or organisation may record or film proceedings as long as it does not disrupt proceedings.

Watch a **LIVE** broadcast of this meeting on the Council's YouTube Channel: *Hillingdon London*

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.

When present in the room, silent mode should be enabled for all mobile devices.

Travel and parking

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If there is a FIRE, you will hear a continuous alarm. EXIT and assemble on the Civic Centre forecourt. Fire Marshal or Security Officer. In the event of a SECURITY INCIDENT, follow instructions issued via the tannoy, a Fire Marshal or a Security Officer. Those unable to evacuate using the stairs, should make their way to the signed refuge locations.



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;

4. The Committee may ask questions of the 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.

Agenda

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 meetings 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 | Land at Sandow Crescent, Hayes 879/APP/2018/540 | Botwell | Seven three-bed dwellings with associated parking and amenity space. Recommendation: Refusal | 7 - 22 170 - 177 |
| 7 | 23 Cowley Crescent, Cowley 11257/APP/2017/2722 | Uxbridge South | Two-storey, three-bed detached dwelling with habitable roof space, installation of vehicular crossover to front and parking and amenity space. Recommendation: Refusal | 23 – 38 178 - 184 |

Applications without a Petition

| | Address | Ward | Description & Recommendation | Page |
|----|---|--------------------|--|---------------------------|
| 8 | 843 Uxbridge Road, Hayes 630/APP/2018/797 | Botwell | Change of use from retail (Use Class A1) to café and shisha bar (sui generis) to include a single-storey rear extension. Recommendation: Refusal | 39 – 50 185 - 187 |
| 9 | 14 Fredora Avenue, Hayes 73491/APP/2018/299 | Charville | Part two-storey, part single-storey side / rear extension, involving demolition of existing stores and conservatory. Recommendation: Refusal | 51 – 60 188 - 197 |
| 10 | Land forming part of 31 Raynton Drive, Hayes 60138/APP/2018/1235 | Charville | Two-storey, one-bed detached dwelling with associated parking and amenity space and installation / relocation of vehicular crossover to front. Recommendation: Refusal | 61 – 74 198 - 205 |
| 11 | 1376 Uxbridge Road, Uxbridge 68816/APP/2018/837 | Hillingdon East | Change of use of ground floor from retail (Use Class A1) to provide one one-bed flat (Use Class C3) to include alterations to front elevation (Part-Retrospective). Recommendation: Refusal | 75 – 86 206 - 208 |
| 12 | 23 Victoria Avenue, Hillingdon 12211/APP/2018/509 | Hillingdon East | Demolition of existing property and erection of new two-storey property to provide two two-bed self-contained flats, with associated parking and amenity space to include new vehicular crossover to front. Recommendation: Approval | 87 – 102 209 - 215 |

| | | | | |
|----|--|-------------------|---|----------------------------|
| 13 | 60 Carfax Road, Hayes 51061/APP/2017/4328 | Pinkwell | Single-storey detached outbuilding to rear, for use as a hair salon (Retrospective). Recommendation: Refusal | 103 – 110 216 - 219 |
| 14 | 210 Central Avenue, Hayes 71772/APP/2018/841 | Townfield | Part two-storey, part single-storey rear extension and conversion of dwelling to two one-bed self-contained flats, with associated parking and amenity space. Recommendation: Approval | 111 – 126 220 - 227 |
| 15 | 11 Belmont Road, Uxbridge 34940/APP/2018/346 | Uxbridge North | Part change of use from restaurant (Use Class A3) to create two one-bed and one two-bed self-contained flats (Use Class C3). Recommendation: Approval | 127 – 142 228 - 232 |
| 16 | 66 Fairway Avenue, West Drayton 29143/APP/2018/715 | West Drayton | Raising and enlargement of roof space to create habitable accommodation, including the erection of a single-storey front extension and installation of a porch. Recommendation: Refusal | 143 – 152 233 - 238 |

PART II - MEMBERS ONLY

| | | |
|----|--------------------|-----------|
| 17 | ENFORCEMENT REPORT | 153 - 160 |
| 18 | ENFORCEMENT REPORT | 161 - 168 |

PART I - Plans for Central and South Planning Committee 169 - 238

Agenda Item 3

Minutes



CENTRAL & South Planning Committee

10 April 2018

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

| | |
|------|--|
| | <p>Committee Members Present: Councillors Ian Edwards (Chairman), David Yarrow (Vice-Chairman), Shehryar Ahmad-Wallana, Roy Chamdal, Alan Chapman, Brian Stead, Peter Money and John Morse</p> <p>LBH Officers Present: James Rodger (Head of Planning and Enforcement), Johanna Hart (Principal Planning Officer), Armid Akram (Highways Development Control Officer), Glen Egan (Office Managing Partner - Legal Services) and Neil Fraser (Democratic Services Officer)</p> |
| 215. | <p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>None.</p> |
| 216. | <p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p> |
| 217. | <p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meeting held on 20 March 2018 be approved as a correct record.</p> |
| 218. | <p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p> |
| 219. | <p>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 (<i>Agenda Item 5</i>)</p> <p>It was confirmed that items 6, 7 & 8 were marked as Part I and would be heard in public. Items 9, 10, 11 & 12 were marked as Part II and would be heard in private.</p> |
| 220. | <p>30 NEW BROADWAY - 27047/APP/2017/4587 (<i>Agenda Item 6</i>)</p> <p>Single storey rear extension to create 1 x 2-bed self-contained flat and installation of rear balconies at first and second floor flats.</p> <p>Officers introduced the report, and confirmed that the application was recommended for refusal due to a failure to meet gross internal floor standards and minimum garden</p> |

standards for a two bed flat. It was considered that the proposal would provide a poor level of outlook and refuse arrangements, and would result in a substandard level of residential amenity for the future occupiers of the property. In addition, given the lack of off street car parking spaces, it was considered that the proposal would contribute to the existing parking stress in the surrounding streets to the detriment of highway and pedestrian safety.

The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be refused.

221. **392 LONG LANE - 29267/ADV/2017/140** (*Agenda Item 7*)

Installation of externally illuminated signage

Officers introduced the report and highlighted the addendum, which set out proposed additional conditions specifying that the sign illumination must be fixed and constant, and not in use between the hours of 23:00 and 06:00. In addition, the Committee was advised that one letter of objection had been received, the points of which had been addressed within the report and addendum. Officers recommended that the application be approved, subject to the conditions as set out in the addendum.

Members suggested that Head of Planning and Enforcement be delegated authority to amend the additional conditions to ensure that the fixed illumination was via a white light, and not of varying colours.

The officer's recommendation, inclusive of the additional conditions as set out in the addendum, was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED:

- 1. That the application be approved, subject to the addition of conditions as set out in the addendum, specifying that sign illumination must be fixed and constant, and that the signage will not be illuminated between the hours of 23:00 and 06:00.**
- 2. That authority be delegated to the Head of Planning and Enforcement to amend the wording of additional conditions to ensure that illumination is via a fixed white light, and not of varying colours.**

222. **S.106/278 PLANNING AGREEMENTS - QUARTERLY FINANCIAL MONITORING REPORT** (*Agenda Item 8*)

RESOLVED: That the report be noted.

223. **ENFORCEMENT REPORT** (*Agenda Item 9*)

RESOLVED:

- 1. That the enforcement action as recommended in the officer's report was agreed unanimously.**
- 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.

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).

224. **ENFORCEMENT REPORT** (Agenda Item 10)

RESOLVED:

- 1. That the enforcement action as recommended in the officer's report was agreed unanimously.**
- 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.**

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).

225. **ENFORCEMENT REPORT** (Agenda Item 11)

RESOLVED:

- 1. That the enforcement action as recommended in the officer's report was agreed unanimously.**
- 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.**

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).

226. **ENFORCEMENT REPORT** (Agenda Item 12)

RESOLVED:

- 1. That the enforcement action as recommended in the officer's report was agreed unanimously.**

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.

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).

The meeting, which commenced at 7.00 pm, closed at 7.15 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Neil Fraser on 01895 250692. 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.

Minutes



CENTRAL & South Planning Committee

10 May 2018

Meeting held at Council Chamber - Civic Centre, High Street, Uxbridge

| | |
|----|---|
| | Committee Members Present: Councillors Ian Edwards (Chairman), David Yarrow (Vice-Chairman), Shehryar Ahmad-Wallana, Mohinder Birah, Nicola Brightman, Roy Chamdal, Alan Chapman, Jazz Dhillon and Janet Duncan |
| 1. | ELECTION OF CHAIRMAN (<i>Agenda Item 1</i>) RESOLVED: That Councillor Edwards be elected as Chairman of the Central and South Planning Committee for the 2018/2019 municipal year. |
| 2. | ELECTION OF VICE CHAIRMAN (<i>Agenda Item 2</i>) RESOLVED: That Councillor Yarrow be elected as Vice Chairman of the Central and South Planning Committee for the 2018/2019 municipal year. |
| | The meeting, which commenced at 9.15 pm, closed at 9.20 pm. |

These are the minutes of the above meeting. For more information on any of the resolutions please contact Nikki O'Halloran on 01895 250472. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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Report of the Head of Planning, Transportation and Regeneration

Address LAND AT SANDOW CRESCENT HAYES

Development: Seven x 3-bed dwellings with associated parking and amenity space.

LBH Ref Nos: 879/APP/2018/540

Drawing Nos: 103 Rev. A (Proposed Elevations Blocks 2 and 3)
100
102
101
99 Rev. A
Technical Note
Energy Report
103 A
103 Rev. A (Proposed Elevations Blocks 1 and 2)
Planning Statement

Date Plans Received: 12/02/2018 **Date(s) of Amendment(s):**

Date Application Valid: 20/02/2018

1. SUMMARY

The application is for the development of 7 x 3 bedroom dwellings on a backland site in Hayes, which is currently used for light industrial purposes. The site is within the Hayes housing zone and close to what will shortly be a Crossrail station. Strategic planning policies seek to increase housing provision in such a highly accessible location. The site is very irregular in shape and this has resulted in a development which is heavily constrained by the shape of the site and need to avoid neighbour impacts. The density of the development is actually below the minimum density of 50 units/hectare recommended for a suburban area in the Local Plan Part Two and the London Plan (if the site was considered an urban location then it would be seriously below the minimum recommended density requirement). The density is lower than that recently deemed unacceptable in that the proposal is now for 7 x 3 bed (4 person) houses to meet the National Space Standards. The density is restricted by the awkward shape of the site. It is noted that the applicant has approached adjoining landowners to invite a comprehensive redevelopment of the area, no offers have been forthcoming. The layout has been amended to enable linking of adjacent sites should their redevelopment be progressed in the future. However, given the irregular shape of the site, it is considered that proposal continues to present an inefficient use of land within a highly accessible location where strategic planning policies identify housing growth is expected to occur. It remains the opinion that the piecemeal development of such an irregular shaped backland parcel of land will fail to safeguard the satisfactory redevelopment of adjoining sites which have development potential at a more appropriate density. Furthermore objections remain about the substandard width of the access in terms of highway and pedestrian safety. The recommendation therefore is one of refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

- 1 NON2 Non Standard reason for refusal

The proposed development is considered to be an inefficient development of land within a highly accessible location where strategic planning policies identify housing growth is expected to occur. The site is located within the Hayes Housing Zone. It is considered that the piecemeal development of such an irregular shaped backland parcel of land will fail to safeguard the satisfactory redevelopment of adjoining sites which have development potential. The proposed development is therefore contrary to Policy H1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policy BE14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

2 NON2 Non Standard reason for refusal

The proposal does not include an acceptable access to the site from Sandow Crescent. The track leading to the site is insufficiently wide for access by larger vehicles. Also there would be insufficient width to provide a safe shared surface access for vehicles and pedestrians. The proposal therefore conflicts with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 of the London Plan 2016, the council's 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. |
| AM13 | AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street |

| | |
|----------|---|
| | furniture schemes |
| AM14 | New development and car parking standards. |
| BE13 | New development must harmonise with the existing street scene. |
| 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. |
| HDAS-LAY | Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006 |
| LPP 3.3 | (2016) Increasing housing supply |
| LPP 3.4 | (2015) Optimising housing potential |
| LPP 3.5 | (2016) Quality and design of housing developments |
| LPP 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. 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. This is a resubmission of a previously refused scheme, where the Officers Report identified issues to be addressed, which were reflected in the reasons for refusal, allowing the opportunity to address those issues within this submission.

5 174 **Community Infrastructure Levy (CIL) (Refusing Consent)**

This is a reminder that Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), should an application for appeal be allowed, the proposed development would be deemed as 'chargeable development' and therefore liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This would be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. For more information on CIL matters please visit the planning portal page at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

3. **CONSIDERATIONS**

3.1 **Site and Locality**

The application site is a backland development located on land to the rear of Sandow Crescent and Nestles Avenue. The site is currently occupied by a yard with rows of garages and single storey buildings used for light industrial or office use. Some of the garages are currently used by local residents for parking.

Access to the site is by a narrow access road from Sandow Crescent, and potentially foot access via an overgrown footpath to the rear of the site.

It is located within an established residential area of Hayes and is within walking distance of Hayes and Harlington Station.

3.2 Proposed Scheme

The application seeks planning permission for the erection of seven x 3-bed dwellings with associated parking and amenity space.

3.3 Relevant Planning History

879/APP/2017/1462 Land At Sandow Crescent Hayes
Seven x 3-bed dwellings with associated parking and amenity space

Decision: 19-09-2017 Refused

879/PRC/2016/166 Land Rear Of 2 -16 Sandow Crescent Hayes
Demolition of existing garages together with erection of 9 x 3 bedroom terraced houses with accommodation in roof with parking refuse and recycling

Decision: 29-11-2016 OBJ

Comment on Relevant Planning History

879/APP/2017/1462 - Seven x 3-bed dwellings with associated parking and amenity space was refused for the following reasons:

1. The proposal does not include an acceptable access to the site from Sandow Crescent. The track is insufficiently wide for access by larger vehicles, including emergency vehicles, and no evidence has been provided that they would be able to turn into the site or within the site. Also there would be insufficient width to provide a safe shared surface access for vehicles and pedestrians. The proposal therefore conflicts with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 of the London Plan 2016, the council's adopted Supplementary Planning Document HDAS: Residential Layouts and guidance provided in Fire Safety Guidance Note GN29, published by the London Fire Brigade (2010).
2. The proposal would provide an indoor living area of an unsatisfactory size for the future occupiers of the proposed units and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus 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).
3. The proposed development is considered to be an inefficient development of land within a highly accessible location where strategic planning policies identify housing growth is expected to occur. The site is located within the Hayes Housing Zone. It is considered that the piecemeal development of such an irregular shaped backland parcel of land will fail to safeguard the satisfactory redevelopment of adjoining sites which have development

potential. The proposed development is therefore contrary to Policy H1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policy BE14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

It is noted that a current application is submitted for consideration under application reference 21432/APP/2017/1334 at the adjacent site Peaberry Court, 32 North Hyde Road for the demolition of existing building and erection of a four storey residential building with basement car park level to provide 21 flats with parking space and amenity space.

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.

AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

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.

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

LPP 3.3 (2016) Increasing housing supply

LPP 3.4 (2015) Optimising housing potential

LPP 3.5 (2016) Quality and design of housing developments

LPP 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

39 neighbouring properties were consulted by letter dated 26.2.18 and a site notice was displayed in Sandow Crescent which expired on 28.3.18.

A petition with 30 signatures and 5 further comments were received raising the following issues:

- Congestion on Sandow Crescent.
- Problems with fire brigade and ambulance access.
- Increased noise in the area, particularly in the evenings.
- Loss of privacy and overlooking.
- If vehicles need to get to the proposed site they must negotiate a 90 degree turn into the access road using only half the road as vehicles are parked on the left hand side. This is a choke point and vehicles larger than a transit van cannot make the turn. This means if the units have a delivery in a large van they must offload the goods into Sandow Crescent and block the road.
- Narrowness of the access road - 3 m.
- Parking problems through loss of garages for the residents, increased overspill parking on the road and a lack of allocated spaces for the development.
- Refuse collection is already from the main road..
- Increase in traffic in and out of the cul-de-sac.
- Road is used for parking for station users.
- Blocking of light to rear garden.
- Damage to fences and brickwork due to vehicles reversing out of the site.

Internal Consultees

Highways Officer -

Sandow Crescent is a local road and the site under development is used as storage with access via a very narrow access road off Sandow Crescent. Sandow Crescent is subject to parking stress as many properties do not have off-street car parking. The Council has implemented parking restrictions in an effort to allow access to the site. There had been some earlier pre-app discussions over the proposals for 9 x 3 bed dwellings and the narrow access road was cited as an issue with this site. It was suggested that tracking and visibility information is provided with any application. A previous application for 7 x 3b houses was refused and the suitability of the narrow access was one of the reasons for refusal. The applicant has now supplied a Technical Note (TN) by i-Transport dated 22 January 2018 in support of this application. The site has a PTAL of 4 (Good) which suggests there will be a lesser reliance on private cars for some trips. This application is for 7 x 3bed dwellings to be erected on the site along with 12 car parking spaces. Given the parking requirement is for 1.5 spaces per dwelling and the PTAL value I would suggest that the car parking provision is adequate. The TN uses the TRICS database to show that the trips generated by the development would be similar to the existing garage/B1 uses. The Planning Statement mentions cycle parking spaces and there are facilities shown on the layout plans which is supported if approval is likely. The drawings show refuse/recycling bins at the front of each dwelling which is supported and an assembly point along the access road for collection days. I was concerned over the access arrangements for the previous application so for this application the TN has provided dimensioned drawings of the access road. The narrowest part of the road is 3.2 m wide and lorries in UK can be 2.55 m wide without mirrors. The TN provided a tracking diagram for a Transit Van

which fitted the access road. It is assumed that larger service vehicles including refuse, emergency service vehicles and other larger delivery vehicles would not be able to enter the site from Sandow Crescent, turn round within the site and leave the development in a forward gear. The TN contains correspondence from London Fire Brigade indicating that they are happy with a fire hydrant system being installed. The narrow road width precludes any sort of delivery/collection by HGVs and that is a concern to me. There are also highway visibility splays required at key locations along with potential problems of pedestrians sharing the road with other road users on an access road with such a narrow width. There are refuse/recycling bins shown on the layout plans but refuse services would not be able to enter the site to collect so would have to rely on an assembly point away from the houses on collection day. If approval is likely then I would suggest you condition EVCPs (active and passive) along with secure covered cycle parking (2 per dwelling) I feel that an access road with such a narrow width is unsuitable in this location and I suggest you refuse the application on highway safety grounds.

Following receipt of concerns raised by a neighbour in respect of the revised parking restrictions in Sandow Crescent, the Highway Officer has advised that a new parking scheme has recently been introduced which would seem to have made the site access and egress more difficult for delivery vehicles as parked vehicles on-street have ceased to park 'two wheels up' on the opposite footway. I have discussed this issue with our Transport & Projects team and they confirm that parking can in fact continue as before even though some footway prohibition signs have been taken down.

In short, residents who hold and display a parking permit for the new Controlled Parking Zone can legitimately park two wheels up on the footway as before.

Landscape Officer:

The site lies between North Hyde Road and Nestles Avenue. There are no trees or other landscape features which might constrain development.

COMMENT: This submission follows a previous application ref. 2017/1462 which was refused. No trees, or other landscape features of merit, will be affected by the proposal. The current layout is similar but has been amended to address highway concerns. The amended layout has lost some areas of soft landscape, to the detriment of the scheme. If possible planting should be re-introduced along boundaries, notably to the side of unit 1 (where a new and very deep turning head has been created).

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

7. MAIN PLANNING ISSUES

7.01 The principle of the development

In order to establish the acceptability of the principle of developing this site for residential purposes, it is necessary to take into account currently adopted planning policy and to a lesser extent, emerging policy.

The Council has adopted the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012). Policy BE1 advises that new development, in addition to achieving a high quality of design, should enhance the local distinctiveness of the area, contribute to community cohesion and sense of place and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties. Policy BE 14 of the Local Plan states that permission will not be granted for the development of sites in isolation if the design fails to safeguard the satisfactory redevelopment of adjoining sites which have development potential. Policy H1 of the Hillingdon Local Plan Part One (November 2012) requires the

efficient use of brownfield land.

Under the previous application the Council considered that further land assembly of surrounding area could result in a more acceptable development proposal and that releasing this back land parcel of land could also prejudice any wider land assembly or release of land for housing.

The applicant has approached the adjoining land owners and there was no interest in a joint application and has advised that it is not likely that it will become so in the near future. However, the development would still be considered to be contrary to policy BE14 of the Local Plan which states that permission will not be granted for the development of sites in isolation if the design fails to safeguard the satisfactory redevelopment of adjoining sites which have development potential.

In order to address the concern in being able to provide reasonable sized new housing to contribute towards Housing Targets and current housing shortages, the applicant has made an assessment of potential for the land adjacent to the site boundary. The proposed layout has been revised such that, should the option of the development of the adjoining sites become available in the future, the application site could still be used as part of a wider and more comprehensive development for the area. The applicant has advised that clear connections can be maintained within the proposed scheme to the sites immediately to the West and South of the site if required with the intention that any of the access points could be opened up for future connection to neighbouring sites and vehicular access ways.

Whilst the revisions to the layout and identification of the linked access to potential future piecemeal development of neighbouring sites is welcomed, concerns are maintained about the inefficient use of land within a highly accessible location where strategic planning policies identify housing growth is expected to occur. It remains the opinion that the piecemeal development of such an irregular shaped backland parcel of land will fail to safeguard the satisfactory redevelopment of adjoining sites which have development potential at a more appropriate density. (see density section below).

The development is therefore also considered to be contrary to policy BE14 of the Local Plan which states that permission will not be granted for the development of sites in isolation if the design fails to safeguard the satisfactory redevelopment of adjoining sites which have development potential. Policy H1 of the Hillingdon Local Plan Part One (November 2012) requires the efficient use of brownfield land.

7.02 Density of the proposed development

The site area is 0.161 ha, and therefore the proposed density would be 43.5 units/hectare. This is well below the minimum density of 50 units/hectare recommended for a suburban area in the Local Plan Part Two and the London Plan. The density is restricted by the awkward shape of the site. However it does raise concerns that such a site should come forward in a Housing Zone with a below London Plan density. Furthermore the density is reduced from that which was previously considered unacceptable by the Council given that the previous scheme was for 7 x 3 bedroom (5 person) dwellings and the revised scheme is for 7 x 3 bedroom (4 person) dwellings.

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.

Whilst the new houses would be of a different design to the existing ones they would not be viewed in the street scene immediately adjacent to the existing houses. The backland development would be separate to existing houses and have its own character. The scale and design of the houses is considered to be acceptable and consistent with policies BE13 and BE19.

7.08 Impact on neighbours

Policies BE20, BE21 and BE21 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 amounts 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 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.

The front elevations of 5 of the houses face to the East, whilst the other 2 face to the West. The 5 houses would have upstairs windows to the front facing directly towards the rear windows of the maisonettes at 2 - 16 Sandow Crescent. The separating distance between the windows is shown on the plans to be around 22 m, so is in excess of the minimum requirement in paragraph 4.9 of the Hillingdon Design and Accessibility Statement: Residential Layouts (HDAS) for a separation distance of 21 m. The separation distance should ensure that the houses would not have an unacceptable overbearing impact on the properties on Sandow Crescent. A condition could ensure that arrangement persists.

The separation distance between the side wall of the most Northerly dwelling would be around 19 m from the rear windows of the houses on Nestles Avenue. These houses would be located to the North of the development, so the new houses could potentially restrict sunlight reaching the gardens and rear windows of the properties. This distance is greater than the minimum distance of 15 m required by HDAS and is therefore considered acceptable.

The proposed layout and design of the development complies with the guidance in HDAS and it is therefore concluded that it would not have a significant negative impact on the living conditions at neighbouring properties.

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 three bedroom (4 person) house is required to provide an internal floor area of 84 m² 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 (2016).

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'. Submitted plans demonstrate that all 7 properties would be provided with an area of outdoor amenity space exceeding the Council's minimum standard of 60 square metres.

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.

Sandow Crescent is a local road and the site under development is used as storage with access via a very narrow access road off Sandow Crescent. Sandow Crescent is subject to parking stress as many properties do not have off-street car parking. There had been some earlier pre-app discussions over the proposals for 9 x 3 bed dwellings and the narrow access road was cited as an issue with this site. It was suggested that tracking and

visibility information is provided with any application. A previous application was refused and the suitability of the narrow access was one of the reasons for refusal. The applicant has now supplied a Technical Note (TN) by i-Transport dated 22 January 2018 in support of this application. The site has a PTAL of 4 (Good) which suggests there will be a lesser reliance on private cars for some trips. This application is for 7 x 3 bed dwellings to be erected on the site along with 12 car parking spaces. Given the parking requirement is for 1.5 spaces per dwelling. As such the parking provision is considered adequate. The TN uses the TRICS database to show that the trips generated by the development would be similar to the existing garage/B1 uses. The Planning Statement mentions cycle parking spaces and there are facilities shown on the layout plans which is supported if approval is likely. The drawings show refuse/recycling bins at the front of each dwelling which is supported and an assembly point along the access road for collection days. The previously refused scheme raised concerns over the access arrangements. This application has provided dimensioned drawings of the access road. The narrowest part of the road is 3.2 m wide and lorries in UK can be 2.55 m wide without mirrors. The TN provided a tracking diagram for a Transit Van which fitted the access road. It is assumed that larger service vehicles including refuse, emergency service vehicles and other larger delivery vehicles would not be able to enter the site from Sandow Crescent, turn round within the site and leave the development in a forward gear. The TN contains correspondence from London Fire Brigade indicating that they are happy with a fire hydrant system being installed. The narrow road width precludes any sort of delivery/collection by HGVs and the Highways Officer has expressed concern over this issue. There are also highway visibility splays required at key locations along with potential problems of pedestrians sharing the road with other road users on an access road with such a narrow width. As such, the Highways Officer has maintained an objection to this revised scheme on the grounds that the proposal does not include an acceptable access to the site from Sandow Crescent. The track leading to the site is insufficiently wide for access by larger vehicles. Also there would be insufficient width to provide a safe shared surface access for vehicles and pedestrians. The proposal therefore conflicts with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 of the London Plan 2016, the council's adopted Supplementary Planning Document HDAS: Residential Layouts.

7.11 Urban design, access and security

The issues are addressed in the sections above.

7.12 Disabled access

No accessibility issues have been raised.

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.

7.15 Sustainable waste management

The submitted plans indicate an area for bin storage for each dwelling and the provision of a bin collection point for future occupants to use on bin collection day. Whilst this provision is considered acceptable in terms of waste management, the bin collection point on the narrow access is likely to add to concerns in terms of the inadequate width of the access road on bin collection days.

7.16 Renewable energy / Sustainability

There are no renewable energy measures proposed as part of the development.

7.17 Flooding or Drainage Issues

Not relevant to the consideration of this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The comments are addressed in the sections above.

7.20 Planning obligations

CIL

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.

The scheme is CIL liable. Presently calculated the amounts would be as follows;

LBH CIL £73,772.91

London Mayoral CIL £28,885.83

Total CIL £102,658.74

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

10. CONCLUSION

The application is for the development of 7 x 3 bedroom dwellings on a backland site in Hayes, which is currently used for light industrial purposes. The site is within the Hayes housing zone and close to what will shortly be a Crossrail station. Strategic planning policies seek to increase housing provision in such a highly accessible location. The site is very irregular in shape and this has resulted in a development which is heavily constrained by the shape of the site and need to avoid neighbour impacts. The density of the development is actually below the minimum density of 50 units/hectare recommended for a suburban area in the Local Plan Part Two and the London Plan (if the site was considered an urban location then it would be seriously below the minimum recommended density requirement). The density is lower than that recently deemed unacceptable in that the proposal is now for 7 x 3 bed (4 person) houses to meet the National Space Standards. The density is restricted by the awkward shape of the site. It is noted that the applicant has approached adjoining landowners to invite a comprehensive redevelopment of the area, no offers have been forthcoming. The layout has been amended to enable linking of adjacent sites should their redevelopment be progressed in the future. However, given the irregular shape of the site, it is considered that proposal continues to present an inefficient use of land within a highly accessible location where strategic planning policies identify housing growth is expected to occur. It remains the opinion that the piecemeal development of such

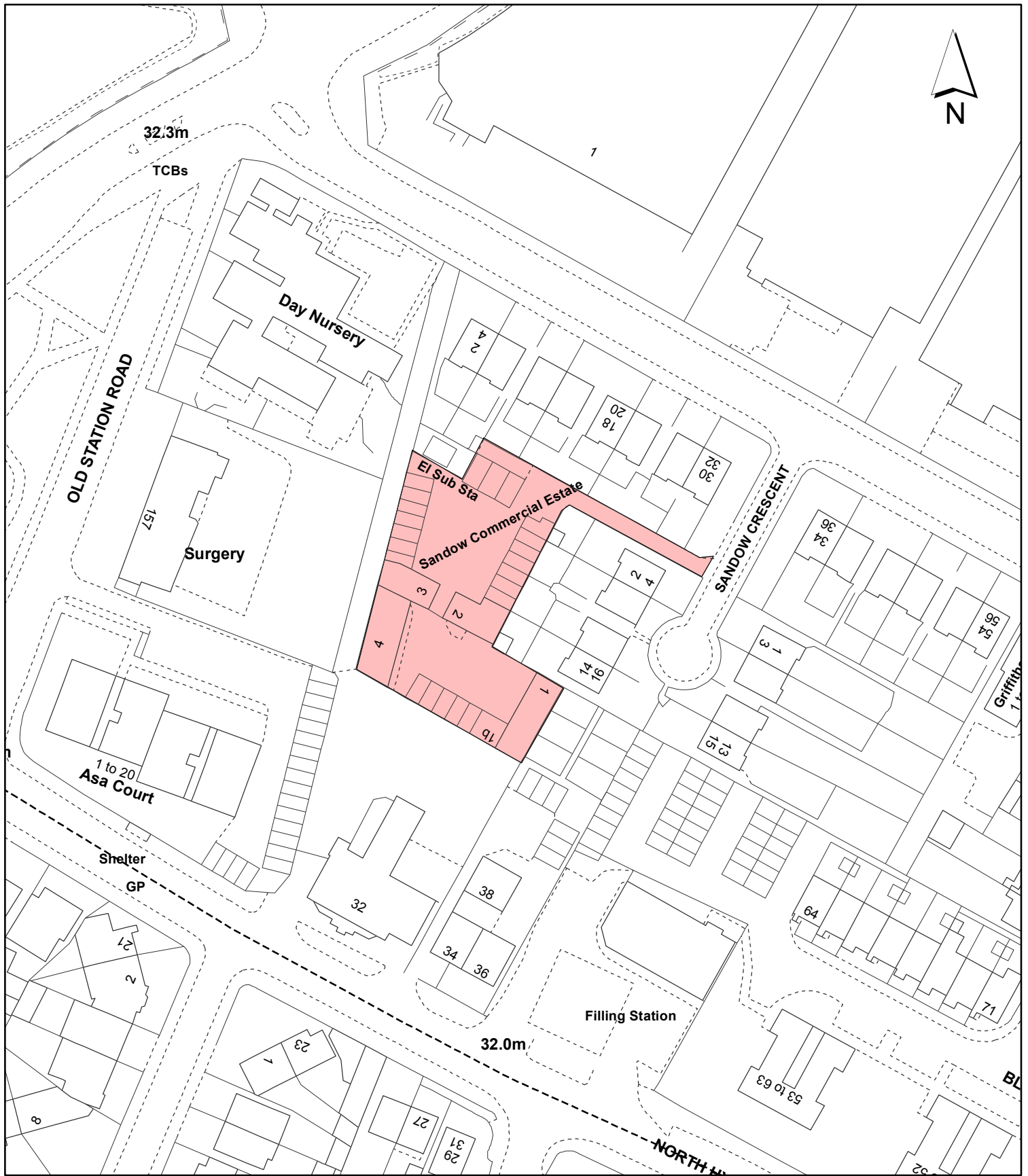
an irregular shaped backland parcel of land will fail to safeguard the satisfactory redevelopment of adjoining sites which have development potential at a more appropriate density. Furthermore objections remain about the substandard width of the access in terms of highway and pedestrian safety. The recommendation therefore is one of 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: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Land at
Sandow Crescent**

Planning Application Ref:
879/APP/2018/540

Scale:
1:1,000

Planning Committee:
Central & South

Date:
May 2018

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



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Report of the Head of Planning, Transportation and Regeneration

Address 23 COWLEY CRESCENT COWLEY

Development: Two storey, 3-bed detached dwelling with habitable roof space, installation of vehicular crossover to front and parking and amenity space

LBH Ref Nos: 11257/APP/2017/2722

Drawing Nos: Transport Statement
23COWLEY/PL03 (Examples)
Design and Access Statement
23COWLEY/PL00A
23COWLEY/PL02B
23COWLEY/PL01A
23COWLEY/PL03

Date Plans Received: 26/07/2017 **Date(s) of Amendment(s):** 26/07/2017

Date Application Valid: 18/08/2017

1. SUMMARY

Policy BE1 of the Hillingdon Local Plan Part 1 aims to improve the quality of the built environment and advises that proposals 'should not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas'. This broadly reflects the provisions of paragraph 53 of the National Planning Policy Framework (the Framework).

Although Policy BE1 does not explicitly prevent development of garden space, it does require an assessment of the contribution that gardens make to local character. In this particular case, the gardens within Cowley Crescent make a significant contribution to the character of the area and the proposal site significantly adds to this character.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas complements or improves the amenity and the character of the area.

The proposed erection of a detached two-storey dwelling within the back garden of 23 Cowley Crescent is considered to result in the loss of an unbuilt gap and would therefore fail to retain the open and green nature that is characteristic of the area, would erode the privacy of the neighbouring properties and the design of the proposed dwelling would not be keeping with the surrounding dwellings, and as such would have a negative impact upon the visual amenity of the site and the surrounding area and the amenities of the adjoining occupiers.

The scheme is therefore unacceptable in principle, and contrary to planning policies, as set out below.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development, by reason of its siting (in a rear garden), design, layout, and site coverage, would result in a cramped development of the site, which is visually incongruous (given the setting) and would fail to harmonise with the existing local and historic context of the surrounding area. The principle of intensifying the residential use of the site, as well as the proposed loss of existing private rear garden area would have a detrimental impact on the character and appearance of the residential area as a whole. The proposal is detrimental to the visual amenity and character of the surrounding and contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and H12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5, 7.1 and 7.4 of the London Plan (2016), guidance within The London Plan Housing Supplementary Planning Guidance (March 2016) and the NPPF (March 2012).

2 NON2 Non Standard reason for refusal

The proposed development, by virtue of its size, scale, bulk, design and proximity, with inadequate separation distances between the proposed dwelling and the existing property, would be detrimental to the amenities of the adjoining occupier at 23 Cowley Crescent, by reason of overdominance, visual intrusion 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 Layouts.

3 NON2 Non Standard reason for refusal

The proposed development, by virtue of the siting of the proposed bedroom window on the southern elevation at first floor level would be detrimental to the amenities of the adjoining occupier at 23, 24 and 25 Cowley Crescent by reason of loss of privacy and overlooking. The proposal is therefore contrary to Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

4 NON2 Non Standard reason for refusal

The proposal would provide an indoor living area of an unsatisfactory size for the future occupiers of the dwelling and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus 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).

5 NON2 Non Standard reason for refusal

In the absence of a Tree Survey and Arboricultural Implication Assessment to BS5837:2012 standards, the application has failed to demonstrate that the development will safeguard existing trees on the site and further fails to demonstrate protection for and long-term retention of the trees. The proposal is therefore detrimental to the visual amenity of the street scene and the wider area contrary to Policies BE19 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to REFUSE planning permission has been taken having regard to all relevant

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

2 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - 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. |
| LPP 3.3 | (2016) Increasing housing supply |
| LPP 3.4 | (2015) Optimising housing potential |
| LPP 3.5 | (2016) Quality and design of housing developments |
| LPP 3.8 | (2016) Housing Choice |
| LPP 5.3 | (2016) Sustainable design and construction |
| LPP 6.13 | (2016) Parking |
| LPP 7.4 | (2016) Local character |
| NPPF1 | NPPF - Delivering sustainable development |
| NPPF6 | NPPF - Delivering a wide choice of high quality homes |
| NPPF7 | NPPF - Requiring good design |

3 I59 Councils Local Plan : Part 1 - Strategic Policies

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

4 I71 LBH worked applicant in a positive & proactive (Refusing)

In dealing with the application the Council has implemented the requirement in the Nation:

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.

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.

5 174 Community Infrastructure Levy (CIL) (Refusing Consent)

This is a reminder that Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), should an application for appeal be allowed, the proposed development would be deemed as 'chargeable development' and therefore liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This would be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. For more information on CIL matters please visit the planning portal page at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

3. CONSIDERATIONS

3.1 Site and Locality

The application site is to the rear of No. 23 Cowley Crescent which is a two-storey semi-detached dwelling close to a bend in the road. The site is irregular in shape, measuring approximately 18 m (width) to the back, and comprises the rear garden of No 23 Cowley Crescent. The site is covered in lawn with trees and vegetation. The property is characterised by a hipped roof and the surrounding dwellings are mainly in a semi-detached form. All properties within Cowley Crescent are set well back, especially properties within the inner arc, benefiting from ample amenity area to the front and rear.

The application site is located within a 'Developed Area' as identified within the Hillingdon Local Plan (November 2012).

The Western boundary of the site adjoins the rear gardens of Nos. 5, 6 and 7 High Road. Cowley Crescent is characterised by properties of almost identical design.

3.2 Proposed Scheme

It is proposed to demolish the existing garage on the site and construct a detached house within the rear garden area with access from Cowley Crescent, The proposed house would be to the West of the site. The remaining land to the East is shown within the current site.

The proposed house would be two storeys with a hipped roof 7.9 m high to the pitch and 5 m to the eaves. The proposed building would be 6 m wide and 7 m deep with a porch and double bay window with a hipped roof above to the front. Internally this dwelling would provide 2 bedrooms on the first floor and a ground floor containing an open plan living, dining and kitchen area. Two parking spaces would be set between the proposed dwelling and the rear boundary of the garden. The proposed internal floor-space would be 86 square metres including the habitable roof space, which is shown as a study room but is

clearly large enough to be used as a bedroom. The application has thus been assessed on the basis of a three bedroom unit.

Notwithstanding the above, the submitted drawings are incorrect as follows:

1. Drawing 23COWLEY/PL01A shows 2 outbuildings and the large garage on the rear boundary of the garden with an 'existing' cross over in front of it. The existing horse chestnut tree is shown in the position of the existing garage; in reality it occupies the Western corner of the garden. There is presently only one outbuilding and one smaller garage sited approximately in the centre of the site with an existing cross-over in front of it.

2. Drawings 23COWLEY/PL02B - existing cross-over is shown as proposed and proposed as existing. The proposed roof above the double bay window is shown as gabled on the roof plan and hipped on the elevations.

3.3 Relevant Planning History

11257/PRC/2017/1 23 Cowley Crescent Cowley
Erection of two storey detached dwelling

Decision: 13-03-2017 OBJ

Comment on Relevant Planning History

Pre-application advice for the erection of a two storey detached dwelling, application reference number 11257/PRC/2017/1. An objection was raised to the proposal on the ground of loss of a substantial proportion of back gardens, detrimental to the local and historical context of the area and its detrimental impact on the character and appearance of the general area. The proposal was thus unacceptable in principle.

4. Planning Policies and Standards

The proposed development is assessed against the Development Plan Policies contained within Hillingdon Local Plan: Part 1, Saved Unitary Development Plan policies, the London Plan 2015, the NPPF and supplementary planning guidance prepared by both LB Hillingdon and the GLA.

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.H1 (2012) Housing Growth

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. |
| LPP 3.3 | (2016) Increasing housing supply |
| LPP 3.4 | (2015) Optimising housing potential |
| LPP 3.5 | (2016) Quality and design of housing developments |
| LPP 3.8 | (2016) Housing Choice |
| LPP 5.3 | (2016) Sustainable design and construction |
| LPP 6.13 | (2016) Parking |
| 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

16 neighbouring properties were notified of the proposed development on 22nd August 2017 and a site notice was erected on 24th August 2017.

By the close of the consultation period 11 individual letters and and a petition with 25 signatures received objecting to the proposal. The objections can be summarised as follows:

- i) The loss of the flora and fauna.
- ii) The increase in road traffic that would be needed to complete the building, and the increase in traffic on Cowley Crescent when the works would be completed;
- iii) When number 23 was bought, it was as a money making scheme, without any care for the current residents and neighbourhood;
- iv) The current loss of two car parking spaces for number 23, as this space is used in the new proposed building footprint;
- v) Overlooking and invasion of privacy;
- vi) The concern for a beautiful horse chestnut tree that will have to be removed;
- vii) The Transport Assessment. Description doesn't reflect overall picture;
- viii) With reference to the habitable roof space it's quite obvious this will become a bedroom; potential overlooking;
- ix) The large lorries (during construction work) will make parking hell in Cowley Crescent with concern about emergency vehicles;

- x) Potential foundation issues;
- xi) The Application Form has inaccuracies concerning vehicle access and parking;
- xii) It completely changes the architectural character of the Crescent with a pattern of semi detached properties equally spaced with a 'breathing space' between houses. It undermines the health/wellbeing of the immediate community;
- xiii) Under provision of parking;
- xiv) This is an over development;
- xv) Loss of biodiversity;
- xvi) It's a family oriented crescent and this will inevitably have an adverse effect to the community as a whole;
- xvii) The direct over looking of back gardens affecting the privacy of neighbours;
- xviii) A dangerous precedent that would open the door for No 28 Cowley Crescent to develop the same property in their garden space.

Case Officer Comments:

Concerns raised relating to impact on foundations is a matter dealt with under other legislation; whether a scheme makes money or not is not a material planning consideration. The construction impacts of a proposal are transient and would rarely justify the refusal of planning permission. The other concerns will be considered in the main body of the report.

Internal Consultees

HIGHWAYS OFFICER:

This application is for the provision of a new 2b detached dwelling on land adjacent to an existing dwelling in Cowley Crescent. Cowley Crescent is a narrow local road with a grass verge on both sides of the road.

The existing dwelling on the site has a garage and driveway parking using a vehicular crossover.

The site has a PTAL value of 1b (poor) which suggests there will be a strong reliance on private cars for trip making to and from the site.

There are high levels of parking stress in Cowley Crescent as not all properties have off-street car parking which confirms the use of private cars in the area.

The proposal is to construct a 2b + habitable roof space dwelling after demolishing the existing garage and outbuildings on the site. There is one car parking space provided for the new dwelling where two would meet the Council's policy.

There is a bin store for the new dwelling but no secure covered cycle parking but this could be conditioned if approval is likely.

The parking and access arrangements for the existing dwelling have not been supplied so I suggest the applicant provides a new layout plan showing the two car parking spaces required to replace those lost along with cycle parking for two secure covered spaces for the existing dwelling. This new layout plan should also consider providing an additional car parking space for the new dwelling along with secure covered cycle storage bearing in mind the Council's Front Garden guidance.

Once the applicant has provided this revised plan I will complete my assessment but if the plan is not provided I suggest you refuse the application on the basis of lack of information.

Further Comments:

Further to today's note I am now aware that the applicant has provided a revised layout with 2 car

parking spaces along with refuse/recycling bin storage.

If the application contains secure covered cycle storage (2 spaces conditioned) then I have no significant highway concerns over this application.

TREES AND LANDSCAPE OFFICER:

This site is occupied by a two-storey semi-detached house on a corner plot (inner bend of Cowley Crescent). There are two outbuildings within the garden. The site has an irregular oblong shape and backs onto the rear gardens of 5-7 High Road, Cowley. The plot is notable for its established vegetation which includes boundary hedges, shrubs and occasional trees which collectively contribute to the character and appearance of the area. There are no TPO's or Conservation Area designations affecting the site.

COMMENT: This application was the subject of pre-application advice. Landscape comments were submitted which indicated that a tree survey is required. The response to the planning questionnaire (Q15) confirms that trees will be removed to facilitate the development. However, no tree survey has been submitted and there is no indication on plan as to the existing vegetation or the removal/retention strategy. A survey is required to determine which trees (or other vegetation) might be worthy of protection and how the design can safeguard trees to be retained. A Tree Constraints Plan should be used to inform the site layout and design. If feasible, the retention of existing structural landscape features (trees/hedges) should form part of the layout proposal.

RECOMMENDATION: In the absence of a tree report to BS58378: 2012 the application fails to demonstrate that trees will be unaffected by the development and has not made provision for their long-term protection. The application fails to satisfy saved policy BE38 and should be refused.

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.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is within the developed area as defined in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The site is currently residential curtilage. It therefore does not fall within the definition of 'Previously Developed Land' as described in the National Planning Policy Framework.

In order to establish the acceptability of the principle of developing this site for residential purposes, it is necessary to take into account currently adopted planning policy.

Paragraph 7.29 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) suggests that backland development may be acceptable in principle subject to it being in accordance with all other policies, although Policy H12 does resist proposals for tandem/backland development which may cause undue disturbance or loss of privacy.

The NPPF (March 2012) at paragraph 53, advises that LPAs 'should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.'

The London Plan (2016) provides guidance on how applications for development on garden land should be treated within the London Region. The thrust of the guidance is that back gardens can contribute to the objectives of a significant number of London Plan policies and these matters should be taken into account when considering the principle of such developments. Policy 3.5 of the London Plan supports development plan-led presumptions against development on back gardens where locally justified by a sound local evidence base.

The Mayor's Housing Supplementary Planning Guidance, March 2016 also provides further guidance on the interpretation of existing policies within the London Plan as regards garden development. Paragraph 1.2.44 advises:

"London Plan Policy 3.5 states that 'Boroughs may in their LDFs introduce a presumption against development on back gardens or other private residential gardens where this can be locally justified.' This locally sensitive approach reflects paragraph 53 of the NPPF. Where planning permission is required, boroughs are advised to consider proposals for development in gardens in the light of local circumstances, taking into account the value gardens have in addressing the range of strategic policy objectives, particularly in terms of:

- defining local context and character including local social, physical, cultural (Policy 7.4, 3.5);
- providing safe, secure and sustainable environments and play spaces for children (Policy 3.6);
- supporting biodiversity, protecting London's trees, 'green corridors and networks' (Policies 7.19, 7.21);
- flood risk management and sustainable drainage (Policies 5.12 and 5.13)
- mitigating the effects of climate change including the 'heat island' effect and urban greening (Policies 5.1, 5.9, 5.10); and
- enhancing the distinct character of suburban London (Policy 2.6)."

The Council has adopted the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012). Policy BE1 advises that new development, in addition to achieving a high quality of design, should enhance the local distinctiveness of the area, contribute to community cohesion and sense of place and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties. Specifically, the policy advises that development should not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase flood risk.

Thus whilst taking into account site circumstances, there has been a general strengthening of the presumption against residential development within rear gardens at national, strategic and local level.

While there is in general no objection to the principle of an intensification of use on existing residential sites it is considered that in this instance the loss of substantial proportion of back gardens in this location would be detrimental to the local and historical context of the area. The proposed development would have a detrimental impact on the character and appearance of the general area, particularly in this location, which is characterised by properties with long rear gardens giving a sense of spaciousness to the setting. The

proposal would give the impression of having been squeezed into a limited space and has little or no sense of space about it, given the very limited depth of the proposed amenity space and the proximity of the proposed development to the boundaries of the site. Thus, when balanced against the limited contribution the development would make toward achieving housing targets in the borough it is considered that the principle of the proposed development is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5, 7.1 and 7.4 of the London Plan, guidance within The London Plan Housing Supplementary Planning Guidance and the NPPF (March 2012).

7.02 Density of the proposed development

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units, such as this proposal. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features 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.'

The proposal would not reflect the underlying existing street pattern, which comprises in the main of two storey semi-detached, hipped roof dwellings of a simple design and established layout. Whilst the existing part 23 Cowley Crescent is largely hidden from view behind the existing trees and bushes, the proposed dwelling would be a prominent feature within the Crescent. This visual prominence would be exacerbated by the design.

The new building would be of different proportions and appearance, introducing a double bay window within the area, where such features do not exist. In addition, the scale of proposed dwellings is not consistent with the surrounding residential properties. As a result, the proposed dwelling would be unduly conspicuous due to its positioning and design and would lead to a sense of enclosure of the repeating open gaps within the Crescent, and would reduce the relatively open and spacious qualities of the street scene.

The proposal, by virtue of its positioning and design would have a detrimental impact on the character of the area and the appearance of the street scene and would be contrary to Policies BE13 and BE19 of the Hillingdon Local Plan (November 2012) and Policies 3.5 and 7.4 of the London Plan (March 2016).

7.08 Impact on neighbours

Policy H12 of the Hillingdon Local Plan (November 2012) states that development for tandem development of backland in residential areas will only be permitted if no undue disturbance or loss of privacy is likely to be caused to adjoining occupiers.

The Council's Supplementary Planning Document HDAS: Residential Layouts requires buildings of two or more storeys to maintain at least a 15 m separation distance from adjoining properties to avoid appearing over-dominant and a 21 m distance maintained between facing habitable room windows to safeguard privacy.

The closest residential property to the proposed dwellings would be 23 Cowley Crescent (host property) at a distance of approximately 7 m only. As such, the proposed house would appear unduly dominant, resulting in a loss of outlook from that property. In addition, the rear garden of the proposed dwelling would be overlooked from the first floor rear windows of the host property No 23, which would be within a separation distance of approximately 4.5 m from the rear garden of No 23a.

The proposed bedroom window on the (rear) Southern elevation at first floor level of the new dwelling would result in an overlooking of the rear gardens of Nos 24 (within a distance of approximately 8 m) and 25 (separation distance of 16 m) Cowley Crescent, eroding their privacy.

The pattern of the semi-detached dwellings of almost identical appearance within the Crescent was designed in a way to avoid direct overlooking by positioning the dwellings at angles to each other. The only dwellings positioned opposite side of each other (in the middle of the crescent) have a separation distance of 32 metres.

Therefore it is considered that there would be a significant adverse impact in terms of overdominance, visual intrusion and loss of outlook.

Overall, the proposed development would therefore have an unacceptable impact on the adjoining occupiers contrary to policies BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

7.09 Living conditions for future occupiers

Section 4.7 of the SPD: Residential Layouts, states careful consideration should be given to the design of the internal layout and that satisfactory indoor living space and amenities should be provided. The London Plan, adopted in 2015, overrides the Council's space standards and this is a material consideration in this application.

London Plan Policy 3.5 seeks to ensure that all new housing development is of the highest quality, both internally and externally and in relation to their context.

The London Plan sets out the minimum internal floor space required for new housing development in order to ensure that there is an adequate level of amenity for existing and future occupants. Table 3.3 requires a 3 storey, 3 bedroom, 6 person dwelling, to have a minimum size of 108 sq.m. The proposed new dwellings would be approximately 86 sq.m and would thus fail to comply with the required standard resulting in an unacceptable residential environment for future occupiers, contrary to Policy 3.5 and Table 3.3 of the London Plan and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Paragraph 3.13 of the HDAS SPD requires sufficient garden space to be retained as a consequence of development, and that a minimum usable rear garden area of 60 sq.m should be provided for 3 bedroom dwelling (which is what each the application dwelling and host building would comprise). An amenity space of approximately 110 square metres would be provided for the new dwelling and a usable rear garden area of approximately 107 sq.m, would be retained for the occupiers of the host building which would be exceed the minimum garden area required. The proposal would therefore accord with the amenity space requirements and provide adequate external amenity space for the occupiers of the existing and proposed dwellings in line with the requirements of Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Two parking spaces are provided for the proposed dwelling. This is considered satisfactory and in accordance with the Council's parking standards.

The Council's Highways Engineer raises no objection to the proposed parking and access arrangements (other than in respect of secure covered cycle storage should be provided). As such, it is considered that the scheme complies with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

The Access Officer has not raised any objection, subject to the recommended condition, in the event of an approval.

7.12 Disabled access

See section 7.11.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Policy BE38 of the Saved UDP requires development proposals to retain and utilise landscape features of merit and provide new planting wherever appropriate.

As detailed in the Trees and Landscape Officers comments, it is considered that the scheme does not make adequate provision for the long-term protection of trees on the site, nor does it take into account tree protection measures during construction works. The scheme is therefore unacceptable, and contrary to Policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

As the proposal site is mainly covered with bushes and trees with a rich foliage, it is likely to support a great deal of wildlife in its present form. The proposed development would maintain some existing shrubs, however the mature tree would make way for a new house and there would be some additional planting. However, the potential impact on wildlife would be substantial.

Therefore it is considered that the proposed development would have an unacceptable effect on biodiversity. There would be a conflict with the aims of Policy BE1 of Hillingdon Local Plan Part 1 or Policy 7.19 of the London Plan in this particular respect.

7.15 Sustainable waste management

The house would have individual bin stores and the waste management provision is not considered to raise a concern.

7.16 Renewable energy / Sustainability

The proposal would be required to achieve appropriate standards of sustainable design and reduce water consumption in accordance with policies contained within section 5 of

the London Plan. Had the development been acceptable in other respects this matter could have been dealt with by way of appropriate conditions.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The issues raised have been covered in the main body of the report.

7.20 Planning obligations

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

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

Hillingdon CIL = £10,789.92

London Mayoral CIL = £4,224.80

Total = £15,014.72

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

The agent in his example information referred to another recently approved development in the area relating to land to the side of No 17 Kingsway, Hayes. The pattern of development within Kingsway area is entirely different. In addition, the property No 17 Kingsway was previously used as a mixed use of GP Surgery with a different requirement of parking spaces and the proposed dwelling is not sited within a back garden.

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 proposal would involve the loss of garden land and landscaping which contributes to the character and appearance of the surrounding area. The proposed design of the house would detract from the character and appearance of the street scene. The scheme also fails to make adequate provision for the protection and long-term retention of valuable trees and would have an unacceptable effect on biodiversity. The proposal would also impact on adjoining occupiers. Notwithstanding the above, the submitted drawings are inaccurate.

For these reasons it is recommended for refusal.

11. Reference Documents

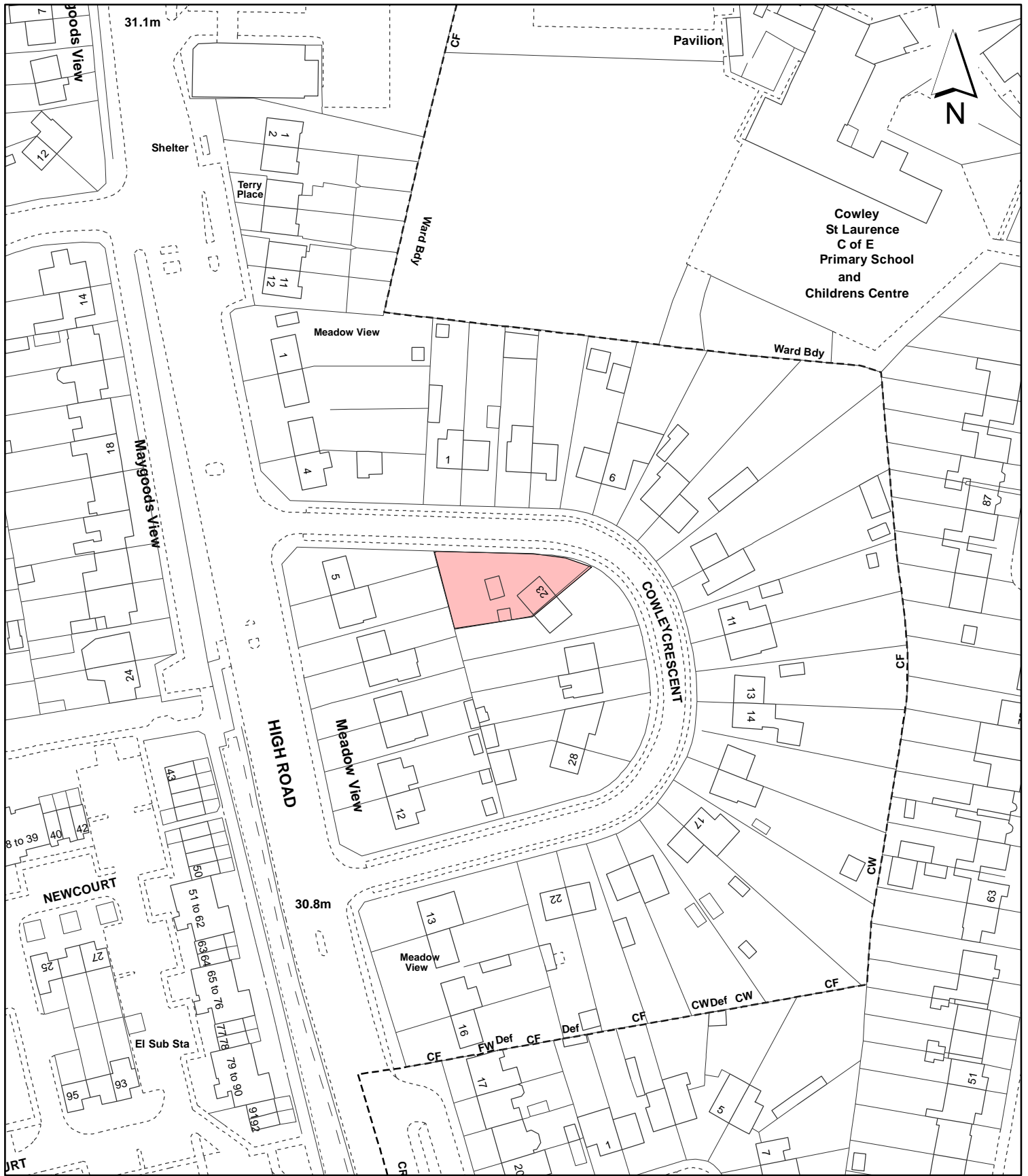
Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

Hillingdon Local Plan: Part Two - Saved UDP Policies (September 2007)

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



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**23 Cowley Crescent
 Cowley**

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

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

Planning Application Ref:

11257/APP/2017/2722

Scale:

1:1,250

Planning Committee:

Central & South

Date:

May 2018



HILLINGDON
 LONDON

Report of the Head of Planning, Transportation and Regeneration

Address 843 UXBRIDGE ROAD HAYES

Development: Change of use from retail (Use Class A1) to cafe and shisha bar (sui generis) to include a single-storey rear extension

LBH Ref Nos: 630/APP/2018/797

Drawing Nos: SA6/9/10
SA6/9/20
SA6/9/30 Rev. C
Noise Impact Assessment (Ref: 16971.NIA.01)
Design and Access Statement
Loss of Retail Statement
Transport Statement

Date Plans Received: 26/02/2018 **Date(s) of Amendment(s):**

Date Application Valid: 26/02/2018

1. **SUMMARY**

The proposal seeks to change the use of the existing unit to a sui generis (shisha bar) use and to construct a rear extension which is to be used as a shisha smoking area.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The change of use of the site by reason of the loss of a retail unit within this parade would erode the retail function and attractiveness of the area, harming the vitality and viability of the parade to the detriment of the Local Community. The proposal is therefore contrary to Policy S7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

2 NON2 **Non Standard reason for refusal**

The development results in an over-intensive use of the site resulting in an unacceptable level of noise, odour and general disturbance to the detriment of the amenities of adjoining residential properties and the quality of their living environment. The proposal is therefore contrary to Policies OE1, OE3 and S6 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

3 NON2 **Non Standard reason for refusal**

The rear extension, by reason of its siting, design, layout, size and materials, is visually incongruous and overdominant to the detriment of the character and appearance of the existing property and the visual amenity of the surrounding area. Furthermore, the site coverage of the extension would result in the majority of the amenity space to the rear of the site being lost, to the detriment of the amenities of occupants of the building. The development is therefore contrary to Policies BE13, BE15, BE19 and BE23 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

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

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| BE13 | New development must harmonise with the existing street scene. |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| 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 |
| AM7 | Consideration of traffic generated by proposed developments. |
| AM14 | New development and car parking standards. |
| LPP 6.13 | (2016) Parking |
| NPPF7 | NPPF - Requiring good design |

3. **CONSIDERATIONS**

3.1 **Site and Locality**

The site is located on the A4020 (Uxbridge Road) which, at this point, is dual carriage. Lay-by parking is provided to the front of the site although its use is not specifically allocated to it. The site is positioned between the Hillingdon Heath Local Shopping Centre, which is approximately 500 metres to the west, and the Uxbridge Road, Hayes Town Centre which is approximately 1 km to the east. The road in the immediate vicinity is lined by terraces of small retail and restaurants units, which have either residential or office uses above ground floor level. There are also pockets of other commercial development including a plant storage yard. Neighbouring side streets are generally residential in nature. A shisha bar is currently operating unlawfully at the neighbouring property, 839 Uxbridge Road and is the subject of enforcement action.

The site itself is occupied by a three-storey property which forms part of a terrace of seven

similar properties. The ground floor of the building does not appear to be occupied at present. The upper two-storeys of the building are each occupied by a residential flat. To the rear of the building is a hard surfaced yard area which benefits from rear access by way of a narrow service track.

3.2 Proposed Scheme

The proposal relates to the change of use of the ground floor of the existing building from A1 retail to a shisha bar and cafe which is a sui generis use. A sizeable single-storey rear extension measuring approximately 11.6 metres in length by 5.7 metres in width would be erected and the shisha smoking area would be confined to the extension. The extension would utilise shutters as a means to mitigate against noise generated by the use. An extractor and flue would be installed with the stack projecting above the roof of the extension.

The application is identical to the previously refused submission, with the exception of the additional noise mitigation measures and traffic details provided.

3.3 Relevant Planning History

630/APP/2012/60 843 Uxbridge Road Hayes

Change of use from Use Class A1 (Shops) to Use Class A3 (Restaurants and Cafes) and two signs including installation of sheltered outdoor seating, canopy and shed to rear (Retrospective application).

Decision: 17-04-2012 Refused

630/APP/2013/1190 843 Uxbridge Road Hayes

Change of use from use class A1 (Shops) to use class A3 (Restaurants and Cafes) to include folding canopy to rear and folding outdoor shelter for use as 'shisha lounge (Sui generis) (Retrospective application).

Decision: 08-09-2013 Refused

630/APP/2015/459 843 Uxbridge Road Hayes

Change of use from retail (Use Class A1) to restaurant/cafe (Use Class A3) and single storey rear extension

Decision: 28-04-2015 Refused

630/APP/2017/2334 843 Uxbridge Road Hayes

Change of use from shop (Use Class A1) to a mixed use of restaurant/shisha lounge (Use Class A3/sui generis) and single storey extension

Decision: 01-11-2017 Refused

71927/APP/2016/2009 839 Uxbridge Road Hayes

Extension to rear canopy for use as a shisha lounge (Sui Generis) attached to existing restaurant (Use Class A3) (Retrospective).

Decision: 09-08-2016 Refused

Appeal: 29-08-2017 Dismissed

Comment on Relevant Planning History

The Change of Use of this unit to a Shisha Bar has been consistently refused over the course of the last 6 years. A similar use at the adjoining unit (No. 839) has also been refused and subsequently dismissed at appeal.

The most recent lawful use of the unit was as a newsagents. An unlawful Change of Use to a shisha bar was carried out in 2012 and an application to regularise this was refused under 630/APP/2012/60. This also included an unlawful extension to the rear of the site which was required to be removed.

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:

BE13 New development must harmonise with the existing street scene.

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

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

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

LPP 6.13 (2016) Parking

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

The application was advertised by way of a site notice displayed to the front of the building. Letters were also sent to the occupants of neighbouring properties to notify them of the proposed development and invite comments. Two letters received objecting on the following grounds:

1. There are already issues with parking and noise generated by use of No. 839 as a Shisha Bar, We have no confidence in the noise assessment and the transport assessment makes no sense.
2. Opening hours are not specified.
3. The smoke from the use will affect our health. We can constantly smell the product and are unable to open our windows on warm days.
4. The owners are 'shop hopping' along the parade and have had enforcement notices served on them in the past. This has killed trade on the parade.
5. Waste and litter have encouraged rats into the area.

Internal Consultees

FOOD HEALTH & SAFETY OFFICER:

Shisha smoking venues generally emit noise and smoke nuisance that has a detrimental effect on residents locally, additionally they tend to operate late into the evening resulting in further noise nuisance when people leave the premises when it closes.

The Health Act 2006 Smoke Free Legislation requires that all substantially enclosed workplaces and public places are smoke free.

A premises can, subject to any appropriate planning permission construct a compliant smoking shelter. Compliant smoking shelters must be 50% or greater permanently open, this means that measures that could be implemented to mitigate any noise nuisance cannot be used as they would make the smoking shelter less than 50% permanently open and therefore not compliant with smoke free.

ENVIRONMENTAL HEALTH UNIT (EPU):

Noise should be a point for refusal as if the building is to be 50% open the submitted noise report is incorrect and therefore there is insufficient technical information to support the application.

HIGHWAYS (Summary):

The application has been reviewed by the Highway Engineer who is satisfied that the proposal (subject to the recommended cycle provision and above condition) would not exacerbate congestion or parking stress, and would not raise any highway safety concerns, in accordance with policies AM2, AM7 and AM14 of the Development Plan (2012) and policies 6.3,6.9, and 6.13 of the London Plan (2016).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposal involves the Change of Use of an existing A1 unit, which is currently unoccupied, to a sui generis use. Policy S7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) relates specifically to parades of shops, such as the one in which the unit subject of this application is located. This policy seeks to prevent the loss of A1 units within shop parades where it would result in an over-concentration of non A1 uses, particularly if this would deprive nearby residents of essential services.

The application does not include any evidence of the marketing of the unit for A1 use so it

cannot be ascertained whether the opportunity for the unit to continue in retail use has been explored. A statement has been provided that contends that the proposed use would enhance the vitality of the parade of shops. However, the parade already includes a high proportion of A3 uses in the form of restaurants and does not currently include any A1 units providing an essential use.

It is not accepted that the provision of a further non A1 use, which caters for a niche market, would provide any benefit to the local residents who would frequent the parade and would, instead, result in further loss of premises for essential shop uses serving local residents.

Furthermore, change to a sui generis use means that the unit would not benefit from Permitted Development rights to revert to A1 use in the future.

As such, the loss of this retail unit would harm local convenience shopping provision, contrary with Policy S7 of the adopted Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

7.02 Density of the proposed development

Not applicable to this application.

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 proposed change of use would not alter the appearance of the building, as visible within the street scene. However, it is considered that the size of the proposed extension is excessive, particular when comparing its footprint with that of the existing building and that, consequently, the extension would appear overly dominant towards the existing building and within the site as a whole. Furthermore, the extension would occupy a large proportion of the amenity space to the rear of the building which, at present, could be used by the occupants of the upper floor flats.

The design issues, coupled with the change and intensification of use that the extension would facilitate, would negatively impact upon the character of the surrounding area through the introduction of increased levels of activity.

It is therefore considered that the proposal would conflict with Local Plan (Part Two) Policy BE 19.

7.08 Impact on neighbours

The proposed extension would be modest in height, when considered against the height of site boundary treatment and, as such, would not bring about undue levels of overshadowing towards neighbouring properties. Although there are side and rear facing openings, it is considered that any views offered towards neighbouring property would be interrupted by existing site boundary treatment. The proposal would therefore accord with Policies BE 20, BE 21 and BE 24 of the Local Plan (Part Two).

However, the extension significantly increases the floor space of the unit from approximately 36 m² to approximately 97 m², representing an increase in size in excess of

180%. It is considered that this would significantly intensify the use of the site to the degree that it would generate additional activity that would be disruptive to nearby residents.

This intensification of use would be exacerbated by the proposed use as a Shisha bar. Whilst hours of use can be controlled by planning condition, it is considered that the use would generate a level of noise and odour that would be detrimental to the amenities of neighbouring residents. The proximity of the unit to neighbouring residential property, including flats above the unit, is of particular concern due to the need for 50% of the smoking shelter to be permanently open in order to accord with The Health Act 2006 Smoke Free Legislation. The use of an open area such as this would result in difficulties in noise control that could not be overcome through changes in building design.

A noise assessment has been provided which identifies measures to control noise generated by the use. However, paragraph 7.0 of the assessment clearly states that the noise assessment is based on the extension without the inclusion of ventilation measures. As at least 50% of the extension has to be permanently open in order to comply with The Health Act 2006 Smoke Free Legislation, it is considered that the proposed use of Class 1 absorptive panels and adoption of a noise management plan would not adequately control noise given that a large portion of the extension would be open.

There are also no details provided on how odour emissions will be controlled. An extractor is shown but, as stated before, the extension needs to be 50% open and, in any case, the stack discharges at a similar height to nearby windows.

It is therefore considered that the large extension proposed would lead to an intensive use that would unacceptably degrade the amenities of neighbouring residents by way of noise and odour emissions.

As a result it is considered that the proposed use of the site is not compatible with surrounding residential uses and would result in a negative impact upon the amenities of nearby residents and occupants due to noise and odour emissions, contrary to Local Plan (Part Two) Policies OE 1, OE 3 and S 6.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The Transport Statement was submitted with the application and reviewed by the Council's Highway Engineer who was satisfied that the use could be carried out without any unacceptable impact upon the road network and pedestrian safety. It is noted that objectors have raised concerns over illegal parking but this is a highway enforcement issue.

7.11 Urban design, access and security

No further comments.

7.12 Disabled access

There is step free access available directly from the pavement on Uxbridge Road.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

Not applicable to this application.

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

These matters are fully addressed in section 7.08 of this report.

7.19 Comments on Public Consultations

The comments provided show that nearby residents are concerned about amenity impact. This is a material planning matter and, following assessment of the application, it is considered that the concerns of residents are valid due to the level of noise and odour emissions that the proposed use would generate.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

The site was used as a cafe/shisha bar from 2011 for a considerable period of time and an enforcement notice relating to it was served. The use ceased at the beginning of 2017, however, the enforcement notice still remains on the property.

7.22 Other Issues

The site has now been the subject of a series of planning applications for a similar use over the course of almost 6 years. It is considered that all avenues have been explored and it is likely that, should any further application be submitted, the Council would be minded to decline to determine the application as per Section 70A of the Town and Country Planning Act 1990 (as amended) which allows a Local Planning Authority to decline to determine an application if the local planning authority have refused more than one similar application and the authority think there has been no significant change in the relevant considerations.

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

No satisfactory justification for the loss of the A1 retail unit has been provided. It is important that A1 uses are retained in parades of shops such as this in order to serve the essential needs of the nearby community.

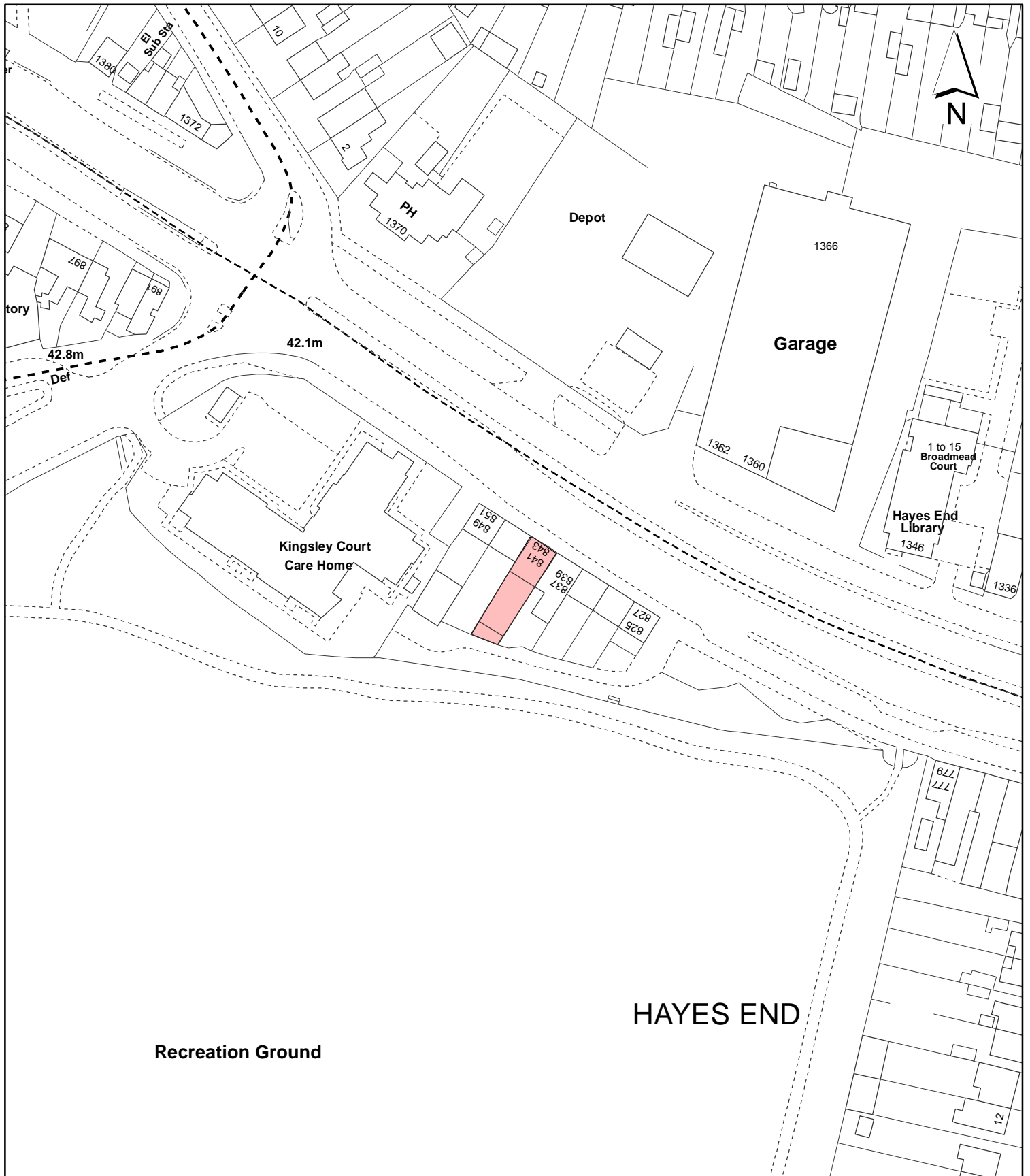
The proposed use as a shisha bar would be detrimental to the amenities of neighbouring residents due to the levels of noise and odour emitted, which could not be adequately mitigated against. The size of the extension which would support the shisha use would also allow for excessive levels of use that would be out of keeping with the character of the surrounding area.



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)
National Planning Policy Framework (NPPF)
London Borough of Hillingdon SPD : Noise (2006)

Contact Officer: James McLean Smith

Telephone No: 01895 250230



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| <p>Notes:</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 2018 Ordnance Survey 100019283</p> | <p>Site Address:</p> <p>843 Uxbridge Road Hayes</p> | | <p>LONDON BOROUGH OF HILLINGDON Residents Services Planning Section Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>  <p>HILLINGDON LONDON</p> |
| | <p>Planning Application Ref:</p> <p>630/APP/2018/797</p> | <p>Scale:</p> <p>1:1,250</p> | |
| | <p>Planning Committee:</p> <p>Central & South</p> | <p>Date:</p> <p>May 2018</p> | |

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Report of the Head of Planning, Transportation and Regeneration

Address 14 FREDORA AVENUE HAYES

Development: Part two storey, part single storey side/rear extension involving demolition of existing stores and conservatory

LBH Ref Nos: 73491/APP/2018/299

Drawing Nos: BASSIR/PLAN/002 Rev. 24th April 2018
BASSIR/PLAN/003 Rev. 24th April 2018
BASSIR/PLAN/004 Rev. 24th April 2018
BASSIR/PLAN/008
BASSIR/PLAN/007
BASSIR/PLAN/005
BASSIR/PLAN/003
BASSIR/PLAN/001

Date Plans Received: 25/01/2018 **Date(s) of Amendment(s):** 25/01/2018
Date Application Valid: 30/01/2018

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises of a two storey semi-detached dwelling situated on the corner junction of Fredora Avenue with Pine Place and Fairholme Crescent, Hayes. The property is constructed from brick, is finished with a painted smooth render to the front elevation and is characterised with a hipped roof with a two storey front bay window feature and front porch. A detached garage sits parallel to the Western side boundary.

The surrounding area is residential in character and is made up of mainly two storey dwellings that are of a similar size, appearance and form.

1.2 Proposed Scheme

Householder consent is sought for a part two storey, part single storey side/ rear extension involving demolition of existing stores and conservatory.

The proposed part two storey side/ rear extension would measure 3 m in width to the front, would extend level with the original rear wall of the host dwelling and would be stepped in by 1.2 m from the flank edge to partly protrude 3.3 m beyond the original rear wall. The side extension would be characterised with a hip-end roof with a maximum height of 7.3 m. However, the rear element, due to its chamfered nature, has an unusual design comprising a hybrid of hipped and gable end.

The single storey side/rear element would have a mono-pitch roof with a maximum height of 3.7 m and would measure 3 m in width to the front to project the entire depth of the host dwelling and would protrude 3.6 m beyond the original rear wall to wrap entirely across it.

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

1.3 Relevant Planning History

Comment on Planning History

No relevant planning history.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

A total of 12 adjoining and nearby neighbouring properties were consulted via letter dated 01.02.18 including a reconsultation carried out on the 12.02.18. A site notice was also displayed on 05.02.18.

Two letters of representations received objecting to the proposed development on the following grounds:

1. The double storey side extension would be out of keeping with the building line and dangerous from the side road;
2. Too much development in the area causing our garden to be wet and flooded all the time;
3. Would result in an increased demand for on street parking, and hazardous to pedestrians and especially children going to/from school;.
4. The plot is not big enough for a double storey extension.

Officer Comment: The representations received will be addressed within the main body of the report.

Ward Councillor: Requests that the application is considered at 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

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to

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| | 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 and the visual amenity of the street scene, the impact on the residential amenities of the adjoining neighbours and the appropriateness of the accommodation provided.

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 ensure that all residential extensions should be set in 1 m from the side boundary for their full height.

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.

Section 5.0 of the HDAS SPD states all residential extensions of two or more storeys should be set back a minimum of 1 metre from the side boundary of the property for the full height of the building. This protects the character and appearance of the street scene and protects gaps between properties. To ensure side extensions appear subordinate, the ground and first floor should be set back 1 m from the main front building line and at least 500 mm below the main roof level to ensure a subordinate appearance to the existing house.

Section 3.0 of the HDAS SPD for single storey rear extensions states extensions up to 3.6 m in depth will be acceptable, and up to 3.0 m in height with the use of a flat roof and 3.4 m with a pitched roof.

The proposed part two storey, part single storey side/ rear extension would measure 3 m in width to the front to measure approximately two thirds of the width of the host dwelling, would be set back 1.4 m from the principal elevation for its full height and would be set down approximately 400 mm below the main ridgeline. The side element of the extension would be characterised with a hip-end roof which would reflect the hip-end roof form and pitch of the original to satisfactorily integrate with the appearance of the main dwelling. However, the site is located in a visually prominent position, where the whole of the extension will be readily visible and the proposed roof design of the rear element, comprising a mix of hip and gable end roof is not considered to satisfactorily integrate with the appearance of the main dwelling or those in the area. Thus this element of the proposal would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and

BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

Policy BE22 seeks for all two storey side extensions to be set back a minimum of 1 metre from the side boundary for the full height, This policy seeks to protect the character and appearance of the street scene and preserve the visually open gaps between properties and prevent dwellings from visually coalescing.

The application site lies on a prominent corner junction within a tapered plot which benefits from a wide frontage and a narrow rear garden and aligns with an established return building line along Fredora Avenue which stretches in a North-Western direction. The proposed extension would retain a substantial gap from the side boundary to the front, and given the triangular shape of the plot would be reduced to a minimum of 1 m from the shared boundary at its closest point for its full height. The applicant argues that given the presence of the existing garage along the shared boundary, that there is no requirement for a set back from the shared boundary at single storey level, however Policy BE22 states 'it is not considered that single storey side extensions will normally produce a terracing affect as they are considerably less dominant visually. Hence, a proposal to construct a single storey side extension up to a shared boundary may be acceptable, However a problem arises when it is proposed to construct a first floor extension over. The resulting development even when set in 1 metre often appears unbalanced or cramped, or unacceptably closes the visually open gap between properties. This is particularly noticeable if the dwellings form part of a closely developed road frontage'. Nevertheless the proposal would now be set back a minimum of 1 m for the full height and length of the extension, and as such would prevent the closing of a visually important gap and would prevent visual coalescence with the adjoining dwelling to preserve the character and appearance of the street scene and surrounding area. The proposal would therefore accord with Policy 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).

The single storey rear extension would form a continuation of the two storey side to project a maximum of 3.6 m beyond the original rear wall, and as such given its size, scale and single storey composition would be of a sympathetic design and appearance to satisfactorily integrate with the appearance of the main dwelling.

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 to 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 neighbour to either side with No. 16 Fredora Avenue adjacent to the North-West and No. 1 Fairholme Crescent forming the other half of the semi-detached pair.

The Hillingdon SPD states two storey extensions should always appear subordinate to the original house. Rear extensions will only be allowed where there is no significant over-dominance, over-shadowing, loss of outlook and light. Any extension at first floor level should not extend beyond a 45 degree line of sight taken from the nearest of the first floor window of any room of the neighbouring property.

With regards to the impact upon No. 16 Fredora Avenue, the application site is positioned at an outward chamfer to face the central part of the neighbouring rear garden, however as the proposed two storey side/ rear extension would protrude a maximum of 3.2 m beyond the original rear wall at first floor level with an adequate set back from the shared side boundary to the front of the site it would not infringe upon a 45 degree line of sight taken from the nearest front or rear habitable aspects of the adjoining neighbour. The single storey rear extension would project a maximum of 3.6 m in depth to comply with the limitations set out within the Hillingdon SPD, and combined with the orientation between the two properties it would not be visible when viewed from the adjoining neighbours nearest habitable aspects. The outlook from the first floor rear window would provide a partial view of the neighbouring rear garden, however given the acute angle and boundary relationship in the form of single storey side and rear extensions would partly obscure any oblique views and therefore is considered not to give rise to a loss of privacy and overlooking.

No. 1 Fairholme Crescent, which forms the other half of the semi-detached pair, benefits from a deep single storey rear extension, as such the proposed single storey rear extension at 3.6 m deep would not protrude beyond their 'new' rear wall. The proposed two storey side extension would retain a separation gap of 2.5 m from the shared side boundary, as such would avoid impeding a 45 degree angle from their nearest rear habitable aspect and combined with the use of a hipped roof would reduce the bulk and mass of the roof void. No other properties would be affected by the proposed development.

The extensions would therefore accord with Policy BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the HDAS SPD: Residential Extensions (December 2008).

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

Policy BE23 of the Hillingdon Local Plan states new extensions should provide or maintain external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings in terms of its shape and siting. This is assessed in conjunction with the Hillingdon SPD which seeks a minimum garden space standard of 60 square metres for a 3 bedroom dwellinghouse.

The property benefits from a spacious front/side garden however the boundary wall does not offer any privacy to these areas and although the proposed development would not result in a loss of further rear amenity area, the increase in the number of bedrooms would require an increase in the amount of usable private amenity area. The site would continue to benefit from approximately 25 square metres of private rear garden space, however given its triangular shape, would not be considered entirely usable as private space. Furthermore it is noted the site lies within walking distance of a public amenity area, and therefore although there is scope for flexibility in this particular instance, due to the substantial shortfall of more than 50%, it is not considered sufficient to protect the residential amenities of the current and future occupiers of the host dwelling. Therefore, the proposal would fail to comply with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application site would continue to provide 2 off street car parking spaces within the

curtilage of the dwellinghouse to continue to 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 extension by its size, scale, bulk and roof design, in this visually prominent position, would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of 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 proposed extension, by virtue of its failure to maintain an adequate amount of private usable external amenity space for the occupiers of the extended property, would result in an over-development of the site that fails to afford an adequate standard of residential amenity to its 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 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** 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** 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.

- 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-E) Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- LPP 3.5 (2016) Quality and design of housing developments

- 4** In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

In order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition further guidance was offered to the applicant by the case officer during the processing of the application to identify the amendments to address those elements of the scheme considered unacceptable which the applicant chose not to implement.

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:

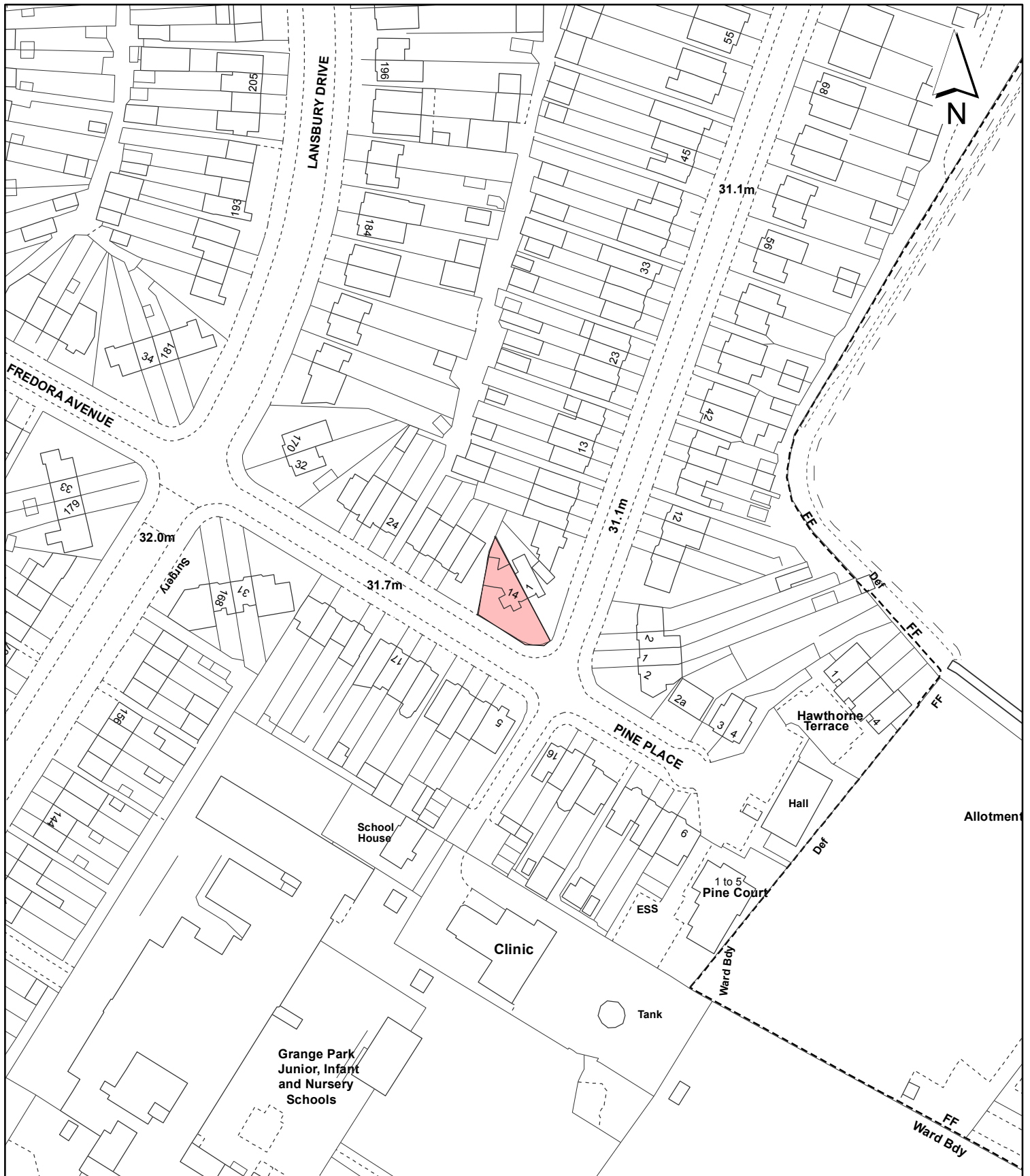
PT1.BE1 (2012) Built Environment

Part 2 Policies:

| | |
|----------|--|
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE22 | Residential extensions/buildings of two or more storeys. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| AM14 | New development and car parking standards. |
| HDAS-EXT | Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008 |
| LPP 3.5 | (2016) Quality and design of housing developments |

Contact Officer: Naim Poptani

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**14 Fredora Avenue
 Hayes**

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

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

Planning Application Ref:

73491/APP/2018/299

Scale:

1:1,250

Planning Committee:

Central & South

Date:

May 2018



HILLINGDON
 LONDON

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Report of the Head of Planning, Transportation and Regeneration

Address LAND FORMING PART OF 31 RAYNTON DRIVE HAYES

Development: Two storey, 1-bed detached dwelling with associated parking and amenity space and installation/relocation of vehicular crossover to front

LBH Ref Nos: 60138/APP/2018/1235

Drawing Nos: Location Plan (1:1250)
18/31/RDH/101
18/31/RDH/102
18/31/RDH/103 Rev. B
18/31/RDH/104 Rev. A
Map indicating Proximity of Open Space

Date Plans Received: 02/04/2018 **Date(s) of Amendment(s):**

Date Application Valid: 02/04/2018

1. SUMMARY

The application seeks planning permission for the erection of a two storey, 1-bed detached dwelling with associated parking and amenity space and installation/relocation of vehicular crossover to front. The proposal would result in overlooking of the retained private amenity space of No. 31 Raynton Drive causing an unacceptable loss of privacy to the adjoining occupiers. The proposal is therefore contrary to policy BE24 of the adopted Hillingdon Local Plan - Saved UDP Policies (November 2012). Furthermore, the proposal fails to provide amenity space of sufficient size and quality commensurate to the size and layout of the said units and would give rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal fails to provide amenity space of sufficient size and quality commensurate to the size and layout of the proposed and retained houses. As such the proposal would provide a substandard form of accommodation for future residents contrary to Policy BE23 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The proposed development, by reason of its siting, proximity and positioning of windows would result in the direct and perceived overlooking of the private amenity space of 31 Raynton Drive resulting in an unacceptable loss of privacy to the adjoining occupiers. The proposal is therefore contrary to Policy BE19 and BE24 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

Given the large bedroom which could easily be subdivided to form a two bedroomed

property, the proposed house would provide an indoor living area of an unsatisfactory size for the occupiers of the proposed dwelling 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 (March 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).

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 |
| 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 |

4 171 LBH worked applicant in a positive & proactive (Refusing)

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.

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.

5 174 Community Infrastructure Levy (CIL) (Refusing Consent)

This is a reminder that Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), should an application for appeal be allowed, the proposed development would be deemed as 'chargeable development' and therefore liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This would be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. For more information on CIL matters please visit the planning portal page at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises of a two storey semi-detached house located on the North Western side of Raynton Drive adjacent to Hayes Park Primary School. 31 Raynton Drive has been extended by way of a hip to gable extension including a rear dormer and a single storey rear extension. This property is a 4 bedroom dwelling and has a detached garage.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey, 1-bed detached dwelling with associated parking and amenity space and installation/relocation of vehicular crossover to front.

3.3 Relevant Planning History

60138/APP/2004/3188 Land Forming Part Of 31 Raynton Drive Hayes
ERECTION OF A THREE-BEDROOM DETACHED TWO STOREY HOUSE

Decision: 11-01-2005 Refused

60138/APP/2005/276 Land Forming Part Of 31 Raynton Drive Hayes
ERECTION OF A THREE-BEDROOM DETACHED TWO-STOREY HOUSE

Decision: 21-03-2005 Refused

60138/APP/2007/2534 Land Forming Part Of 31 Raynton Drive Hayes
ERECTION OF A THREE-BEDROOM DETACHED DWELLINGHOUSE (OUTLINE APPLICATION).

Decision: 08-10-2007 Refused

60138/APP/2007/413 Land Forming Part Of 31 Raynton Drive Hayes
ERECTION OF A THREE-BEDROOM DETACHED DWELLINGHOUSE (OUTLINE APPLICATION).

Decision: 27-04-2007 Refused

60138/APP/2018/33 Land Forming Part Of 31 Raynton Drive Hayes
Two storey, 1-bed detached dwelling with associated parking and amenity space and installation/relocation of vehicular crossover to front.

Decision: 23-03-2018 Refused

Comment on Relevant Planning History

60138/APP/2018/33 - Two storey, 1-bed detached dwelling with associated parking and amenity space and installation/relocation of vehicular crossover to front was refused for the following reasons:

1. The proposal, by reason of the siting of the proposed house and the restricted 1m gap between its side elevation and No. 31 Raynton Drive, would fail to provide an appropriate undeveloped gap of a minimum of 2m in total between the existing and proposed properties, giving rise to a cramped form of development and terracing effect, which would be detrimental to the visual amenities of the street scene and out of character with the surrounding area generally. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.
2. The proposal fails to provide amenity space of sufficient size and quality commensurate to the size and layout of the proposed and retained houses. As such the proposal would provide a substandard form of accommodation for future residents contrary to Policy BE23 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.
3. The proposed development, by reason of its siting, proximity and positioning of windows would result in the direct, actual and perceived overlooking of the private amenity space of No. 31 Raynton Drive resulting in an unacceptable loss of privacy to the adjoining

occupiers. The proposal is therefore contrary to Policy BE19 and BE24 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

4. Given the large bedroom which could easily be subdivided to form a two bedroomed property, the proposed house would provide an indoor living area of an unsatisfactory size for the occupiers of the proposed dwelling 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 (March 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).

60138/APP/2007/2534 - ERECTION OF A THREE-BEDROOM DETACHED DWELLINGHOUSE (OUTLINE APPLICATION). Refused for the following reason:

The proposal would fail to maintain/provide or afford an adequate amount of usable amenity space for the occupiers of the existing property (No.31 Raynton Drive), and as such would result in an over intensive use of the remainder of the garden to the detriment of the amenity of its occupants, neighbouring occupiers and the character of the area. The proposal is therefore contrary to policy BE23 of the Borough's adopted Unitary Development Plan and design guidance Section 4.0 of the Council's HDAS (SPD): "Residential Layouts".

60138/APP/2007/413 - ERECTION OF A THREE-BEDROOM DETACHED DWELLINGHOUSE (OUTLINE APPLICATION). Refused for the following reason:

1. The proposal would fail to maintain/provide or afford an adequate amount of useable amenity space for the occupiers of the existing property (No.31 Raynton Drive), and as such would result in an over intensive use of the remainder of the garden to the detriment of the amenity of it's occupants, the neighbouring occupiers and character of the area. The proposal is therefore contrary to policy BE23 of the Borough's adopted Unitary Development Plan and design guidance Section 4.0 of the Council's HDAS (SPD): "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 |
| 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 were consulted by letter dated 17.4.18 and a site notice was displayed to the front of the site which expired on 17.5.18.

5 letters of objection have been received raising the following concerns:

1. Proposal will be unsightly.
2. Two applications have previously been refused.
3. Concerns over pedestrian and highway safety due to congestion in the road and proximity to the primary school.
4. Loss of privacy.
5. Additional stress of sewers.

EWard Councillor: Requests that the application is considered at committee.

Internal Consultees

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 (2011) 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 this application.

7.04 Airport safeguarding

Not applicable this application.

7.05 Impact on the green belt

Not applicable 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 reiterated 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.

The proposed detached dwelling would measure 5.3 m in width with an eaves height to match the host dwelling at No.31 and would have a gabled roof which would be lower than that at Number No.31. A gap of 2 m would be retained between the flank wall of the dwelling and the flank wall of Number No.31, which complies with minimum guidance which requires a 1m gap to be retained to the shared side boundary of both the existing and proposed properties. It is considered, that the proposed dwelling 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

Policies BE20 and BE21 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 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.

The proposed dwelling would not project beyond the rear elevation of the host dwelling at Number 31 and its adjoining property at Number 29. The occupants of both 29 and 31 Raynton Drive would not suffer an unacceptable loss of light or outlook.

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 one bedroom two storey house is required to provide an internal floor area of 58 square metres. The proposed dwelling would have a gross internal floor area of 60 square metres which would comply with this minimum standard. It is however noted that the dwelling would achieve 1 large bedroom of 17.5 square metres and a large landing area. A condition to prevent subdivision of this space into two bedrooms would not be enforceable and as such it is considered that the proposed dwelling, given the substantial size of the bedroom and landing, should be considered as a two bedroom (3 person) dwelling which is required to provide an internal floor area 70 of square metres which the proposal falls short of. The proposal provides an indoor living area of an unsatisfactory size for the occupiers of the proposed dwelling 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

(March 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).

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'. Submitted plans demonstrate that the proposed dwelling would be served by a private rear garden area of 41.25 square metres and the retained dwelling would achieve 91.8 square metres. The boundary fence has been revised since the previous refusal, but the amenity space for the original dwelling would still be sited to the rear of the proposed house, in part. The outdoor amenity space provision falls short of the Council's minimum standard of 60 square metres for the proposed dwelling and 100 square metres for the retained dwelling. The applicant has provided justification for this shortfall given the proximity of public open space which is sited within 300 m of the application site. The planning history reveals that outdoor amenity space has been an issue in previous applications. Concerns remain in terms of the level of provision, especially given that the outdoor amenity space to the retained dwelling wraps to some extent around the rear of the garden to the proposed dwelling. The proposed development therefore, by reason of the siting would result in overlooking of the private amenity space of 31 Raynton Drive causing an unacceptable loss of privacy to the adjoining occupiers. The proposal is therefore contrary to policies BE19 and BE24 of the adopted Hillingdon Local Plan - Saved UDP Policies (November 2012). Furthermore, the proposal fails to provide amenity space of sufficient size and quality commensurate to the size and layout of the said units. As such the proposal would provide a substandard form of accommodation for future residents contrary to Policy BE23 of the Hillingdon Local Plan - Saved UDP 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.

Raynton Drive is a local road in Council's Road Network and this property has an existing vehicular crossover. There are no parking restrictions outside the existing property but there is evidence of parking stress in the road as many of the residences in the street do not have off-street parking facilities available. The site is very close to Hayes Park School. The site has a PTAL value of 1b (very poor) which will mean a very strong reliance on private cars for regular trip making. The proposal for the 1 x bed detached house includes 2 car parking spaces for each dwelling (new and existing) which meets the Council's parking policies. In order to achieve the new crossovers there will have to be reinstatement of the footpath that the applicant will be responsible for which could be secured by way of condition. Secure covered cycle parking (at least 1 space per dwelling) can be dealt with by condition along with refuse/recycling bins. The proposed dwelling will be responsible for additional traffic but it will not be significant. As such, in the event of an approvable scheme, the application could be supported on highway and pedestrian safety grounds subject to appropriate conditions.

7.11 Urban design, access and security

The issues are addressed in the sections above.

7.12 Disabled access

No accessibility issues are raised.

7.13 Provision of affordable & special needs housing

Not applicable 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 proposal would not result in the loss of any trees and in the event of an approvable scheme, landscaping conditions could be imposed.

7.15 Sustainable waste management

In the event of an approvable scheme, conditions could be imposed to secure details of sustainable waste management.

7.16 Renewable energy / Sustainability

Not applicable this application.

7.17 Flooding or Drainage Issues

Not applicable this application.

7.18 Noise or Air Quality Issues

Not applicable this application.

7.19 Comments on Public Consultations

The comments are addressed in the sections above.

7.20 Planning obligations

CIL

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.

The proposal would be CIL liable. Presently calculated the amounts would be as follows;

LBH CIL £7,778.78

London Mayoral CIL £3,045.78

Total CIL £10,824.56

7.21 Expediency of enforcement action

Not applicable 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 this application.

10. CONCLUSION

The application seeks planning permission for the erection of a two storey, 1-bed detached dwelling with associated parking and amenity space and installation/relocation of vehicular

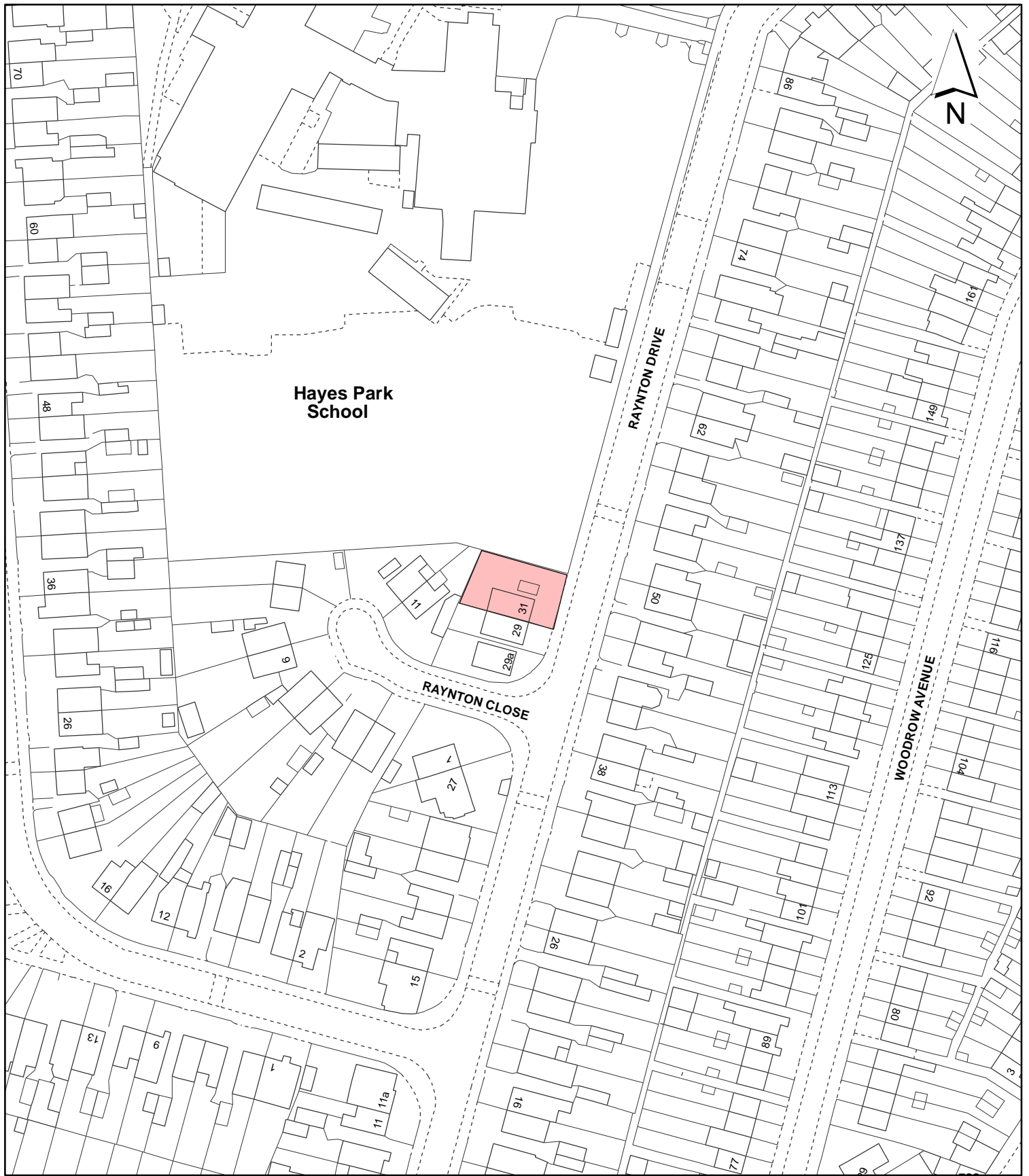
crossover to front. The proposal would result in overlooking of the retained private amenity space of No. 31 Raynton Drive causing an unacceptable loss of privacy to the adjoining occupiers. The proposal is therefore contrary to policy BE24 of the adopted Hillingdon Local Plan - Saved UDP Policies (November 2012). Furthermore, the proposal fails to provide amenity space of sufficient size and quality commensurate to the size and layout of the said units and would give rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers.

11. Reference Documents

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

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Land Forming Part of
 31 Raynton Drive**

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

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

Planning Application Ref:

60138/APP/2018/1235

Scale:

1:1,250

Planning Committee:

Central & South

Date:

May 2018



HILLINGDON
 LONDON

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Report of the Head of Planning, Transportation and Regeneration

Address 1376 UXBRIDGE ROAD HAYES

Development: Change of use of ground floor from retail (Use Class A1) to provide 1 x 1-bed flat (Use Class C3) to include alterations to front elevation (Part - Retrospective)

LBH Ref Nos: 68816/APP/2018/837

Drawing Nos: KKC/1378/2017/A
Design and Access Statement

Date Plans Received: 06/03/2018

Date(s) of Amendment(s):

Date Application Valid: 03/04/2018

1. SUMMARY

The application seeks part retrospective planning permission for the change of use of the ground floor from retail (Use Class A1) to provide 1 x 1-bed flat (Use Class C3) to include alterations to front elevation. The proposal would provide an indoor living area of an unsatisfactory size for the occupiers of the one 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 (March 2016) and Policies BE19 and H7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). As such, the application is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal would provide an indoor living area of an unsatisfactory size for the occupiers of the one 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), Policies BE19 and H8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).

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. |
| 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. |
| H8 | Change of use from non-residential to residential |
| HDAS-LAY | Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006 |
| LDF-AH | Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010 |
| LPP 3.3 | (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 I71 LBH worked applicant in a positive & proactive (Refusing)

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.

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.

5 I74 Community Infrastructure Levy (CIL) (Refusing Consent)

This is a reminder that Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), should an application for appeal be allowed, the proposed development would be deemed as 'chargeable development' and therefore liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This would be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. For more information on CIL matters please visit the planning portal page at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

3. CONSIDERATIONS

3.1 Site and Locality

The application site is known as 1376 Uxbridge Road in Hayes is located on the North East side of this main distributor road. The building is of two stories and forms the end of a terrace of three buildings. The adjoining property to the South East is No.1374, which comprises a residential first floor and a hot food take away unit on the ground floor. The property to the opposite end of the terrace is No.1372. This appears to be in use as a residential property at ground and first floor level, although the ground floor residential usage does not appear to be authorised. To the North West of the application site is an electricity substation. The rear of the site fronts Hewens Road with access gained via gates to the rear of the site.

The property has a dog-leg/L-shaped footprint, with a two storey rear outrigger. There is a flat roof above. There is a single storey part rear extension of a dilapidated nature. The first floor comprises of a one bedroom self contained flat. The ground floor has an authorised retail use but appears to have been converted into a flat comprising of two bedrooms, a kitchen and bathroom without the benefit of planning permission.

The site falls within the designation of a 'parade' within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The application seeks part retrospective planning permission to change the use of the ground floor into a one bedroom self contained flat. It is noted that the submitted plans confirm the currently unauthorised conversion of the ground floor into a 2 bedroom flat.

3.3 Relevant Planning History

68816/APP/2012/2461 1376/1378 Uxbridge Road Hayes

Change of use of ground floor from retail (Use Class A1) to 1 x 1-bed self contained flat (Use Class C3) involving extension to rear and first floor rear extension to existing first floor self contained flat to allow an enlargement to a 2-bed self contained flat.

Decision: 21-12-2012 Refused

68816/APP/2013/1605 1376/1378 Uxbridge Road Hayes

Change of use of ground floor from Use Class A1 (shops) to Use Class C3 (dwelling houses) ar extension to rear to create 1 x 1-bed self contained flat and first floor rear extension to existing first floor self contained flat

Decision: 24-09-2013 Refused

68816/APP/2018/1269 1376 Uxbridge Road Hayes

Change of use from Use Class A1 (Shops) to Use Class C3 (Dwelling Houses) to create 1 x 1-bed flat (Retrospective)

Decision: 11-05-2018 Withdrawn

Comment on Relevant Planning History

68816/APP/2013/1605 - Change of use of ground floor from Use Class A1 (shops) to Use Class C3 (dwelling houses) and extension to rear to create 1 x 1-bed self contained flat and first floor rear extension to existing first floor self contained flat was refused for the following reasons:

1. The proposed two storey rear extension, by reason of its position, size, scale, bulk and design would result in an overly dominant and incongruous feature in relation to the existing and adjoining properties, the street scene and the wider locality, and as such would result in a visually intrusive form of development. Therefore the proposal would be contrary to policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The development fails to provide adequate internal floor space to the detriment of the residential amenity of future occupiers, contrary to Policy 3.5 and Table 3.3 of the London Plan (2011) and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3. The submitted application is unclear with regard to the allocation of the external amenity space. However, the layout of the development means that allocation of the space to the first floor unit would result in an unacceptable level of privacy for the ground floor flat. Conversely, allocation of the space to the ground floor unit would result in an amenity area which is not accessible and likely to be poorly maintained to the detriment of the character and appearance of the area. Accordingly, the proposal would either result in unacceptable levels of privacy for future occupiers of the ground floor unit contrary to Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the HDAS - Residential Layouts or provide inadequate and poorly maintained amenity space which would be contrary to Policies BE13, BE19 and BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the HDAS - Residential Layouts.

4. The submitted application would not provide any accessible refuse/recycling or bicycle storage for the ground floor unit and as such would be contrary to Policy 5.17 of the London Plan (July 2011) and Policies AM9 and AM14 of the Hillingdon Local Plan Part Two: Saved UDP Policies (November 2012).

Planning application reference 68816/APP/2012/2461 - Change of use of ground floor from retail (Use Class A1) to 1 x 1-bed self contained flat (Use Class C3) involving extension to rear and first floor rear extension to existing first floor self contained flat to allow an enlargement to a 2-bed self contained flat was refused for the following reasons:-

1. The proposed ground floor flat, by reason of its location adjacent to existing commercial uses, an electricity substation and the highway network that are considered to cause undue noise, vibration and general disturbance, would result in a substandard form of accommodation to the detriment of the residential amenity of occupiers. The proposal is therefore contrary to Policies H8 and OE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2. The development fails to provide adequate internal floor space to the detriment of the residential amenity of future occupiers, contrary to Policy 3.5 and Table 3.3 of the London Plan (2011) and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3. The proposed two storey rear extension, by reason of its position, size, scale, bulk and design would result in an overly dominant and incongruous feature in relation to the existing and adjoining properties, the street scene and the wider locality, and as such would result in a visually intrusive form of development. Therefore the proposal would be contrary to policies BE13, BE15 and BE19 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 fenestration to the front elevation of the building would be of an unsympathetic design, out of keeping with the character and appearance of the street scene and the surrounding area, contrary to Policies BE13 and E19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

5. The first floor flat, due to a lack of adequate outlook and daylight to the lounge/diner, would fail to afford an acceptable standard of residential amenity for its occupiers, contrary to London Plan (2011) Policy 5.3, Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP 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.

| | |
|----------|---|
| 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. |
| H8 | Change of use from non-residential to residential |
| HDAS-LAY | Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006 |
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| 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

2 neighbouring properties were consulted by letter dated 11.4.18 and a site notice was displayed to the front of the site which expired on 11.5.18.

By the end of the consultation period, no responses had been received.

Internal Consultees

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The National Planning Policy Framework emphasises the role of the planning system in enabling the provision of homes and buildings which are consistent with the principles of sustainable development.

Saved Policy H8 states that change of use from non residential to residential will be permitted if

- (i) a satisfactory residential environment can be achieved
- (ii) the existing use is unlikely to meet the demand for such accommodation and
- (iii) the proposal is consistent with other objectives of the UDP.

The site is located within a local shopping area as defined in the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012). Whilst general policies are supportive of residential development in principle, this is subject to compliance with a number of detailed criteria, including the consideration of the loss of any existing use of the site.

In terms of the loss of the retail use, no objection is raised given the location of the parade of three units on the very fringe of the local parade. The main portion of this parade is located over 250 m away. The parade of three units is therefore considered an isolated group and the loss of retail floorspace in this location is considered not to be of significant detriment to the main group of shops some distance away. The loss of the retail unit would not harm the vitality of the local centre. The scheme would also make a valuable contribution to the Borough's housing stock.

There is therefore no objection in principle to residential development on the site, subject to the proposal satisfying other policies within the UDP.

7.02 Density of the proposed development

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites and should not be used in the assessment of schemes of less than 10 units, such as this proposal. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

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'.

Despite the submitted plans indicating no alterations to the front elevation, it is noted that the removal of the shopfront and its replacement with two windows and a central door, have been carried out without the grant of planning permission. These alterations are therefore considered under this application. It is also noted that the roller shutter remains at the property and was closed at the first site visit when the site notice was displayed. The replacement of the shopfront with two windows and a door is considered to relate satisfactorily to the front elevation and does 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

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 nearest residential property is the existing first floor flat. In the event of an approvable scheme, a condition requiring details of sound insulation could be imposed to ensure that there would not be an unacceptable loss of amenity to the occupants of this flat.

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 one bedroom (2 person) flat is required to provide an internal floor area of 50 square metres and a one bedroom (one person) dwelling is required to provide 37 square metres. Whilst the submitted plans indicate a double occupancy bedroom the floor area of 10.5 square metres indicates single occupancy. However, at an internal floor area of 35.8 square metres, the proposal would provide an indoor living area of an unsatisfactory size for the occupiers of the one 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 (March 2016) and Policies BE19 and H8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) .

The Council's standards for amenity space provision for flats is 20 m² for studio and 1 bed bedroom flats. The above guidelines are intended as minimum. However, exceptions to garden area requirements can apply in special circumstances such as the provision of small non-family housing, predominantly made up of 1 bedroom units, in town centres or the provision of small non family housing above shops. Given the significant amount of open space in close proximity to the site, no major objection is raised to the shortfall in this instance.

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.

It is noted that car parking was not provided for the pre-existing retail uses at the site. It is noted that the PTAL index within the surrounding area is 2, which is considered to be poor. Nevertheless, the site is located adjacent to public transport facilities that are well within the recommended walking distances as specified by Transport for London. The Highways Officer, in connection with the previously refused application advised that "based on the existing uses at the site, it is considered that the proposed development would not have a detrimental impact along the adjacent highway network and no objection is raised in relation to the highway and transportation aspects of the development."

The submitted plans indicate the provision of secure cycle storage to the rear, which in the event of an approvable scheme, could be conditioned accordingly.

7.11 Urban design, access and security

The issues are addressed in the sections above.

7.12 Disabled access

No accessibility issues are raised in connection with the proposal.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

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

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

One of the reasons for the refusal of the first application for the conversion of the property to residential (Ref: 68816/APP/2012/2461) related to the impact of external noise on the occupants of the new unit. On the second application (Ref: 68816/APP/2013/1605) the applicant provided information relating to sound insulation which EPU considered to be acceptable and thus this application did not contain a reason relating to this. This information does not form part of this application, however, your officers consider that the matter could be dealt with by way of condition if all other aspects were considered acceptable.

7.19 Comments on Public Consultations

No responses have been received.

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.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Since the end of August 2015 applications which are for development which was not authorised need to be assessed as to whether the unauthorised development was intentional. If so, then this is a material planning consideration. In this case officers have no indication that this was an intentional breach of planning control.

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 part retrospective planning permission for the change of use of the

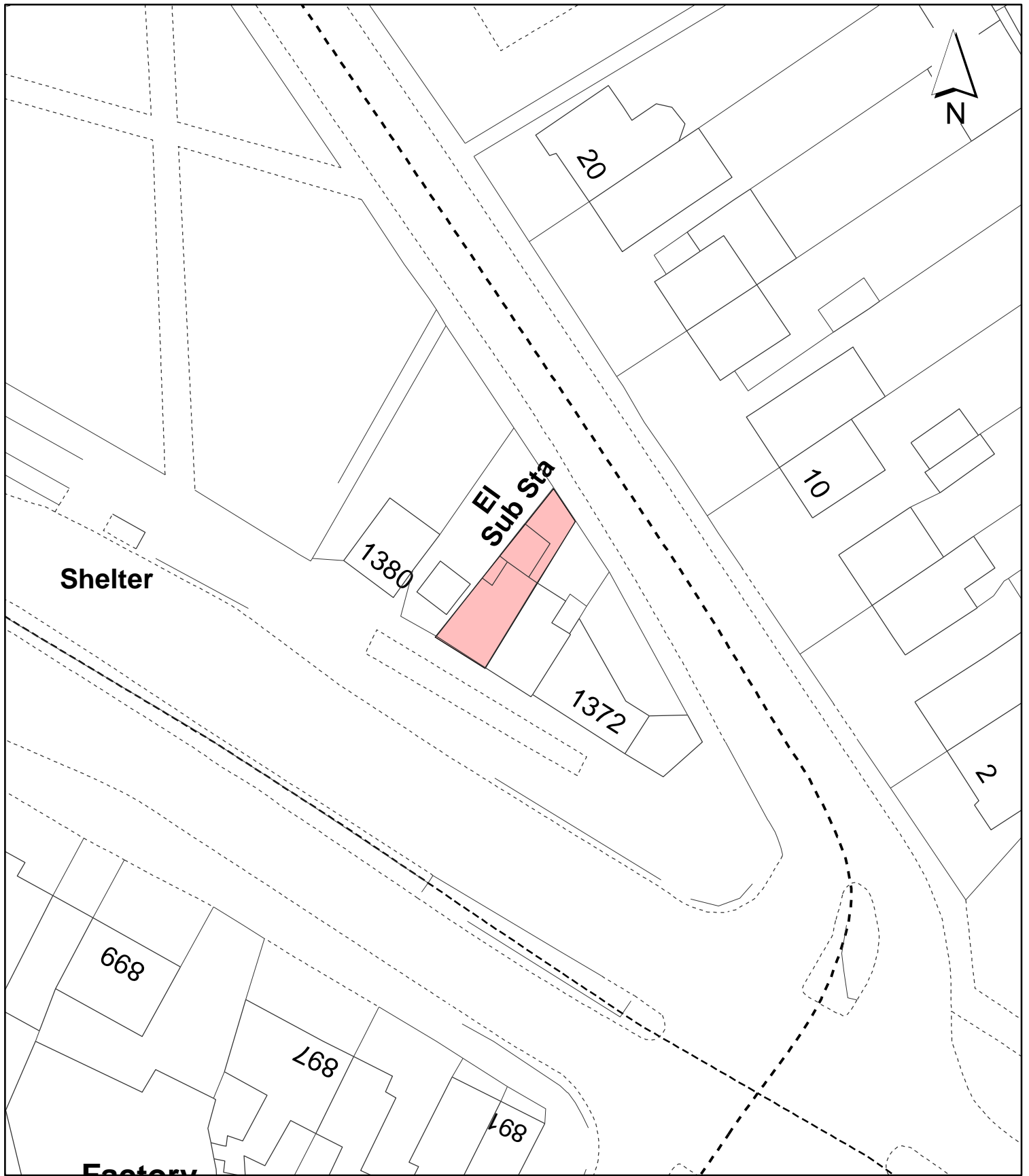
ground floor from retail (Use Class A1) to provide 1 x 1-bed flat (Use Class C3) to include alterations to front elevation. The proposal would provide an indoor living area of an unsatisfactory size for the occupiers of the one bedroom flat and would give rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers contrary to Policy 3.5 and Table 3.3 of the London Plan (March 2016) and Policies BE19 and H7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). As such, the application is recommended for refusal.



11. Reference Documents

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

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



| | | | |
|---|---|-------------------------------------|--|
| <p>Notes:</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 2018 Ordnance Survey 100019283</p> | <p>Site Address:</p> <p>1376 Uxbridge Road</p> | | <p>LONDON BOROUGH OF HILLINGDON Residents Services Planning Section Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>  <p>HILLINGDON LONDON</p> |
| | <p>Planning Application Ref:</p> <p>68816/APP/2018/837</p> | <p>Scale:</p> <p>1:500</p> | |
| | <p>Planning Committee:</p> <p>Central & South</p> | <p>Date:</p> <p>May 2018</p> | |

Report of the Head of Planning, Transportation and Regeneration

Address 23 VICTORIA AVENUE HILLINGDON

Development: Demolition of existing property and erection of new two storey property to provide 2 x 2-bed self-contained flats with associated parking and amenity space to include new vehicular crossover to front

LBH Ref Nos: 12211/APP/2018/509

Drawing Nos: 331089-01A
331089-10
3108-02
3108-L01 Rev. B
3108-SK1

Date Plans Received: 09/02/2018 **Date(s) of Amendment(s):**

Date Application Valid: 16/02/2018

1. SUMMARY

The application is seeking planning permission for the demolition of the existing property and the re-building of a two storey property to create 2 x 2-bed self contained flats with associated parking and amenity space and extension to the vehicular crossover to front.

The property has an extant planning permission for the erection of a two story side extension and a part two storey, part single storey rear extension to allow for conversion of the existing dwelling to 2 x 2-bed self contained flats with associated parking and amenity space under application reference 12211/APP/2014/238. However, the applicant has noticed that the existing building is unsafe due to subsidence, and as such they are applying for a similar proposal which involves a re-build rather than a conversion.

It is considered that the proposal would be in keeping with the character and appearance of the locality, would not detract from the residential amenities of neighbouring properties and would not detract from highway safety. Furthermore, the future residents of the property would enjoy an acceptable standard of living accommodation.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 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 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 3108-L01 Rev. B and 3108-02 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 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)

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 21 and 25 Victoria Avenue.

REASON

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

5 HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

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

6 RES5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Amenity Space [3108-L01 Rev. B]

Parking [3108-L01 Rev. B]

Cycle and Bin Stores [3108-L01 Rev. B]

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 Policies BE23 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7 RES9 Landscaping (car parking & refuse/cycle storage)

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

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

2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Hard Surfacing Materials
 - 2.2 External Lighting

3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) 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. |
| 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-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 |
| LDF-AH | Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010 |
| LPP 3.3 | (2016) Increasing housing supply |
| LPP 3.4 | (2015) Optimising housing potential |
| LPP 3.5 | (2016) Quality and design of housing developments |
| LPP 5.3 | (2016) Sustainable design and construction |
| LPP 7.4 | (2016) Local character |
| NPPF1 | NPPF - Delivering sustainable development |
| NPPF6 | NPPF - Delivering a wide choice of high quality homes |
| NPPF7 | NPPF - Requiring good design |

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

4 147 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

5 12 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third

parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

6 15 Party Walls

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 16 Property Rights/Rights of Light

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

8 115 Control of Environmental Nuisance from Construction Work

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

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Councils Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

9 170 LBH worked applicant in a positive & proactive (Granting)

In dealing with the application the Council has implemented the requirement in the Nationa

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

10 173 Community Infrastructure Levy (CIL) (Granting Consent)

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at planning@hillingdon.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to a two storey, end of terrace property located on a prominent corner plot on the junction of Victoria Avenue and Richmond Avenue. The render and tile dwelling is set back from Victoria Avenue by 6.7 metres of soft landscaping. To the rear of the property lies a garden area which acts as private amenity space for the occupiers of the dwelling. The property is currently enclosed by hoarding and has been vacant for some time.

The property lies to the East of Victoria Avenue and Richmond Avenue runs along its Northern boundary. It is attached to No.25 Victoria Avenue to the South. To the rear (East) lies No.2A Richmond Avenue.

The area is residential in character and appearance and the site lies within the Developed Area as identified within the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

The application is seeking planning permission for the erection of a two storey property comprising of 2 x 2-bed self contained flats with associated parking and amenity space and the installation of a vehicular crossover involving the demolition of the existing property

The applicant has confirmed that the existing property is unsafe and so needs to be demolished. It would be rebuilt on the same footprint with additional extensions which would be of the same size and bulk as the previously approved application, although there would be some differences including an altered internal layout along with alterations to the fenestration.

The ground floor flat is proposed to provide a lounge/kitchen/diner measuring 26.4 square metres, a bathroom and two double bedrooms measuring 15.1 square metres and 16.7 square metres. The access to the ground floor flat would be from the Northern Elevation. The first floor flat is proposed to provide a lounge/kitchen/diner measuring 24.5 square metres, a bathroom and two double bedrooms measuring 15.1 square metres and 13.3 square metres respectively. The access to the first floor flat would be from the Victoria Avenue elevation. Both flats would benefit from private amenity space. A vehicular crossover would be installed on Victoria Avenue and hardstanding would be installed to create 3 parking spaces.

3.3 Relevant Planning History

12211/APP/2013/1688 23 Victoria Avenue Hillingdon

Two storey side extension, single storey rear extension and installation of bay window to front involving demolition of existing attached garage and installation of vehicular crossover

Decision: 19-08-2013 Withdrawn

12211/APP/2013/3009 23 Victoria Avenue Hillingdon

Two storey side extension, part single, part two storey rear extension, installation of bay window to front, installation of canopy to side and installation of vehicular crossover to front involving demolition of existing attached garage

Decision: 13-12-2013 Approved

12211/APP/2014/238 23 Victoria Avenue Hillingdon

Two storey side extension and part two storey, part single storey rear extension to allow for conversion of existing dwelling to 2 x 2-bed self-contained flats with associated parking and amenity space to include the installation of bay windows to front, canopy to side, and vehicular crossover to front involving demolition of attached side garage.

Decision: 22-04-2014 Approved

12211/APP/2014/3195 23 Victoria Avenue Hillingdon

Conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for Proposed Development)

Decision: 29-10-2014 Approved

12211/APP/2015/1024 23 Victoria Avenue Hillingdon

Part two storey, part single storey side/rear extension involving demolition of existing attached garage to side

Decision: 22-05-2015 Refused

Appeal: 02-12-2015 Dismissed

12211/APP/2017/4478 23 Victoria Avenue Hillingdon

Details pursuant to condition 7 (Landscaping Scheme) of planning permission Ref: 12211/APP/2014/238 dated 29/06/2015 (Two storey side extension and part two storey, part single storey rear extension to allow for conversion of existing dwelling to 2x2 bed self contained flats associated parking and amenity space to include the installation of bay windows to front, canopy to side, and vehicular crossover to front involving demolition of attached side garage)

Decision: 14-02-2018 Approved

Comment on Relevant Planning History

An application for the extension of the existing dwelling and conversion to 2 x 2-bed flats was approved under application reference: 12211/APP/2014/238 dated 29/06/2019. Due to subsidence issues at the property the applicant has decided it is now safer to demolish and re-build the existing property. This new proposal would be of the same size and scale of the approved, with some minor differences. The differences between the proposed and the previously approved include:

- Internal rearrangement of both flats;
- Removal of ground floor windows on the Northern elevation;
- Relocation of ground and first floor windows on the Northern elevation;
- Increase in width of the bay windows to the front;
- Increase in width of all windows on the Eastern elevation.

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-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 |
| LDF-AH | Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010 |
| LPP 3.3 | (2016) Increasing housing supply |
| LPP 3.4 | (2015) Optimising housing potential |
| LPP 3.5 | (2016) Quality and design of housing developments |
| LPP 5.3 | (2016) Sustainable design and construction |
| 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

Eleven neighbouring properties and the Residents Association were notified of the proposed by letter on 22/02/2018. A site notice was also displayed which expired on 28/03/2018.

No responses were received.

Ward Councillor: Requests that the application is considered at Committee.

Internal Consultees

Trees/Landscaping Officer:

The site has been the subject of previous applications including references 2014/238 and 2017/4478 which were approved. The external landscape details are in accordance with the previously approved plans. No objection subject to condition RES4.

Highways Officer:

This scheme is similar to that associated with the previous application reference 12211/APP/2014/238 which Highways raised no objections and the application was subsequently approved by the Local Planning Authority on a notice dated 29th June 2015. With regard to highways implications, when considered that the proposed works are like-for-like compared to that previously associated with the site, I would not be in a position to sustain a reason for refusal. No objections.

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 Policy H7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The principle of two flats at this site has already been accepted.

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 and public transport capacity should optimise housing output for different types of location within the relevant density.

The site has a Public Transport Accessibility Level (PTAL) of 2 which is poor. The London Plan range for sites with a PTAL of 2 to 3 in a suburban area is 150-250 habitable rooms per hectare. The site area of the property is 0.04 ha and so it would have a residential density of 50 units per hectare and 150 habitable rooms per hectare. As such, the proposal complies with Policy 3.4 of the London Plan (2016).

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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing property, street scene and surrounding area.

It was considered within the previous application that the bulk and scale of the extensions would not have a detrimental impact on the original property, street scene and surrounding area. The proposed re-build would match the size and scale of the previous approved. The only alterations are the changes to the fenestration. It is considered that these are minor and they would not result in any harm to the visual amenity of the area. Therefore, the application would comply with Policies BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Paragraph 3.5 of the Hillingdon Design and Accessibility Statement: Residential Layouts (HDAS) states, as guidance, that the redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable.

A check of the planning history along Victoria Avenue shows that approval has been given for conversion of the house at No.43 Victoria Avenue. There is no visual evidence that any other properties along Victoria Avenue have been converted to flats. As there are 65 properties within Victoria Avenue the proposal would not result in more than 10% of sites in Victoria Avenue being redeveloped or converted into flats.

7.08 Impact on neighbours

Policy BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that buildings should be laid out so that daylight, sunlight and the

amenities of existing and neighbouring properties are safeguarded. BE24 requires that the design of new buildings should protect the privacy of the occupiers and their neighbours.

It has previously been considered that the size and scale of the proposed property, as extended, would not have a detrimental impact on the neighbouring property of No.25 Victoria Avenue in terms of loss of light, loss of outlook or sense of dominance. The side windows facing Richmond Avenue and No.21 Victoria Avenue would be altered and moved, however, these are located over 21 metres from this neighbouring properties and as such, the proposed alterations would not create the loss of privacy. Subsequently, the proposal would comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Policy 3.5 of the London Plan (2016) seeks to ensure that all housing developments are of the highest quality, both internally and externally, and in relation to their context.

The Housing Standards (Minor Alterations to the London Plan) (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 flat is required to have an internal floor area of 70 square metres. The ground floor flat would have an internal floor space of 76 square metres and the first floor flat would have an internal floor space of 68 square metres. Both properties benefit from two double bedrooms and as such the first floor flat falls just short of the requirements within the London Plan. The size of the smallest bedroom within the upstairs flat would be 13.3 square metres and therefore, it is considered that it may be counter productive to seek a reduction in the size of the bedroom to make it single occupancy, as it would most likely achieve this by increasing the corridor. Subsequently, it is considered that on balance, the proposal would provide an adequate level of internal space and an appropriate standard of living accommodation for the future occupiers of the two flats. Therefore, it would comply with Policy 3.5 of the London Plan (2016) and the Housing Standards (Minor Alterations to the London Plan).

Paragraph 4.17 of HDAS: Residential Layouts states that adequate garden space should be provided for new flats and for two-bed flats this should be 25 square metres per flat. The existing side and rear garden areas would be separated to create a private amenity space for each flat. The garden area directly to the rear of the property would be available for the ground floor flat and this measures at 70 square metres. The side garden area, and part of the rear garden would be available for the first floor flat. In total this measures 70 square metres. As such, sufficient private garden space would be provided for the occupiers of the proposed flats. Therefore, the proposal would comply 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 Two - 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 states that new development will only be permitted where it is in accordance with the Council's Adopted Car Parking Standards.

The submitted plans show the provision of three parking spaces for the two flats along with a new vehicular crossover. As the site is located within a PTAL score of 2 then the proposal would require the provision of 3 parking spaces. Following the installation of the new hardstanding for these parking spaces, 25% of the frontage would be retained as soft landscaping. The highways officer raised no objections with the parking layout or

crossover. Therefore, the proposal would comply with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Cycle storage for each property has been shown on the submitted plans. The design, size and location of these have been approved in the Approval of Details application ref 12211/APP/2017/4478 dated 14/02/2018. As such, the cycle stores are acceptable in this proposal.

7.12 Disabled access

As this is a new build scheme, the proposal would be subject to the requirements of Approved Document M to the Building Regulations.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

No trees would be lost by the proposal and the existing garden area is currently of little merit as the property is vacant. The tree officer has raised no objections as long as a suitable condition can be imposed following any approval. Therefore, the proposal complies with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

Covered bin storage for each property has been shown on the submitted plans. The design, size and location of these have been approved in the Approval of Details application reference: 12211/APP/2017/4478 dated 14/02/2018. As such, the cycle stores are acceptable in this proposal.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No objections were received following the public consultation.

7.20 Planning obligations

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

Therefore, the Hillingdon and Mayoral CIL charges for the proposed development of 56 square metres of additional floorspace are presently calculated as follows:

Hillingdon CIL £7,025.99

London Mayoral CIL £2,751.03

Total £9,777.02

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No additional 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

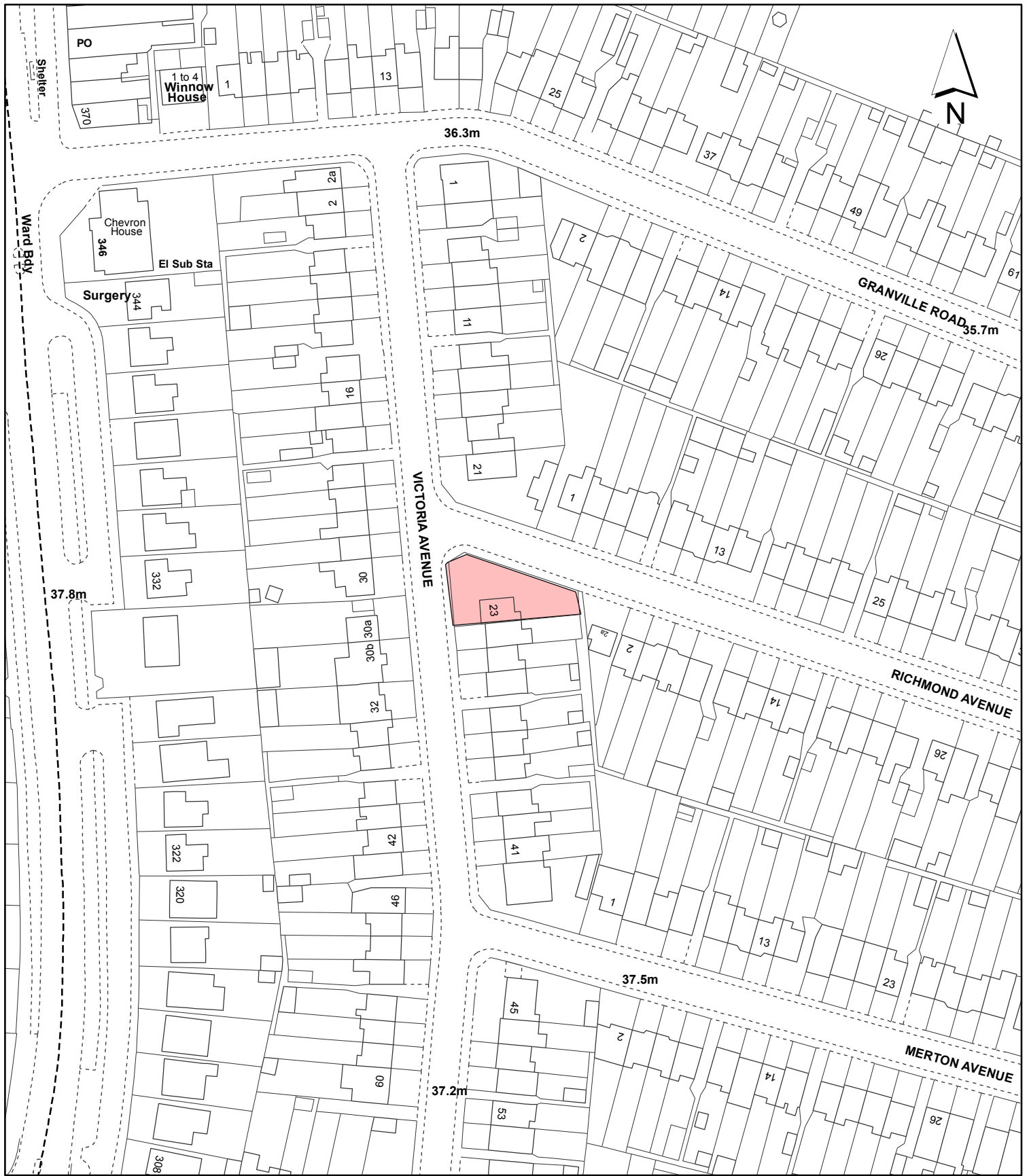
The property has an extant permission for extensions to the dwelling and conversion to 2 x 2-bed self contained flat and the new application is similar to the previously approved. It is considered that the proposal would be in keeping with the character and appearance of the existing dwelling house, street scene and surrounding area, would not have a detrimental impact on the amenities of the neighbouring properties and would not detract from highway safety. Furthermore the future residents of the proposed would enjoy an acceptable standard of living accommodation. As such, the application is recommended for conditional approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (September 2007)
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: Charlotte Spencer

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**23 Victoria Avenue
 Hillingdon**

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

Planning Application Ref:
12211/APP/2018/509

Scale:
1:1,250

Planning Committee:
Central & South

Date:
May 2018



HILLINGDON
 LONDON

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Report of the Head of Planning, Transportation and Regeneration

Address 60 CARFAX ROAD HAYES

Development: Single storey detached outbuilding to rear for use as a hair salon (Retrospective)

LBH Ref Nos: 51061/APP/2017/4328

Drawing Nos: 2017-65-01 Rev. A
Location Plan (1:1250)

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

Date Application Valid: 29/01/2018

1. CONSIDERATIONS

1.1 Site and Locality

The application property is located on the Western side of Carfax Road and comprises a semi-detached dwelling set within an 6.0 m wide plot. The property has a large rear garden with an outbuilding to the end of the plot. To the front of the site there is a small front garden which has been partly paved in hardstanding but does not provide off street parking spaces. The property has been extended to the side by way of an extension however no relevant planning applications associated to this appear.

The site is bordered to the North by 58 Carfax Road and to the South by 62 Carfax Road, whilst garages and Canford Park Academy are located at the rear of the site.

1.2 Proposed Scheme

The application seeks retrospective permission for the use of a rear outbuilding as a hair salon.

1.3 Relevant Planning History Comment on Planning History

There have been two previous enforcement cases related to the outbuilding, with issues that the building is being used as a beauty salon. The first case REF: ENF/367/08/ENT No Further Action was taken. The second enforcement case associated REF: ENF/533/17/ECC is still ongoing. This application seeks to legalise the issues surrounding this use of part of this outbuilding.

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

Three neighbouring properties were consulted regarding the application and a site notice

was issued to the front of the property which expired on 19.03.18.

By the end of the 21 day consultation period, one objection was received. The main concerns relate to parking and issues of a loss of privacy to the rear garden space.

Officer Comment: These issues will be addressed in the main body of the report.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

| | |
|----------|--|
| AM7 | Consideration of traffic generated by proposed developments. |
| AM14 | New development and car parking standards. |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| 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 |
| HDAS-EXT | Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008 |

5. MAIN PLANNING ISSUES

The application seeks planning permission for the incidental use of the property's outbuilding to be used for the provision of beauty treatments. The application follows an enforcement investigation.

The applicant has submitted the following evidence in support of the application.

- A completed application form.
- Location Plan.
- Existing/Proposed Plans.

The onus is on the Applicant to establish on the balance of probabilities that the use of the outbuilding for beauty treatments is ancillary to the main dwelling.

Uses that are ancillary to the primary use of the land do not involve development. Both the nature and scale of the use in question are relevant in determining whether the use is ancillary.

The concept 'ancillary' is not covered in legislation and is a judge made concept. The Planning Portal offers the following guidance:

The key test is whether the overall character of the dwelling will change as a result of the business.

If the answer to any of the following questions is 'yes', then permission will probably be needed:

- Will your home no longer be used mainly as a private residence?
- Will your business result in a marked rise in traffic or people calling?
- Will your business involve any activities unusual in a residential area?
- Will your business disturb your neighbours at unreasonable hours or create other forms of nuisance such as noise or smells?

The Applicant has confirmed the property including all buildings within its curtilage will remain as a single family dwelling house. The Applicant has answered 'No' to all the other questions asked.

A further set of questions were directed to the agent in order to assess how busy the service provided will be, and to give a general understanding of the additional noise and traffic that may be potentially caused as a result of the proposal.

Will there be anyone, who does not live at the property, employed to work at the salon?

How many customers will attend a week?

Will there be an appointment system?

What will be the working hours?

It is confirmed by the agent/applicant that the outbuilding will be used on appointment basis, and in the case of an approval this will be a condition established. No one will be employed by the salon, and only those residing in the household will provide the service. The occupiers expect no more than 5 customers a week, although have suggested opening hours will be from 10.00 AM to 4.00 PM Monday to Friday, 10.00 AM to 1.00 PM Saturday and no business on Sunday. These opening hours suggests that there is a capacity to provide for more than the 5 people that has been confirmed to be booked in weekly. The outbuilding is proposed to be used for 34 hours per week as a beauty salon, spread across 6 days a week. It is unrealistic to assume that only 5 people will attend the salon weekly and even if that was considered to be the case, such a number cannot be considered a viable business. Previously, when used as a salon, neighbouring properties have raised concerns regarding overcrowding, congestion and noise issues. Furthermore, although the customers may be local and within walking distance this cannot be conditioned through planning. Customers may decide to drive to the site for the service provided. The property is able to accommodate for 2 off-street parking spaces which is not considered acceptable to accommodate for the occupiers of the dwelling and the customers. of the proposed use

It is a matter of fact and degree as to whether the activities are considered unusual in a residential area. The application proposes for a part use of the building as a salon, with a utility room, wash room and child play area. The outbuilding is not separated from the dwelling and all residents of this family house have full and unfettered access to the outbuilding. The beauty operations at the property are not isolated or withdrawn from normal family use. The property is still in use as a private dwelling. The use and treatments are solely undertaken by the applicant according to information provided by the agent and

applicant.

However, the footprint of the outbuilding is 48.96 square metres and is considered excessive in comparison to the main dwellinghouse. The outbuilding measures larger than the original dwellinghouse by approximately 10 square metres. The outbuilding has been designed with many divisions internally and many walls of separation. The outbuilding has two entrances and 4 rooms. One of the entrances will limit access to only the proposed hair salon, while the other entrance will give access to a utility area, wash room and childrens playroom. At an internal floor area of 48.96 square metres, the extended outbuilding exceeds the National Minimum Floor Space Standards for a 1 bedroom dwelling. Given its layout, scale and independent access, the extended outbuilding is considered to be capable of independent use. It is not considered that the imposition of a restrictive condition would adequately address the issue of potential future use.

In respect to the proposed outbuilding, section 9.0 of the adopted HDAS guidance advises that outbuilding should be positioned as far as possible from the main house, and be set in from the side boundaries by 0.5 m. Windows and doors should also be restricted to the elevation facing the rear of the host dwelling. The proposal fails to comply with this advice as it is only set in from the side and rear boundaries by 0.2 m.

Taking into consideration the above it is considered that the outbuilding will not be of incidental use to the property, confirming that there will be unacceptable noise and disturbance concerns relating from the use of the outbuilding for the provision of beauty treatments and incidental family uses. The information provided regarding the use of the building and the number of customers attending, along with the design and size of the building is considered unacceptable. Hence neighbouring properties will experience additional and detrimental loss of residential amenities.

The application is therefore recommended for REFUSAL.

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 **NON2** Non Standard reason for refusal

The use, by reason of clients travelling to and from the premises in conjunction with the hairdressing business, results in an increase in traffic generation and congestion, and noise and general disturbance to the detriment of the amenities of the occupiers of the nearby residential properties. The use is therefore contrary to Policies BE19, BE21, OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (September 2007).

2 **NON2** Non Standard reason for refusal

There are no dedicated parking spaces provided for customers associated with the use of the outbuilding as a hairdressing business. As such, the use results in additional on-street car parking, to the detriment of highway and pedestrian safety. The use is therefore contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (September 2007).

3 **NON2** Non Standard reason for refusal

The outbuilding by virtue of its size, scale, internal layout, provision of facilities including a

shower room/washroom, and two separate accesses, would be detrimental to the visual amenity of adjoining occupiers and the locality and is considered capable of independent occupation from the main dwelling and is thus tantamount to a separate dwelling in a position where such a dwelling would not be acceptable as it could result in unacceptable impact on adjoining occupiers and additional requirements for parking and amenity space. The proposal is therefore contrary to Policies BE19, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's 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.

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:

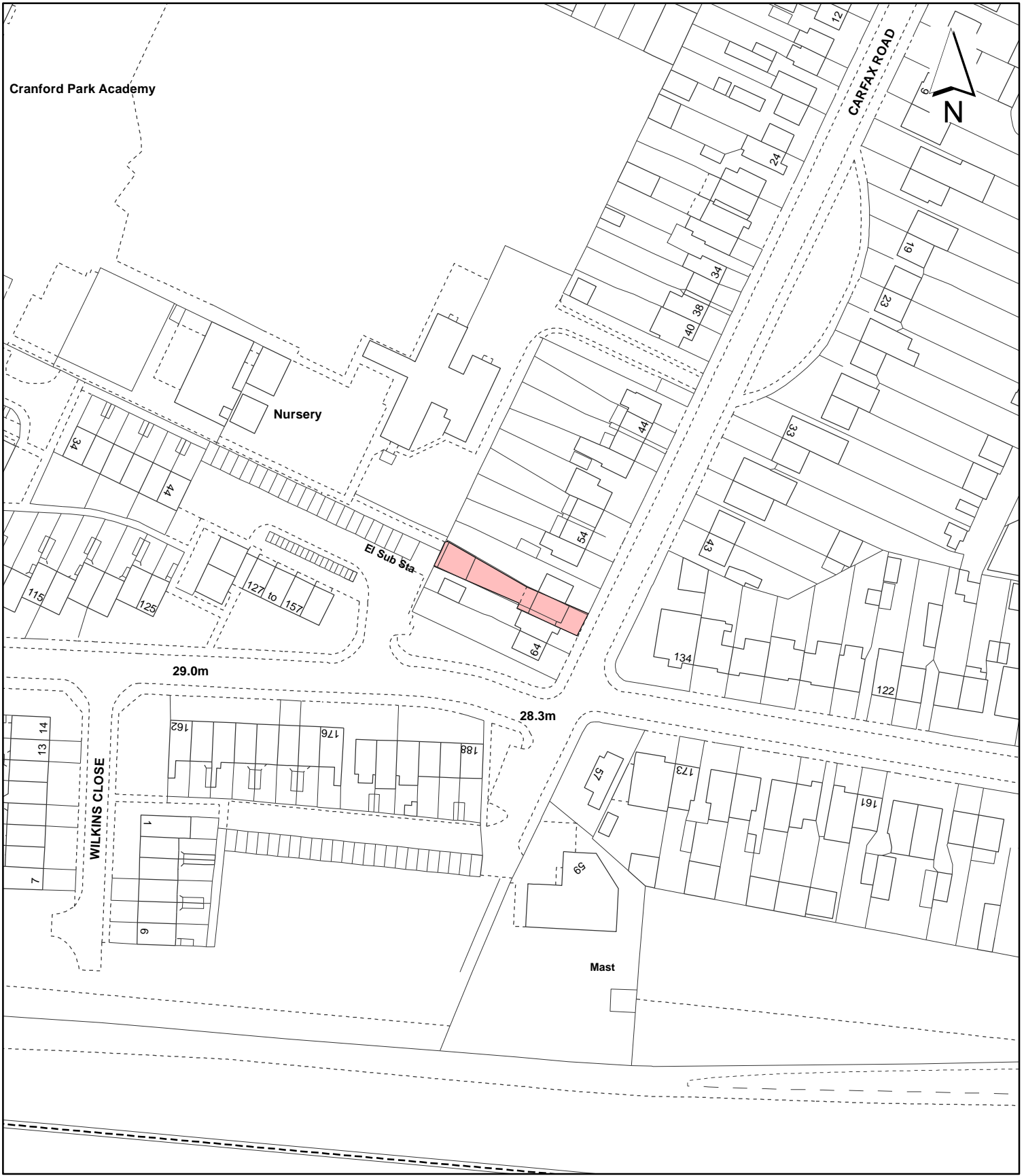
Part 2 Policies:

| | |
|------|--|
| AM7 | Consideration of traffic generated by proposed developments. |
| AM14 | New development and car parking standards. |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| 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 |
| HDAS-EXT | Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008 |

Contact Officer: Nurgul Kinli

Telephone No: 01895 250230



Notes:

 Site boundary

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| | |
|----------------------------|-----------------|
| Site Address: | |
| 60 Carfax Road | |
| Planning Application Ref: | Scale: |
| 51061/APP/2017/4328 | 1:1,250 |
| Planning Committee: | Date: |
| Central & South | May 2018 |

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


HILLINGDON
LONDON

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Report of the Head of Planning, Transportation and Regeneration

Address 210 CENTRAL AVENUE HAYES

Development: Part two storey, part single storey rear extension and conversion of dwelling to 2 x 1-bed self contained flats with associated parking and amenity space

LBH Ref Nos: 71772/APP/2018/841

Drawing Nos: Location Plan (1:1250)
GTD611-03FPA3
GTD611-02FPA3
GTD611-05FPA3
GTD611-01FPA3
GTD611-04FPA3 Received 03-04-2018

Date Plans Received: 06/03/2018 **Date(s) of Amendment(s):** 06/03/2018

Date Application Valid: 16/03/2018

1. SUMMARY

The property is located within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). This proposal is for the conversion of the existing dwelling into 2 x 1 bed self contained flats with associated amenity space involving the erection of a part two storey, part single storey rear extension.

The proposed extensions to the existing dwelling are considered to be in keeping with the character of the original dwelling, the street scene and the wider Area of Special Character. The subdivision of the two storey dwelling to provide 2 x 1 bed flats would provide satisfactory indoor living space, amenity space and parking for future occupiers.

It is therefore recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 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 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers GTD611-02FPA3, GTD611-03FPA3 and GTD611-04FPA3 Received 03-04-2018, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 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)

4 RES8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 RES9 Landscaping (car parking & refuse/cycle storage)

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

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

- 2.b Cycle Storage
- 2.c Means of enclosure/boundary treatments
- 2.d Hard Surfacing Materials
- 2.e External Lighting

3. Schedule for Implementation

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and 5.17 (refuse storage) of the London Plan (2016).

6 RES17 Sound Insulation

Development shall not begin until a scheme for protecting the proposed development from (road traffic) (rail traffic) (air traffic) (other) noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by (road traffic) (rail traffic) (air traffic) (other) noise in accordance with policy OE5 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 7.15.

7 RES22 Parking Allocation

The residential units hereby approved shall not be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. The parking allocation scheme shall, include a requirement that the space on the frontage shall be allocated and dedicated for the use of the ground floor unit and that allocation, as approved, shall remain in such a manner for the life-time of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

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 I47 **Damage to Verge - For Council Roads:**

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

3 I2 **Encroachment**

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

4 I5 **Party Walls**

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

5 I6 **Property Rights/Rights of Light**

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

6 I15 **Control of Environmental Nuisance from Construction Work**

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

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on

Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

7 170 LBH worked applicant in a positive & proactive (Granting)

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

8 173 Community Infrastructure Levy (CIL) (Granting Consent)

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at planning@hillingdon.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

9

The applicant should note that the implementation of this permission will invalidate the development granted a Certificate of Lawful Development under Ref: 71772/APP/2016/1335 and planning permission will be required for that development.

3. CONSIDERATIONS

3.1 Site and Locality

The site relates to a two storey end of terrace dwelling located on the eastern side of Central Avenue at the junction with Addison Way. It forms part of a terrace of 4 properties with the end properties having a gable fronted forward projection. There is a small front garden, which is open to the front and enclosed along the side boundary by a well established hedge. To the rear is an elongated garden enclosed with a 2 m high fence.

Central Avenue is residential in character and appearance comprising similar terraced properties opposite and to the south. To the north are flatted developments and there are two rows of detached garages accessed from Addison Way to the rear, separated by an access leading to an outbuilding at the rear of no. 208 .

The site is located within the Central Avenue, Hayes Area of Special Local Character and the developed area as identified in the Hillingdon Local Plan Part Two -UDP Saved Policies (November 2012).

3.2 Proposed Scheme

Planning permission is sought for the erection of a part two storey, part single storey rear extension and the conversion of the dwelling to form 2 x 1 bed self contained flats with associated parking and amenity space.

3.3 Relevant Planning History

71772/APP/2016/1335 210 Central Avenue Hayes

Conversion of roof space to habitable use to include a rear dormer and conversion of roof from I to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 26-04-2016 Approved

71772/APP/2016/1347 210 Central Avenue Hayes

Erection of a single storey rear extension, which would extend beyond the rear wall of the origin house by 4 metres, for which the maximum height would be 2.75 metres, and for which the height of the eaves would be 2.7 metres

Decision: 09-05-2016 PRN

71772/APP/2016/2019 210 Central Avenue Hayes

Single storey side/rear extension, first floor rear extension, conversion of roofspace to habitable use to include a rear dormer and conversion of roof from hip to gable end and conversion of dwelling to 2 x 3-bed flats with associated amenity space.

Decision: 18-01-2017 Refused

71772/APP/2017/962 210 Central Avenue Hayes

Part two storey, part single storey side/rear extension and conversion of dwelling to 1 x 2-bed and 1 x 1-bed self contained flats with associated parking and amenity space

Decision: 19-07-2017 Refused

Appeal: 14-12-2017 Dismissed

Comment on Relevant Planning History

71772/APP/2017/962 - Part two storey, part single storey side/rear extension and conversion of dwelling to 1 x 2-bed and 1 x 1-bed self contained flats with associated parking and amenity space (refused, dismissed at appeal)

71772/APP/2016/2019 - Single storey side/rear extension, first floor rear extension, conversion of roofspace to habitable use to include a rear dormer and conversion of roof from hip to gable end and conversion of dwelling to 2 x 3-bed flats with associated amenity space (refused)

71772/APP/2016/1335 CLD - Conversion of roof space to habitable use to include a rear dormer and conversion of roof from hip to gable end (approved)

71771/APP/2016/1347 PAH - Single storey rear extension (approved)

The previous proposal was refused on the basis of the two storey side/rear extension forming an incongruous addition to the original dwelling with a detrimental impact on the wider streetscene and the provision of sub standard living accommodation to the detriment of the amenity of future occupiers. This was upheld at appeal.

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. |
| H4 | Mix of housing units |
| H7 | Conversion of residential properties into a number of units |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| LPP 3.3 | (2016) Increasing housing supply |
| LPP 3.4 | (2015) Optimising housing potential |
| LPP 3.5 | (2016) Quality and design of housing developments |
| LPP 3.8 | (2016) Housing Choice |
| LPP 7.4 | (2016) Local character |
| 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 |
| LDF-AH | Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010 |
| 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

9 neighbours and the Townfield Tenants & Residents Association were consulted for a period of 21 days expiring on the 10 April 2018 and a site notice was erected on the lamp post to the side. No responses were received from neighbouring properties.

Hayes Conservation Area Advisory Panel:

The ground floor of the proposed rear extension is of a similar depth to the existing extension to the neighbouring property. However, the first floor part of the proposal is atypical of the area and a more visually obtrusive addition to a property occupying a prominent corner position in the Area of Special Local Character. It will therefore harm the character and appearance of the existing building and surrounding area. The kitchen/dining/lounge area of the first floor flat would be next to bedrooms in the neighbouring property leading to potential problems with noise unless adequate sound insulation is provided. The provision of two adjacent external doors to the bedroom of the ground floor flat looks odd and is seemingly something left over from a previous proposal where this space was divided into two separate bedrooms. One of the parking places shown is immediately in front of the lounge window of the ground floor flat which is not ideal. Planning permission was given in 2016 for extension into the roof and a change from hip to gable end; we assume that will not now go ahead. If this conversion to flats is approved then we would like a condition to be imposed stating that the extension into the roof should not go ahead. For all these reasons we hope that planning permission

will be refused.

Ward Councillor: Requests that the application is determined by the planning committee.

Internal Consultees

Trees/Landscape Officer:

There are no TPO's or Conservation Area designations affecting the site, although it lies within a locally designated Area of Special Local Character. The site has been the subject of several recent applications, including ref. 2017/962 which was refused at appeal. This application is an amended proposal. The current scheme fails to show the privet hedge around the front and side boundaries which provide an attractive boundary and contribute to the character of the area. The proposed site layout indicates two parking spaces at the end of the back garden. Drawing No. GTD611-05FPA indicates the provision of a parking space within the front garden. This will result in the loss of an existing off-road/road-side parking space immediately outside the property which will serve no useful purpose. Moreover, there is a large street tree (London plane ref. 01154) in front of the property which forms part of a distinctive avenue and must be safeguarded. This tree is not shown on plan. However, no additional work or excavation should take place around the base (root protection area) of this tree. In the absence of any information/survey about the existing vegetation and failure to safeguard the street tree (which is outside the control of the applicant) this proposal is unsatisfactory. If the car parking space in the front garden can be removed and the use of the existing space on the highway continued, the objection will be removed.

Officer Comment: The privet hedge around the front boundary has been removed, although that around the side remains. No additional work or excavation is proposed around the existing street tree.

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 Policy H7 of the Hillingdon Local Plan (November 2012).

7.02 Density of the proposed development

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units, such as this proposal. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

With specific reference to the site location within an Area of Special Local Character, Policy BE5 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states that new development should harmonise with the materials, design features, architectural style and building heights predominant in such areas.

The existing building lies at the end of the Central Avenue, Hayes Area of Special Local Character, which extends from nos. 20 and 21 Central Avenue up to Addison Way. The general characteristic of the properties at this end of the road is primarily groups of terraces of 4 properties, which take 3 forms, with the other terraces being a straight terrace and a gable ended terrace with all 4 properties having a gabled front projection set in two blocks. This is a corner plot on the junction of Central Avenue and Addison Way, which is highly visible from the surrounding area. The proposed extension has been significantly

reduced from the previous submission and is set back behind the rear of the property and maintains the existing gap features. As such it is considered the proposal would not be detrimental to the character and appearance of the wider Area of Special Local Character.

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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

HDAS: Residential Extensions advises that extensions should be designed to appear subordinate to the original dwelling and in considering a proposed single storey side extension, the width and height should be considerably less than that of the main house and be between half and two thirds of the original house width. For single storey rear extensions a depth of 3.6m with a flat roof not exceeding 3m in height would be acceptable. Two storey should have a ridge height at least 0.5m lower than the original roof.

The proposed single storey rear extension measures 4 m in depth and 5.95 m in width set beneath a flat roof of 2.75 m in height. Above this in part, the first floor extension measures 3 m in depth and 3.4 m in width set beneath a hipped roof of 6.3 m set down from the main ridge height by 1 m. Although the single storey element would slightly exceed HDAS guidance by 0.4m, it is noted that a prior approval for an extension of this depth has already been permitted and in terms of appearance is not significantly larger. Therefore it is considered that the overall scale of the proposed extensions are acceptable. It is also considered that the proposed development would be in keeping with the character and appearance of the surrounding Area of Special Local Character and that its visual impact is acceptable, in accordance with 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 - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

7.08 Impact on neighbours

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) that uses that become detrimental to the amenity of the adjoining occupiers or area will not be approved.

Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours and policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded.

Most of the proposed bulk of the extensions are positioned away from the neighbouring property no. 208. This property currently benefits from a 3.6m deep single storey rear extension and as such would not be significantly impacted upon by the proposed 4m deep single storey extension where it is adjacent to the boundary. The proposed two storey element is set back 2.5m from the shared boundary and does not compromise a 45 degree line of sight from the first floor windows. As such, it is considered that the proposed extensions would not significantly harm the residential amenities of the occupiers of the

adjoining properties from increased overshadowing, loss of sunlight, visual intrusion, over-dominance or loss of privacy. Therefore the proposal complies with the requirements of Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS: Residential Extensions.

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. The standards require a 1 bed (two person) dwelling set over 1 storey should have a minimum internal floor area of 50 sqm. The proposed layouts indicate that flat 1 (ground floor flat) has a floor area of approximately 61 sqm and flat 2 (upper floor) has a floor areas of 52.5 sqm. The proposal therefore provides a satisfactory living environment for the future occupants of property in accordance with Policy 3.5 of the London Plan 2015.

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: Residential Layouts: Section 4.9.

Section 4 of the Council's HDAS: Residential Layouts states that developments should incorporate usable attractively laid out and conveniently located garden space in relation to the flats which they serve. It should be of an appropriate size, having regard to the size of the flats and the character of the area. A minimum 20 sqm for a 1 bed flat would be required. The submitted plans show that the flats would have separate private gardens, at the rear of the property, providing approximately 26 sqm for flat 1 and 25 sqm for flat 2, which would accord with the space requirements of Policy BE23 of the Local Plan and HDAS guidance.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

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

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a maximum provision of 1.5 off-street parking spaces for each dwelling.

The submitted site layout plan identify 3 proposed parking spaces, 2 to the rear of the property and 1 to the front. The Highways Officer previously advised that there is no objection in principle to the parking provision, however the space to the front should be allocated to flat 1 as this is situated directly in front of their living room window. Details for this could be conditioned for submission if all other aspects of the proposal were acceptable.

The proposal shows the provision of a cycle store for 2 bicycles. The details of this could be also be conditioned for submission.

7.11 Urban design, access and security

These issues have been covered in other parts of this report.

7.12 Disabled access

The Access Officer has not raised any concerns with relation to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Concerns have been raised regarding the loss of the mature hedge around the front and part of the side boundary. However it was noted at the time of the officer site visit that the section of hedgerow to the front of the dwelling has already been removed. A condition requiring additional landscape works is recommended. Concern has also been raised regarding the provision of the parking space to the front of the dwelling due to its possible impact on the very large London Plane tree in the footway directly to the front of the property.

However, there is an existing drop kerb and crossover to the front of the site, so no additional works would be required and no on-street parking space would be lost. Any further details of hard and soft landscaping required could be conditioned for submission if all other aspects of the proposal were acceptable.

7.15 Sustainable waste management

The position of the bin store has been indicated on plan and is acceptable. Details of this store can be achieved, by way of condition.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The comments received have been addressed within the body of the report.

7.20 Planning obligations

The Council adopted its own Community Infrastructure Levy (CIL) on August 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 £35.00 per sq metre.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The proposed extensions are subordinate to the original dwelling and would respect the character and appearance of the wider Area of Special Character. The subdivision of the

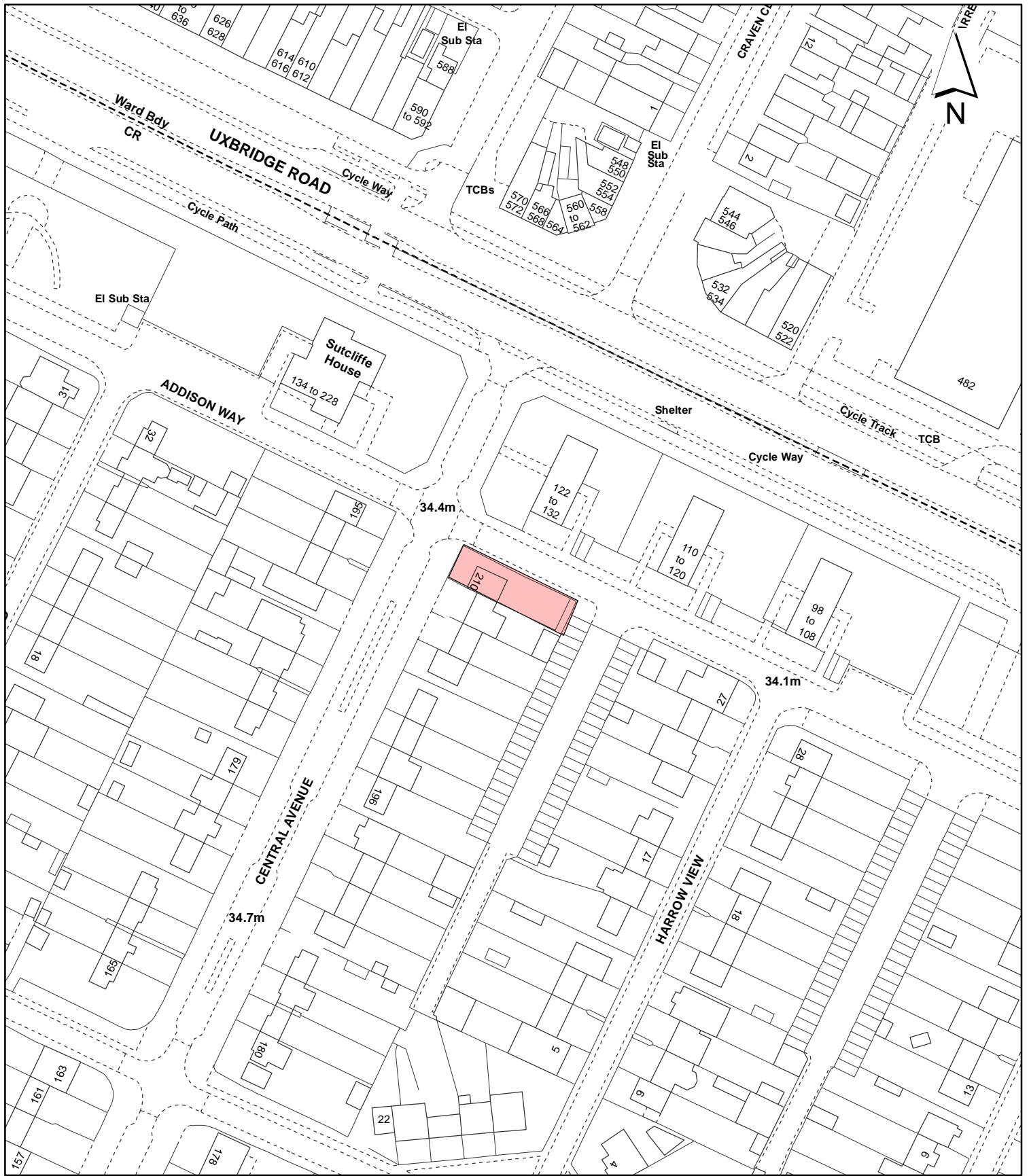
two storey dwelling to provided 2 x 1 bed flats would provide satisfactory indoor living space for future occupiers and sufficient parking and outdoor amenity provision and is considered acceptable.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (September 2007)
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: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**210 Central Avenue
 Hayes**

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

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

Planning Application Ref:

71772/APP/2018/841

Scale:

1:1,250

Planning Committee:

Central & South

Date:

May 2018



HILLINGDON
 LONDON

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Report of the Head of Planning, Transportation and Regeneration

Address 11 BELMONT ROAD UXBRIDGE

Development: Part change of use from restaurant (Use Class A3) to create 2 x 1-bed and 1 x 2-bed self contained flats (Use Class C3)

LBH Ref Nos: 34940/APP/2018/346

Drawing Nos: Location Plan (1:1250)
020217/01 Rev. A
020217/02
Design and Access Statement
Planning Statement

Date Plans Received: 30/01/2018 **Date(s) of Amendment(s):**

Date Application Valid: 30/01/2018

1. **SUMMARY**

The applications seeks planning permission for a part change of use from restaurant (Use Class A3) to create 2 x 1-bed and 1 x 2-bed self contained flats (Use Class C3) and is identical to that previously considered under an appeal against non determination of application reference 34940/APP/2017/593. The Inspector dismissed the appeal given that in the absence of an appropriate mechanism to secure the 'car free' restriction, the proposal would generate additional demand for on-street parking to the detriment of highway safety. This current application is supported by a draft unilateral undertaking to secure the car free restriction. Accordingly, the application is recommended for approval subject to the completion of the S106 agreement.

2. **RECOMMENDATION**

A) That the Council enter into a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:

1) Restriction on any future resident to obtain on-street car parking permits

B) That in respect of the application for planning permission, the applicant meets the Councils reasonable costs in preparation of the Section 106 and/or 278 Agreements and any abortive work as a result of the agreement not being completed.

C) That Officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

D) If the Legal Agreements have not been finalised by 22nd November 2018, delegated authority be given to the Head of Planning and Enforcement to refuse planning permission for the following reason:

'The scheme, by reason of the absence of a legal agreement to preclude future occupants of all units from obtaining parking permits for the adjacent Controlled Parking Zone, would have an adverse impact on the local highway and traffic

conditions, and be prejudicial to the free flow of traffic and highway and pedestrian safety. The scheme would thereby fail to comply with policies AM7 and AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012). '

E) That subject to the above, the application be deferred for determination by the Head of Planning and Enforcement under delegated powers, subject to completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

F) That if the application is approved, the following conditions be imposed subject to changes negotiated by the Head of Planning and Enforcement prior to issuing the decision:

1 RES3 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 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan number 020217/02 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 H16 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage for 3 cycles have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (2016).

4 NONSC Non Standard Condition

Development shall not begin until a sound insulation and ventilation scheme for protecting the proposed development from road and rail and noise from the commercial kitchen have been submitted to and approved in writing by the Local Planning Authority. The scheme shall meet an acceptable internal noise design criteria to guard against external noises. It is good practice to have a scheme satisfying or exceeding the standards laid by BS 8233: 2014 - Guidance on sound insulation and noise reduction for buildings. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by (road traffic) (rail traffic) (air traffic) (other) noise in accordance with policy OE5 of the Hillingdon Unitary Development Plan.

5 NONSC Non Standard Condition

Development shall not begin until a scheme for protecting the proposed development from vibration has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of land separation, vibration control techniques and other measures, as are agreed by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by vibration in accordance with policy OE5 of the Hillingdon Local Plan - 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.

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| AM7 | Consideration of traffic generated by proposed developments. |
| AM14 | New development and car parking standards. |
| BE4 | New development within or on the fringes of conservation areas |
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |
| BE19 | New development must improve or complement the character of the area. |

| | |
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| 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 |
| LPP 7.8 | (2016) Heritage assets and archaeology |
| NPPF6 | NPPF - Delivering a wide choice of high quality homes |
| NPPF7 | NPPF - Requiring good design |
| NPPF12 | NPPF - Conserving & enhancing the historic environment |

4 I47 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

5 I15 Control of Environmental Nuisance from Construction Work

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

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section

61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

6 170 LBH worked applicant in a positive & proactive (Granting)

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

7 173 Community Infrastructure Levy (CIL) (Granting Consent)

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at planning@hillingdon.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

3. CONSIDERATIONS

3.1 Site and Locality

The site is located within the busy Uxbridge Town Centre area and lies on the edge of the Northern part of the Old Uxbridge/Windsor Street Conservation Area, forming part of a designated secondary shopping frontage containing Barclays Bank and opposite W H Smith, the bus terminal and Uxbridge Metropolitan & Piccadilly Line Station. The site is located on the North-Western side of Belmont Road and is bound to the North-West by Bennets Yard, and to the North-East by an Access Road. The site has a PTAL of 6. Planning permission was granted for the erection of two storey building for use as an A3 restaurant in 2013.

3.2 Proposed Scheme

The application seeks planning permission for a part change of use from restaurant (Use Class A3) to create 2 x 1-bed and 1 x 2-bed self contained flats (Use Class C3).

3.3 Relevant Planning History

34940/APP/2017/593 (Prezzo/Ostler - Development In Former Car Park) 11 Belmont Road
Part change of use from restaurant (Use Class A3) to create 2 x 1-bed and 1 x 2-bed self contained flats (Use Class C3)

Decision: 05-10-2017 Not Determined **Appeal:** 05-10-2017 Dismissed

Comment on Relevant Planning History

34940/APP/2017/593 - Part change of use from restaurant (Use Class A3) to create 2 x 1-bed and 1 x 2-bed self contained flats (Use Class C3) was considered under a appeal against non determination. The Council raised the following objections:

1. The proposal 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 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 proposal would provide an indoor living area of an unsatisfactory quality for future occupiers, with poor outlook to the proposed habitable rooms, which would be dominated by the side wall of the adjoining property at 9 Belmont Road and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policies BE19 and BE21 Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 of the London Plan (2016), the Council's adopted Supplementary Planning Document HDAS: Residential Layouts and the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016).

An appeal was subsequently dismissed. The Inspector concluded that the proposal would be acceptable with regard to living conditions. However, he concluded with regard to highways, in the absence of an appropriate mechanism to secure the 'car free' restriction, I find the proposal would generate additional demand for on-street parking to the detriment of highway safety." Accordingly, the appeal was dismissed on the basis, that no S106 planning obligation was agreed for car-free development.

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. |
| BE4 | New development within or on the fringes of conservation areas |
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE22 | Residential extensions/buildings of two or more storeys. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| HDAS-LAY | Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006 |
| LPP 3.3 | (2016) Increasing housing supply |
| LPP 3.4 | (2015) Optimising housing potential |
| LPP 3.5 | (2016) Quality and design of housing developments |
| LPP 7.8 | (2016) Heritage assets and archaeology |
| NPPF6 | NPPF - Delivering a wide choice of high quality homes |
| NPPF7 | NPPF - Requiring good design |
| NPPF12 | NPPF - Conserving & enhancing the historic environment |

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **7th March 2018**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

9 neighbouring properties were consulted by letter dated 2.2.18 and a site notice was displayed at the front of the site which expired on 6.3.18.

1 letter of objection has been received raising the following concerns:

1) Parking Standards application - no parking available on the property which is understandable but if approved, it should be made clear legally, through ownership of the properties, that they cannot use the existing resident parking around the area which is already full, particularly in Redford Way. The local Church, ChristChurch may also experience parking issues on their adjacent private land. I would clarification on how this would be enforced through legal property contracts as I can see later down the line, people trying to park on street, including their visitors.

2) Pollution - the entrance to the property and some windows in the property are located directly

overlooking (at low level) highly noisy, polluted and smelly with exhaust fumes from the buses that stop opposite and cars that drive slowly past. Other "housing" properties tend to be much higher away from exhaust fumes, e.g. Travelodge and the new serviced apartments on Bakers Yard. What air pollution testing has taken place to ensure public health and current UK and EU air pollution standards not exceeded?

3) Whilst not material, the owners have failed to address existing environmental and ASB issues on their property under application - and for over one year now. There is a pending resident inquiry to the council asking for serious graffiti across a large part of the building to be removed.

4) Designing out Crime and Disorder/light pollution - the properties will have windows backing onto the dark and narrow alleyways and yards behind the High Street which have been given recent lighting upgrades by the Council to reduce ASB. For a new property owner, these lights are likely to be rather bright as they are within metres of the proposed new windows. For existing residents, assurances are required that there will be no changes to public lighting in these alleyways and local vicinity as they have sought to design out crime and disorder in the area.

5) Amenity space & interior lighting - given the strange configuration of the properties and their windows there is no amenity space and it may present low level interior lighting given proximity to the adjacent properties in the daytime.

6) Refuse disposal and collection - the location will result in refuse vehicles parking on double yellow lines on Belmont Road and by a very bus stop and high street route to collect rubbish from the premises. It must be made clear that bins cannot be placed on any public highways or the private / public paths and alleyways adjacent to the property.

7) Public Health/Smoke Free/Noise - the proposed flats are located within just a few meters of at least 3 designated smoking areas including the outside of Prezzos restaurant, the rear of Ask restaurant and Whelans Bar so it is very likely cigarette smoke will enter rooms on a regular basis given wind conditions. Whelans Bar, which has already received complaints about their noise, is open until the early hours over the weekend and the properties will be within direct earshot of this Public House. Noise and smoke reduction measures will be required to ensure any residents can sustain a good quality of life living in the premises, if approved.

Internal Consultees

Conservation Officer:

No objection in terms of potential impact on the Old Uxbridge Windsor Street Conservation Area,

Access Officer - No response received,

EPU (Comments from previous application):

EPU:

The Environmental Protection Unit examined the application for planning consent above. We would like to comment as follows:

Sound insulation scheme

The Environmental Protection Unit did not receive sound insulation scheme or an acoustic report in support of this application. Development shall not begin until a sound insulation and ventilation scheme for protecting the proposed development from road and rail and noise from the commercial kitchen. This department believes that a design which includes positioning a bedroom right above a commercial kitchen raises many questions in terms of sound insulation and potential nuisance. We

need a full test of the sound insulation properties between the Ground Floor Commercial kitchen and the proposed residential bedroom. These details need to be submitted to and approved in writing by the Local Planning Authority. The scheme shall meet an acceptable internal noise design criteria to guard against external noises. It is good practice to have a scheme satisfying or exceeding the standards laid by BS 8233: 2014 - Guidance on sound insulation and noise reduction for buildings. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON: To ensure that the amenity of the occupiers of the proposed development is not adversely affected by (road traffic) (rail traffic) (air traffic) (other) noise in accordance with policy OE5 of the Hillingdon Unitary Development Plan.

Vibration protection scheme

Development shall not begin until a scheme for protecting the proposed development from vibration has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of land separation, vibration control techniques and other measures, as are agreed by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON: To ensure that the amenity of the occupiers of the proposed development is not adversely affected by vibration in accordance with policy OE5 of the Hillingdon Unitary Development Plan

Control of plant/machinery noise Scheme for noise control

The proposed development requires a comprehensive scheme for the control of noise emanating from the site and/or to prevent already existing noise sources - plant/machinery, from causing nuisance to current or future occupiers of the property. The future occupiers of all habitable areas of the development shall meet the internal noise criteria for dwellings. An Environmental Noise Survey will need to be carried out by a suitably qualified acoustic consultant and must be carried out to the standards laid out in BS 4142: 1997 (Method for rating industrial noise affecting mixed residential and industrial areas). The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON: To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

Highways Officer:

The application has been reviewed by the Highway Engineer, with reference to the appeal decision, who is satisfied that the proposal (subject to the recommended cycle provision and condition) would not exacerbate congestion or parking stress, and would not raise any highway safety concerns, in accordance with policies AM2, AM7 and AM14 of the Development Plan (2012) and policies 6.3, 6.9, and 6.13 of the London Plan (2016).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The re-use of previously developed land in town centres for new housing in mixed use schemes is consistent with both national and local planning guidance.

The National Planning Policy Framework (NPPF) seeks to significantly boost the supply of housing. Paragraph 50 supports the delivery of a wide choice of high quality homes,

widening opportunities for home ownership and the creation of sustainable, inclusive and mixed communities. London Plan Policy 3.3 recognises the need for more homes in London in order to promote opportunity and provide a real choice for all Londoners. For Hillingdon, the London Plan sets a housing delivery target of a minimum of 5,593 new homes between 2015 and 2025 (559 per annum). Local Plan Policy H1 seeks to maximise the supply of additional housing in the borough and states the Council will meet and exceed its minimum strategic dwelling requirement, where this can be achieved, in accordance with other Local Plan policies. Policy at local, regional and national levels therefore acknowledges the need to provide new homes. It is considered that the nature and deliverability of the proposed development within Uxbridge town centre would contribute positively and actively to meeting the overall housing requirement for Hillingdon over the Local Plan period.

Policy H4 of the Hillingdon Local Plan:Part 2 - Saved UDP Policies (November 2012) is relevant. This policy seeks to encourage additional housing in town centres. The supporting text states:

"The Council recognises the importance of residential accommodation in town centres as a part of the overall mix of uses which is necessary to ensure their vitality and attractiveness. Such housing offers particular advantages in terms of accessibility to town centre facilities, employment opportunities and public transport.

Policy H8 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) is also relevant to the current proposal in that it states that a change of use from non residential to residential will only be permitted if:

- (i) a satisfactory residential environment can be achieved;
- (ii) the existing use is unlikely to meet demand for such.
- (iii) the proposal is consistent with the other objectives of the plan.

The re-use of previously developed land in town centres for new housing in mixed use schemes is consistent with both National, London Plan and local planning guidance. Subject to satisfactorily addressing heritage, transportation and amenity issues, no objections are raised to the principle of the proposed development.

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

Policy BE4 reflects the relevant legal duties. Paragraph 64 of the NPPF (2012), states that 'Permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area...' Furthermore paragraph 131 also refers to 'the desirability of new development making a positive contribution to local character and distinctiveness.' It is important the design of this addition sets a good design precedent for the future within the Conservation Area.

The proposal would not involve any external alterations to the building and as such the proposal would not have an adverse impact upon the architectural or historic character and appearance of the building or Conservation Area.

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

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' Policy BE4 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that new development within or on the fringes of conservation areas will be expected to preserve or enhance the features, which contribute to the Conservation Area's special architectural or visual qualities. Policy BE4 reflects the relevant legal duties. Paragraph 64 of the NPPF (2012), states that 'Permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area...' Furthermore paragraph 131 also refers to 'the desirability of new development making a positive contribution to local character and distinctiveness.' It is important the design of this addition sets a good design precedent for the future within the Conservation Area.

The proposal would not involve any external alterations to the building and as such the proposal would not have an adverse impact upon the architectural or historic character and appearance of the building or Conservation Area.

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 application property is bounded by commercial uses and it is not considered that it would give rise to any issues which would be detrimental to the amenity of users of adjoining buildings.

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 is required to provide an internal floor area of 61 sq.m and a one bedroom 2 person flat is required to provide an internal floor area of 50 square metres which all 3 flats comply with.

The HDAS Residential Layouts notes that amenity space requirements can be relaxed for residential above commercial uses within a town centre, involving one or 2 bed units (such as are proposed in this application). Given the nature of the proposal no objection is raised in terms of absent external amenity space.

Concerns were raised during consideration of the previous application that the proposal would provide a poor outlook to the proposed habitable rooms, which would be dominated by the side wall of the adjoining property at 9 Belmont Road and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. However the Inspector confirmed in paragraph 16 of the appeal decision that:

"I am therefore satisfied those residents would have a reasonable outlook over the surrounding streetscape and that adjacent buildings would not appear unduly dominant or obtrusive."

Given that the plans are identical to those recently considered acceptable by the Inspector, a refusal reason based on the perceived poor outlook and standard of residential accommodation cannot be justified.

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.

Given that the application site is located within Uxbridge Town Centre which has excellent public transport it is considered appropriate to accept a car free scheme. The Highways Officer has raised no objection to the proposal subject to the completion of a S106 agreement to remove the right of the future occupants of the flats to apply for a parking permit. The application is supported by a draft unilateral undertaking which is being progressed by the Council's Legal Department.

7.11 Urban design, access and security

The issues are addressed 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

Not applicable to this application.

7.15 Sustainable waste management

Not applicable to this application.

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

The application site is located within Uxbridge Town Centre. The Council's EPU officer has confirmed in relation to the previous application that no objection is raised subject to the imposition of a condition requiring that development shall not begin until a sound insulation and ventilation scheme for protecting the proposed development from road, rail and air traffic, and other external noise sources has been submitted to and approved in writing by the Local Planning Authority.

7.19 Comments on Public Consultations

The comments are addressed in the sections above.

7.20 Planning obligations

This current application is supported by a draft unilateral undertaking to secure the car free restriction. Accordingly, the application is recommended for approval subject to the completion of the S106 agreement.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

CIL

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.

The scheme would be CIL liable. Presently calculated the amounts would be as follows;

LBH CIL £ 25,469.22

London Mayoral CIL £9,972.49

Total CIL £35,447.71

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

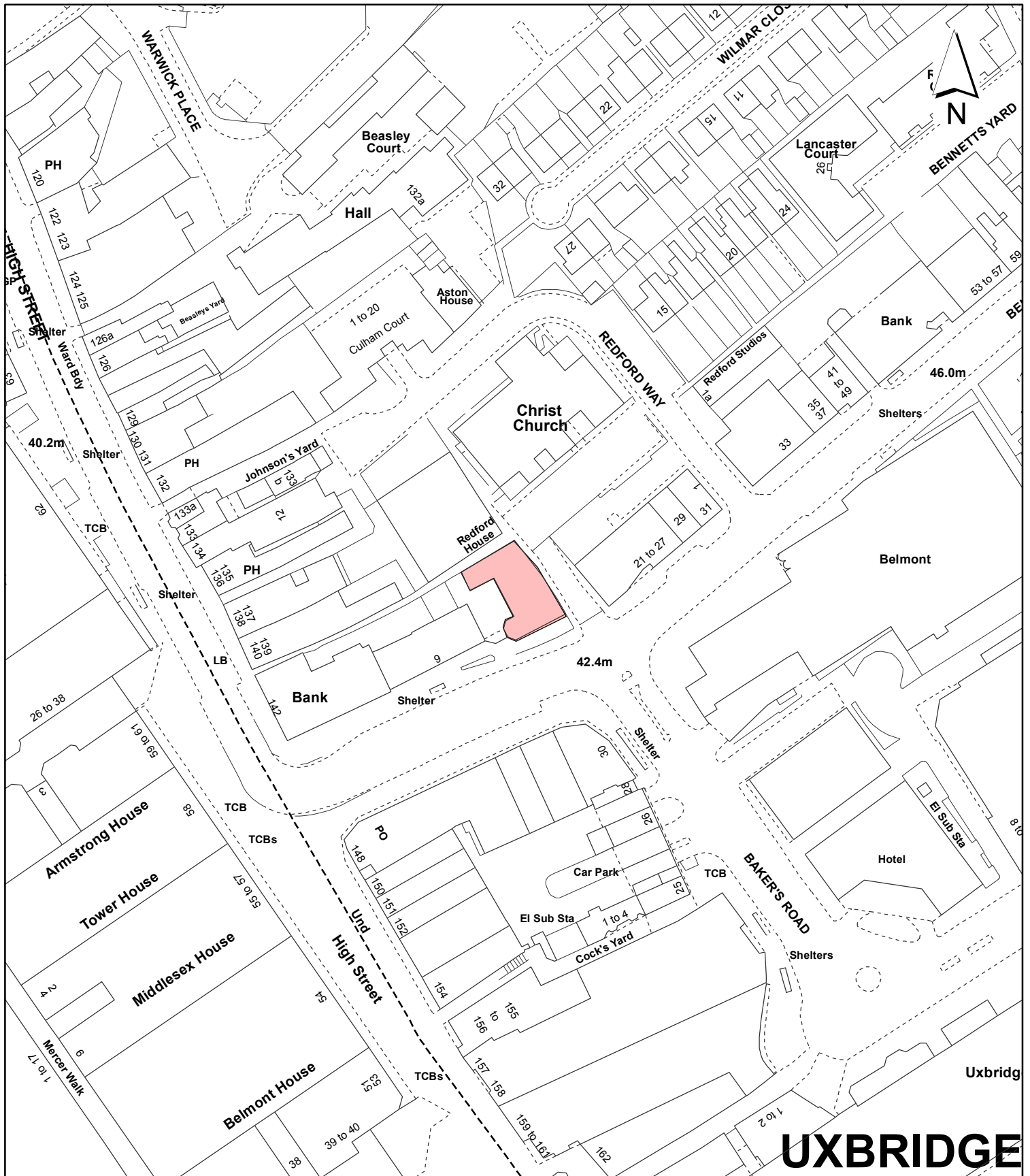
The application seeks planning permission for a part change of use from restaurant (Use Class A3) to create 2 x 1-bed and 1 x 2-bed self contained flats (Use Class C3) and is identical to that previously considered under an appeal against non determination of application reference 34940/APP/2017/593. The Inspector dismissed the appeal given that in the absence of an appropriate mechanism to secure the 'car free' restriction, the proposal would generate additional demand for on-street parking to the detriment of highway safety. This current application is supported by a draft unilateral undertaking to secure the car free restriction. Accordingly, the application is recommended for approval subject to the completion of the S106 agreement.

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
National Planning Policy Framework

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



UXBRIDGE

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| <p>Notes:</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).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2018 Ordnance Survey 100019283</p> | <p>Site Address:</p> <p align="center">11 Belmont Road Uxbridge</p> | | <p align="center">LONDON BOROUGH OF HILLINGDON Residents Services Planning Section Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p> |
| | <p>Planning Application Ref:</p> <p align="center">34940/APP/2018/346</p> | <p>Scale:</p> <p align="center">1:1,250</p> |  <p align="center">HILLINGDON LONDON</p> |
| | <p>Planning Committee:</p> <p align="center">Central & South 142</p> | <p>Date:</p> <p align="center">May 2018</p> | |

Report of the Head of Planning, Transportation and Regeneration

Address 66 FAIRWAY AVENUE WEST DRAYTON

Development: Raising and enlargement of roofspace to create habitable accommodation including the erection of a single storey front extension and installation of a porch

LBH Ref Nos: 29143/APP/2018/715

Drawing Nos: Z/549-01
Z/549-02
Z/549-03
LP-01
Flood Risk Assessment

Date Plans Received: 22/02/2018

Date(s) of Amendment(s):

Date Application Valid: 22/02/2018

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a detached extended bungalow located to the North of Fairway Avenue, and situated on a generous plot which backs onto a railway line. Its principal elevation faces South. The existing property at No 66 Fairway Avenue includes a single storey flat roof rear extension. The adjacent dwelling to the East (no 64) is a bungalow and to the West is a two-storey semi-detached property.

The application site is situated in the 'West Drayton, Garden City Area of Special Local Character' (ASLC). Fairway Avenue comprises varying architectural styles with a mixture of detached, semi-detached and terraced properties. The area is characterised by dwellings with generous front gardens. Fairway Avenue features grass verges and mature and semi-mature trees.

The site lies within the Developed Area, as identified in the of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The site also lies within Flood Zone 2.

1.2 Proposed Scheme

The application is a resubmission, seeking planning permission to raise and enlarge the roofspace to create habitable accommodation including the erection of a single storey front extension and installation of a porch.

The overall height of the existing dwelling would increase from approximately 5.0 metres to 7.0 metres. The previously proposed side dormer has been removed from the current proposal. The roof would span across the 6m deep rear extension, continuing the proposed 7.0 m high half hipped roof shape.

The ridge of the roof above the original house is parallel to the street (the same as that above the twin bungalow). Not only the height of the roof would be changed, but the entire

design of the original roof. The roof ridge of the proposed half hipped roof would be re-positioned at a right angle to the street and would span over the whole depth of an enlarged dwelling, resulting in the depth of roof almost 13 m along the shared boundary with No 64 Fairway Avenue to the East, imposing an unattractive gable section with top hipped part to the front.

One rooflight is proposed over the staircase with no other side facing windows. One new window is proposed to the rear wall.

The front extension would be 1.0 m deep and 5.0 m wide. The porch would be 1.5 m deep by 2.7 m wide and 2.7 m high.

These dimensions remain the same as previously refused under Ref: 29143/APP/2017/3100.

1.3 Relevant Planning History

29143/A/91/1362 66 Fairway Avenue West Drayton
Erection of a pair of semi-detached houses (involving demolition of existing bungalow) (outline application)

Decision Date: 07-02-1992 Refused **Appeal:**

29143/APP/2010/1425 66 Fairway Avenue West Drayton
Single storey rear extension to include alterations to existing side and demolition of existing conservatory to rear.

Decision Date: 27-08-2010 Approved **Appeal:**

29143/APP/2014/2863 66 Fairway Avenue West Drayton
Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 2.5 metres, and for which the height of the eaves would be 2.5 metres

Decision Date: 30-09-2014 Refused **Appeal:**

29143/APP/2014/3827 66 Fairway Avenue West Drayton
Single storey rear extension

Decision Date: 08-01-2015 Refused **Appeal:** 14-JUL-15 Allowed

29143/APP/2017/3100 66 Fairway Avenue West Drayton
Installation of a side dormer and enlargement of roofspace to create habitable accommodation including the erection of a single storey front extension and installation of a porch

Decision Date: 12-12-2017 Refused **Appeal:**

Comment on Planning History

Prior Approval application (REF: 29143/APP/2014/2863) was refused for a 6 m extension to which a neighbour objected. The officer's report acknowledged a large existing rear extension at No 64 of a comparable depth, however concern was raised regarding the loss of light and the overbearing impact to side windows.

Householder application (REF:29143/APP/2014/3827) for a single-storey rear extension was refused in 2015, but allowed on appeal. The reason for refusal related to impact on No.

64 Fairway Avenue. The Inspector concluded the proposed single storey rear extension would not harm the amenity of the occupiers of No. 64 Fairway Avenue.

Householder application (REF: 29143/APP/2017/3100) sought planning permission to raise and enlarge the roofspace to create habitable accommodation, a rear dormer, the erection of a single storey front extension and installation of a porch. The application was refused on the basis that the enlarged roof and dormer would fail to harmonise with the architectural composition of the original dwelling, and would be detrimental to the character, appearance and symmetry of the pair of single-storey dwellings and to the visual amenities of the street scene and the surrounding area which is within the Garden City West Drayton Area of Special Character.

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

Two neighbouring properties were consulted via letter dated 05.03.18 and a further site notice was displayed which expired on 04.04.18.

By the end of the 21 day consultation period one objection to the proposed development was received, which can be summed up as follows:

1. Detrimental to the character of the property.
2. Loss of daylight to neighbouring property.
3. Impact on the street scene.
4. Windows to the side elevation of No. 64 being incorrectly described in previous reports, emphasising all three windows facing No. 66 are the only source of light to bedrooms (which must be considered habitable and primary).
5. Overbearing outlook.

Officer Comment: An appeal decision (Ref: APP/R5510/D/15/3011639) comments upon the side facing windows to No. 64. The Planning Inspector has commented that the window to the side elevation discussed will not lose light or outlook any further than currently is. As such, the application was granted permission at appeal as there were no grounds to satisfy the loss of neighbouring amenity via this specific window.

Other issues raised above will be discussed in the main body of this report.

Conservation and Urban Design Officer:

66 Fairway Avenue is one of a pair of detached bungalows in the Garden City West Drayton Area of Special Local Character.

COMMENTS: This application follows on from an unsuccessful application (29143/APP/2017/3100) to add an additional floor to the bungalow, housing two bedrooms and a bathroom. The application is similar in most respects to the earlier application, apart from the deletion of a dormer window on the eastern roof slope. Its removal is welcome and goes some way to reducing the impact of the proposal. However, the proposal will still

dramatically alter the original built form of the bungalow when viewed from the street. The additional floor would tower over the neighbouring bungalow and would therefore be detrimental to the appearance of the two bungalows as a pair. Consequently, the proposal would be harmful to the character and appearance of the ASLC and would not therefore preserve or enhance it.

CONCLUSION: Recommend refusal on basis that it would be contrary to Policy BE5

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:

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.

LPP 3.5 (2016) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main planning issues being considered are the impact that the proposed extension would have on the adjacent neighbouring properties, the character and appearance of the host dwelling and the character and appearance on the street scene as an ASLC.

DESIGN

The property is situated within the Garden City West Drayton Area of Special Character. It has the outward appearance of a modest bungalow with mock Tudor features. The adjacent bungalow to the East has similar features whilst the properties to the West are more traditional 1930's semi-detached two-storey dwellings.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all development to achieve a high quality of design in extensions, making a positive

contribution to the area in terms of layout, form, scale and materials and protecting the amenity of surrounding land and buildings particularly residential properties.

Policy BE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires new developments in an Area of Special Local Character to harmonise with the materials, design features, architectural style and building heights predominant in the area.

Similarly, the policies contained in the Hillingdon Local Plan: Part Two-Saved UDP Policies (November 2012) require new development to harmonise with the street scene (Policy BE13) and the form, scale and proportions of the original building (Policy BE15) whilst complementing the surrounding residential area in which it is situated (Policy BE19).

The existing dwelling and its neighbour No. 64 Fairway Avenue are of similar design and form a distinct pair. Together they provide an important visual gap between two-storey semi-detached dwellings with views to trees beyond. Together they, therefore, make an important contribution to the street scene in this part of the ASLC.

The Council's adopted SPD, the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) (HDAS), sets out the design criteria for the scale and form of loft conversions and roof alterations which will generally be considered acceptable. Roof extensions will be accepted on bungalows, however these should appear subordinate to the size of the roof and the overall scale of the property.

The proposed increase in height and the pronounced pitched roof would result in a significant change to the scale of the original dwelling, and would fail to appear of similar massing to its matching pair No. 64 Fairway Avenue. The development would constitute a 4.15 m additional raised height to the existing flat roof rear extension, which has a depth of 6.0 m. The principle elevation of the property will be altered as a result of the proposed half hipped roof shape design, which is totally different to that existing on site currently. Furthermore the roof designs along this street have a particular pattern: the roofs are hipped with ridges parallel to the street. The proposed development will not only extend the roof 6 m to the rear, but will also change the direction of the ridge. The direction of the ridge will change from East-West to North-South, and hence the proposed development would constitute a roof shape and form totally different from the rest of the properties along Fairway Avenue.

The proposed change in roof shape and direction of the ridge line, along with the increase in height would result in an incongruous and excessively bulky box like addition to the existing dwelling. The symmetry and original proportions of this dwelling would be lost. The major change to the roof, both in terms of height and general form/design are not considered to be in keeping with the ASLC and surrounding area generally.

The proposal includes a front extension at ground floor level with a depth of 1 m and a width of 5 m, this element of the proposal is considered acceptable.

With regard to porches paragraph 8.2 of the HDAS states that they should be individually designed to follow the character of the existing building. Porches should be subordinate in scale and should not be detrimental to the street scene. They should generally be confined to the front entrance area. It is considered that the proposed porch will be subordinate to the existing dwelling and is unlikely to detrimentally harm the wider character of the area.

The proposal is not considered to be appropriate in terms of the Hillingdon Local Plan Part

Two Policies BE5, BE13, BE15, BE19 and HDAS: Residential Extensions.

AMENITY

Hillingdon Local Plan: Part Two - Saved UDP Policies seek to safeguard the amenities of adjoining occupiers by reason of their daylight and sunlight (Policy BE20), outlook due to bulk and proximity (Policy BE21) and privacy (Policy BE24). HDAS sets out the criteria by which these potential impacts are measured or assessed with regard to angles of light and the position of habitable room or kitchen windows.

The appeal Inspector under planning ref: 29143/APP/2014/3827, considered the impact of a rear single storey extension on both neighbouring properties. It was concluded that the addition of a further two metres of flat roofed extension in a Northerly direction to the West of this neighbouring property would make very little difference to the benefits currently gained by the neighbouring resident's side window. A gap will be maintained to the sides of the property.

The neighbour to the East (64 Fairway Avenue) does have a ground floor side facing kitchen window. Officers have checked on site and it was concluded to be classified as a secondary window. In this regard there is not considered to be an argument that could be sustained at appeal regarding loss of light to this window. The property as enlarged will be perceived as having a neighbour impact due to the greater bulk and greater perception of overlooking of the rear garden, but neither of these is directly contrary to the Council's HDAS residential extensions guidance, in particular as a 45 degree line is not breached to the rear. Taking into account the Appeal Inspector's decision and the nature of windows affected in the neighbouring property, it is not considered that the proposed development would have an unacceptable impact on neighbours amenity.

FLOOD RISK

Previously the Flood Risk Management Officer has recommended refusal as a Flood Risk Assessment (FRA) was not submitted with the application. An FRA is considered necessary for a property in the Flood Risk Zone 2, such as application site. The current application has attached an FRA. Previously, application Ref: 29143/APP/2017/3100, the Planning Officer considered that the proposed extensions and the porch to the front elevation are of modest scale. As such it was considered that refusal on this basis could not be sustained at appeal, hence this was not a reason for refusal.

The FRA report submitted illustrates that there is a medium risk for flooding on the application site, in conditions of extreme storm. It is considered that, if the application was for approval, the porch/front extension would mitigate risk from flooding.

CONCLUSION

It is considered that the increase of the roof height combined with the extensive development over existing flat roofed rear extension introducing an inappropriate roof design would be unduly conspicuous and would have an unacceptable effect on the character and appearance of the host property, twin bungalow and of the area as seen from public vantage points. The design of the roof will alter the street pattern and would hence be detrimental to the character, appearance and symmetry of the pair of single-storey dwellings and to the visual amenities of the street scene and the surrounding Garden City, West Drayton Area of Special Character.

The application is recommended for REFUSAL.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The increase in height of the roof form and the addition of a roof over an existing 6m deep extension, as well as the proposed half hipped roof design would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and symmetry of the pair of single-storey dwellings and to the visual amenities of the street scene and the surrounding Garden City, West Drayton Area of Special Character. Therefore 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 - Unitary Development Plan Saved Policies (November 2012) and the 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. 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.

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.

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:

| | |
|---------|--|
| 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. |
| LPP 3.5 | (2016) Quality and design of housing developments |

Contact Officer: Nurgul Kinli

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

66 Fairways Avenue

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

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

Planning Application Ref:

29143/APP/2018/715

Scale:

1:1,250

Planning Committee:

Central & South

Date:

May 2018



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 LONDON

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Plans for Central & South Applications Planning Committee

Tuesday 22nd May
2018



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LONDON



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Page 169

Report of the Head of Planning, Transportation and Regeneration

Address LAND AT SANDOW CRESCENT HAYES
Development: Seven x 3-bed dwellings with associated parking and amenity space.
LBH Ref Nos: 879/APP/2018/540

Date Plans Received: 12/02/2018
Date Application Valid: 20/02/2018

Date(s) of Amendment(s):

| | |
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| SCALE OF A1: As Shown | A1 |
| SCALE OF A3: As Shown | A3 |



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| <p>NOTES</p> <ul style="list-style-type: none"> - Check all dimensions and levels. - Check all levels and spot heights for drainage. - Check all levels and spot heights for drainage. - Check all levels and spot heights for drainage. |
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| <p>REV. DATE NOTES</p> |
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| <p>PROJECT</p> <p>Sandow Crescent, UB3 4QH</p> |
| <p>CLIENT</p> <p>STONEGATE</p> |

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| | | |
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| <p>STATUS</p> <p>PLANNING</p> | <p>DRAWN BY</p> <p>FDL</p> | <p>CHECKED BY</p> <p>JHR</p> |
| <p>JOB NO.</p> <p>A3550</p> | <p>DRAWING NO.</p> <p>99</p> | <p>REV.</p> <p>A</p> |
| <p>DRAWING TITLE</p> <p>OS Map & Block plan</p> | | |

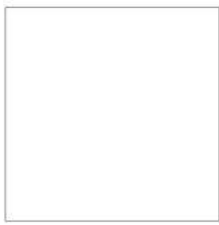


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SCALE OF A1: 1:500
SCALE OF A3: 1:250

A1 A3



NOTES

- 1. Check all dimensions and levels.
- 2. Check all levels and elevations.
- 3. Check all levels and elevations.
- 4. Check all levels and elevations.

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1. Check all dimensions and levels.

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3. Check all levels and elevations.

4. Check all levels and elevations.

| REV. | DATE | NOTES |
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| PLANNING | FDL | JHR |
| JOB NO. | DRAWING NO. | REV. |
| AS9550 | 100 | - |
| DRAWING TITLE | | |
| Proposed Site plan | | |

- 1 site boundary
- 2 site entrance
- 3 asphalt access road / parking area
- 4 paving slabs
- 5 landscaped area
- 6 bins store
- 7 1.8 m high chainboard fencing
- 8 bins store

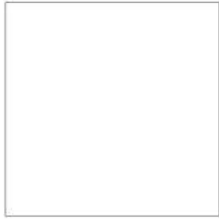


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SCALE OF A3: 1:100

0 50 100 150 200mm

A1 / A3



NOTES

1. All dimensions are in millimeters unless otherwise stated.
 2. Check all dimensions against the site plan.
 3. Check all dimensions against the site plan.
 4. Check all dimensions against the site plan.

REVISIONS

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JOB NO.
A3550

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101

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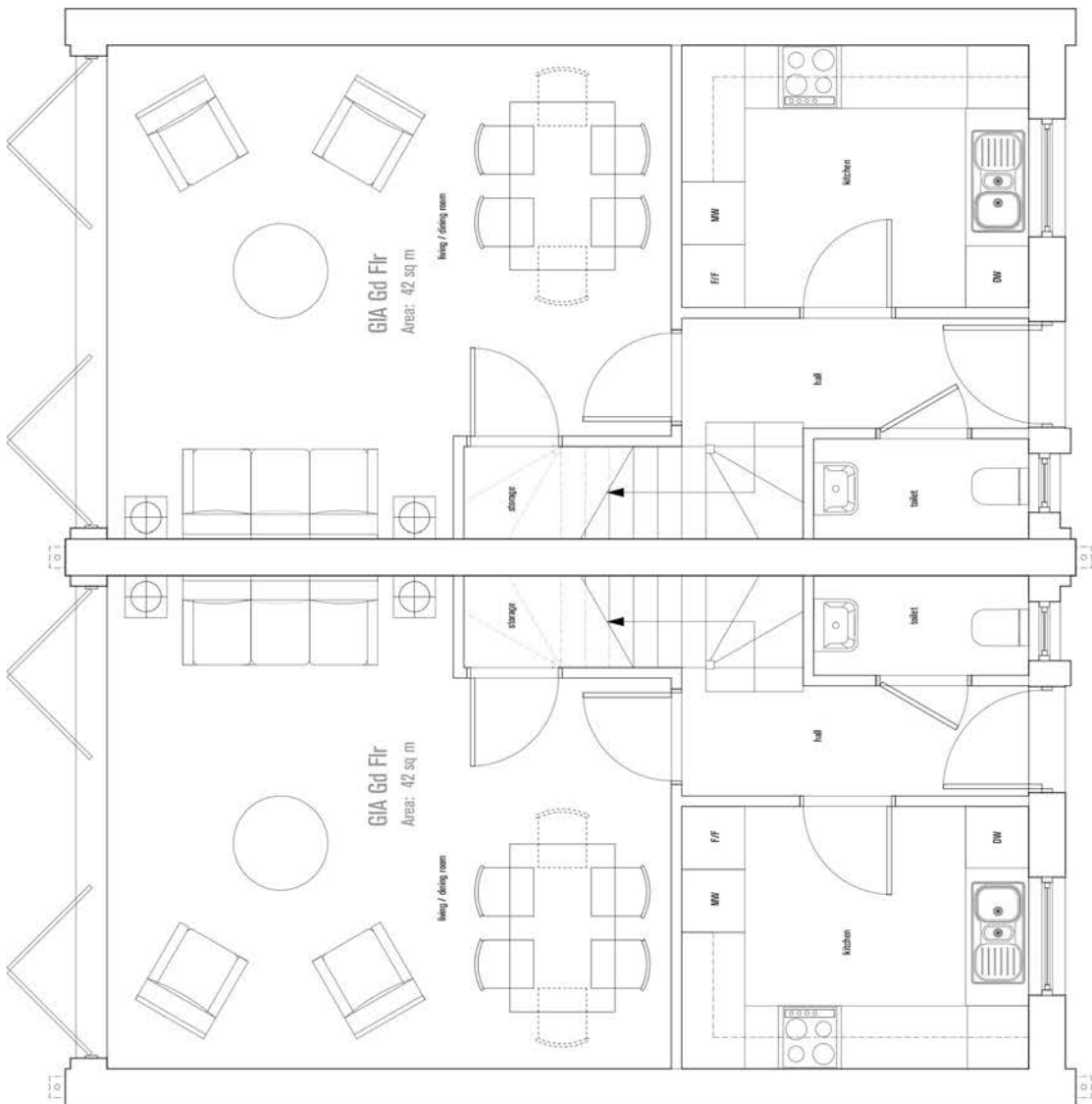
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| A3550 | 101 | - |

DRAWING TITLE
Proposed Typical Ground floor plan



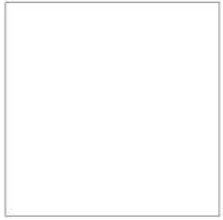
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SCALE OF A3: 1:50

0 50 100 150 200mm

A1 / A3



NOTES

- Check all dimensions are correct.
- Check all room names are correct.
- Check all room numbers are correct.
- Check all room areas are correct.
- Check all room volumes are correct.
- Check all room heights are correct.
- Check all room depths are correct.
- Check all room widths are correct.
- Check all room lengths are correct.
- Check all room perimeters are correct.
- Check all room areas are correct.
- Check all room volumes are correct.
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- Check all room lengths are correct.
- Check all room perimeters are correct.

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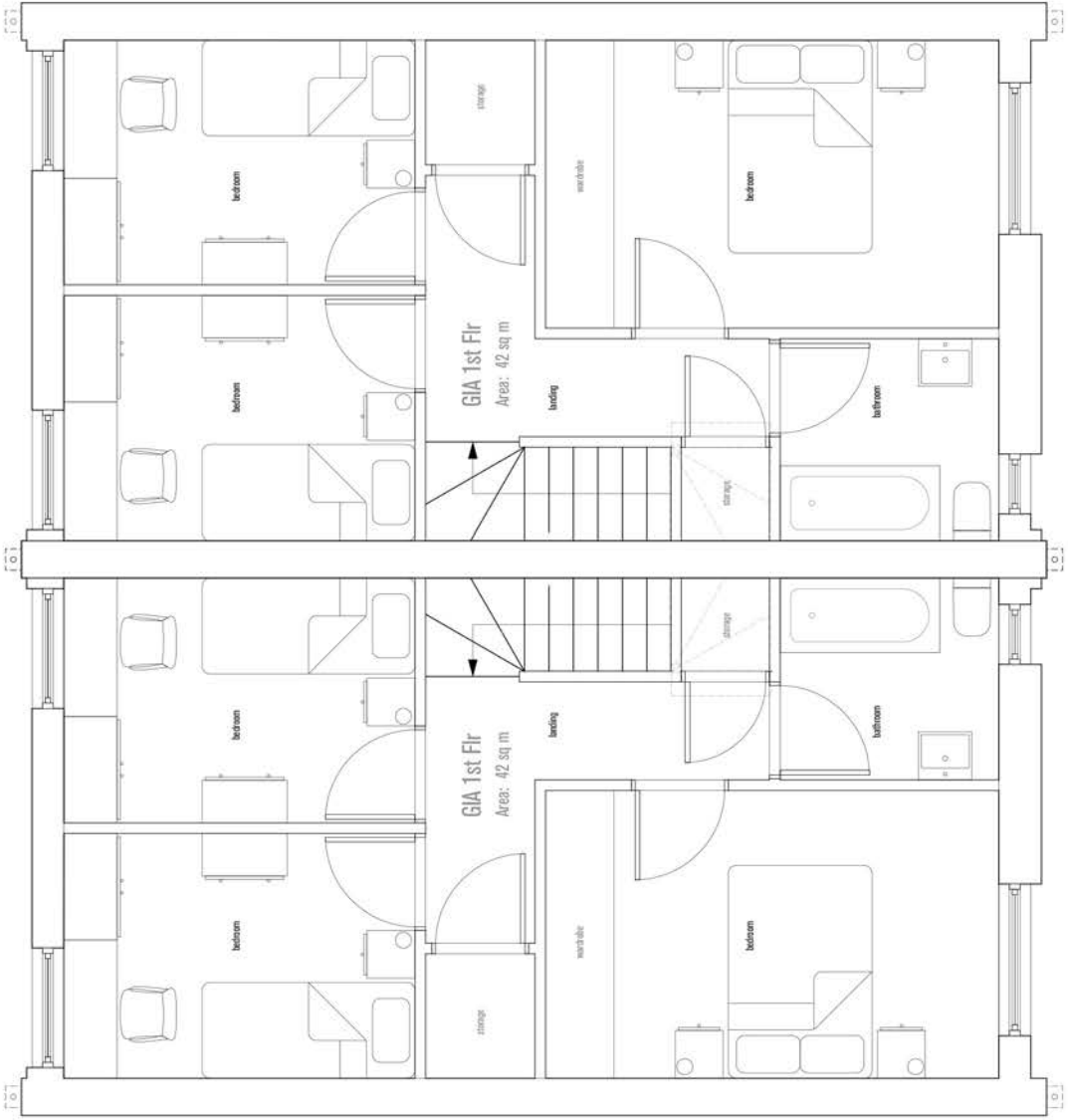
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| A3550 | 102 | - |
| DRAWING TITLE | | |
| Proposed Typical First floor plan | | |



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A1 A3



NOTES

- 1. Refer to the notes on the drawings for details.
- 2. Check all dimensions on site prior to commencing work.
- 3. Check all dimensions on site prior to commencing work.

NOTES

1. Refer to the notes on the drawings for details.

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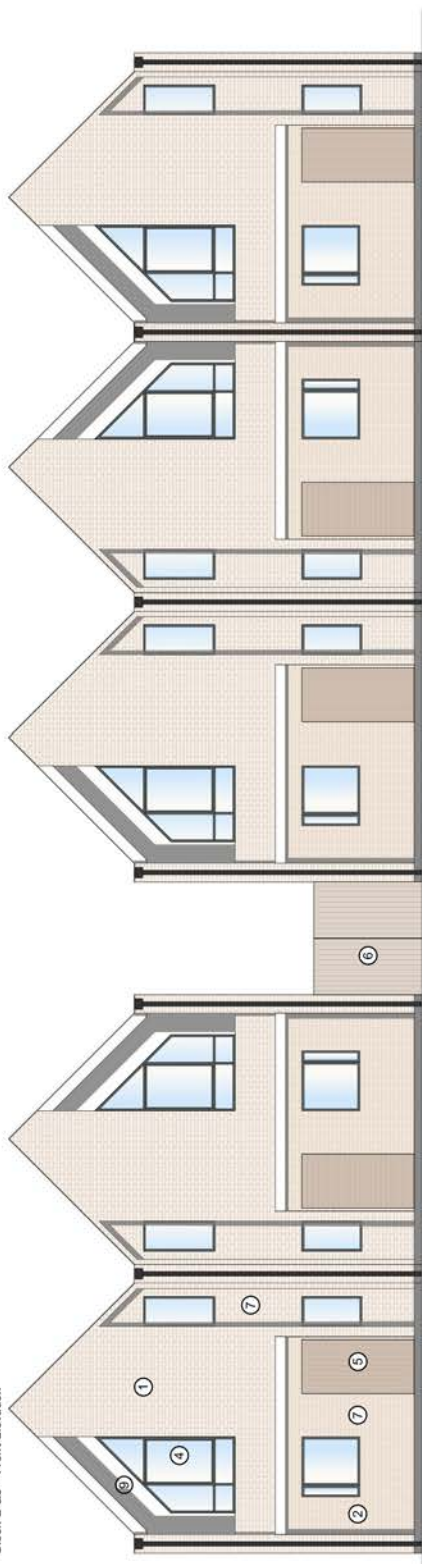
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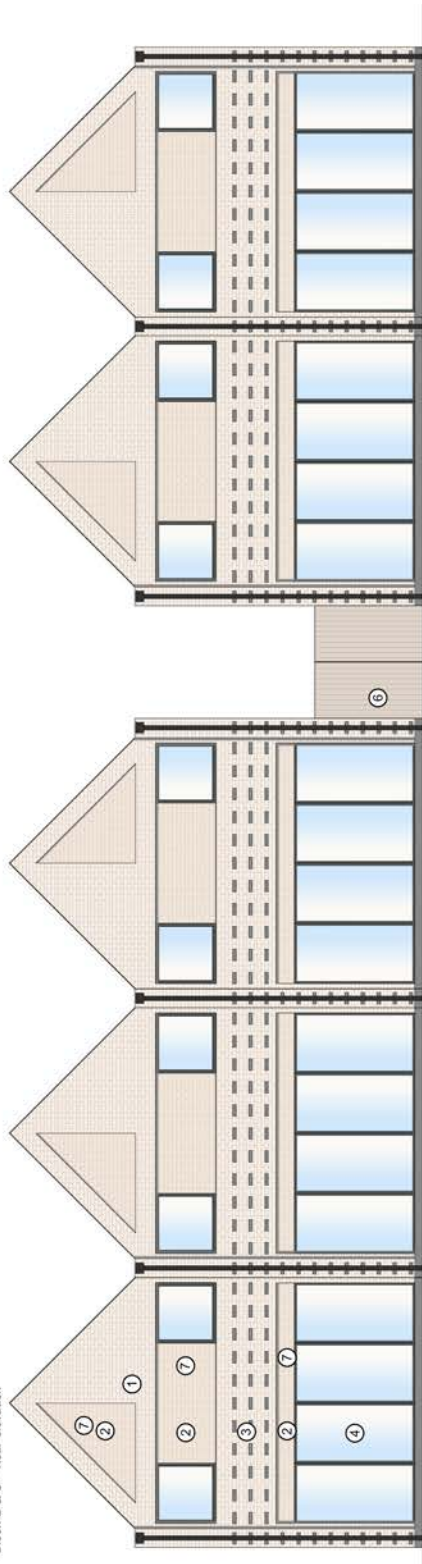
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| PLANNING | FDL | JHR |
| JOB NO. | DRAWING NO. | REV. |
| A3650 | 103 | A |
| DRAWING TITLE | | |
| Proposed Elevations | | |

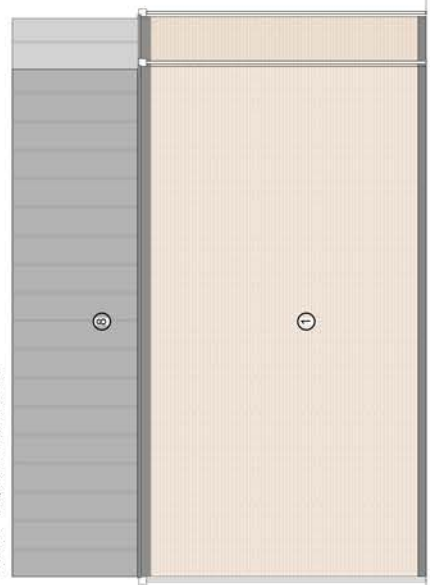
Block 2 & 3 - Front Elevation



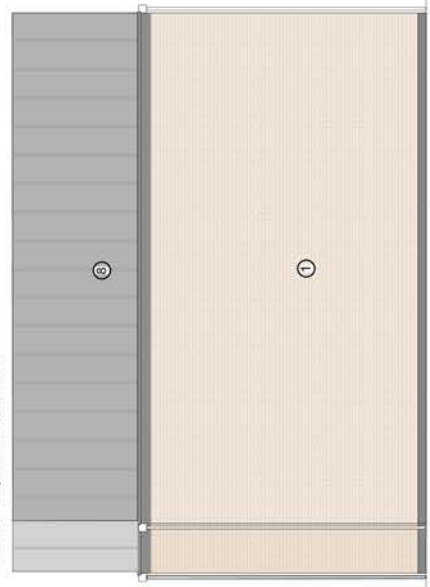
Block 2 & 3 - Rear elevation



Block 3 - Proposed North Elevation



Block 3 - Proposed South elevation



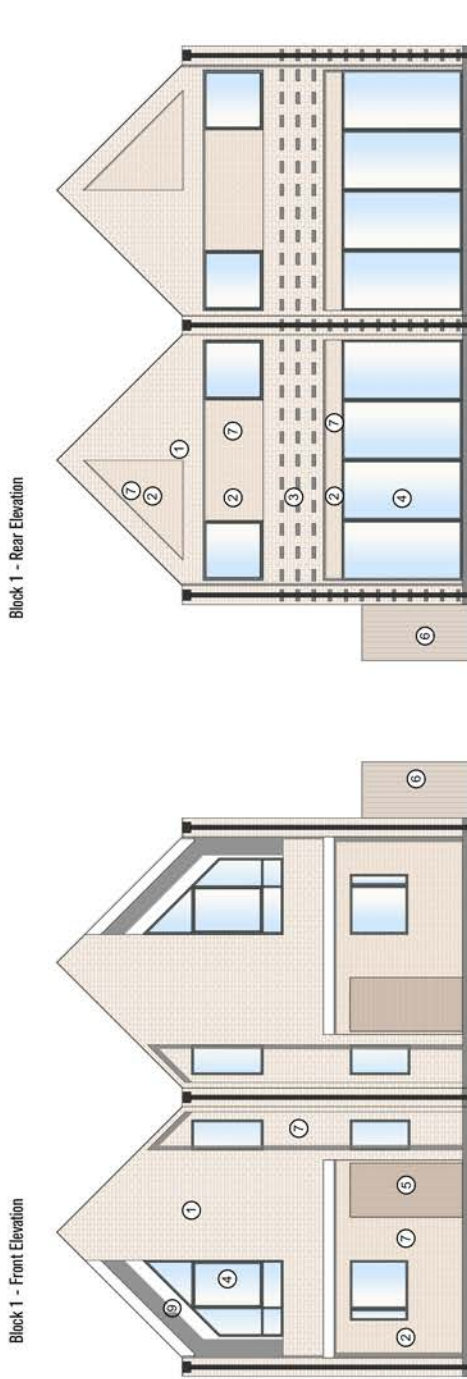
- ① multicoloured stock facing brick, stretcher bond
- ② brickwork, bond change
- ③ brickwork, grey colour detail bricks
- ④ PPC metal windows with double glazed units
- ⑤ timber door
- ⑥ hit & miss timber fence
- ⑦ brickwork, recessed area
- ⑧ standing seam metal roof
- ⑨ white render

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SCALE OF A3: 1:100

A1 A3



Block 1 - Rear Elevation

Block 1 - Front Elevation

NOTES

- Refer to the site plan for location of Block 1.
- Check proposed work against site plan for Block 1.
- Check proposed work against site plan for Block 2.

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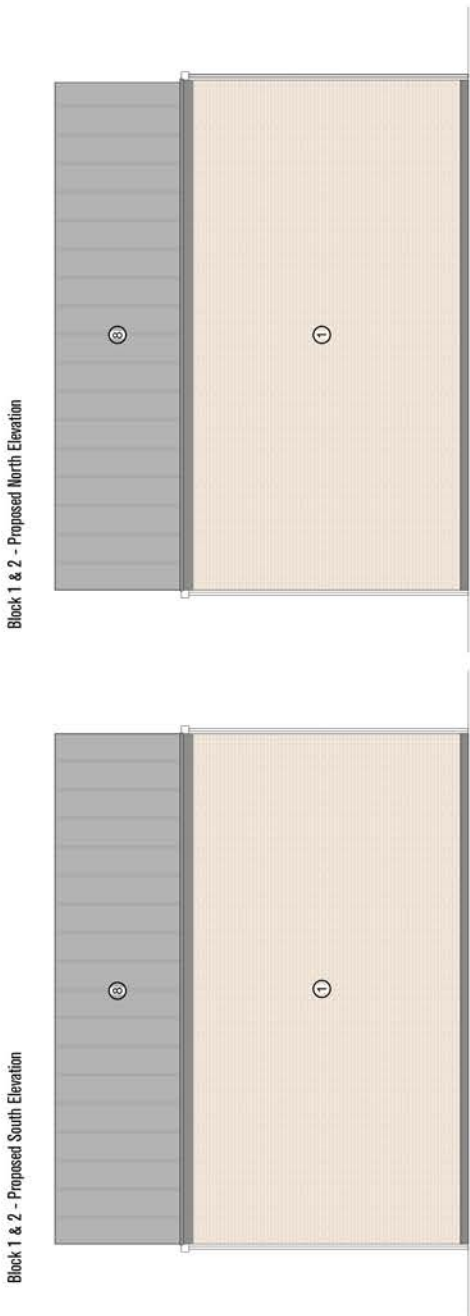
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| PLANNING | FDL | JHR |
| JOB NO. | DRAWING NO. | REV |
| A3550 | 103 | A |
| DRAWING TITLE | | |
| Proposed Elevations | | |



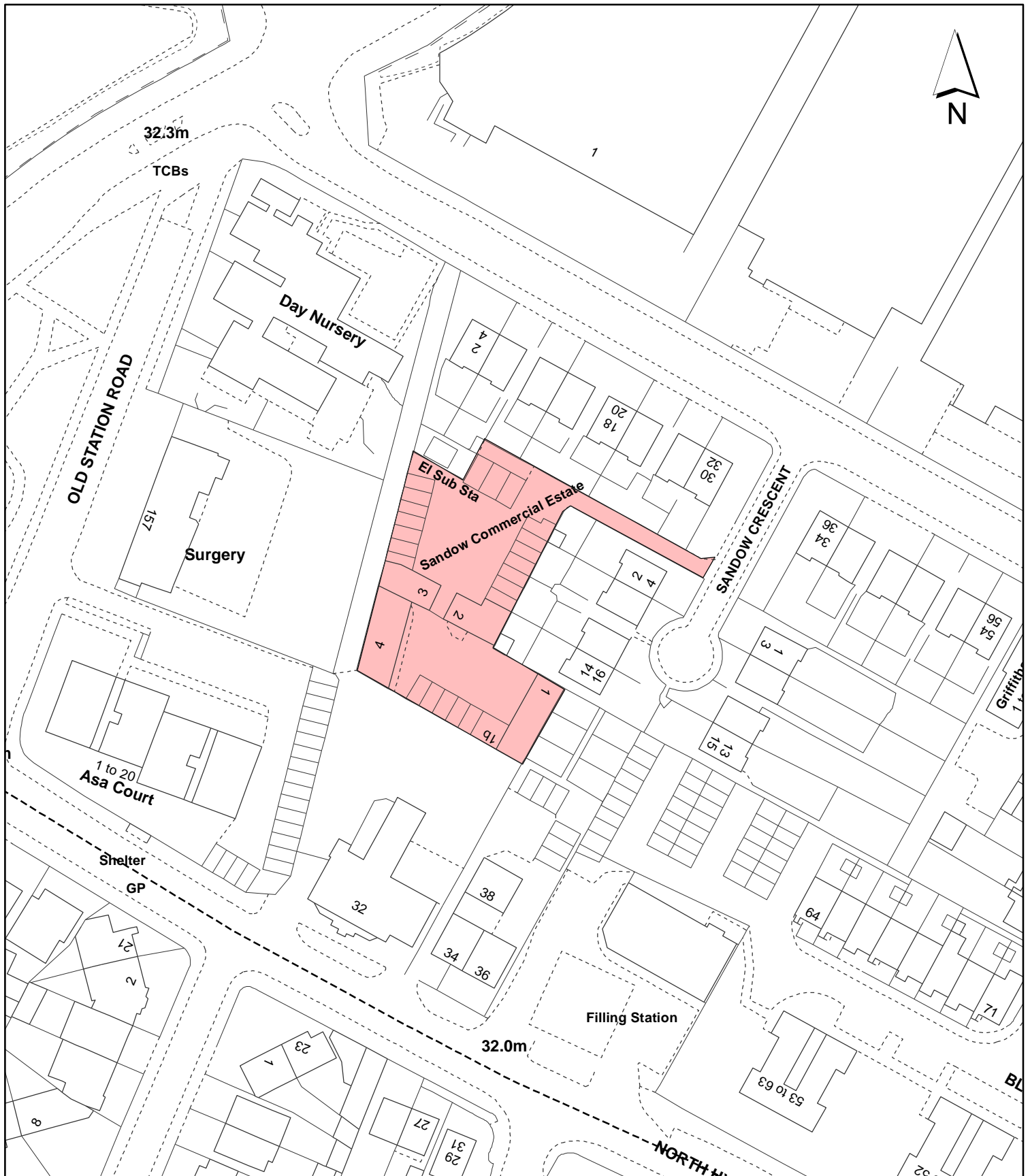
Block 1 & 2 - Proposed North Elevation

Block 1 & 2 - Proposed South Elevation

- ① multicoloured stock facing brick, stretcher bond
- ② brickwork, bond change
- ③ brickwork, grey colour detail bricks
- ④ PPC metal windows with double glazed units
- ⑤ timber door
- ⑥ hit & miss timber fence
- ⑦ brickwork, recessed area
- ⑧ standing seam metal roof
- ⑨ white render

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Site Address:

Land at Sandow Crescent

Planning Application Ref:
879/APP/2018/540

Scale:
1:1,000

Planning Committee:
Central & South

Date:
May 2018

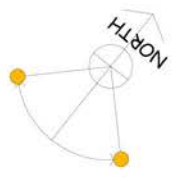
LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111



Report of the Head of Planning, Transportation and Regeneration

Address 23 COWLEY CRESCENT COWLEY
Development: Two storey, 3-bed detached dwelling with habitable roof space, installation of vehicular crossover to front and parking and amenity space
LBH Ref Nos: 11257/APP/2017/2722

Date Plans Received: 26/07/2017 **Date(s) of Amendment(s):** 26/07/2017
Date Application Valid: 18/08/2017



scale:- 1:1250@A4



children's air ambulance
everyday hero's team

British Heart Foundation

Architectural Design Services
 6th Floor
 Suite 402
 7, Green Road, Colchester,
 Essex, CO1 1AB
 Tel: 0206 300 0000
 Email: info@architectural-design-services.co.uk



0 SC
 0 SC

Site Area: (approx) - 482sq.m/5.188sq.ft 0.119 ACRES



EXISTING SITE / GROUND PLAN
scale: 1:2000RA1

EXISTING SITE
LOCATION PLAN
scale: 1:5000RA1

23 COWLEY CRESCENT, UXBRIDGE. UB8 2HE
EXISTING INFORMATION

NOTES: All dimensions are to be checked from the drawing
before construction and all dimensions to be checked from the drawing
before construction and all dimensions to be checked from the drawing

Site Area: (approx) - 482sq.m/5.188sq.ft 0.119 ACRES



PROPOSED SITE / GROUND PLAN
scale: 1:2000RA1

PROPOSED SITE
LOCATION PLAN
scale: 1:5000RA1

23 COWLEY CRESCENT, UXBRIDGE. UB8 2HE
PROPOSED NEW DWELLING

Scale bars: 0 5m 10m 20m
scale bar: 1:200
0 5m 10m 20m
scale bar: 1:500

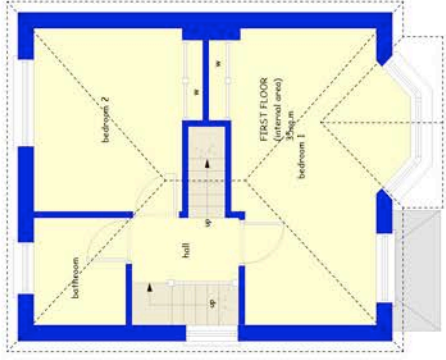
Logos: **Windsor & Maidenhead Council**, **Windsor & Maidenhead Fire & Ambulance**, **Architectural Design Services**

Client: **Architectural Design Services**
Project: **23 Cowley Crescent, Uxbridge, UB8 2HE**
Drawing: **23 Cowley Crescent, Uxbridge, UB8 2HE**
Date: **June 2017**

| | |
|------------|--|
| PROJECT | 23 COWLEY CRESCENT UXBRIDGE UB8 2HE |
| DRAWING | EXISTING & PROPOSED |
| CLIENT | |
| SCALE | 1:200/1:500 @ A1 |
| DATE | JUNE/2017 |
| DRAWING NO | 23COWLEY/PL01A |
| | C. copyright reserved |

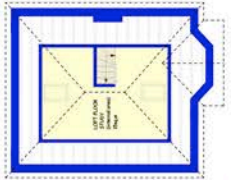
NOTES: 1. All dimensions are to be stated from the existing ground level unless otherwise stated.
2. All dimensions are to be stated from the existing ground level unless otherwise stated.

PROPOSED GROUND PLAN
scale:- 1:500(A1)

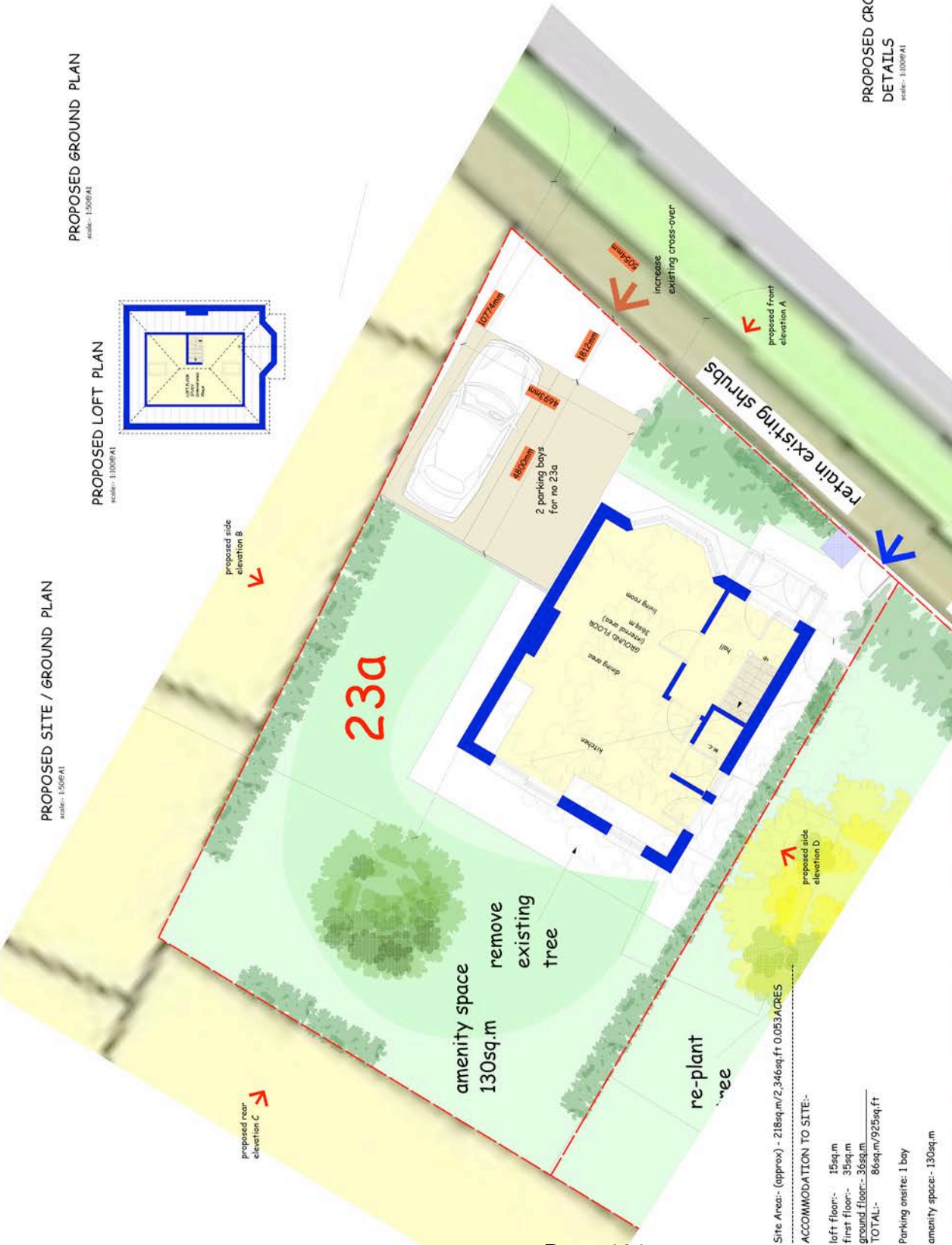


PROPOSED FIRST PLAN
scale:- 1:500(A1)

PROPOSED LOFT PLAN
scale:- 1:1000(A1)

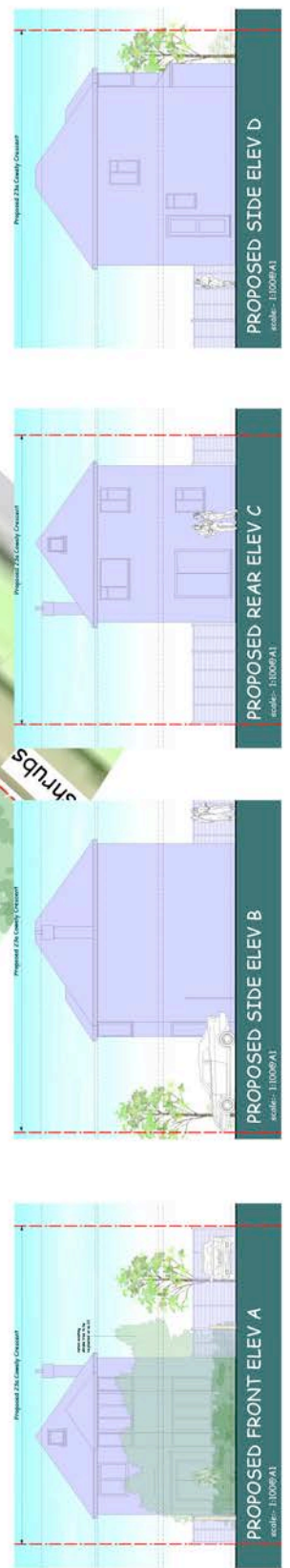


PROPOSED SITE / GROUND PLAN
scale:- 1:500(A1)



Site Area:- (approx) - 218sq.m/2,346sq.ft 0.063AORES
 ACCOMMODATION TO SITE:-
 loft floor:- 15sq.m
 first floor:- 33sq.m
 ground floor:- 36sq.m
 TOTAL:- 86sq.m/925sq.ft
 Parking onsite:- 1 bay
 amenity space:- 130sq.m

PROPOSED CROSS-OVER
DETAILS
scale:- 1:1000(A1)



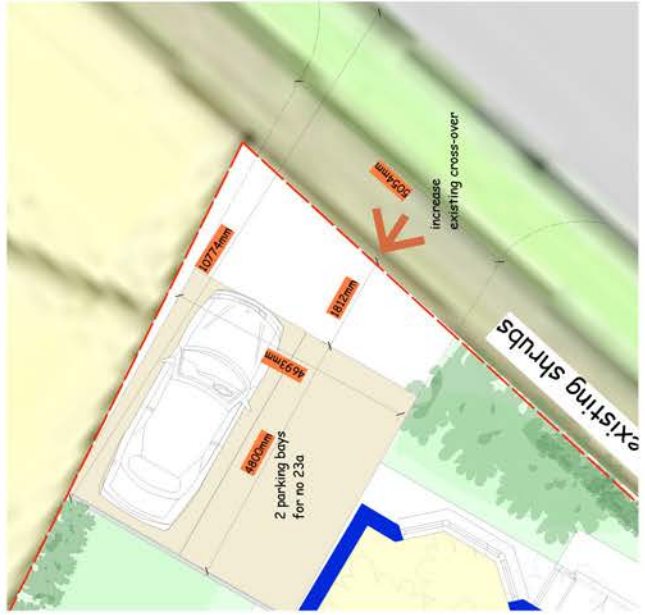
REV: DATE: DESCRIPTION:

Architectural Design Services
 23 Cowley Crescent
 Uxbridge, UB8 2HE
 Tel: 01895 830000
 Email: info@architectural-design-services.co.uk
 Website: www.architectural-design-services.co.uk

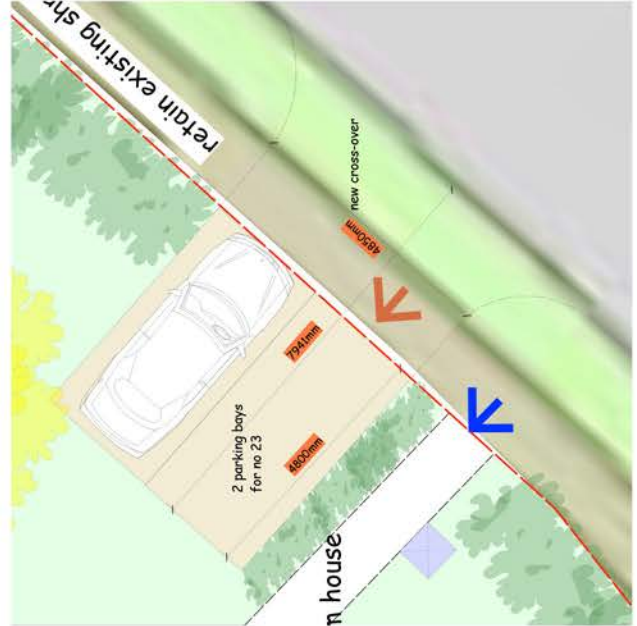
Architectural Design Services
 23 Cowley Crescent
 Uxbridge, UB8 2HE
 Tel: 01895 830000
 Email: info@architectural-design-services.co.uk
 Website: www.architectural-design-services.co.uk

| | |
|-----------------------|--|
| PROJECT: | 23 COWLEY CRESCENT UXBRIDGE, UB8 2HE. |
| DRAWING: | PROPOSED INFORMATION |
| CLIENT: | |
| SCALE: | 1:200/1:500 @ A1 |
| DRAWING NO.: | JUNE/2017 |
| 23COWLEY/PL02B | |
| ©. Copyright reserved | |

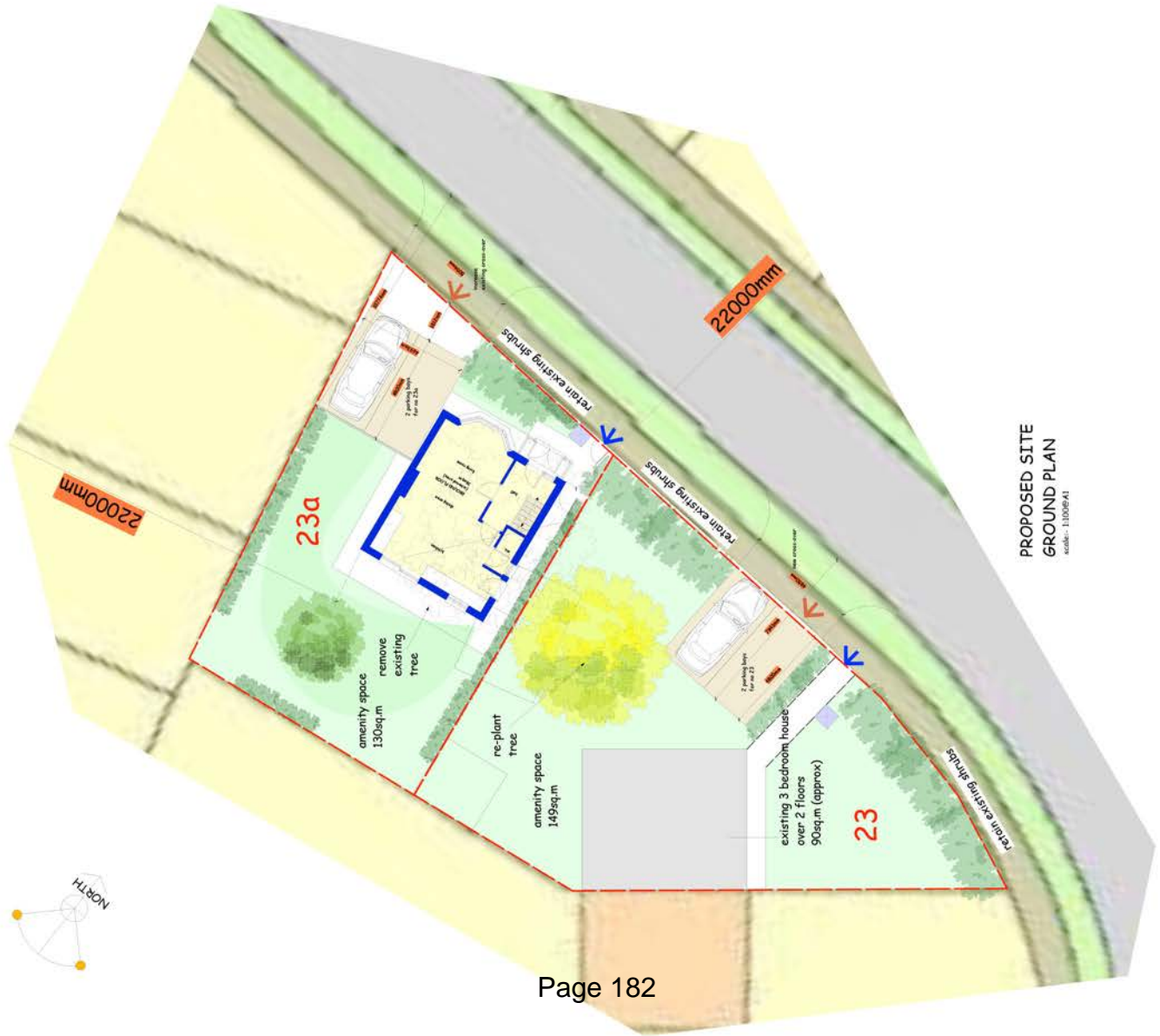
NOTES: No dimensions are to be scaled from this drawing. All work shall be done in accordance with the contract. All dimensions are in millimetres unless otherwise stated.



PROPOSED CROSS-OVER NO 23A
scale: 1:500@A1



PROPOSED CROSS-OVER NO 23
scale: 1:500@A1



PROPOSED SITE
GROUND PLAN
scale: 1:100@A1

REV. DATE DESCRIPTION

scale bar: 1:50
0 1m 2m 3m 4m 5m
scale bar: 1:100
0 1m 2m 3m 4m 5m

Approved under the
Planning and Compulsory Purchase Act 2004
at ambulance
Development Services

ARCHITECTURAL DESIGN SERVICES
Architect: [Name]
Project Manager: [Name]
Site Supervisor: [Name]

Client: [Name]
Scale: 1:50/1:100 @ A1
Date: JUNE/2017
Drawing No: 23COWLEY/PL03
Copyright reserved

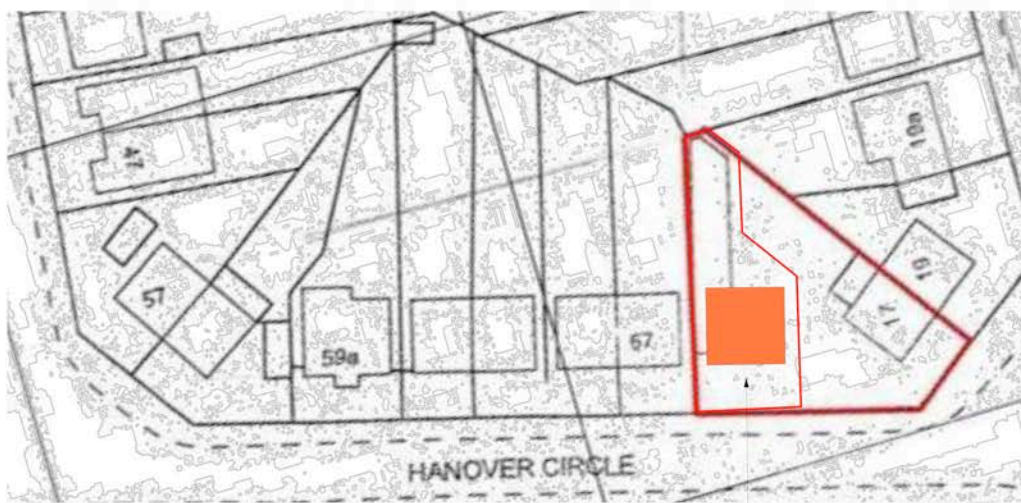
PROJECT: 23 COWLEY CRESCENT
LUXBRIDGE, UB8 2HE.

DATE: [Date]

PROPOSED INFORMATION



THE ABOVE SITE SHOWS A LOCATION PLAN WITH AN IMBALANCED ARRANGEMENT OF RESIDENTIAL DEVELOPMENT



THE ABOVE SITE SHOWS A RECENT APPROVAL TO THE ALREADY IMBALANCED SITE LOCATION (LAND TO THE SIDE OF NO 17)

23 COWLEY CRESCENT, UXBRIDGE. UB8 2HE
PROPOSED NEW DWELLING (EXAMPLE OF
ANOTHER SITE IN HILLINDON WITH NEW
RESIDENTIAL DEVELOPMENT THAT HAVE BEEN
APPROVED ON IMBALANCED LOCATIONS

REV. DATE. DESCRIPTION

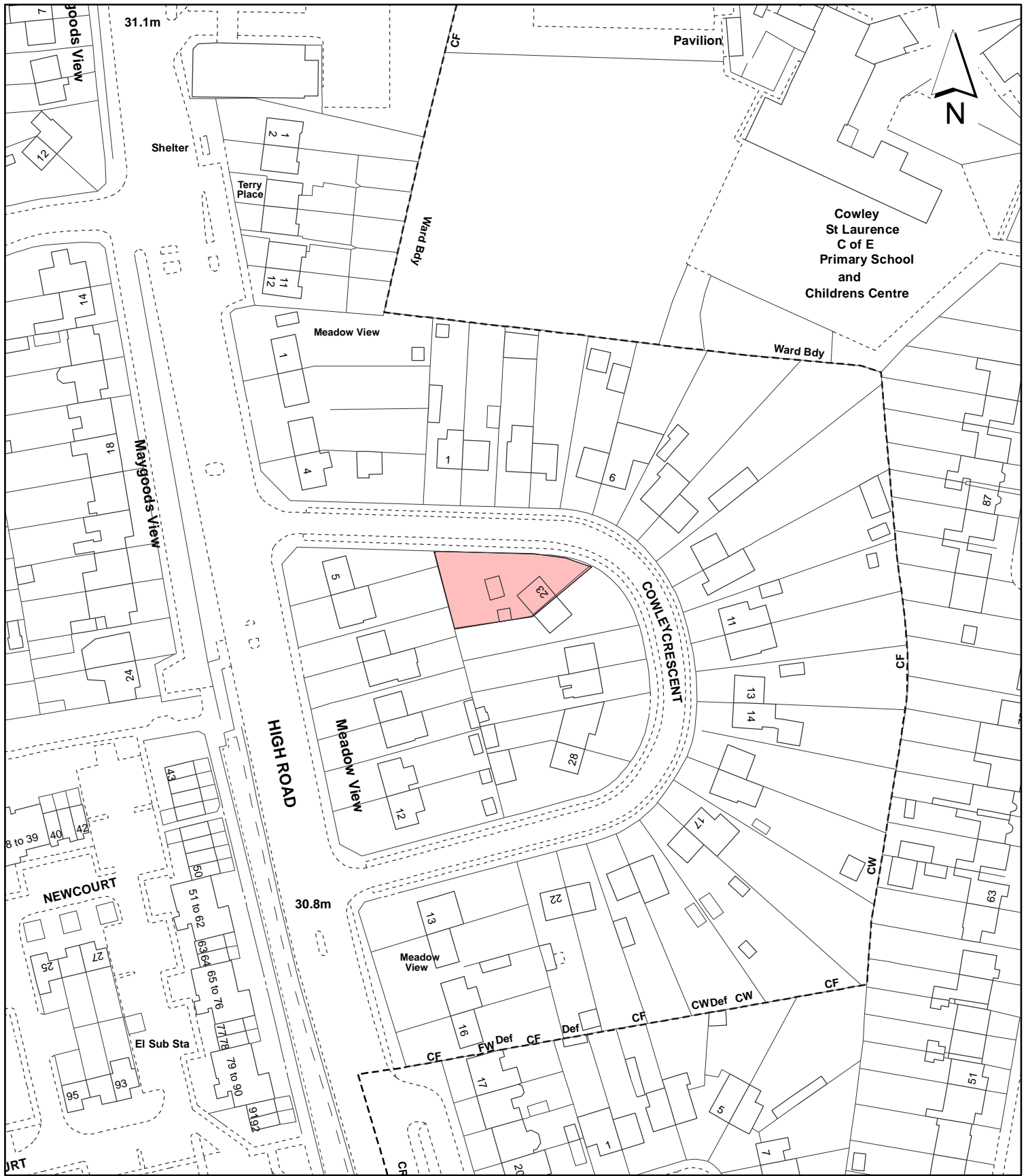


PROJECT INFORMATION

Architectural Design Services
10 St James
Cirencester
Gloucestershire
GL7 1JH
www.architecturaldesignservices.co.uk
tel: 01295 244444



| | |
|---|-------------------|
| PROJECT 23 COWLEY CRESCENT UXBRIDGE. UB8 2HE. | |
| DRAWING EXAMPLE INFORMATION | |
| CLIENT | |
| SCALE 1:250 @ A1 | DATE JUNE/2017 |
| DRAWING No 23COWLEY/PL03 | |
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Notes:

 Site boundary

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Site Address:

**23 Cowley Crescent
 Cowley**

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

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

Planning Application Ref:

11257/APP/2017/2722

Scale:

1:1,250

Planning Committee:

Central & South

Date:

May 2018



HILLINGDON
 LONDON

Report of the Head of Planning, Transportation and Regeneration

Address 843 UXBRIDGE ROAD HAYES

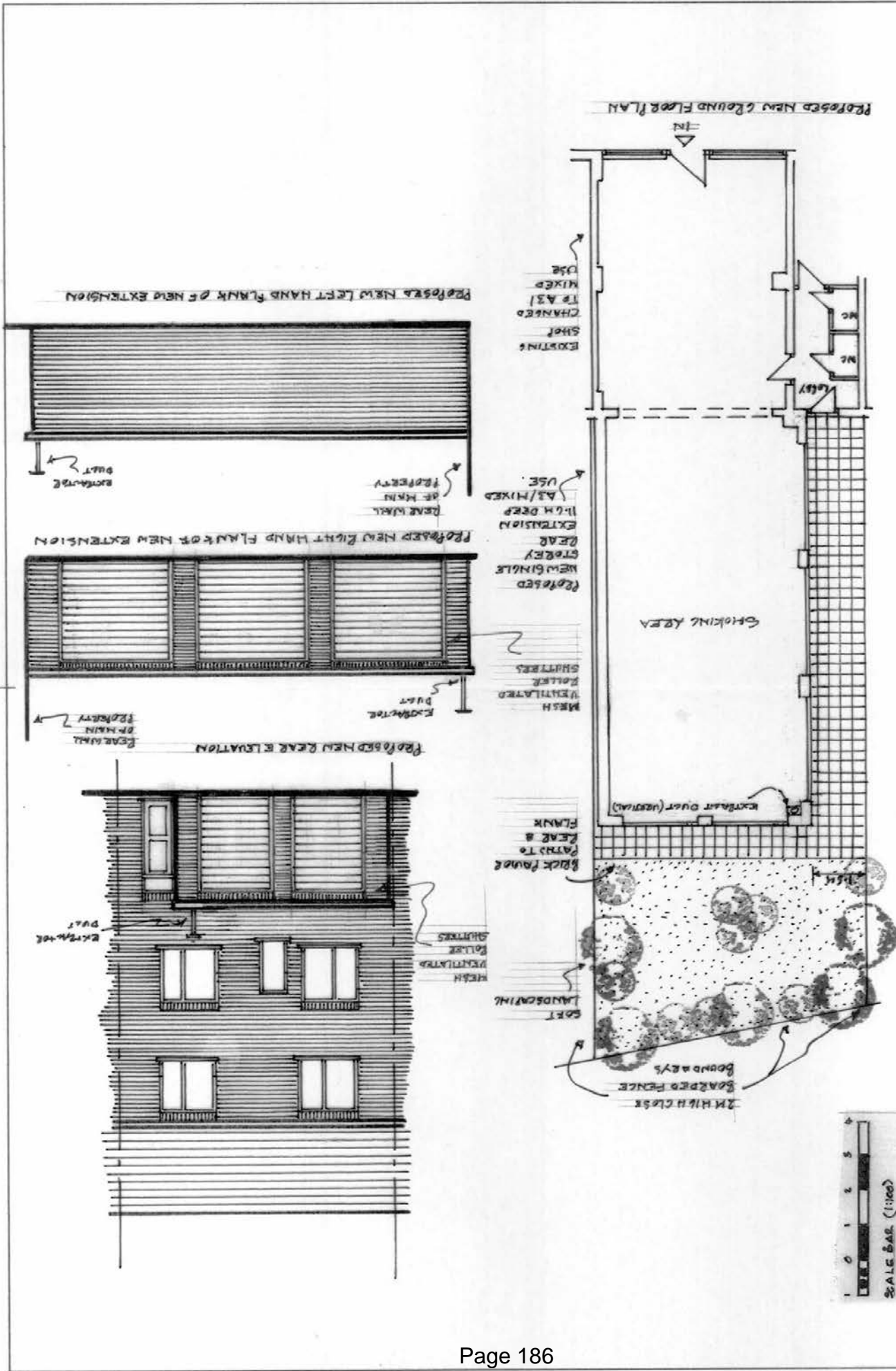
Development: Change of Use from A1 to cafe and shisha bar (sui generis) to include single-storey rear extension (Resubmission).

LBH Ref Nos: 630/APP/2018/797

Date Plans Received: 26/02/2018

Date(s) of Amendment(s):

Date Application Valid: 26/02/2018



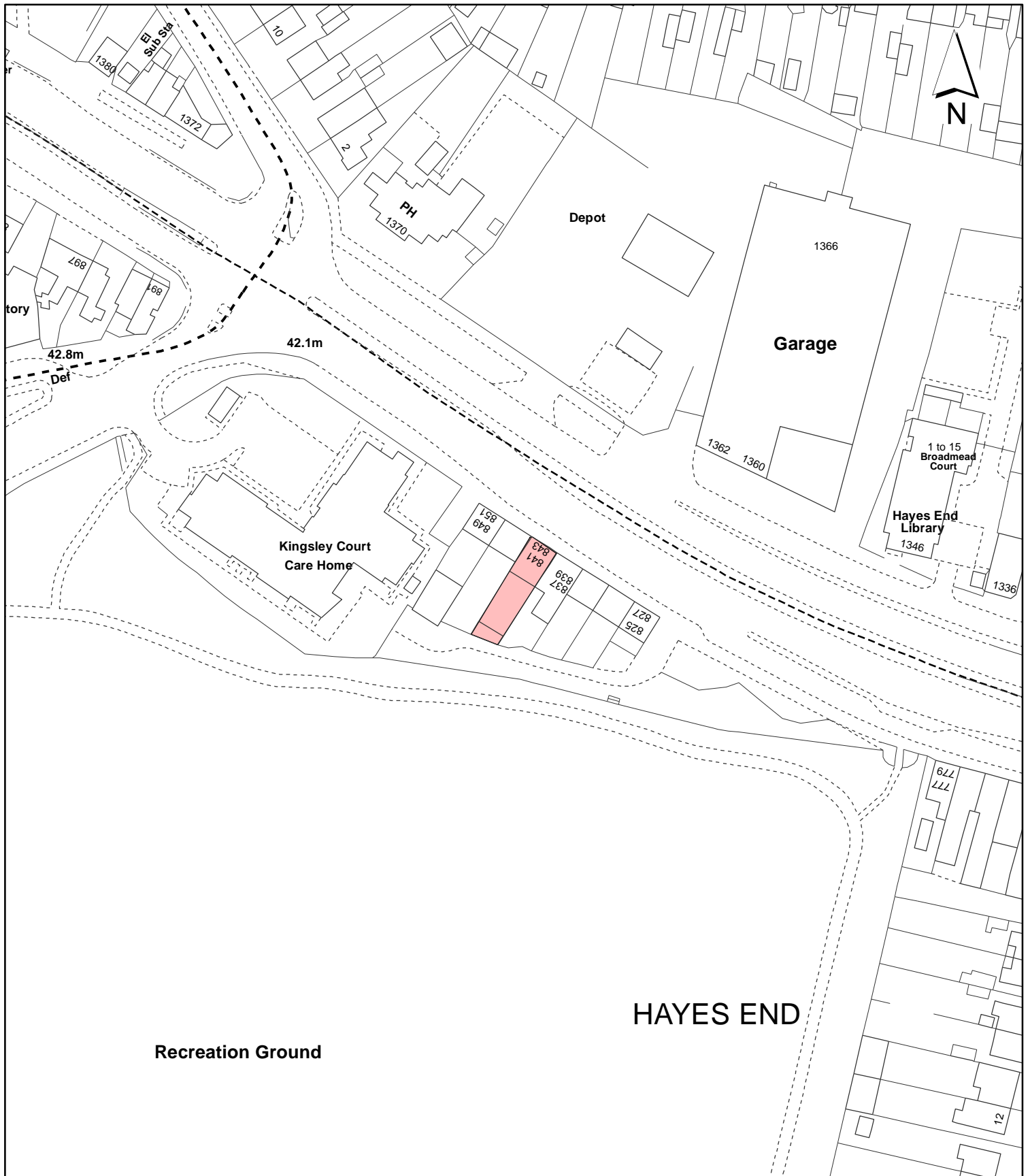
Drawing Title **PROPOSED NEW OF PLAN & ELEVATIONS**
 Drg No. **SAG/19/30**
 Rev. **BC**



Scale **1:100**
 Drawn by **SAG**
 Date **06/2017**

Client **MR M. DILBANY**
 Job Title **043 OXBIDGE ROAD, HOVELS, MIDLESEX, U640WZ**

NOTES:
 REV 'A' - WITH SMOKING AREA & DUCT SHOWN
 REV 'B' - REVISED CLIENTS INSTRUCTIONS
 All dimensions must be checked on site and not scaled from this drawing.

STUART A GREENBERG
 TEL: 07966 120864 (MOBILE)
 EMAIL: STUART@GREENBERG.ORG 2965@GMAIL.COM



| | | | |
|---|---|-------------------------------------|--|
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| | <p>Planning Application Ref:</p> <p>630/APP/2018/797</p> | <p>Scale:</p> <p>1:1,250</p> | |
| | <p>Planning Committee:</p> <p>Central & South</p> | <p>Date:</p> <p>May 2018</p> | |

Report of the Head of Planning, Transportation and Regeneration

Address 14 FREDORA AVENUE HAYES

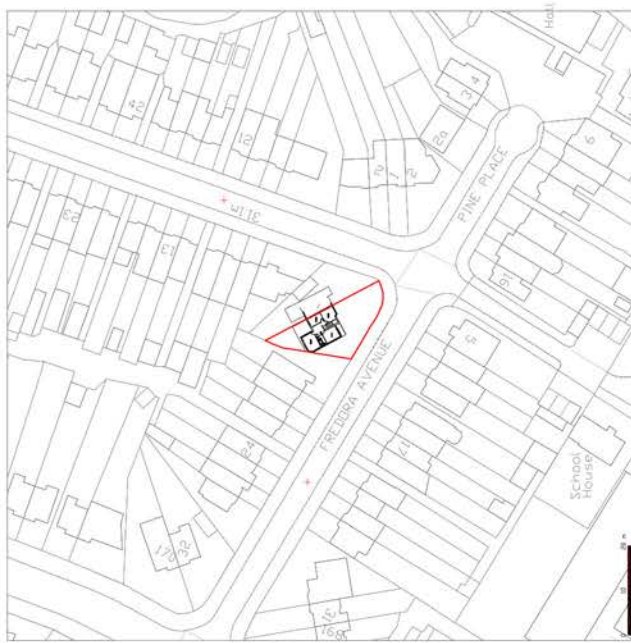
Development: Part two storey, part single storey side/rear extension involving demolition of existing stores and conservatory.

LBH Ref Nos: 73491/APP/2018/299

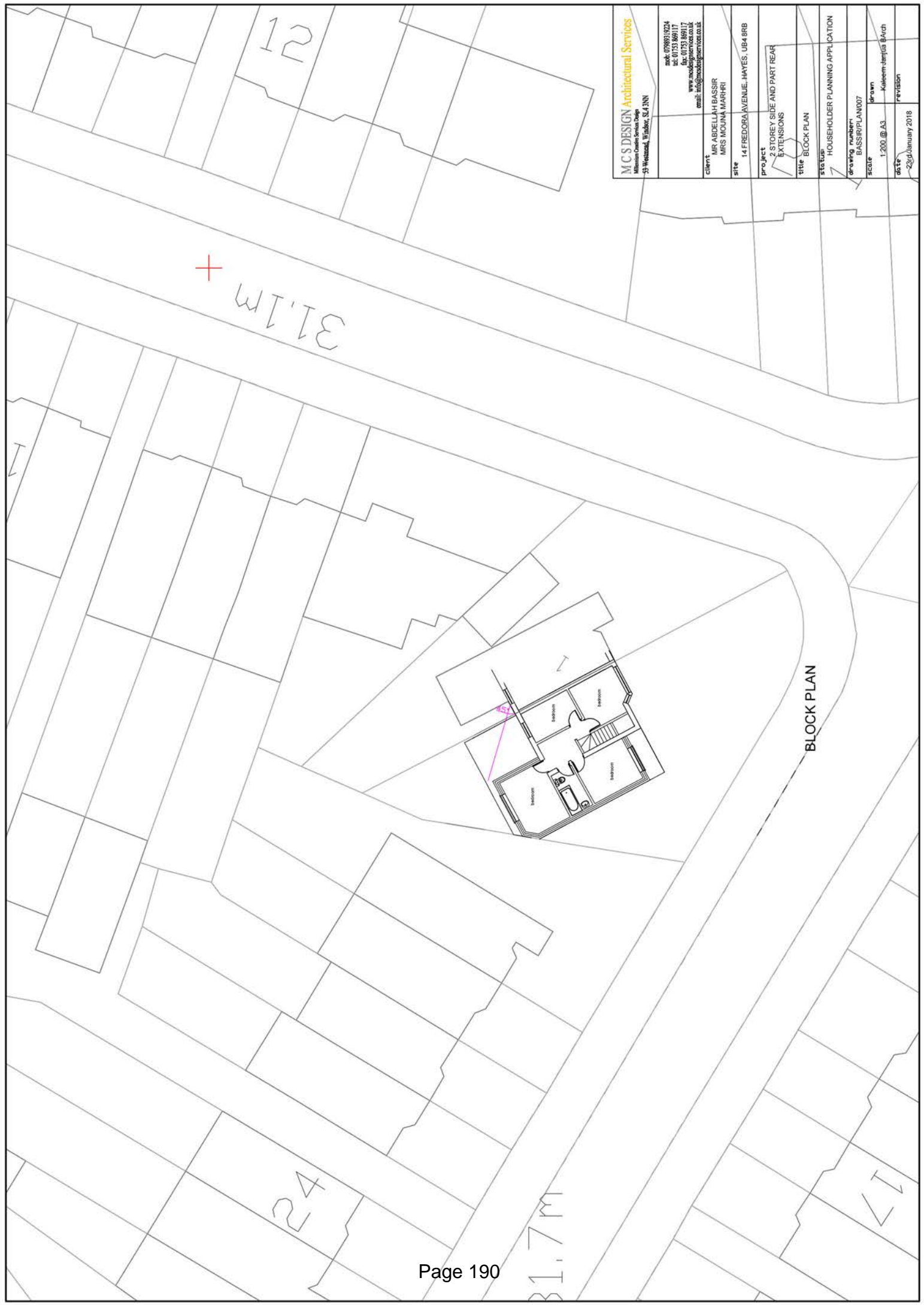
Date Plans Received: 25/01/2018

Date(s) of Amendment(s): 25/01/2018

Date Application Valid: 30/01/2018

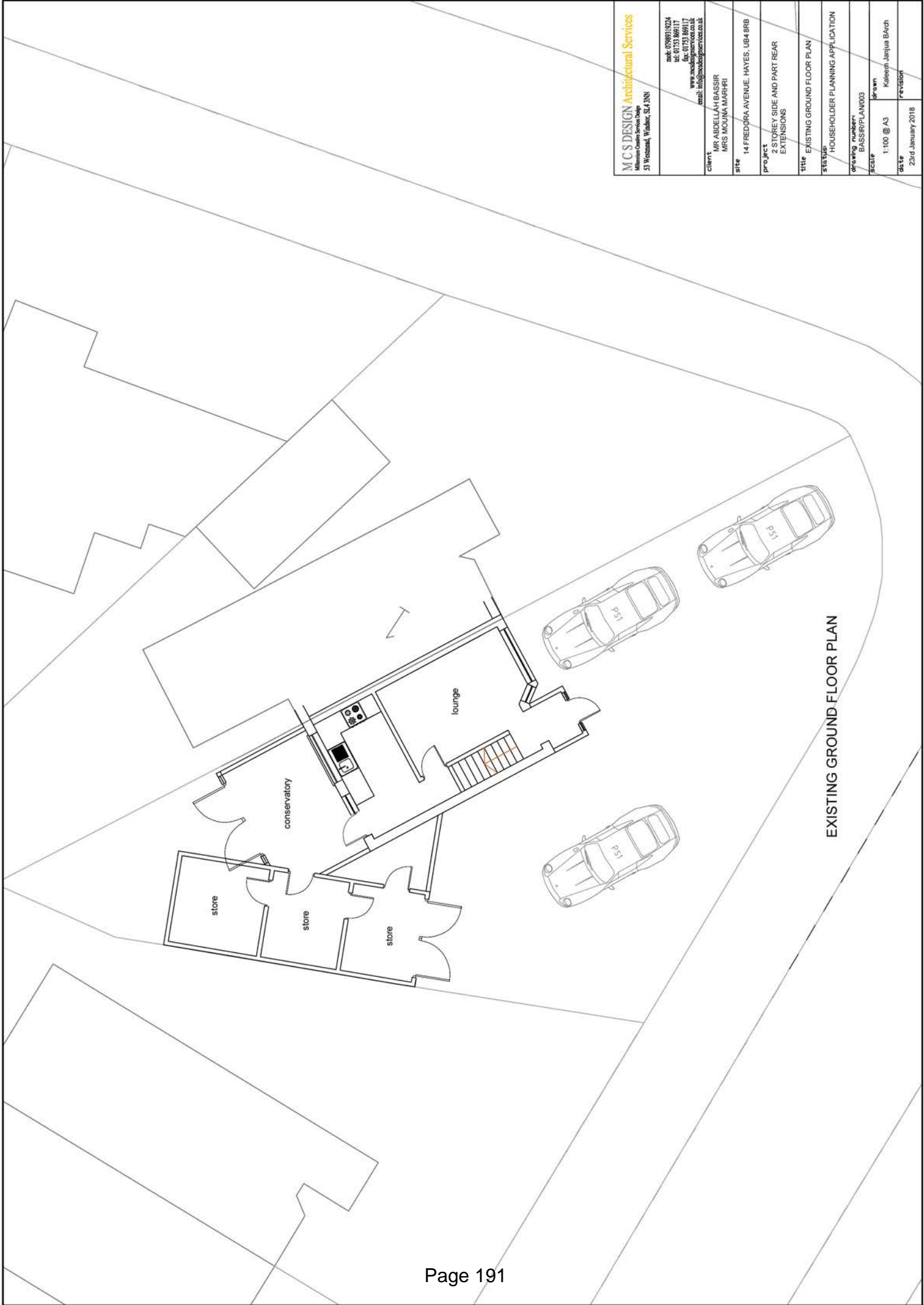


| | | |
|--|---|--|
| MCS DESIGN Architectural Services Mission Centre Services Design 53 Westland, Waiheke, SF, NZ | | mobile: 0789919224 tel: 01753 869117 fax: 01753 869112 www.mcsdesign.com email: info@mcsdesign.com |
| Client: | MR ABDELLAH BASSIR MRS MOJUNA MARHRI | |
| Site: | 14 FREDORA AVENUE, HAYES, UB4 8RB | |
| Project: | 2 STOREY SIDE AND PART REAR EXTENSIONS | |
| Title: | SITE LOCATION PLAN | |
| Site Use: | HOUSEHOLDER PLANNING APPLICATION | |
| Drawing Number: | BASSIR/PLAN008 | |
| Scale: | 1:1250 @ A3 | |
| Date: | Drawn | Revision |
| | 23rd January 2018 | |



| | | |
|---|---|---|
| MCS DESIGN Architectural Services Millstream Centre Services Design 53 Westwood, Walsby, SA1 3NN | | mob: 0789919224 tel: 01753 669117 fax: 01753 669117 www.mcsdesignservices.co.uk email: info@mcsdesignservices.co.uk |
| Client: | MR ABDELLAH BASSIR MRS MOUNA MARHRI | |
| Site: | 14 FREDORA AVENUE, HAYES, UB4 8RB | |
| Project: | 2 STOREY SIDE AND PART REAR EXTENSIONS | |
| Title: | BLOCK PLAN | |
| Site Use: | HOUSEHOLDER PLANNING APPLICATION | |
| Drawing number: | BASSR/PLAN007 | |
| Scale: | 1:200 @ A3 | |
| Date: | 23rd January 2018 | Drawn: Kabeem-Jamila BArch |
| Revision: | | Revision: |

| | | |
|--|---|---|
| MCS DESIGN Architectural Services Millstream Centre Services Design 53 Westwood, Walsley, S14 3NN | | mob: 0789919224 tel: 01753 669117 fax: 01753 669117 www.mcsdesignservices.co.uk email: info@mcsdesignservices.co.uk |
| Client: MR ABDELLAH BASSIR MRS MOJUNA MARHRI | Site: 14 FREDORA AVENUE, HAYES, UB4 8RB | Project: 2 STOREY SIDE AND PART REAR EXTENSIONS |
| Project: 2 STOREY SIDE AND PART REAR EXTENSIONS | Title: EXISTING GROUND FLOOR PLAN | Site/plan: HOUSEHOLDER PLANNING APPLICATION |
| Drawing number: BASSIR/PLAN003 | Scale: 1:100 @ A3 | Drawn: Kaleem Jajjua BArch |
| Date: 23rd January 2018 | Revised: | |

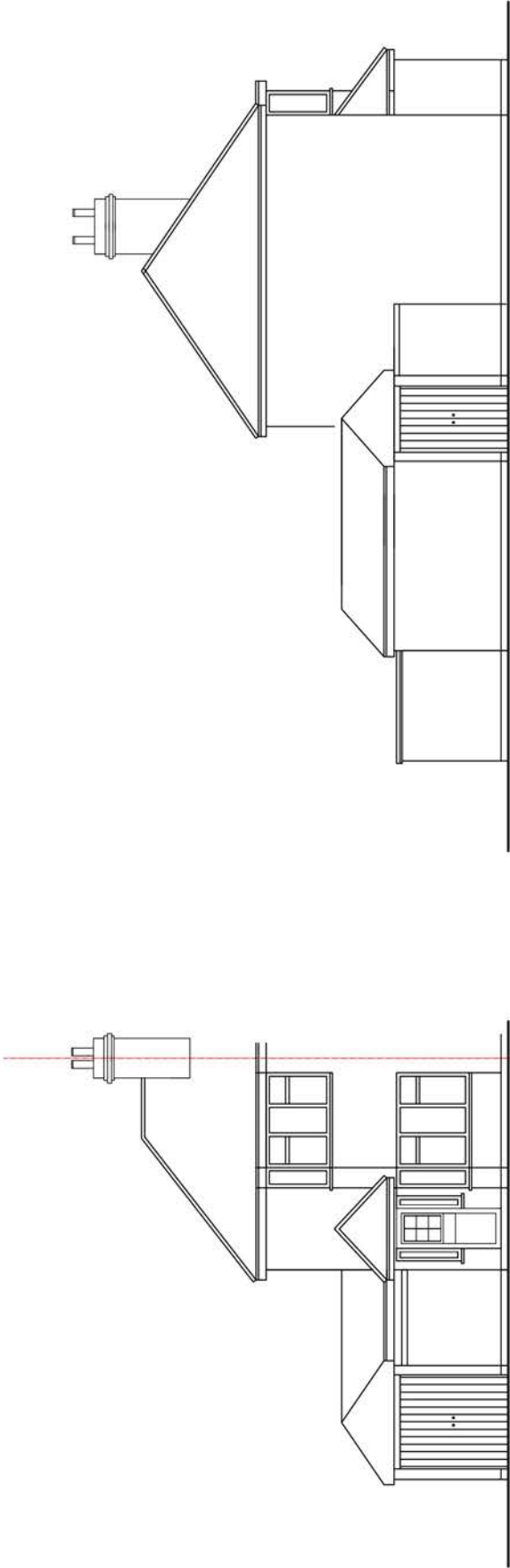


EXISTING GROUND FLOOR PLAN



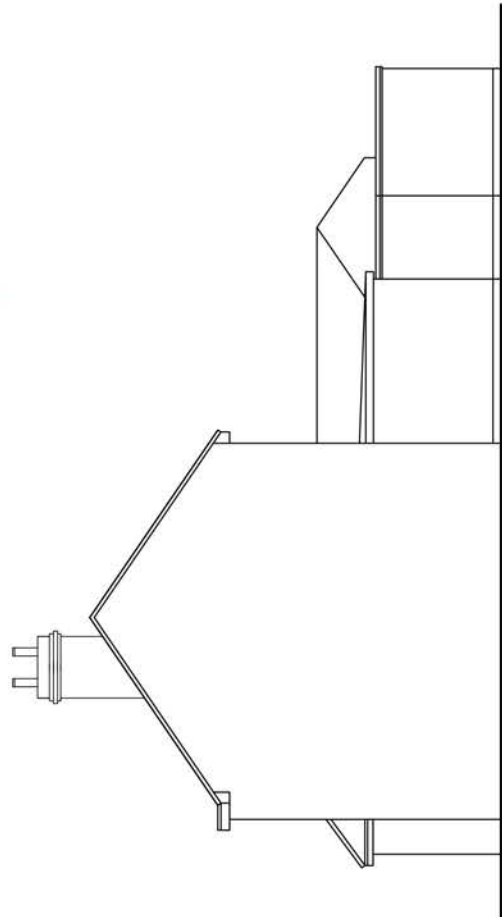
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| MCS DESIGN Architectural Services Millstream Centre Services Design 53 Westwood, Wembley, SW, NN | | mob: 0789919224 tel: 01753 869117 fax: 01753 869117 www.mcsdesignservices.co.uk email: info@mcsdesignservices.co.uk |
| Client: MR ABDELLAH BASSIR MRS MOJUNA MARHRI | Client: MR ABDELLAH BASSIR MRS MOJUNA MARHRI | |
| Site: 14 FREDORA AVENUE, HAYES, UB4 8RB | Site: 14 FREDORA AVENUE, HAYES, UB4 8RB | |
| Project: 2 STOREY SIDE AND PART REAR EXTENSIONS | Project: 2 STOREY SIDE AND PART REAR EXTENSIONS | |
| Title: EXISTING FIRST FLOOR PLAN | Title: EXISTING FIRST FLOOR PLAN | |
| Site Use: HOUSEHOLDER PLANNING APPLICATION | Site Use: HOUSEHOLDER PLANNING APPLICATION | |
| Drawing number: BASSIR/PLAN05 | Drawing number: BASSIR/PLAN05 | |
| Scale: 1:100 @ A3 | Scale: 1:100 @ A3 | Scale: 1:100 @ A3 |
| Date: 23rd January 2018 | Date: 23rd January 2018 | Date: 23rd January 2018 |
| Revision: | Revision: | Revision: |

EXISTING FIRST FLOOR PLAN

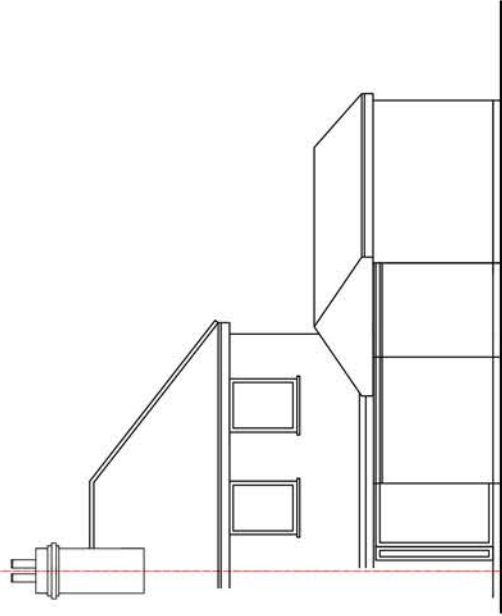


EXISTING FRONT ELEVATION

EXISTING SIDE ELEVATION 1



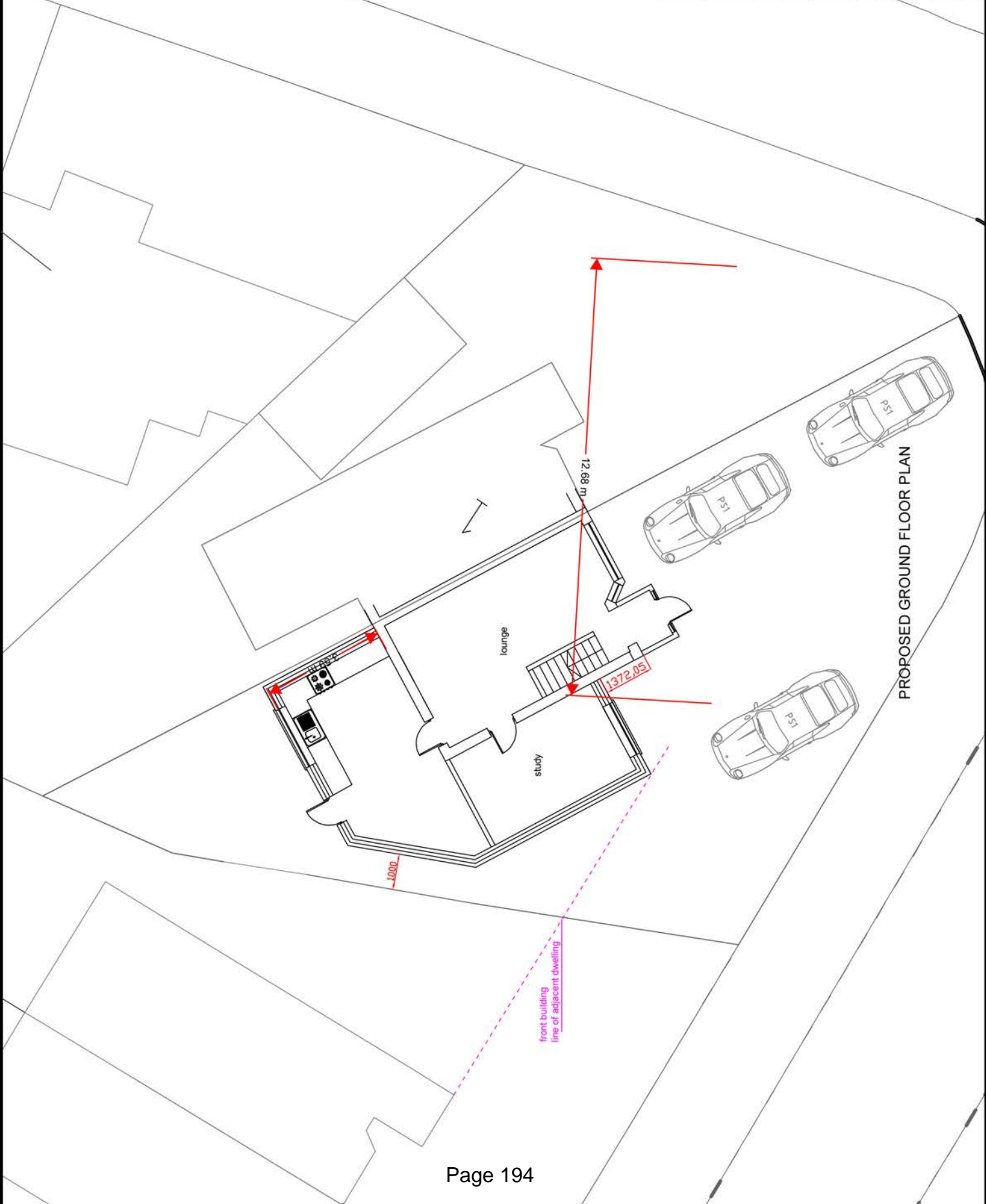
EXISTING SIDE ELEVATION 2

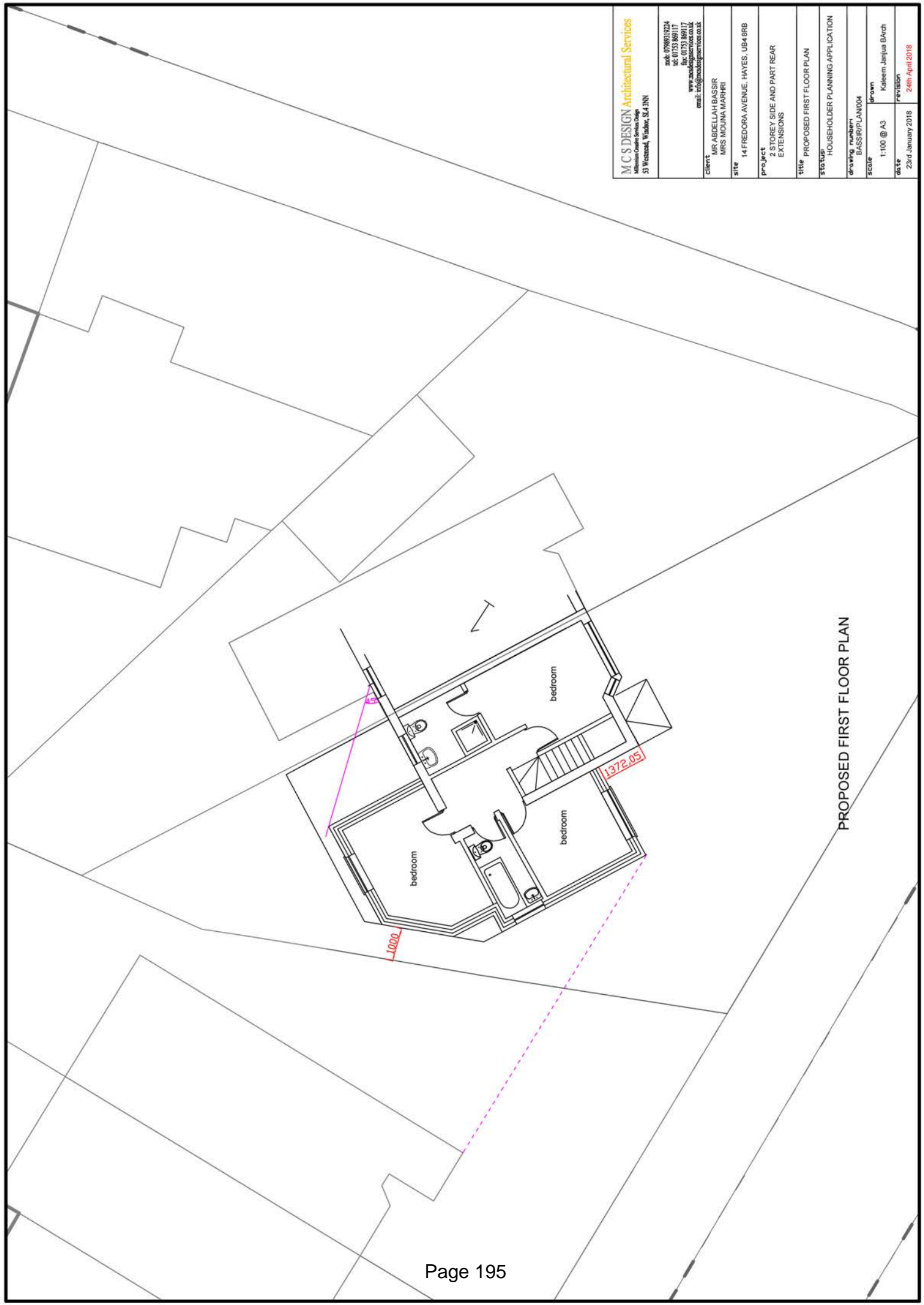


EXISTING REAR ELEVATION

| | | |
|---|---|---|
| MCS DESIGN Architectural Services Mission Centre Services Design 53 Westwood, Walsley, S14 3NN | | mobile: 07899319224 tel: 01753 869117 fax: 01753 869117 www.mcsdesignservices.co.uk email: info@mcsdesignservices.co.uk |
| Client: | MR ABDELLAH BASSIR MRS MOJUNA MARHRI | |
| Site: | 14 FREDORA AVENUE, HAYES, UB4 8RB | |
| Project: | 2 STOREY SIDE AND PART REAR EXTENSIONS | |
| Title: | EXISTING ELEVATIONS | |
| Site Use: | HOUSEHOLDER PLANNING APPLICATION | |
| Drawing Number: | BASSIR/PLAN001 | |
| Scale: | 1:100 @ A3 | |
| Date: | Drawn: | Revision: |
| | Kaleem Jaijua BArch | |
| | | 23rd January 2018 |

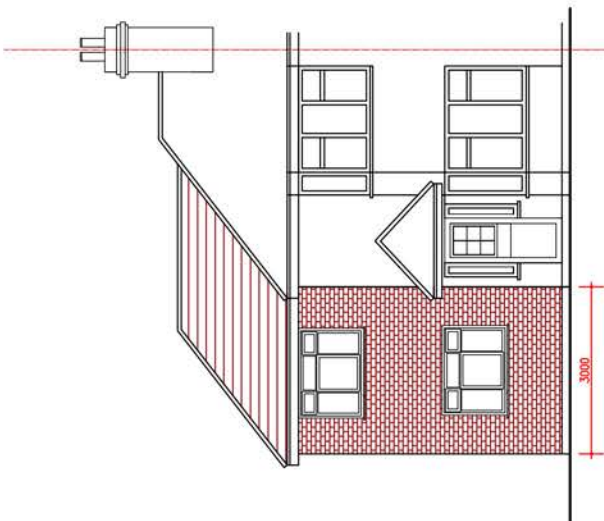
| | | |
|--|---|---|
| MCS DESIGN Architectural Services Millstream Centre Services Design 53 Westwood, Waltham, SUFFOLK | | mob: 0798919224 tel: 01753 869117 fax: 01753 869112 www.mcsdesignservices.co.uk email: info@mcsdesignservices.co.uk |
| Client: | MR ABDELLAH BASSIR MRS MOJUNA MARHRI | |
| site: | 14 FREDORA AVENUE, HAYES, UB4 8RB | |
| Project: | 2 STOREY SIDE AND PART REAR EXTENSIONS | |
| title: | PROPOSED GROUND FLOOR PLAN | |
| status: | HOUSEHOLDER PLANNING APPLICATION | |
| drawing number: | BASSIR/PLAN003 | |
| scale: | 1:100 @ A3 | drawn: Kaleem Jajjua BArch |
| date: | 23rd January 2018 | revision: 24th April 2018 |



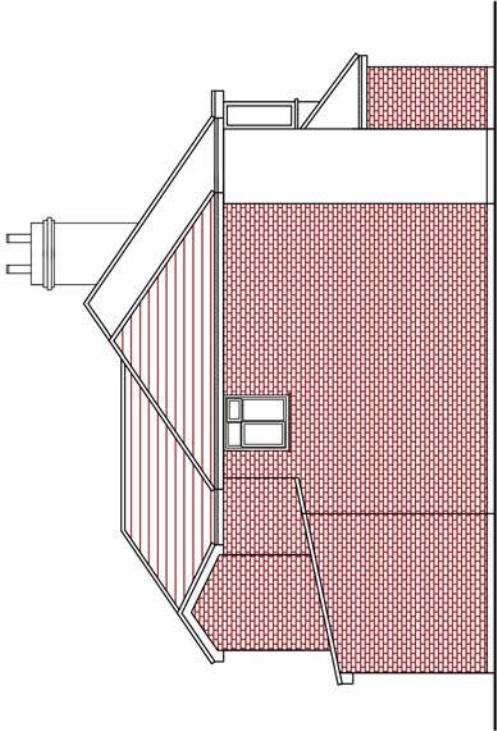


| | | |
|---|---|---|
| MCS DESIGN Architectural Services Millstream Centre Services Design 53 Westwood, Walsby, SA, 500 | | mob: 0798919224 tel: 01753 869117 fax: 01753 869117 www.mcsdesignservices.co.uk email: info@mcsdesignservices.co.uk |
| Client: | MR ABDELLAH BASSIR MRS MOJUNA MARHRI | |
| Site: | 14 FREDORA AVENUE, HAYES, UB4 8RB | |
| Project: | 2 STOREY SIDE AND PART REAR EXTENSIONS | |
| Title: | PROPOSED FIRST FLOOR PLAN | |
| Site Use: | HOUSEHOLDER PLANNING APPLICATION | |
| Drawing number: | BASSIR/PLAN004 | |
| Scale: | 1:100 @ A3 | |
| Date: | 23rd January 2018 | Drawn: Kaleem Jajjua BArch |
| Revision: | | 24th April 2018 |

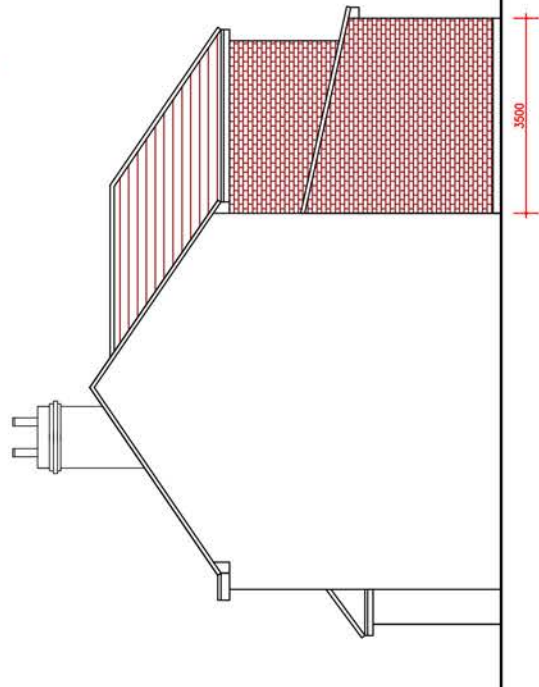
PROPOSED FIRST FLOOR PLAN



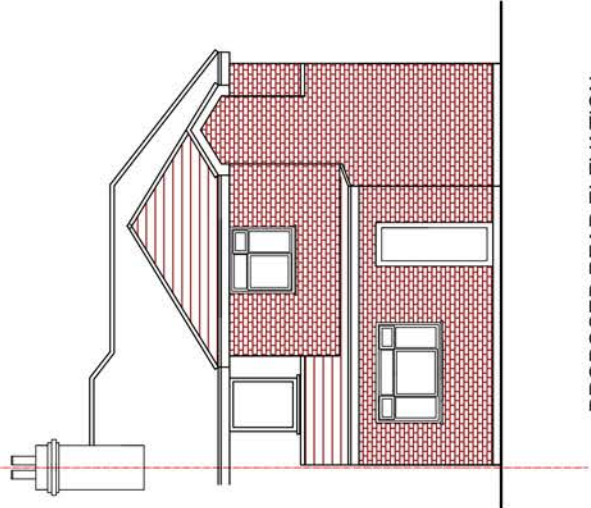
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION 1

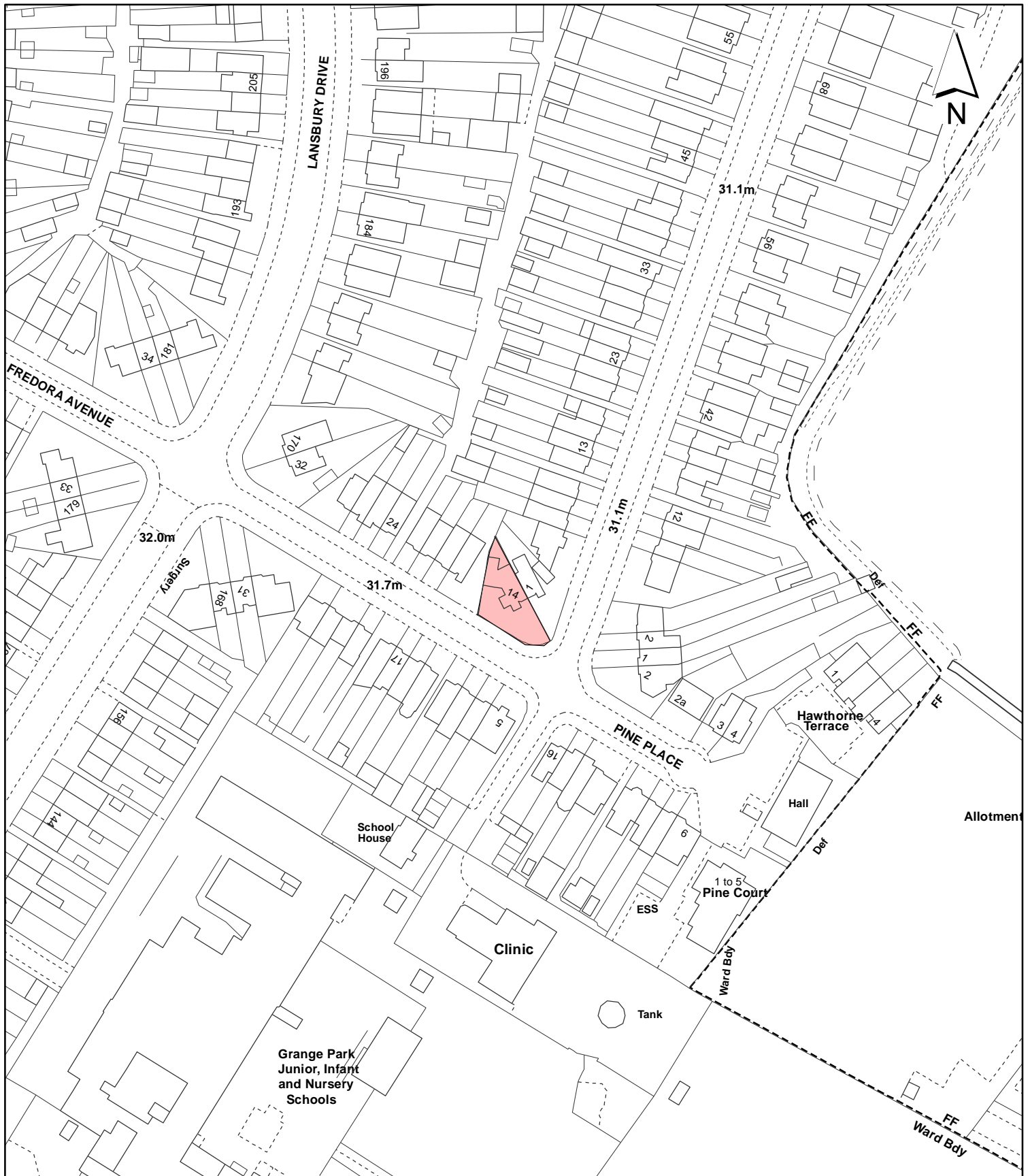


PROPOSED SIDE ELEVATION 2



PROPOSED REAR ELEVATION

| | | |
|---|---|---|
| MCS DESIGN Architectural Services Millstream Centre Services Design 53 Westwood, Walsby, S44 3NN | | mob: 0789919224 tel: 01753 869117 fax: 01753 869117 www.mcsdesignservices.co.uk email: info@mcsdesignservices.co.uk |
| Client: | MR ABDELLAH BASSIR MRS MOJUNA MARHRI | |
| Site: | 14 FREDORA AVENUE, HAYES, UB4 8RB | |
| Project: | 2 STOREY SIDE AND PART REAR EXTENSIONS | |
| Title: | PROPOSED ELEVATIONS | |
| Site Use: | HOUSEHOLDER PLANNING APPLICATION | |
| Drawing number: | BASSIR/PLAN002 | |
| Scale: | 1:100 @ A3 | |
| Date: | 23rd January 2018 | Drawn Kaleem Jaijua BArch |
| Revision: | | 24th April 2018 |



Notes:

 Site boundary

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Site Address:

**14 Fredora Avenue
Hayes**

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

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

Planning Application Ref:

73491/APP/2018/299

Scale:

1:1,250

Planning Committee:

Central & South

Date:

May 2018



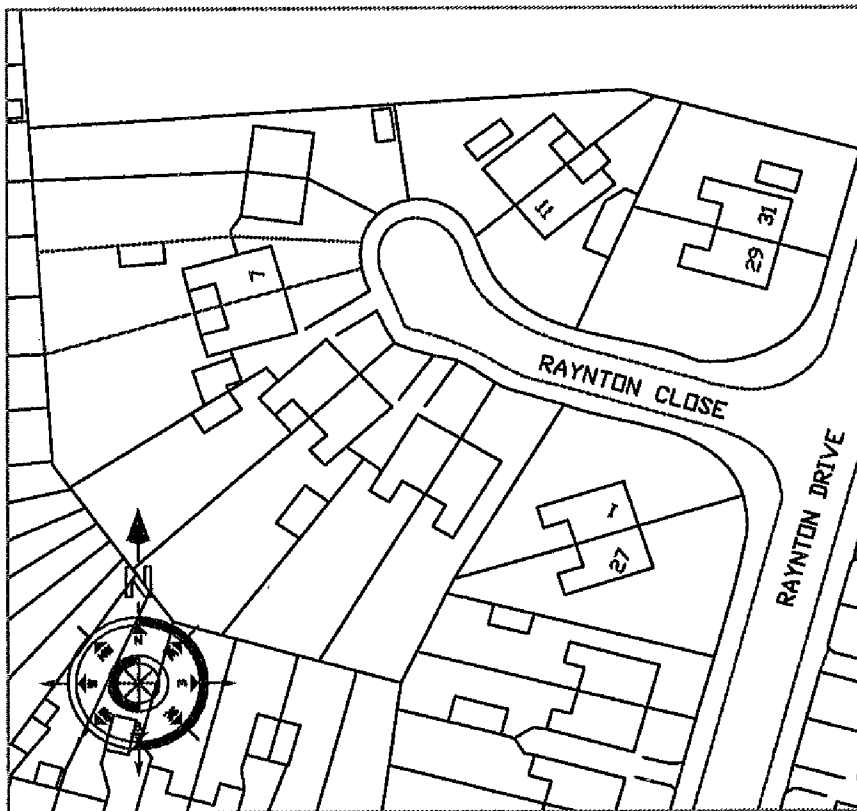
HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

Address LAND FORMING PART OF 31 RAYNTON DRIVE HAYES
Development: Two storey, 1-bed detached dwelling with associated parking and amenity space and installation/relocation of vehicular crossover to front.
LBH Ref Nos: 60138/APP/2018/1235

Date Plans Received: 02/04/2018
Date Application Valid: 02/04/2018

Date(s) of Amendment(s):





All dimensions verified on site.
 All work to comply with British Standards, Code of practice.
 All internal 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 building surveyor.
 Builders to serve 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.
 Builder to ensure all work in compliance with Build Over agreement as approved by Thames Water

All proprietary materials to manufacturers recommendations unless otherwise stated. See to be completed by a competent person registered with the Gas Safe Register 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 Wiring Guidance and Building Regulation Part P (Electrical Safety) by a competent person registered with an electrical self-certification scheme, (BRC, BSI, ELECSA, NAPIT, 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 electrical works. The client 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 |
|------|----------|
| | |
| | |

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 PLANS 4 U LTD.
 15 NORTH PARADE
 NORTH ROAD MOOX
 SOUTHWALL UB1 2JF
 TEL: 0775 900555
 E-MAIL: planning@plans4u.com

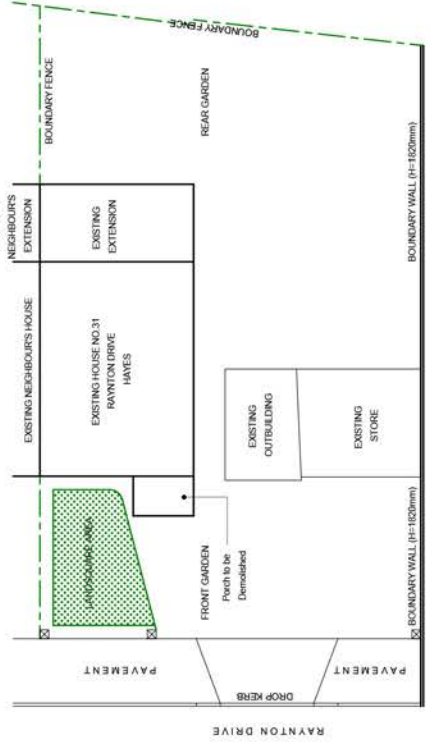
JOB TITLE:
 31 RAYNTON DRIVE
 HAYES

DRAWING TITLE:
 EXISTING FLOOR PLANS AND
 EXISTING BLOCK PLAN.

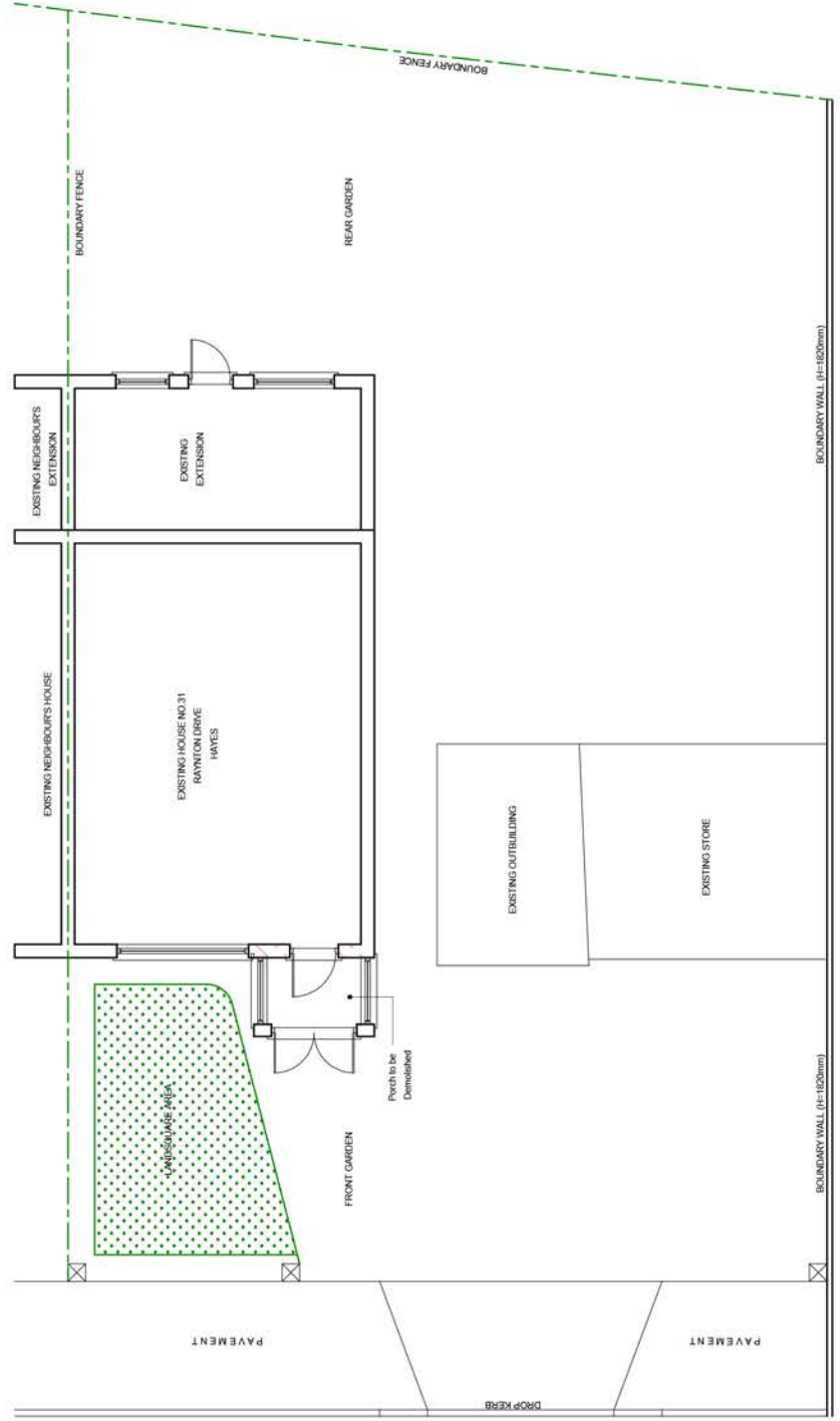
SCALE: 1:100

DATE: 02 JAN 2018
DRAWN BY:

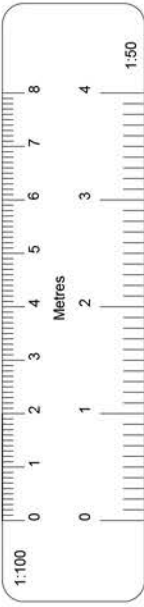
| DRG. NO. | REV. |
|---------------|------|
| 18/31/RDH/101 | |



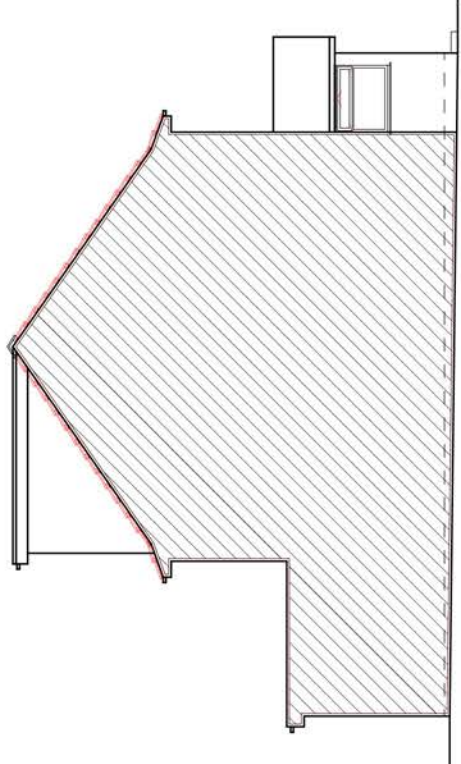
EXISTING BLOCK PLAN (SCALE 1:200)



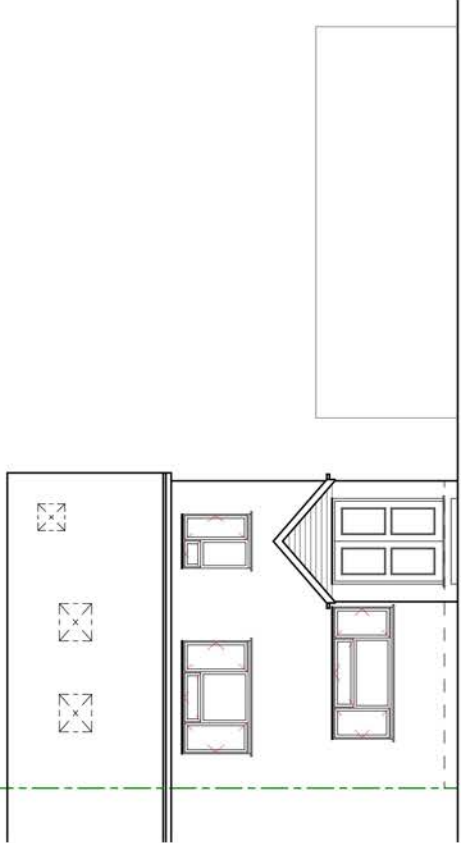
EXISTING GROUND FLOOR PLAN



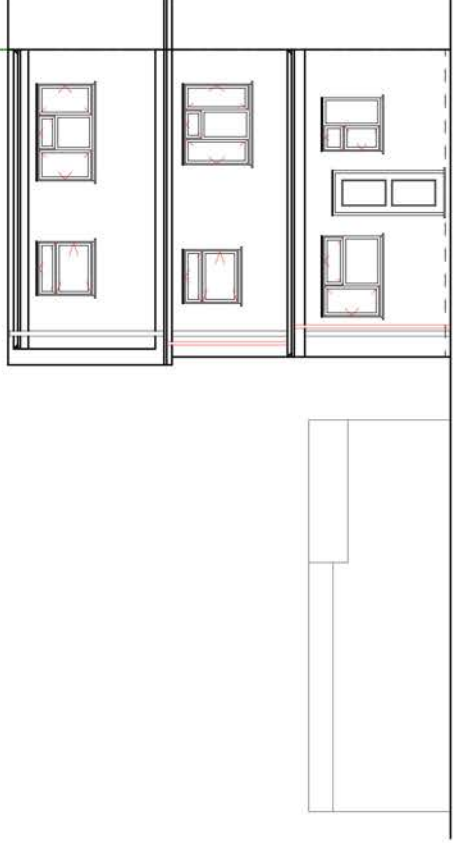
All dimensions verified on site.
 All work to comply with British Standards, Codes of practice, and relevant regulations.
 All external surfaces to match existing.
 All work to be to the satisfaction of the local authority-building surveyor.
 Builder to serve building notice and comply fully in all respects.
 Owner responsible for compliance with 1 Party Wall etc Act 1996. 2. Thames Water Build Over Agreement.
 Builder to ensure all work in compliance with Build Over agreement as approved by Thames Water.
 All proprietary materials to manufacturers recommendations.
 Works to boiler/Gas 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), and the requirements of the Building Regulations Part P (Electrical Safety).
 The competent person registered with an electrical self-certification scheme, (BRE, BSI, ELECSA, NAPIT, or NICEIC), authorized 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 electrical works. The client, contractor and installer must retain a copy of the certificate and a BS 7671:2001 (2004) Electrical Installation Test Certificate and forward copies to the Local Authority Building Control Dept.



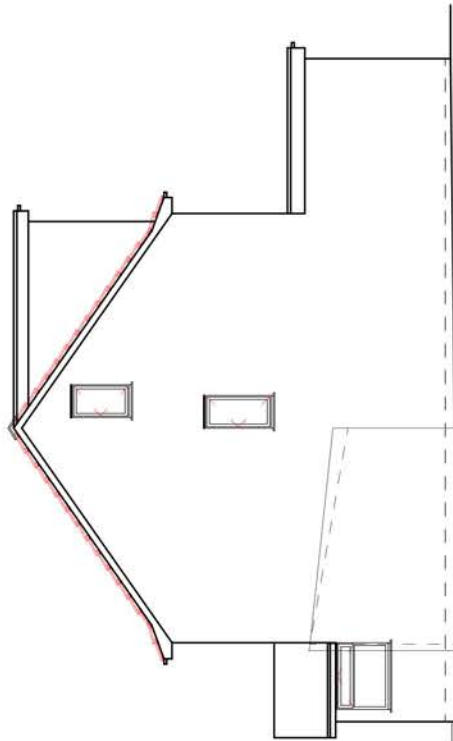
EXISTING LEFT SIDE ELEVATION



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING RIGHT SIDE ELEVATION

| DATE | REVISION |
|------|----------|
| | |

COPYRIGHT:
 PLANS 4 U LTD
 15 NEWTON ROAD
 NORTH ROAD, MICKOX
 SOUTHALL UB8 2LF
 TEL: 07775 800555
 E-MAIL: planning@plans4u.com

JOB TITLE:
 31 RAYNTON DRIVE
 HAYES

DRAWING TITLE:
 EXISTING ELEVATIONS

SCALE: 1:100

DATE: 02 JAN 2018 DRAWN BY:

DRG. NO.: 18/01/RD/H/102 REV.



All dimensions verified on site.
 All work to comply with British Standards, Codes of practice and manufacturer's instructions.
 All external surfaces to match existing.
 All work to be to the satisfaction of the local authority-building surveyor.
 Builder to serve building notice and comply fully in all respects.
 Owner responsible for compliance with 1 Party Wall etc. Act 1996. 2. Thames water Build Over Agreement.
 Builder to ensure all work in compliance with Build Over agreement as approved by Thames Water.

Thames Water
 All proprietary materials to manufacturers recommendations
 Works to boiler/Gas 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 (2006), Part 17, and BS 7671:2001 (2006) Part 18 (Electrical Safety) by a competent person registered with an electrical self-certification scheme, (BRE, BSI, ELECSA, NAPIT, 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 electrical works. The client is to ensure that the competent person has a valid certificate and a BS 7671:2001 (2006) Electrical Installation Test Certificate and forward copies to the Local Authority Building Control Dept.

| DATE | REVISION |
|------|----------|
| | |
| | |

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 15 NORTH MARQUE
 NORTH ROAD ADECK
 SOUTHALL URB 2LF
 TEL 07775 900555
 E-MAIL: planningpermission1@hotmail.com

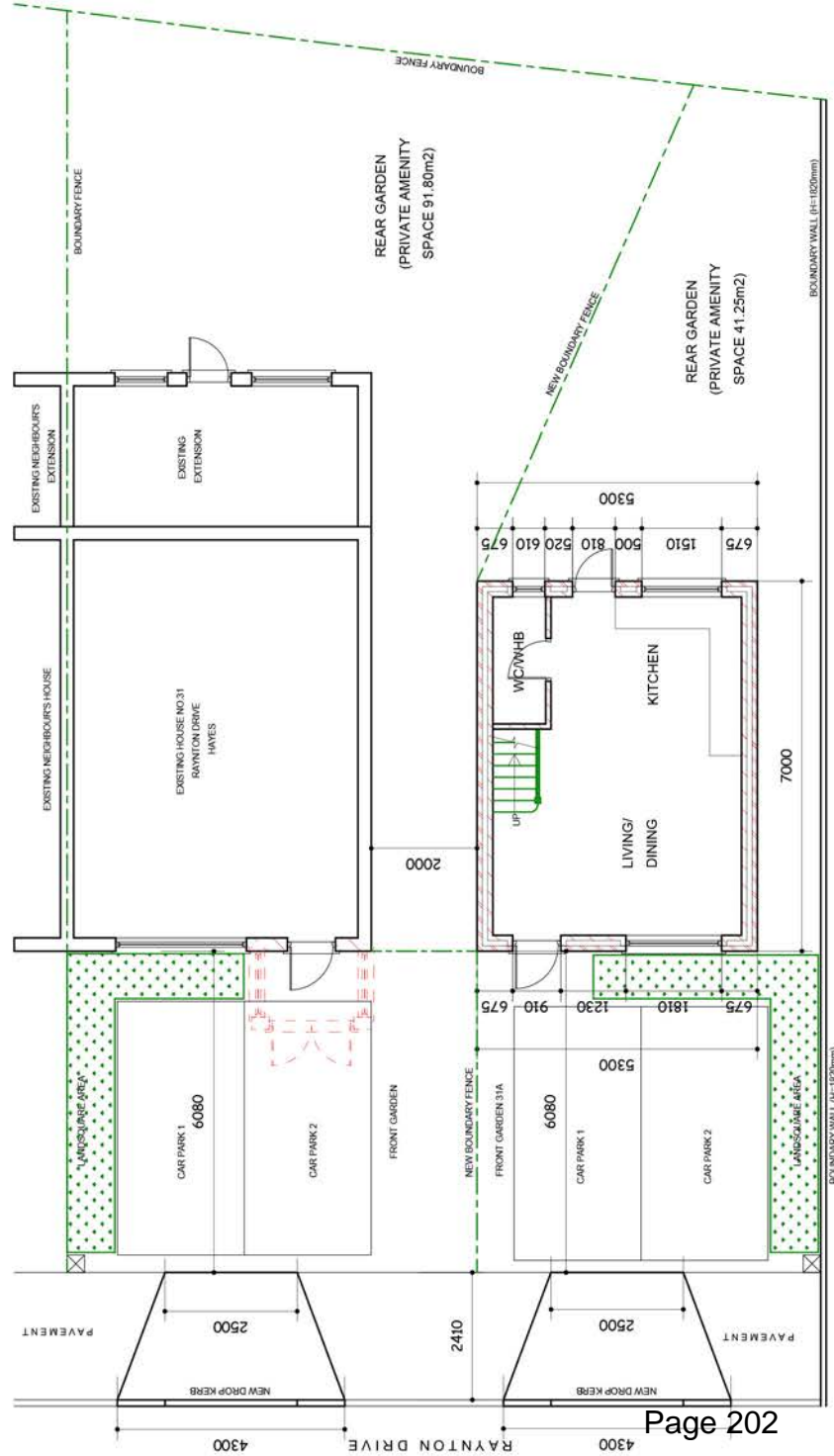
JOB TITLE:
 31 RAYNTON DRIVE
 HAYES

DRAWING TITLE:
 PROPOSED FLOOR PLANS AND
 PROPOSED BLOCK PLAN.

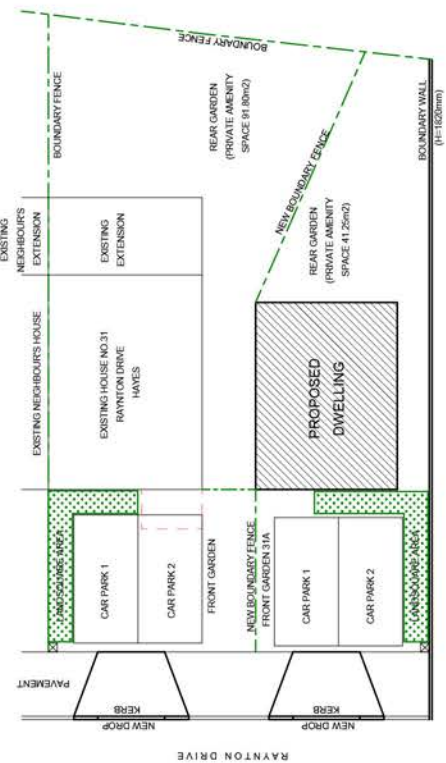
SCALE: 1:100

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|---------------------------|-----------|
| DATE: 26 MAR 2018 | DRAWN BY: |
| DRG. NO. 18/31/RDH/103 | REV. B |

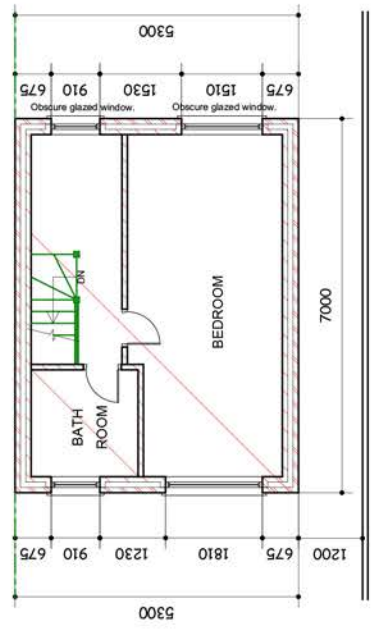
PLANNING OFFICER TO NOTE:
 APPLICATION SITE IS LOCATED WITHIN
 300m OF HAYES PARK AND GRANGE PARK.
 AS PER MAP ATTACHED.

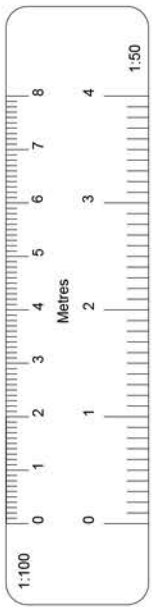


PROPOSED GROUND FLOOR PLAN



PROPOSED BLOCK PLAN (SCALE 1:200)





All dimensions verified on site.
 All work to comply with British Standards, Code of practice.
 All external works to be in accordance with client instructions.
 All external finishes to match existing.
 All external works to be in accordance with the local authority building supervisor.
 Builder to serve building notice and comply fully in all respects.
 Owner responsible for compliance with 1 Party Wall etc Act 1986. 2. Thames water Build Over Agreement.
 Builder to ensure all work in compliance with Build Over agreement as approved by Thames Water.
 All proprietary materials to match existing.
 Works 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 Wiring Guidance and Building Regulation Part P (Electrical Safety) by a competent person registered with an electrical supply authority (RICE, BS, ELECRA, NAPIT, or NICEIC), authorized 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 electrical works. The client must receive both a copy of the self-certification certificate and a BS 7671:2001 (2004) Electrical Installation 1 Test Certificate and forward copies to the Local Authority Building Control Dept.

| DATE | REVISION |
|------|----------|
| | |
| | |

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 PLANS 4 U LTD,
 15 NORTH PARADE,
 NORTH ROAD MIDDX
 SOUTHALL UB8 2LP
 TEL: 01753 677777
 E-MAIL: plans@plans4u.com

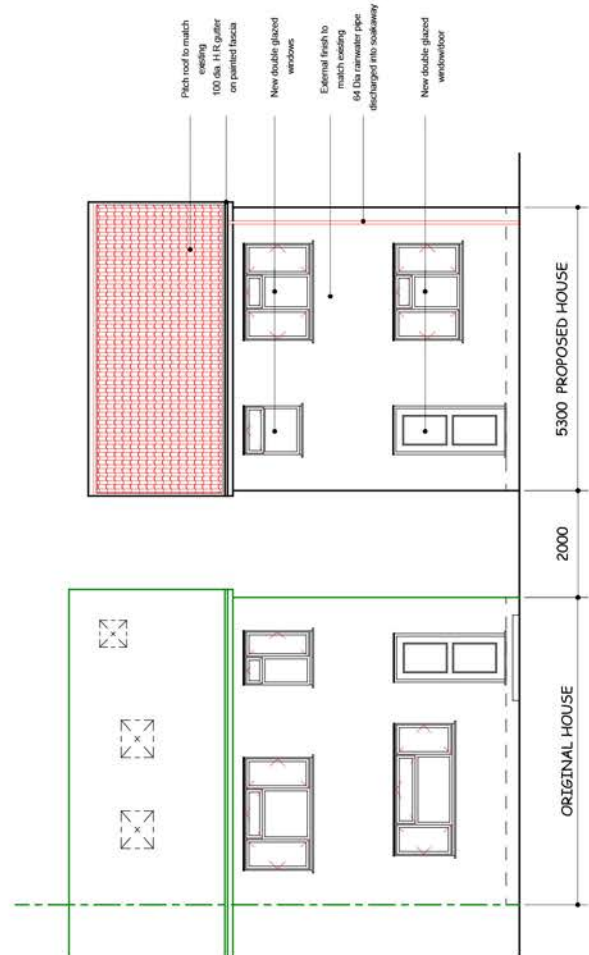
JOB TITLE:
 31 BAYNTON DRIVE
 HAYES

DRAWING TITLE:
 PROPOSED ELEVATIONS

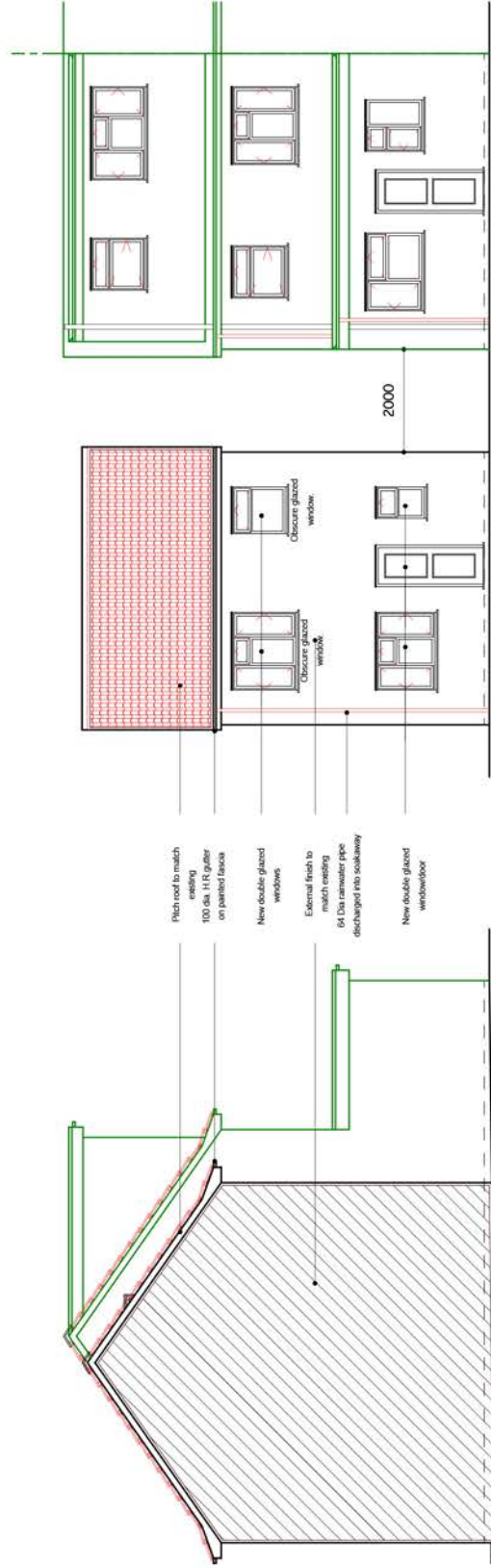
SCALE: 1:100

DATE: 28 MAR 2018 **DRAWN BY:**

| | |
|--------------------------------|-------------------|
| DRG. NO.: 1831RDH104 | REV.: A |
|--------------------------------|-------------------|

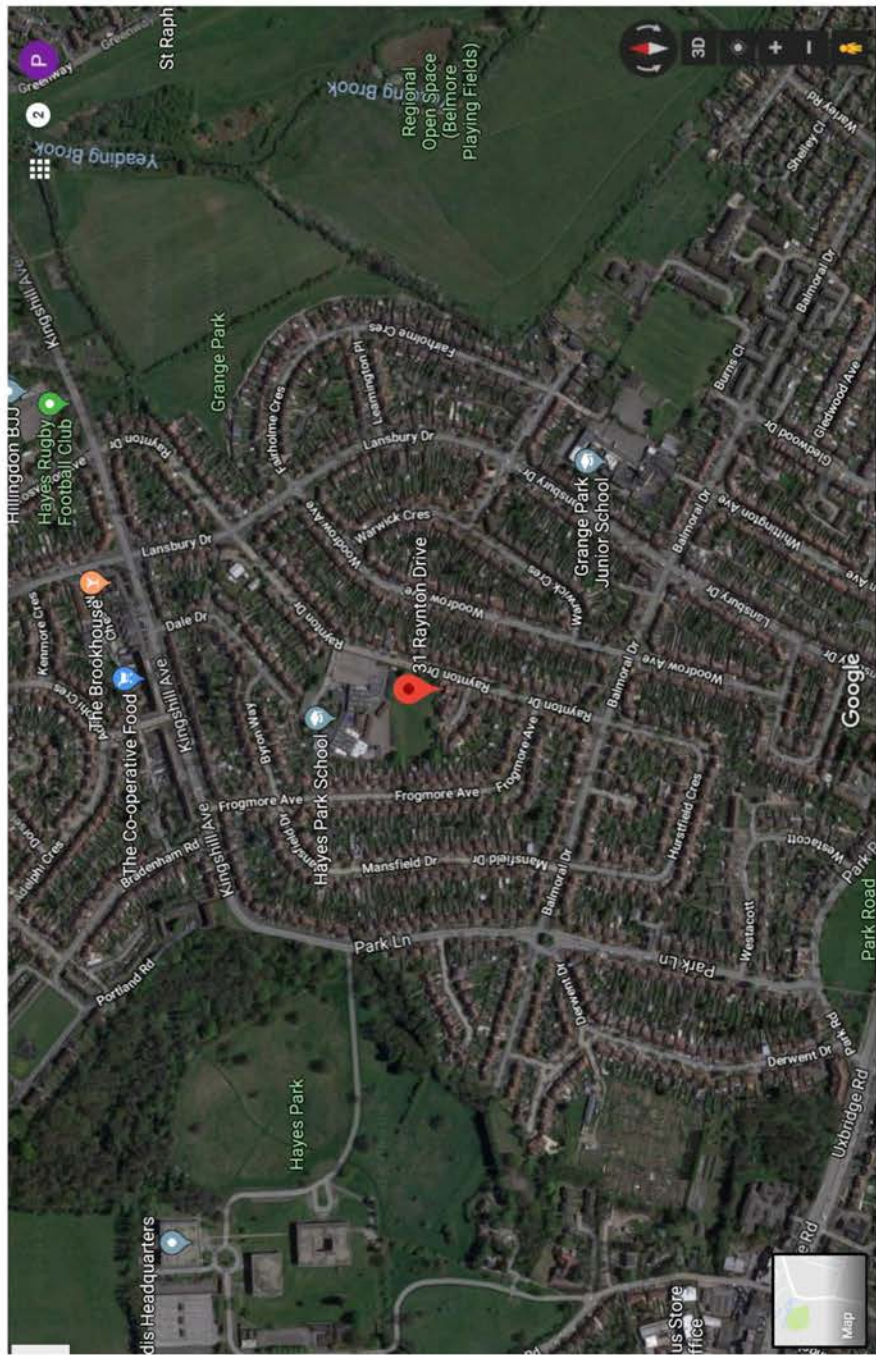


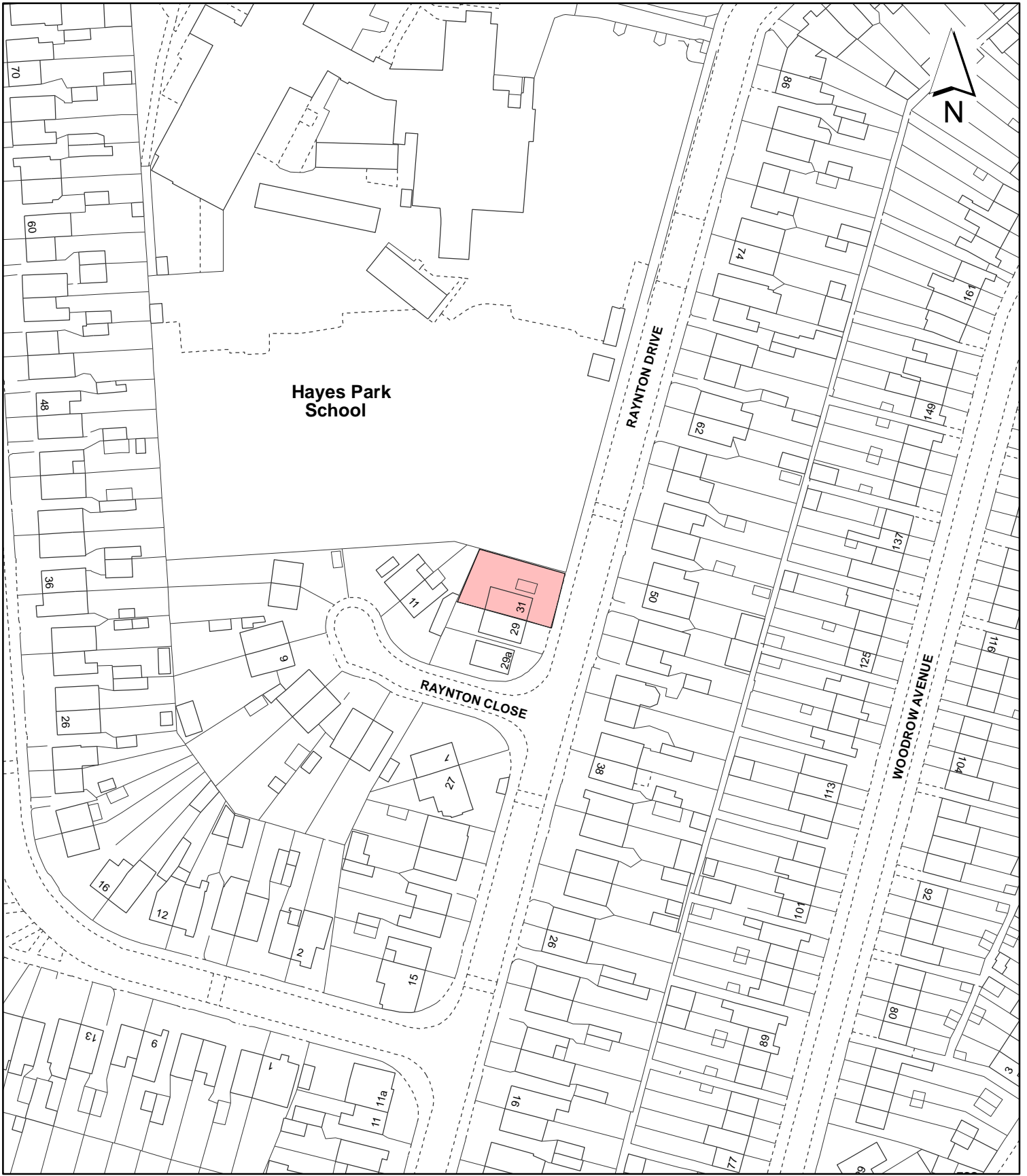
PROPOSED FRONT ELEVATION




31 RAYNTON DRIVE HAYES

MAP TO ILLUSTRATE PROXIMITY OF METROPOLITAN OPEN LAND / PUBLIC PARKS. APPLICATION SITE LOCATED WITHIN 300m OF HAYES PARK AND GRANGE PARK.





Notes:

 Site boundary

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| | |
|--|-----------------|
| Site Address: | |
| Land Forming Part of 31 Raynton Drive | |
| Planning Application Ref: | Scale: |
| 60138/APP/2018/1235 | 1:1,250 |
| Planning Committee: | Date: |
| Central & South | May 2018 |

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



Report of the Head of Planning, Transportation and Regeneration

Address 1376 UXBRIDGE ROAD HAYES

Development: Change of use of Ground floor from Use Class A1 (Shops) to Use Class C3 (Dwelling Houses) to create 1 x 1-bed flat to include alterations to front elevation (Part - Retrospective).

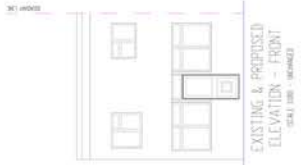
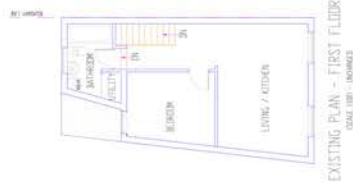
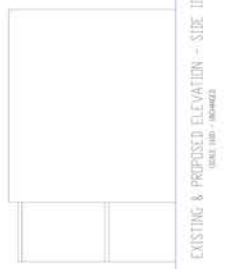
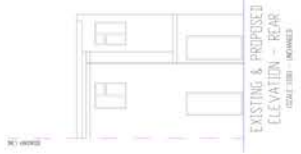
LBH Ref Nos: 68816/APP/2018/837

Date Plans Received: 06/03/2018

Date(s) of Amendment(s):

Date Application Valid: 03/04/2018

SCALE 1:100
 SCALE 1:500
 SCALE 1:6250



| REVISIONS | |
|-----------|--|
| | |
| | |

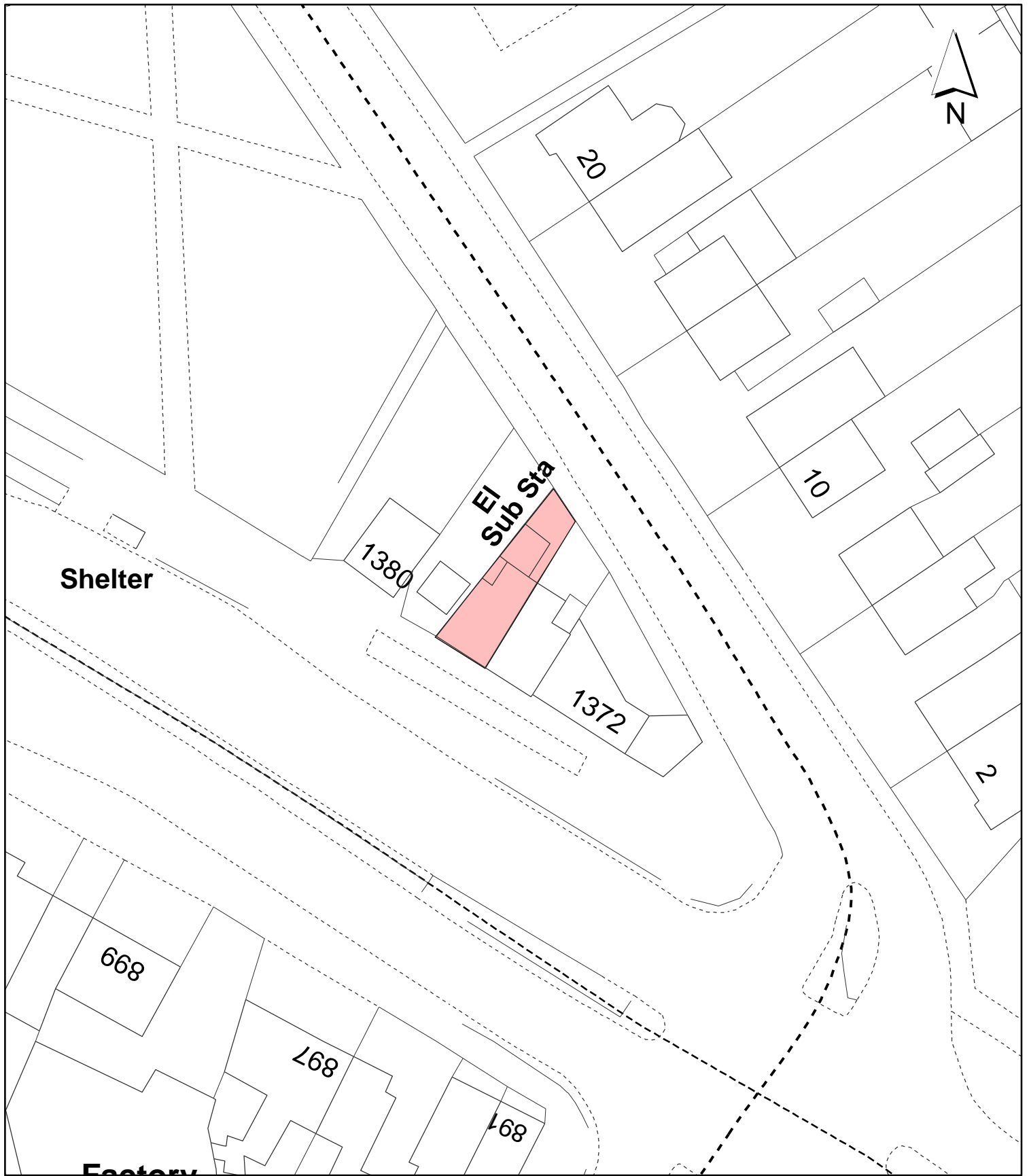
SITE ADDRESS:
 1376 LIDBRIDGE RD
 HILLINGDON
 UB10 0NQ



THE WHITE HOUSE DESIGN LTD
 CONSULTING CIVIL AND STRUCTURAL ENGINEERS
 7 PROGRESS BUSINESS CENTRE
 WHITTLE PARKWAY SLOUGH BERKSHIRE SL1 8DQ
 TEL: 01628 660 444
 FAX: 01628 660 555

DESCRIPTION
 RETROSPECTIVE PLANNING APPLICATION FOR GROUND FLOOR FLAT INTERNAL ALTERATIONS.

NOT APPROVED FOR CONSTRUCTION
 All measurements to be checked on site and not scaled from this drawing.
 Any discrepancies to be reported to The White House Design LTD.
 Party wall (etc) act 1997 to be agreed with adjoining neighbours prior to commencing.
 All works to the satisfaction of local authority inspector.
 No deviation from these drawings without the written agreement of The White House Design LTD.

DATE: 28-10-2014
SCALE: 1:100, 1:500, 1:250 @ A1
DRAWN BY: K/C
CHECKED BY:
DRAWING NUMBER: K/C/1376/2014/A



| | | | |
|---|---|-------------------------------------|--|
| <p>Notes:</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 2018 Ordnance Survey 100019283</p> | <p>Site Address:</p> <p>1376 Uxbridge Road</p> | | <p>LONDON BOROUGH OF HILLINGDON Residents Services Planning Section Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>  <p>HILLINGDON LONDON</p> |
| | <p>Planning Application Ref:</p> <p>68816/APP/2018/837</p> | <p>Scale:</p> <p>1:500</p> | |
| | <p>Planning Committee:</p> <p>Central & South</p> | <p>Date:</p> <p>May 2018</p> | |

Report of the Head of Planning, Transportation and Regeneration

Address 23 VICTORIA AVENUE HILLINGDON

Development: Two storey dwelling comprising 2 x 2-bed self contained flats, installation of vehicular crossover and parking including demolition of existing dwelling.

LBH Ref Nos: 12211/APP/2018/509

Date Plans Received: 09/02/2018

Date(s) of Amendment(s):

Date Application Valid: 16/02/2018

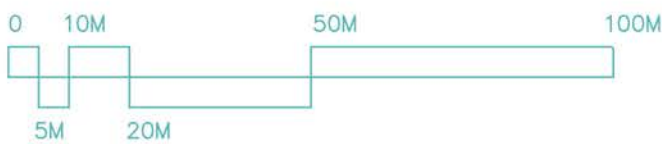


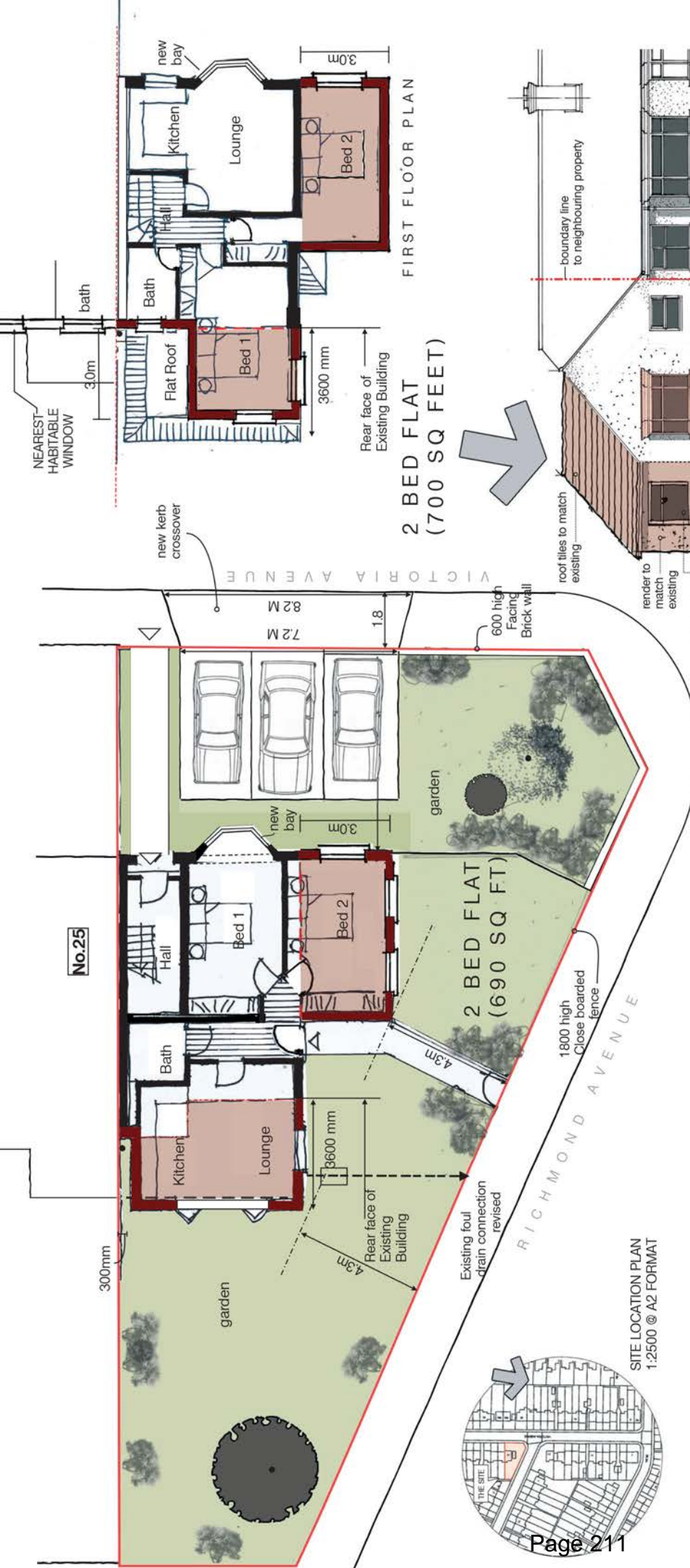
Location plan

Dwg No. 3108-SK1.

Scale 1:1250

23 Victoria Avenue
Hillingdon, UB10 9AH





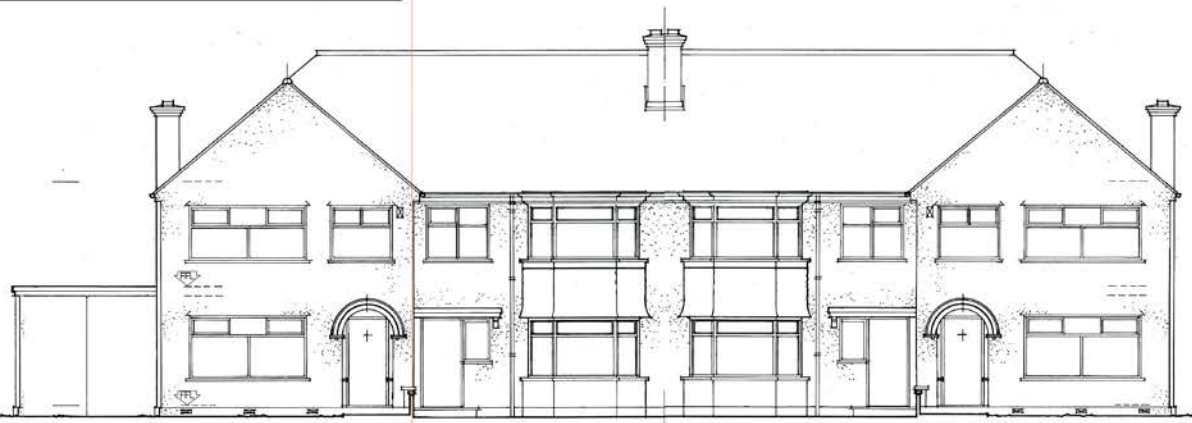
The RM Partnership
80 High Street, Hillingdon, Bucks
Tel: 029 8560 8005
E-mail: info@rmpartnership.co.uk

PROPOSED CONVERSION AT
23 VICTORIA AVENUE
HILLINGDON,
FOR RELICRIDE

SCHEME FOR
2 X 2 BED FLATS

Drawn by: **331089-10**
AS NOTED
Date: JAN 2014

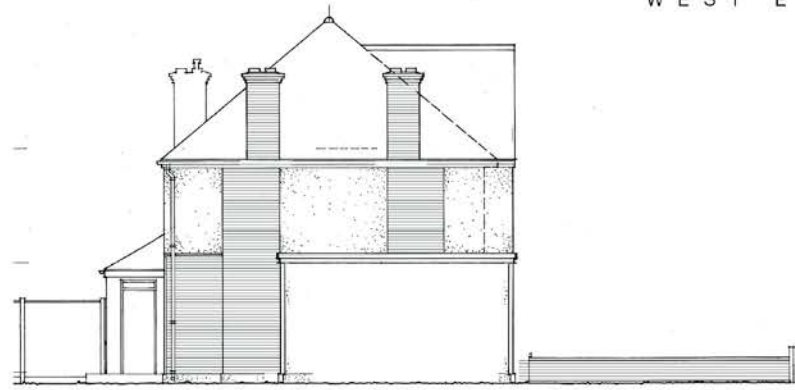
PLOT 23 VICTORIA AVENUE



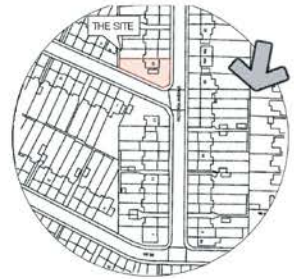
WEST ELEVATION



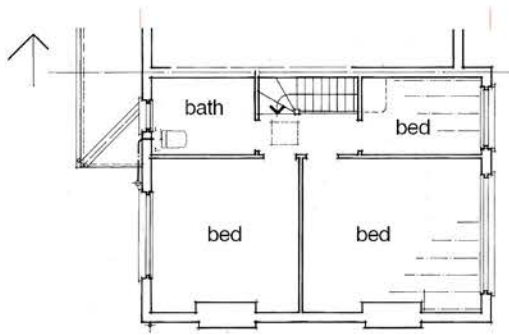
EAST ELEVATION



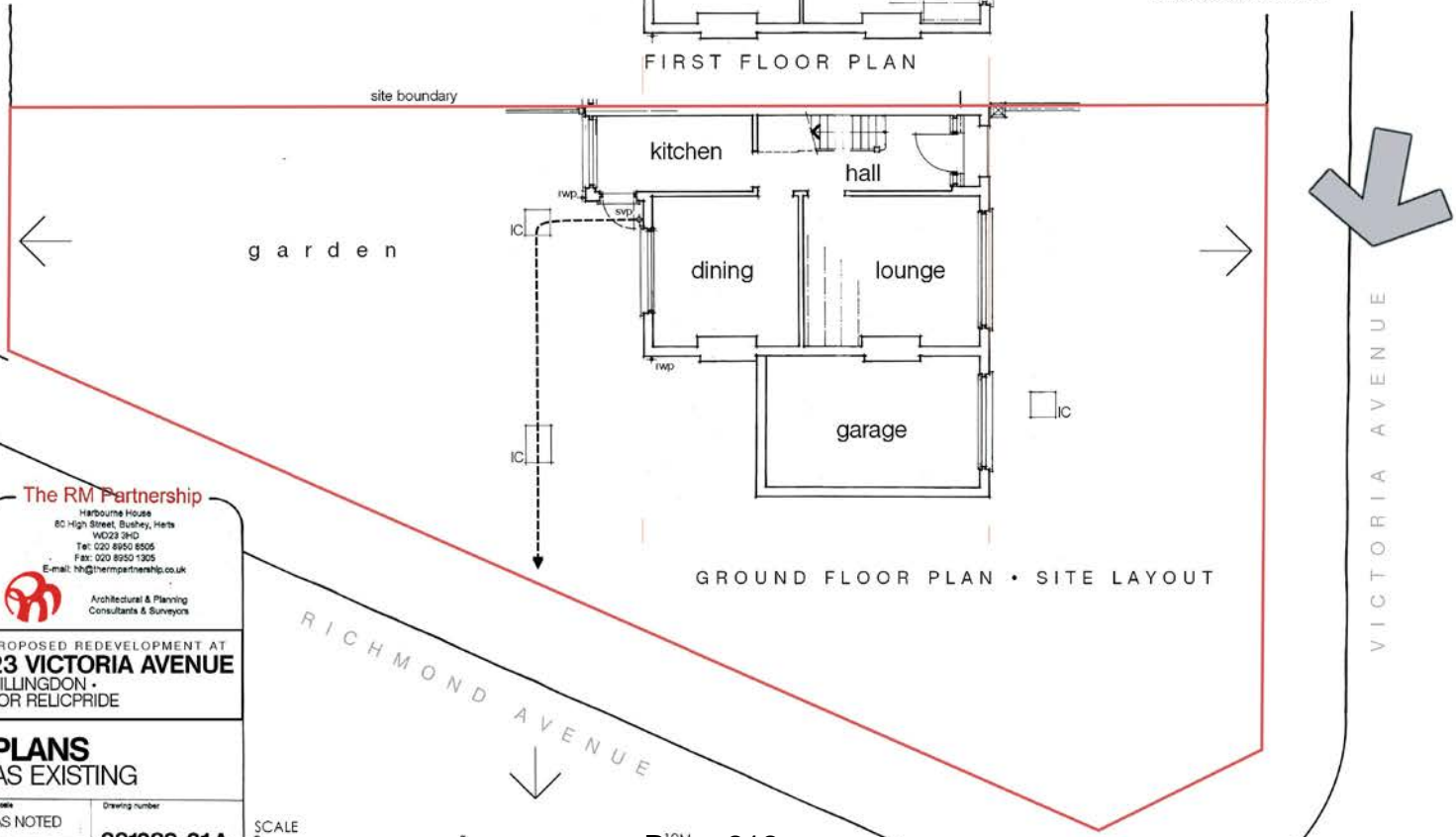
NORTH ELEVATION



SITE LOCATION PLAN
1:1250 @ A2 FORMAT



FIRST FLOOR PLAN



GROUND FLOOR PLAN • SITE LAYOUT

The RM Partnership
 Harbours House
 80 High Street, Bushey, Herts
 WD23 9JQ
 Tel: 020 8950 8505
 Fax: 020 8950 1305
 E-mail: hm@thermpartnership.co.uk

 Architectural & Planning
 Consultants & Surveyors

PROPOSED REDEVELOPMENT AT
23 VICTORIA AVENUE
 HILLINGDON •
 FOR RELICPRIDE

PLANS
 AS EXISTING

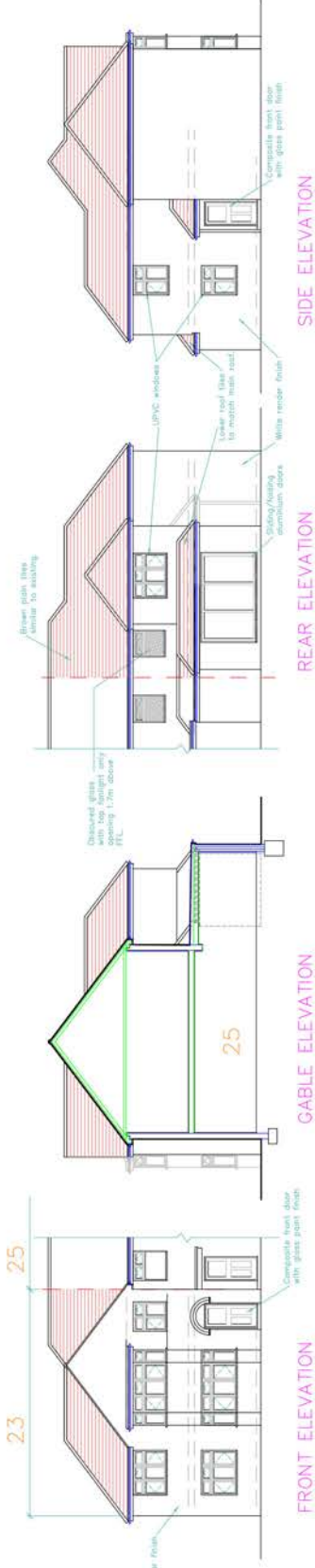
Scale AS NOTED Drawing number
331089-01A

Date
 APRIL 2013

SCALE
0 5
SCALE 1:100 @ A2 FORMAT

1. Do not scale from this drawing.
2. All dimensions to be checked on site before starting installation or construction.
3. In case of discrepancies in drawings, dimensions or details refer to TOWER ASSOCIATES' drawings and specifications. Any amendments by contractors will not be accepted.
4. Any work not specifically indicated by TOWER ASSOCIATES' drawings shall be done in accordance with the Building Code of the City of Toronto.
5. The contractor must ensure that work is done in accordance with the Building Code of the City of Toronto.
6. It is the contractor's responsibility to ensure that the work is done in accordance with the Building Code of the City of Toronto.
7. If work commences on site before the drawings are approved, the contractor shall be held responsible for any work done.
8. The drawings and all copies produced therefrom remain the copyright and property of TOWER ASSOCIATES. No part of these drawings shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of TOWER ASSOCIATES. If approved.

By using this drawing the user and his or her contractor agree that approval of the same does not constitute an approval of the design and construction conditions.

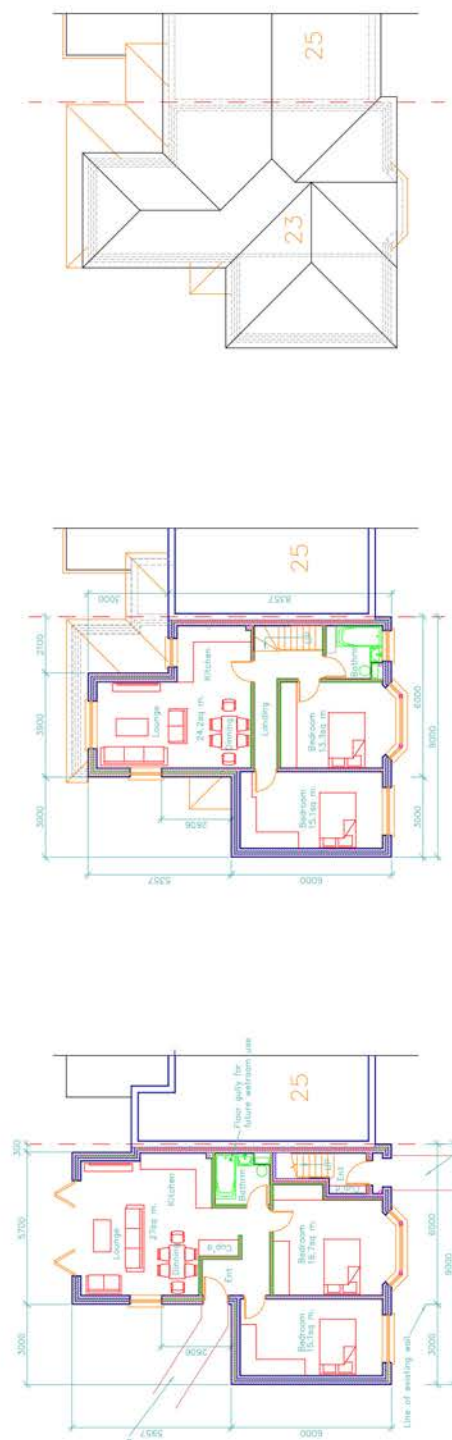


FRONT ELEVATION

CABLE ELEVATION

REAR ELEVATION

SIDE ELEVATION



GROUND FLOOR LAYOUT
Ground floor (ftl) 70sqm.

FIRST FLOOR LAYOUT
First floor (ftl) 70.3sqm.

ROOF LAYOUT

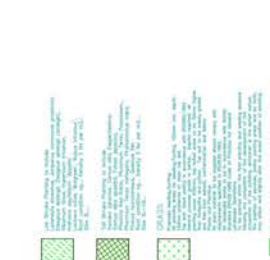
| | | |
|---|---------|--------------------------|
| REV. | DATE | DESCRIPTION |
| JOB: 23 Victoria Ave., Hillingdon | | |
| TITLE: PROPOSED LAYOUT | | |
| DRG. No. | 3108-02 | REV. |
| SCALE: | 1:100 | CHECKED BY: DATE: JAN 18 |
| | | DATE: JAN 18 |
| TOWERS ASSOCIATES Hereford on Terminal, Harvil Rd Hereford, WIPPOX, URB 61L TEL: 01895 814864 FAX: 01895 812822 | | |

NOTE:
Landscape as
drawing No. 3108-L01 Rev B.

1. Do not make from this drawing.
2. Do not use this drawing for any other purpose.
3. Do not use this drawing for any other purpose.
4. For any information not covered by this drawing, contact the author of this drawing.
5. The contractor shall ensure that work is carried out in accordance with the latest editions of the relevant standards.
6. It is the contractor's responsibility to ensure that the work is carried out in accordance with the latest editions of the relevant standards.
7. If work commences on site before the date of approval, the contractor shall be deemed to have accepted the terms and conditions of this drawing.
8. The contractor shall be responsible for any additional work or variations that may be required.
9. The contractor shall be responsible for any additional work or variations that may be required.
10. The contractor shall be responsible for any additional work or variations that may be required.

General specification:
 All materials to be used shall be of a minimum quality as specified in the relevant standards. All materials to be used shall be of a minimum quality as specified in the relevant standards. All materials to be used shall be of a minimum quality as specified in the relevant standards.

Materials to be used:
 20mm PVC sheets on Type 2 Portland cement concrete.
 Porous block pavers on 20mm PVC sheet.
 Reinforced concrete. 150mm x 150mm x 100mm.
 200mm x 200mm x 100mm.
 300mm x 300mm x 100mm.
 400mm x 400mm x 100mm.
 500mm x 500mm x 100mm.



| Material | Specification |
|---|------------------------------------|
| 20mm PVC sheets <td>On Type 2 Portland cement concrete</td> | On Type 2 Portland cement concrete |
| Porous block pavers <td>On 20mm PVC sheet</td> | On 20mm PVC sheet |
| Reinforced concrete <td>150mm x 150mm x 100mm</td> | 150mm x 150mm x 100mm |
| Reinforced concrete <td>200mm x 200mm x 100mm</td> | 200mm x 200mm x 100mm |
| Reinforced concrete <td>300mm x 300mm x 100mm</td> | 300mm x 300mm x 100mm |
| Reinforced concrete <td>400mm x 400mm x 100mm</td> | 400mm x 400mm x 100mm |
| Reinforced concrete <td>500mm x 500mm x 100mm</td> | 500mm x 500mm x 100mm |

NOTES:
 1. All materials to be used shall be of a minimum quality as specified in the relevant standards.
 2. All materials to be used shall be of a minimum quality as specified in the relevant standards.
 3. All materials to be used shall be of a minimum quality as specified in the relevant standards.



Notes:
 1. The bin store shall be constructed in accordance with the relevant standards.
 2. The bin store shall be constructed in accordance with the relevant standards.
 3. The bin store shall be constructed in accordance with the relevant standards.

| REV. | DATE | DESCRIPTION |
|------|------------|---------------------------------|
| 9 | 10/01/2018 | Rev 8: Waste Storage Assemblies |

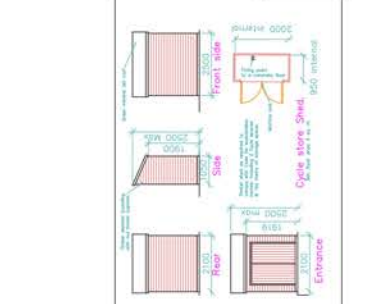
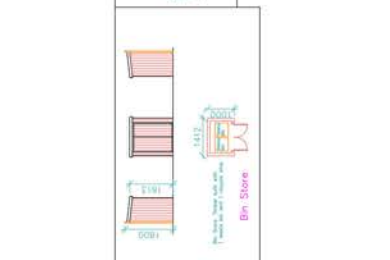
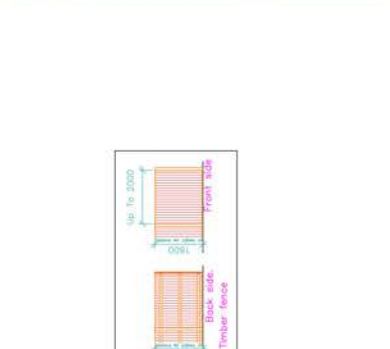
JOB:
 23 VICTORIA AVENUE
 HILLINGDON, UB10 9AH

TITLE:
 3108-L01

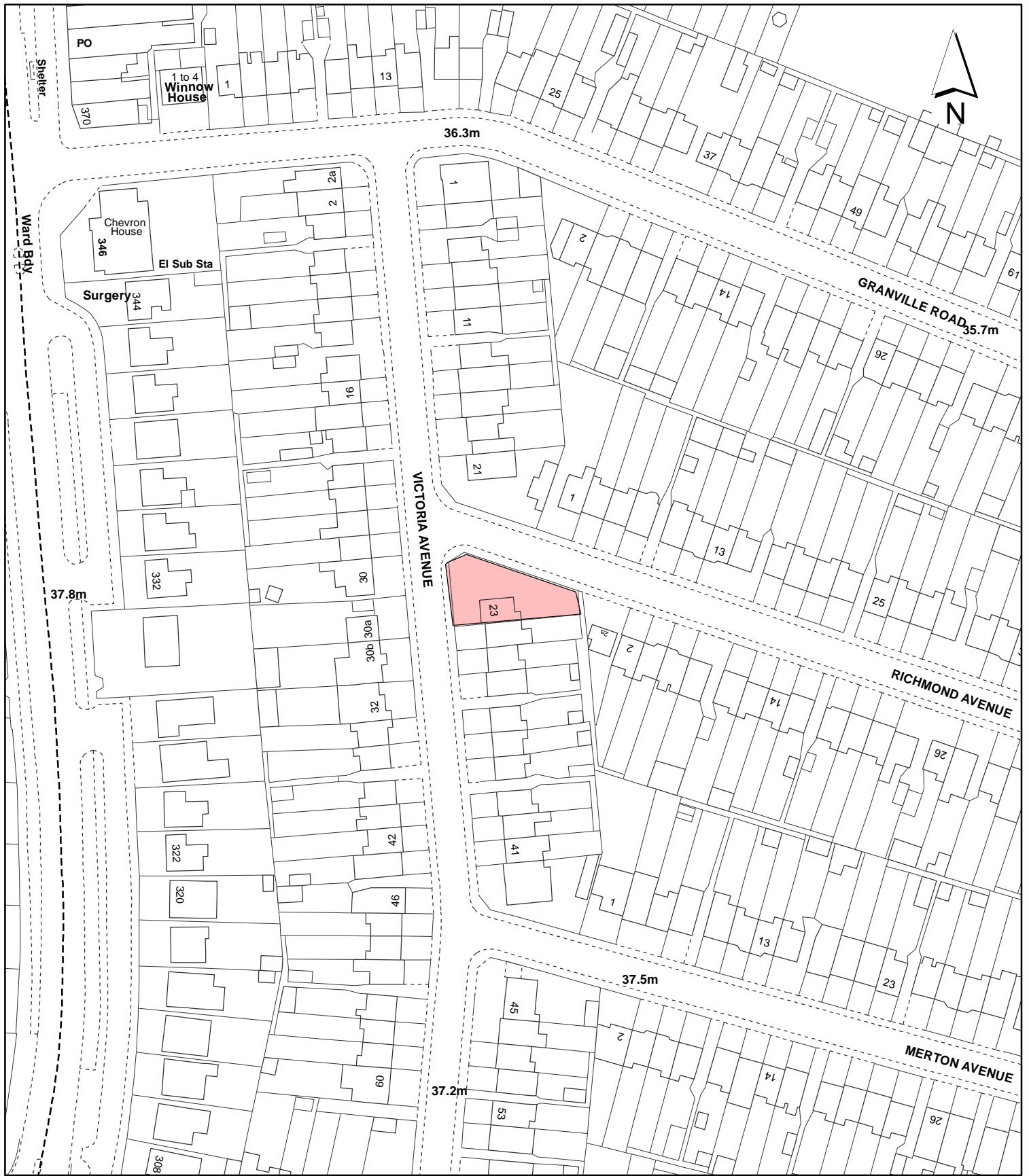
DRG. No.: 3108-L01 **REV.:** B

SCALE: 1:100 **DATE:** 10/01/17 **CHKD:** JDM **DATE:** 10/01/17 **DWG. NO.:** 17

TOWERS ASSOCIATES
 Herefield on Terminal Harvil Rd
 Herefield, WIDEX UB8 9L
 TEL: 01895 812822



Notes:
 1. The bin store shall be constructed in accordance with the relevant standards.
 2. The bin store shall be constructed in accordance with the relevant standards.
 3. The bin store shall be constructed in accordance with the relevant standards.



Notes:

Site boundary

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Site Address:

**23 Victoria Avenue
 Hillingdon**

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

Planning Application Ref:
12211/APP/2018/509

Scale:
1:1,250

Planning Committee:
Central & South

Date:
May 2018

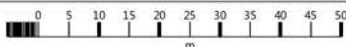


Report of the Head of Planning, Transportation and Regeneration

Address 60 CARFAX ROAD HAYES
Development: Single storey detached outbuilding to rear for use as a hair salon
(Retrospective)
LBH Ref Nos: 51061/APP/2017/4328

Date Plans Received: 30/11/2017 **Date(s) of Amendment(s):**
Date Application Valid: 29/01/2018

Location Plan



60 Carfax Road,
Hayes,
Hillingdon,
UB3 4RD

OS MasterMap 1250/2500/10000 scale
Thursday, November 9, 2017, ID: JEW-00668747
maps.johnwright.com

1:1250 scale print at A4, Centre: 509973 E, 178422 N

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copyshop@bovilles.co.uk
tel: 01895 450321

NOTES
 CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK ON SOUP DRAWINGS
 DO NOT SCALE FROM THIS DRAWING
 RS: AYVA COPY/PRINT

NOTES

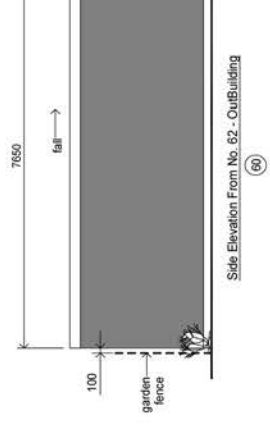
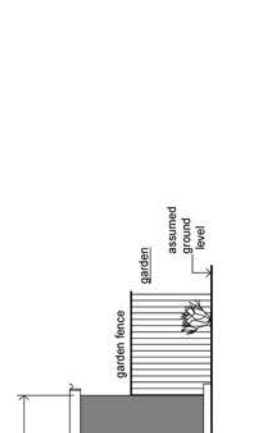
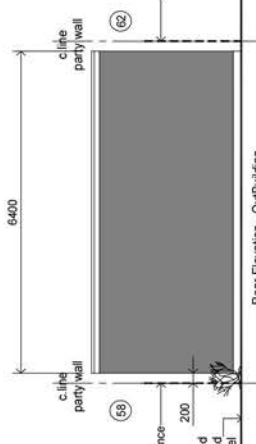
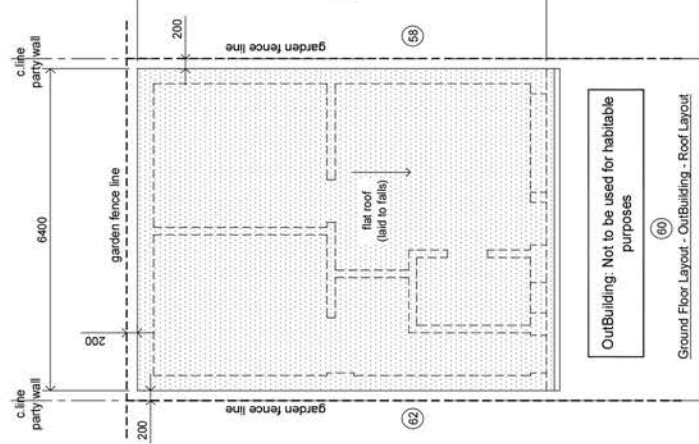
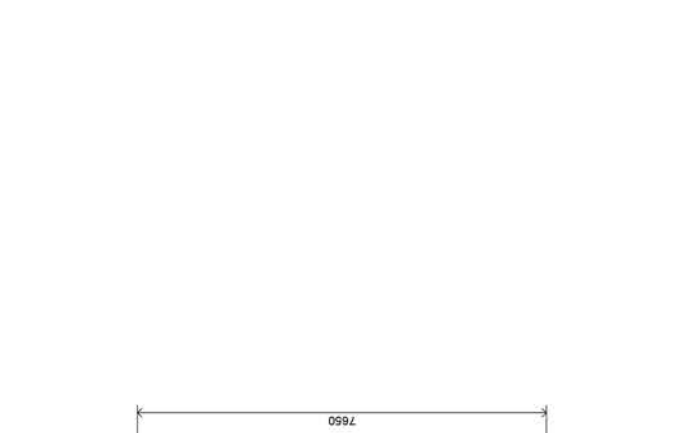
1. Do not scale this drawing
2. All dimensions to be verified on site and any discrepancy reported to the client
3. This drawing to be read in conjunction with all relevant drawings

Contractors to serve party wall act notice to adjoining neighbour prior to commencement of any works

client/builder to liaise with local water board for any new works on or within the public sewer or drain runs and obtain approval from the local authority prior to commencement of any works

all rainwater gutters, down pipes, etc. to be installed & not to encroach neighbours property

client/builder to obtain all planning permission approvals from the relevant authority prior to the commencement of building works is at the client/builders own risk



| REV / AMENDMENT | DATE | CHKD |
|------------------|----------|------|
| A Planning Issue | 24.07.17 | RS |



CLIENT
Mrs. Karamjit Kaur

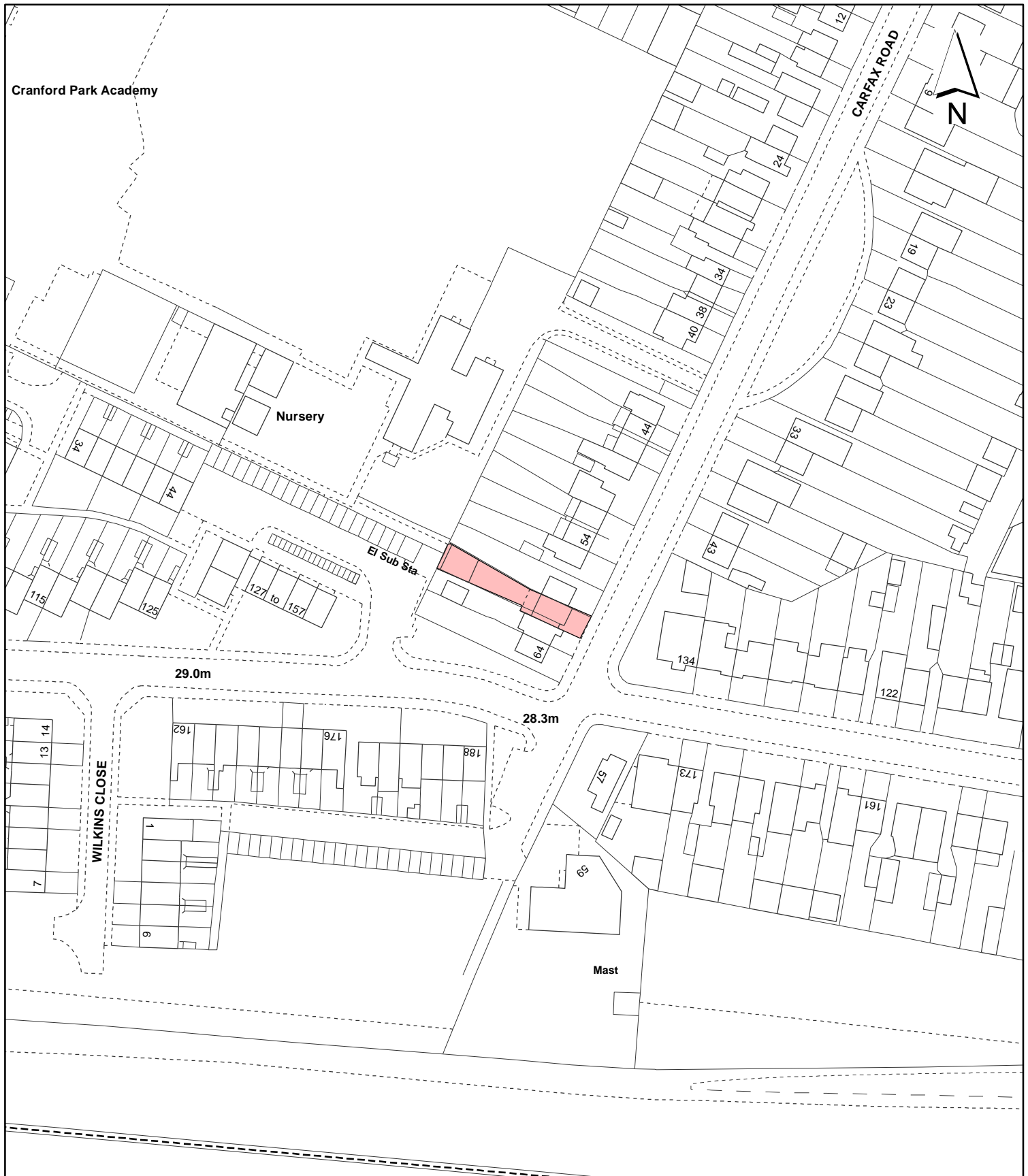
PROJECT
80 Curlew Road
Hayes (Middlesex)
UB3 4RD

DRAWING TITLE
Detached OutBuilding
Ground Floor Layout & Elevations
Sheet 1

| SCALE | DRAWN BY | CHECKED | DATE |
|------------|----------|---------|----------|
| 1:100 @ A3 | RS | RS | 27.07.17 |

| DRAWING NUMBER | REVISION |
|----------------|----------|
| 2017-65-01 | A |

Planning Issue



Notes:

 Site boundary

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Site Address:

60 Carfax Road

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

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

Planning Application Ref:

51061/APP/2017/4328

Scale:

1:1,250

Planning Committee:

Central & South

Date:

May 2018

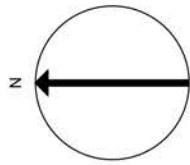


HILLINGDON
 LONDON

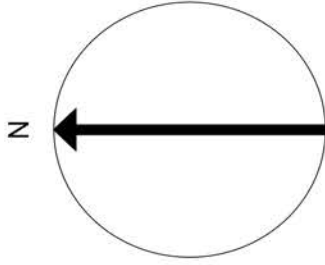
Report of the Head of Planning, Transportation and Regeneration

Address 210 CENTRAL AVENUE HAYES
Development: Part two storey, part single storey rear extension and conversion of dwelling to
2 x 1-bed self contained flats with associated parking and amenity space.
LBH Ref Nos: 71772/APP/2018/841

Date Plans Received: 06/03/2018 **Date(s) of Amendment(s):** 06/03/2018
Date Application Valid: 16/03/2018



LOCATION PLAN
SCALE 1:1250



Application:
FFA - Resubmission of COU from dwelling to 2 x flats including extensions

Client: Mr Romin Kumar
 Date: 16th Jan 2018
 Site: 210 Central Ave, Hayes, UB3 2DE
 Drawn By: Gurps Binning
 Scale: Refer to Drawing @ A3
 Dog No: GTD811 - 05FFPA3

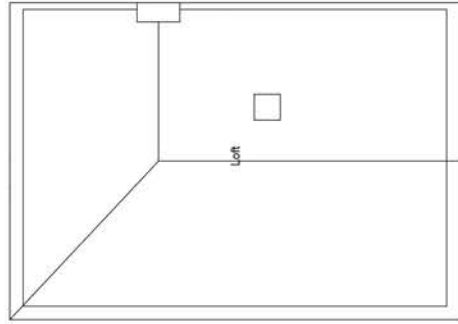
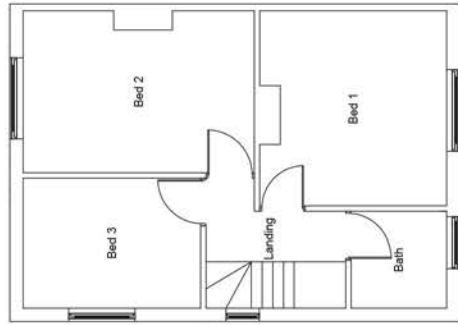
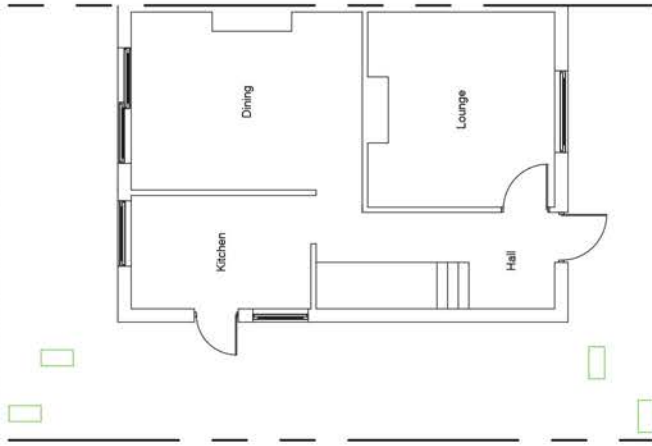
G T DESIGNZ LTD
Building Designs & Technical services

GT Designz Ltd, 5th Floor,
 Hyde Park Hayes 3,
 11 Millington Road,
 Hayes,
 UB3 4AZ.
 Tel : 0208 212 7981
 Mob : 07 854 351 934
 Email : enquiries@gtdesignz Ltd.com

BLOCK PLAN
SCALE 1:500



SCALE 1 : 100

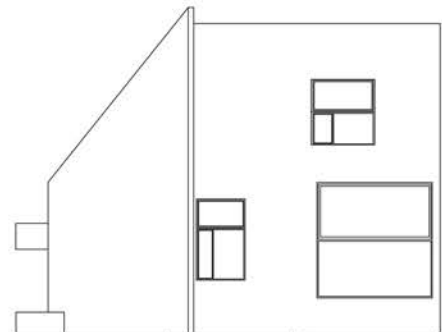
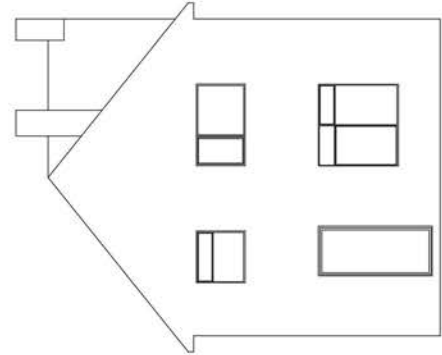
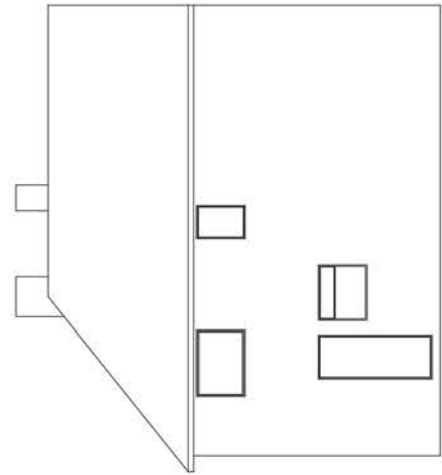
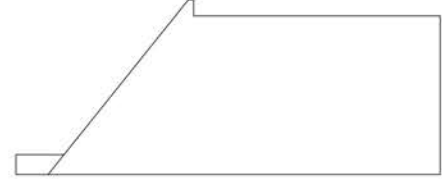


REV/NOTES:

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

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EXISTING GF / FF & ROOF LAYOUTS
Scale 1:100



EXISTING REAR / FRONT & SIDE ELEVATIONS
Scale 1:100

Application: **FPA - Resubmission of COU from dwelling to 2 x flats including extensions**

Client: Mr Romin Kumar Date: 16th Jan 2018

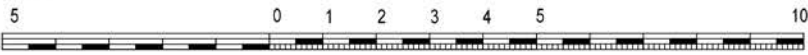
Site: 210 Central Ave, Hayes, UB3 2DE Drawn By: Gurps Benning

Scale: Refer to Drawing @ A3 Dwg No: GTD611 - 01FPA3

GT DESIGNZ LTD
Building Designs & Technical services

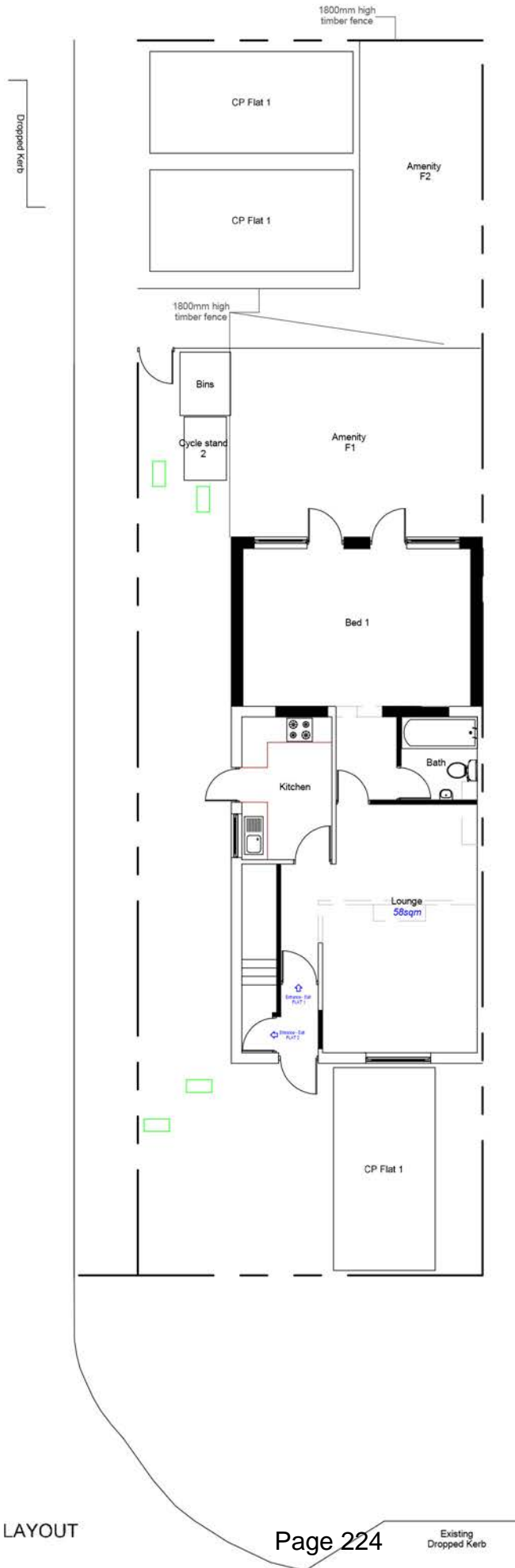
GT Designz Ltd, 5th Floor,
 Hyde Park Hayes 3,
 11 Millington Road,
 Hayes,
 UB3 4AZ.
 Tel : 0208 212 7881
 Mob : 07 854 351 934
 Email : enquiries@gtdesignzlltd.com

Metres



SCALE 1:100

REV/NOTES:
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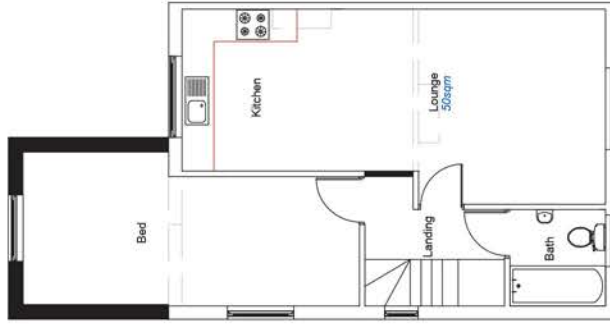
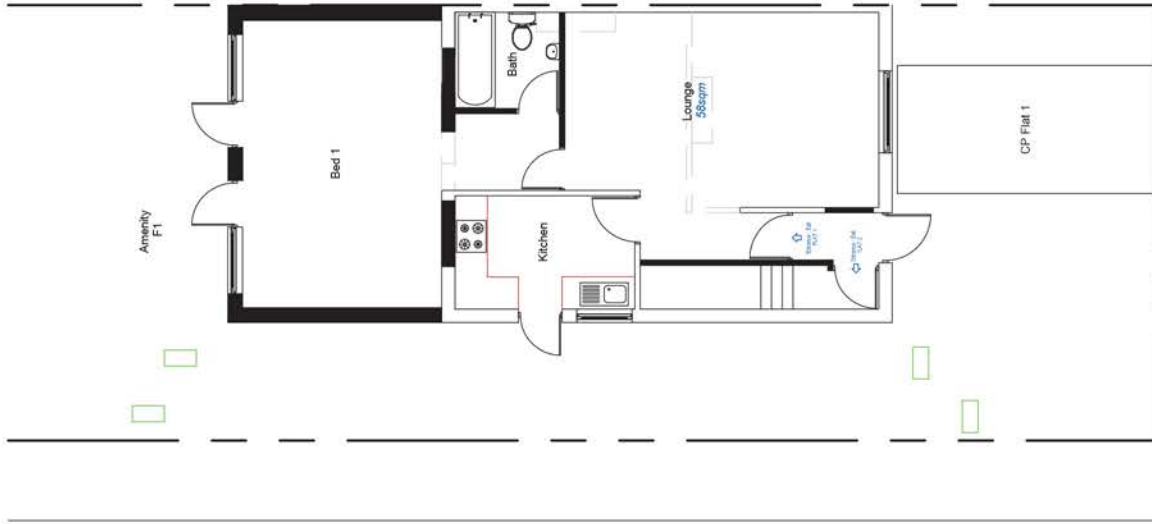


Application:
FPA - Resubmission of COU from dwelling to 2 x flats including extensions
 Client: Mr Romin Kumar Date: 16th Jan 2018
 Site: 210 Central Ave, Hayes, UB3 2DE Drawn By: Gurps Benning
 Scale: Refer to Drawing @ A3 Dwg.No: GTD611 - 04FPA3

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Building Designs & Technical services
 GT Designz Ltd, 5th Floor, Hyde Park Hayes 3, 11 Milington Road, Hayes, UB3 4AZ.
 Tel : 0208 212 7981
 Mob : 07854 351 934
 Email : enquiries@gtdesignzLtd.com



SCALE 1 : 100



REMARKS:-

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Application:

FPA - Resubmission of COU from dwelling to 2 x flats including extensions

Client: Mr Romin Kumar

Date: 16th Jan 2018

Site: 210 Central Ave, Hayes, UB3 2DE

Drawn By: Gups Banning

Scale: Refer to Drawing @ A3

Dwg.No: GTD611 - 02PPA3

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11 Millington Road,
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UB3 4AZ.

Tel : 0208 212 7981

Mob : 07854 351 934

Email : enquiries@gtdesignzld.com

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PROPOSED GF / FF & SF LAYOUTS
Scale 1:100

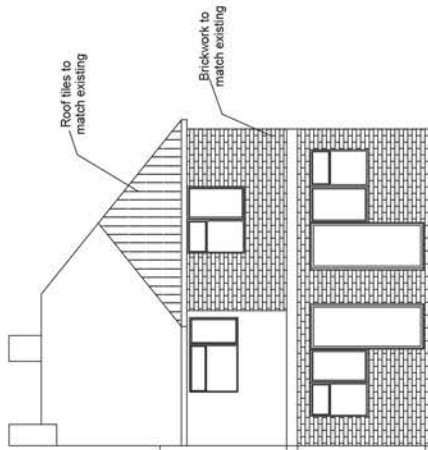
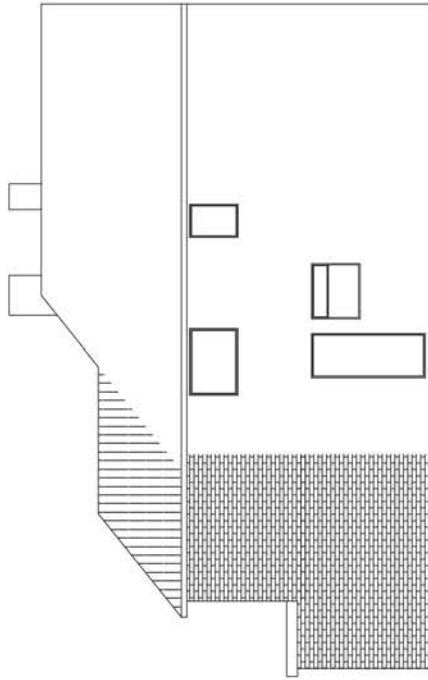
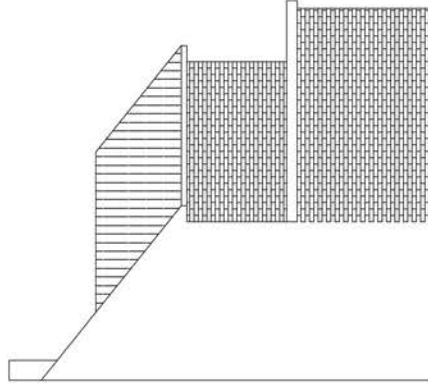


SCALE 1 : 100

REV/NOTES:

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PROPOSED REAR & SIDE ELEVATIONS
Scale 1:100

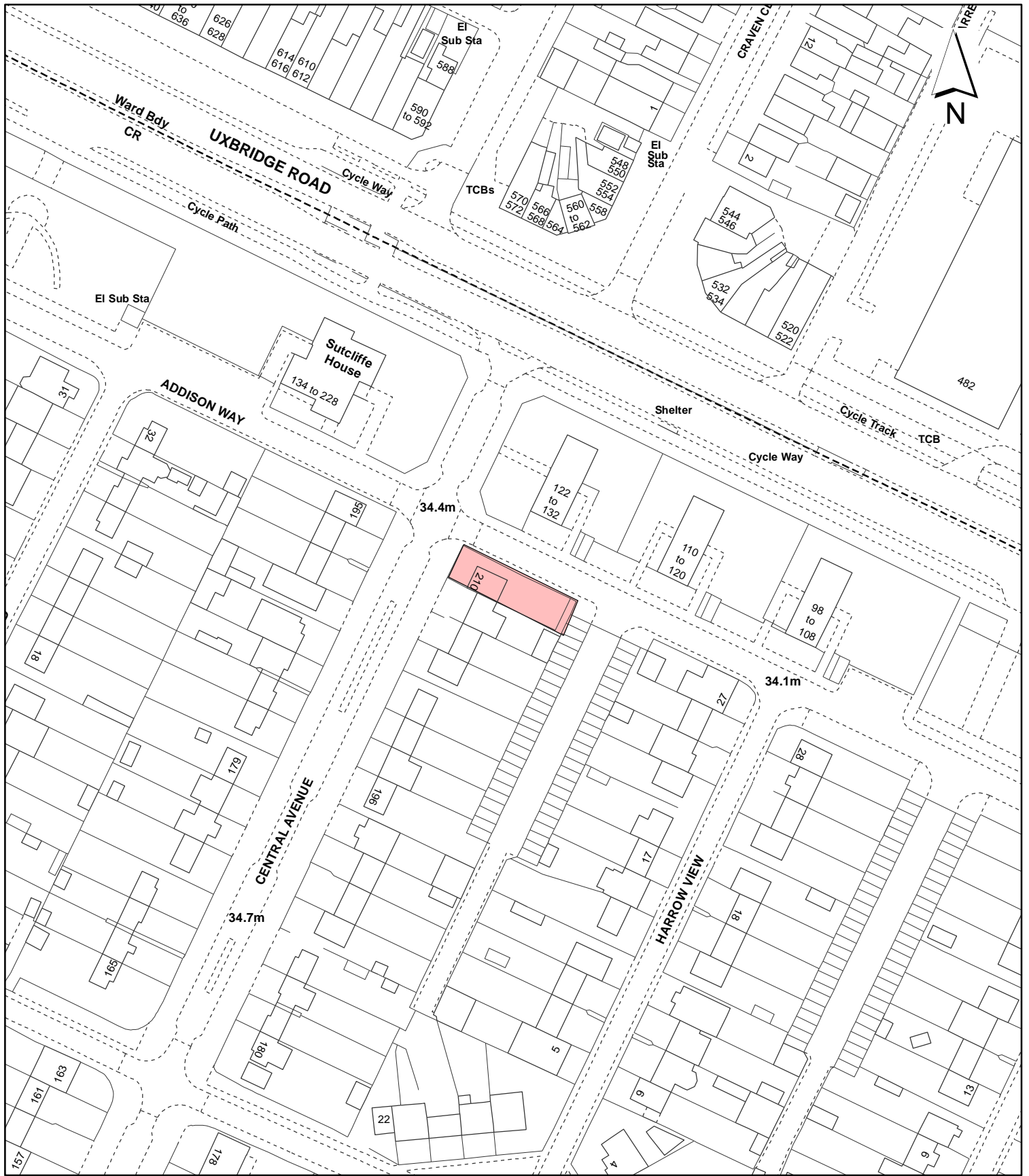
Application:

FPA - Resubmission of COU from dwelling to 2 x flats including extensions

Client: Mr Romin Kumar Date: 16th Jan 2018
 Site: 210 Central Ave, Hayes, UB8 2DE Drawn By: Gupsa Banning
 Scale: Refer to Drawing @ A3 Dwg No: GTD611 - 03FPA3

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 11 Millington Road, Hayes, Email : enquiries@gtdesignztd.com
 UB3 4AZ.



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Site Address:

**210 Central Avenue
 Hayes**

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

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

Planning Application Ref:

71772/APP/2018/841

Scale:

1:1,250

Planning Committee:

Central & South

Date:

May 2018



HILLINGDON
 LONDON

Report of the Head of Planning, Transportation and Regeneration

Address 11 BELMONT ROAD UXBRIDGE

Development: Part change of use from restaurant (Use Class A3) to create 2 x 1-bed and 1 x 2-bed self contained flats (Use Class C3)

LBH Ref Nos: 34940/APP/2018/346

Date Plans Received: 30/01/2018

Date(s) of Amendment(s):

Date Application Valid: 30/01/2018

Ordnance Survey[®] OS Sitemap[®]

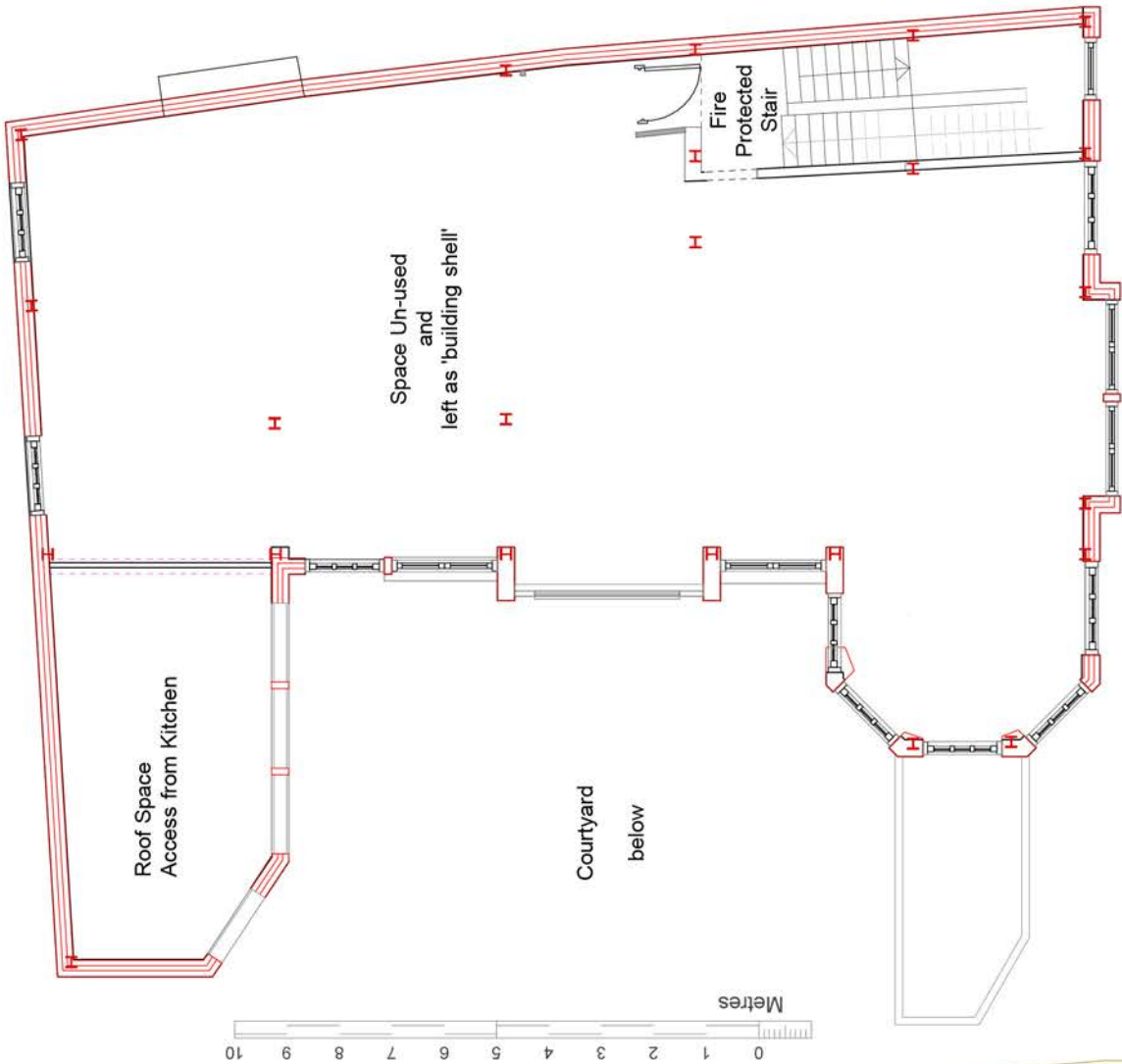


Client:
Amberstar Limited

Project:
CHANGE OF USE TO 1ST FLOOR
11 Belmont Road Uxbridge

Title:
Location Plan 02/2017

Scale:
1:1250 @ A4



First Floor

Client : **Amberstar Limited**

9-11, Belmont Road, Uxbridge UB8 1QS

First Floor plan as Existing

DWG No : 020217/01 Rev A

SCALE : 1:50 @ A1 / 1:100 @ A3

Inhouse Design

31, Farringham Lea, Haywards Heath
West Sussex RH16 4FS

m: 07867 944 335
t: 01444 441 606
e: inhouse.design2016@gmail.com



Ground Floor



First Floor

Client : **Amberstar Limited**

9-11, Belmont Road, Uxbridge UB8 1QS

First Floor plan as Proposed

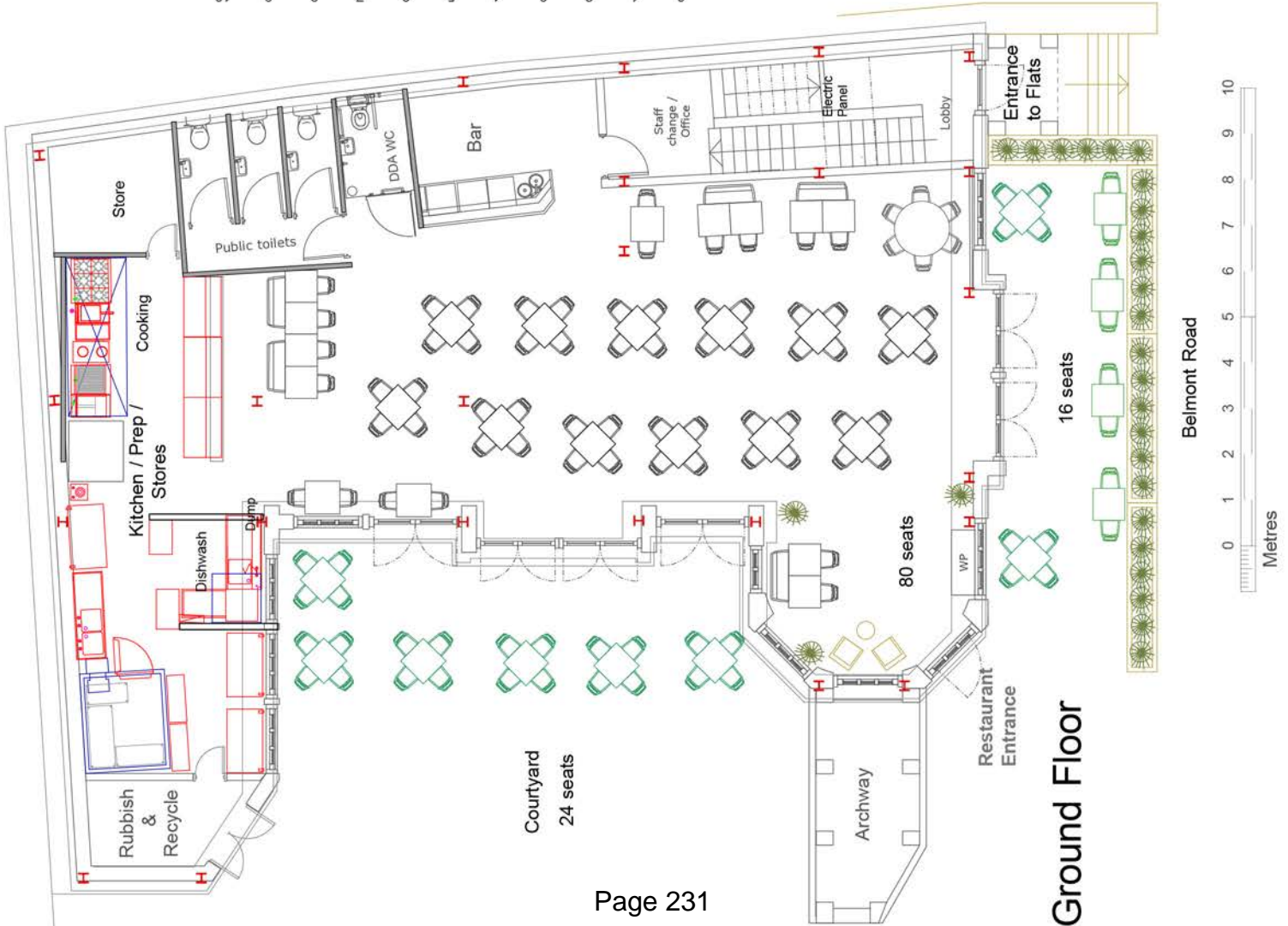
DWG No : 020217/02

SCALE : 1:50 @ A1 / 1:100 @ A3

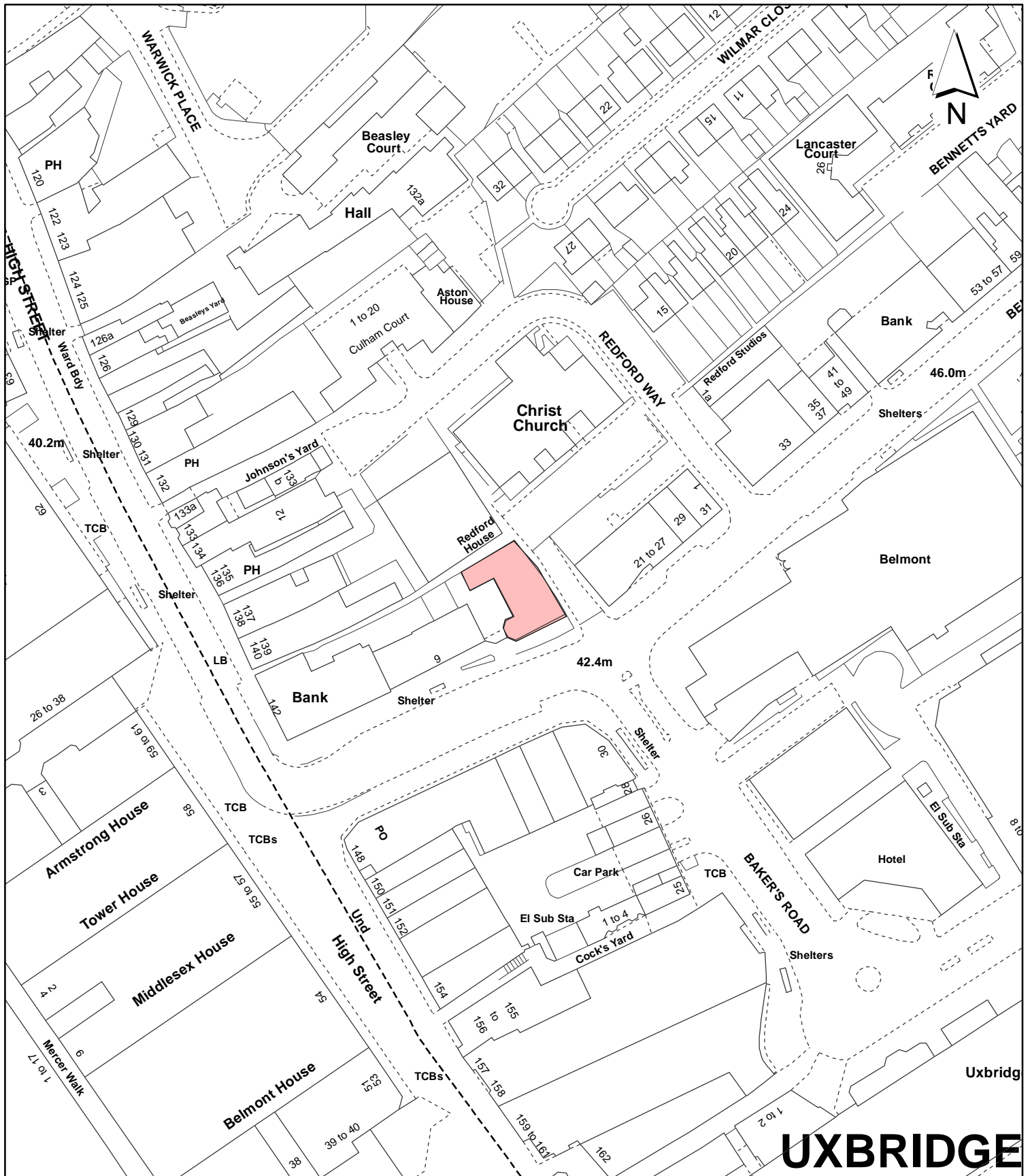
Inhouse Design

31, Farringham Lea, Haywards Heath
West Sussex RH16 4FS



m: 07867 944 335
t: 01444 441 606
e: inhouse.design2016@gmail.com



Ground Floor



UXBRIDGE

| | | | |
|--|--|--|---|
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| | <p>Planning Application Ref:</p> <p align="center">34940/APP/2018/346</p> | <p>Scale:</p> <p align="center">1:1,250</p> |  <p align="center">HILLINGDON LONDON</p> |
| | <p>Planning Committee:</p> <p align="center">Central & South</p> | <p>Date:</p> <p align="center">May 2018</p> | |

Report of the Head of Planning, Transportation and Regeneration

Address 66 FAIRWAY AVENUE WEST DRAYTON

Development: Raising and enlargement of roofspace to create habitable accommodation including the erection of a single storey front extension and installation of a porch

LBH Ref Nos: 29143/APP/2018/715

Date Plans Received: 22/02/2018

Date(s) of Amendment(s):

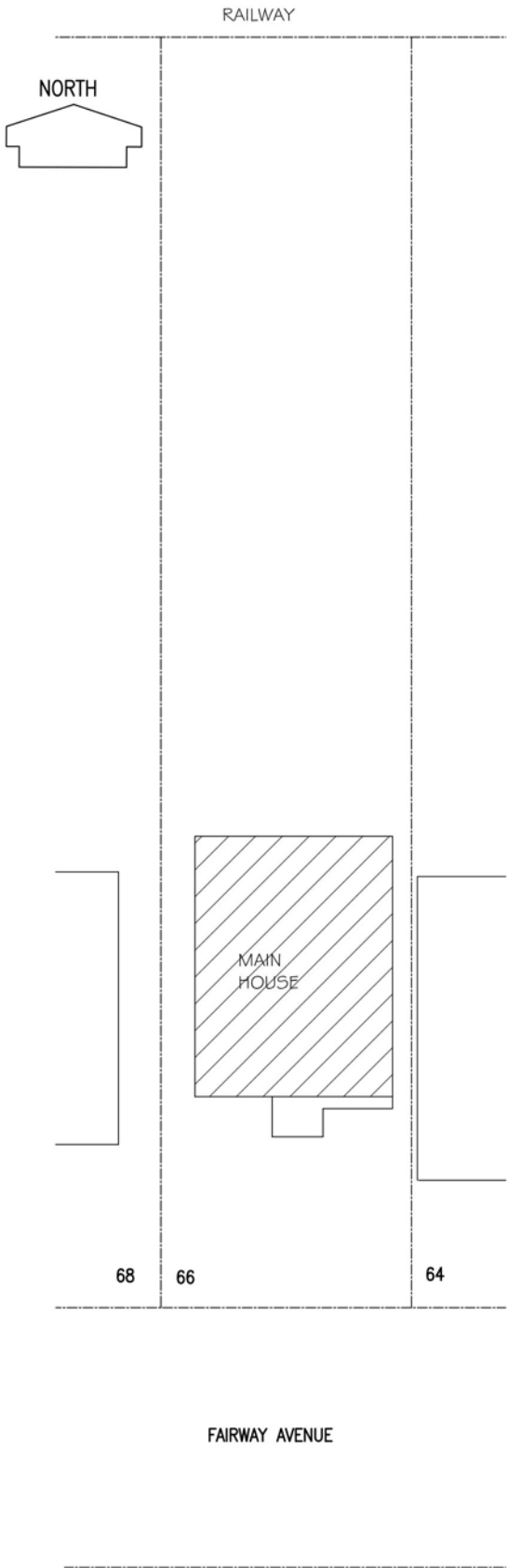
Date Application Valid: 22/02/2018



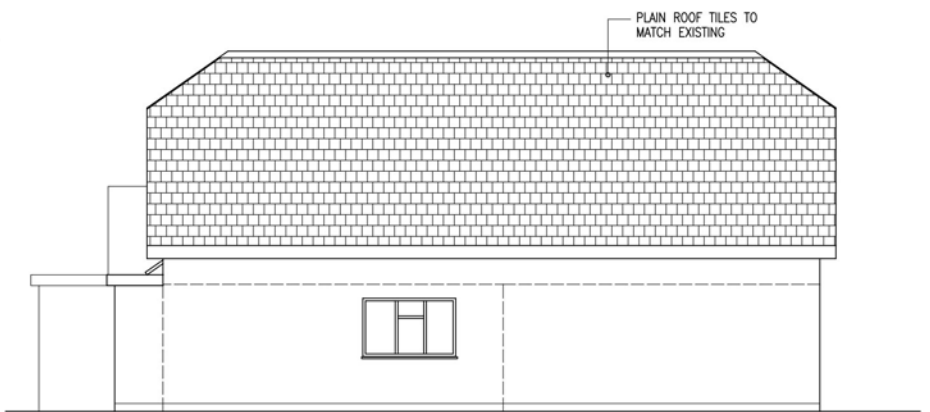
Project
 PROPOSED LOFT CONVERSION & FRONT
 PORCH TO 66 FAIRWAY AVENUE
 WEST DRAYTON UB7-7AW

Drawing
 LOCATION PLAN

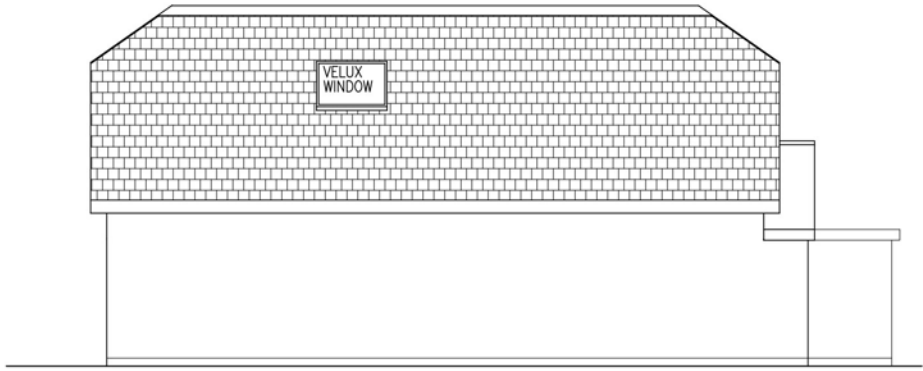
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| Scale | Date FEB. 2018 | Drawing No. |
| Drawn | | LP/01 |



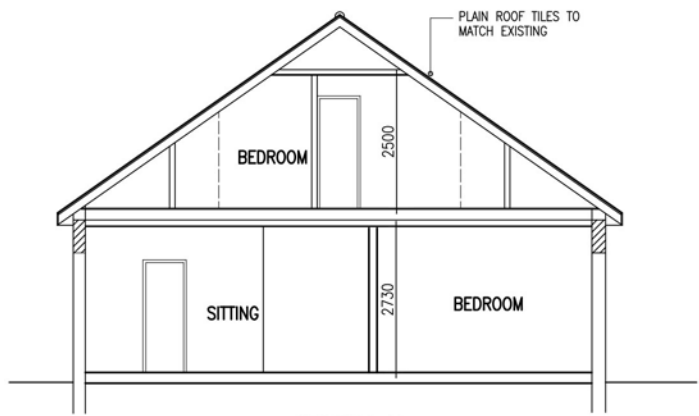
SITE PLAN
SCALE:1/250



SIDE ELEVATION

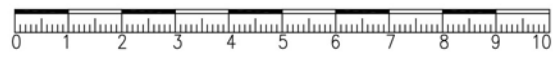


SIDE ELEVATION **PROPOSED**



SECTION AA

SCALE BAR



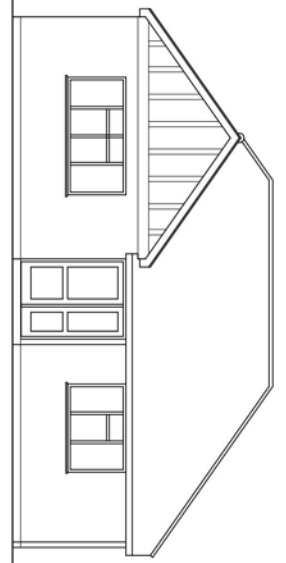
Project
**PROPOSED RAISING AND ENLARGEMENT OF ROOF TO
 CREATE HABITABLE ROOF SPACE AND FRONT PORCH
 TO 66 FAIRWAY AVENUE WEST DRAYTON UB7 7AW**

Drawing
PLAN, ELEVATIONS, SECTION

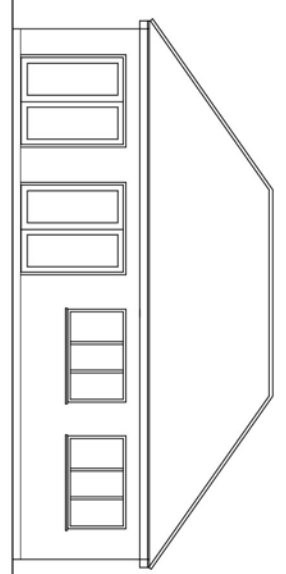
Scale
 1/100 @ A3

Date
 FEB.2018

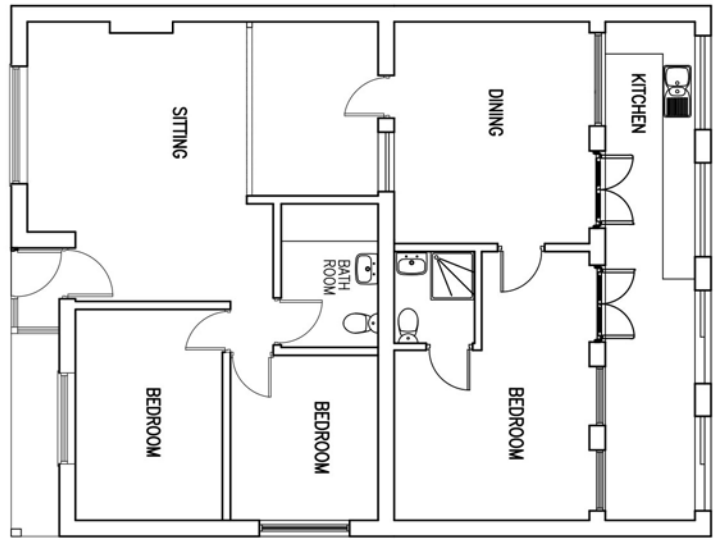
Drawing No.
Z/549/03



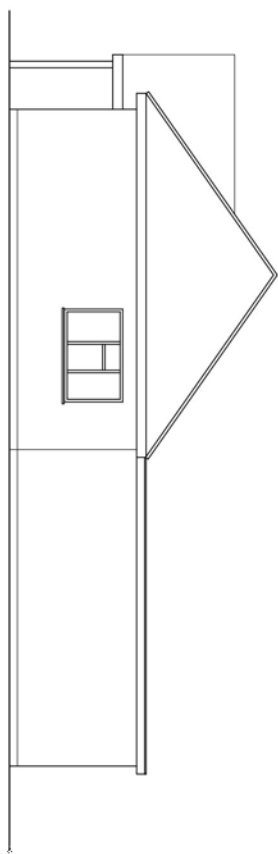
FRONT ELEVATION



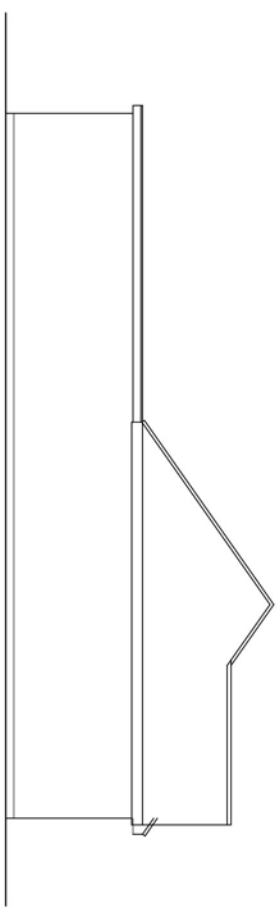
REAR ELEVATION



PLAN



SIDE ELEVATION

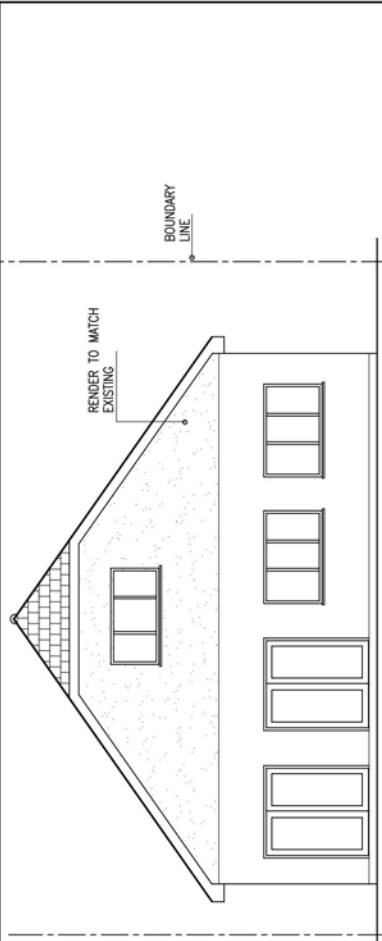


SIDE ELEVATION

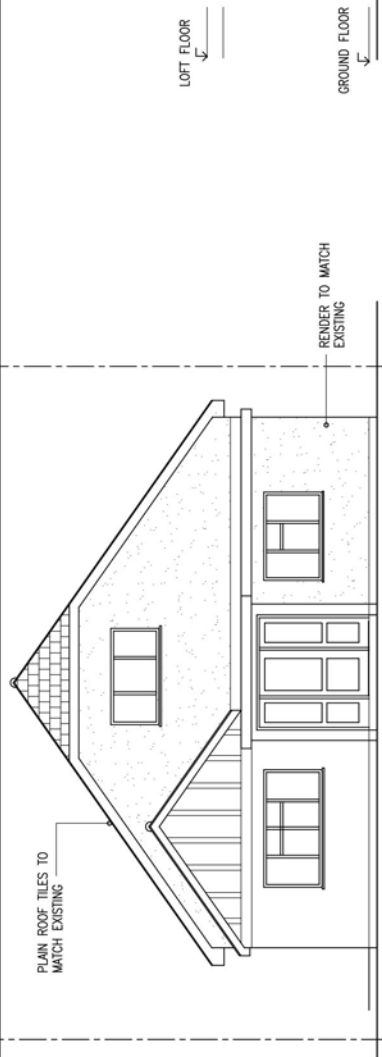
EXISTING

Project
**PROPOSED RAISING AND ENLARGEMENT OF ROOF TO
 CREATE HABITABLE ROOF SPACE AND FRONT PORCH
 TO 66 FAIRWAY AVENUE WEST DRAVTON UB7 7AW**

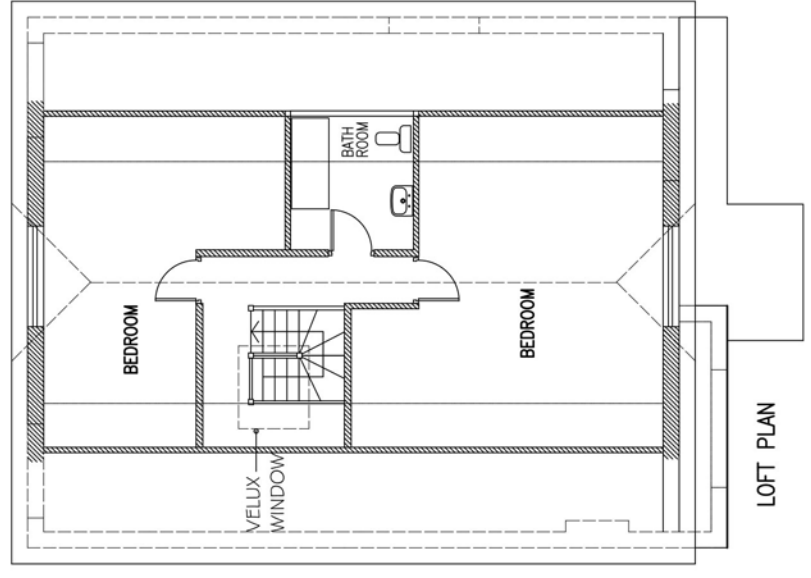
Drawing
PLAN, ELEVATIONS
 Scale
 1/100 @ A3
 Date FEB.2018
 Drawn
 Drawing No.
Z/549/01



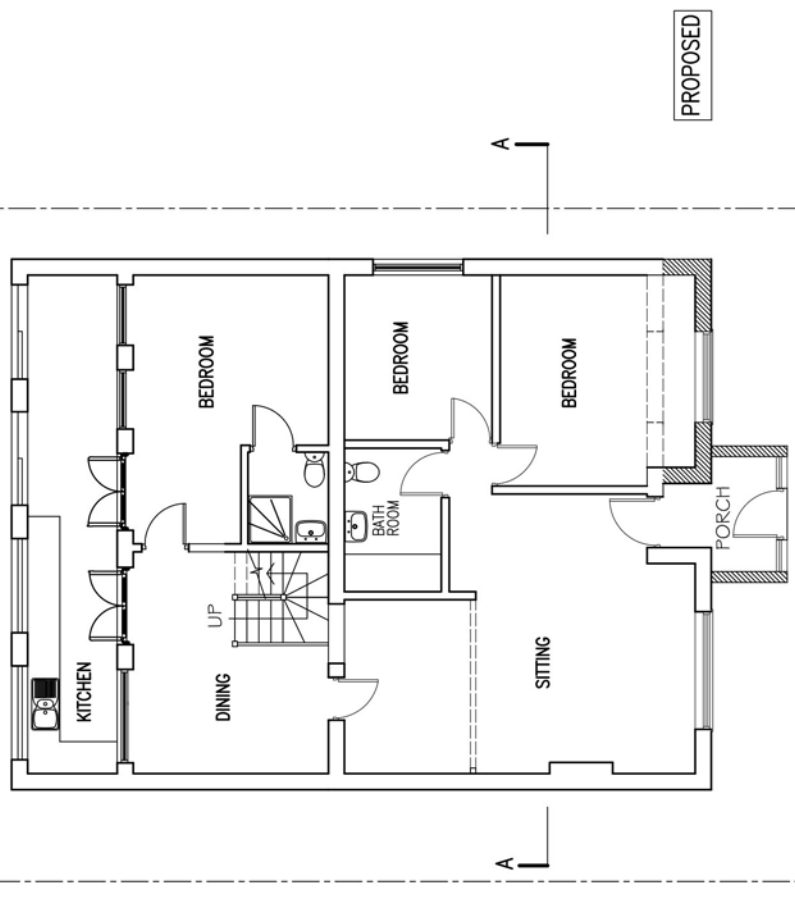
REAR ELEVATION



FRONT ELEVATION



LOFT PLAN



GROUND FLOOR PLAN

SCALE BAR



Project
**PROPOSED RAISING AND ENLARGEMENT OF ROOF TO
 CREATE HABITABLE ROOF SPACE AND FRONT PORCH
 TO 66 FAIRWAY AVENUE WEST DRAYTON UB7 7AW**

Drawing
PLAN, ELEVATIONS

Scale
 1/100 @ A3

Date
 FEB.2018

Drawn
 Z/549/02



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Site Address:

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LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

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

Planning Application Ref:

29143/APP/2018/715

Scale:

1:1,250

Planning Committee:

Central & South

Date:

May 2018



HILLINGDON
 LONDON