



HILLINGDON
LONDON



Central & South Planning Committee

Date: WEDNESDAY 18 JULY 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: Tuesday 10 July 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

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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*

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

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A useful guide for those attending Planning Committee meetings

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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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 meeting 1 - 6
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part I will be considered in Public and that the items marked Part 2 will be considered in private

PART I - Members, Public and the Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	40 Barnhill Road, Hayes 20362/APP/2018/1087	Barnhill	Part two storey, part single storey front/side extension and part first floor rear extension. Recommendation: Refusal	7 – 14 132 – 137

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	16 Chatsworth Road, Hayes 17067/APP/2018/1573	Barnhill	Part two storey, part single storey side/rear extension and conversion of dwelling from 1 x 4-bed to 2 x studio, 1 x 1-bed and 1 x 2-bed self-contained flats with associated parking and amenity space and installation of vehicular crossover to front Recommendation: Approval	15 – 32 138 – 145

8	Brunel University, Kingston Lane 532/APP/2018/1180	Brunel	Installation of a temporary marquee between the months of July and September each year to support the summer academic requirements of the University by providing additional, temporary, weather protected events and activities space Recommendation: Approval	33 – 42 146 – 149
9	53 Petworth Gardens, Hillingdon 71076/APP/2017/1756	Hillingdon East	Conversion of single dwelling house into 2 x 2-bed self-contained flats with associated parking and amenity space, involving alterations to elevations and removal of front porch (Part retrospective) Recommendation: Approval	43 – 56 150 – 162
10	Land forming part of 21 Victoria Avenue, Hillingdon 73784/APP/2018/1685	Hillingdon East	Two storey, 3-bed attached dwelling with associated parking and amenity space involving demolition of existing outbuilding Recommendation: Refusal	57 – 72 163 – 172
11	17 Manor Road, Hayes 30753/APP/2018/1531	Townfield	2 storage sheds at rear of garden Recommendation: Approval	73 – 84 173 – 176

PART II - MEMBERS ONLY

12	ENFORCEMENT REPORT	85 – 96
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16	ENFORCEMENT REPORT	123 – 130

PART I - Plans for Central and South Planning Committee 131 – 176

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Minutes



CENTRAL & South Planning Committee

26 June 2018

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

	<p>Committee Members Present: Councillors David Yarrow (Vice-Chairman), Mohinder Birah, Nicola Brightman, Roy Chamdal, Alan Chapman, Jazz Dhillon, Janet Duncan and Devi Radia (In place of Ian Edwards)</p> <p>LBH Officers Present: James Rodger (Head of Planning and Enforcement), Meg Hirani (Planning Contracts Manager), Glen Egan (Office Managing Partner - Legal Services), Kerrie Munro (Planning Lawyer), Alan Tilly (Transport and Aviation Manager) and Neil Fraser (Democratic Services Officer)</p>
34.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Edwards and Councillor Ahmad-Wallana. Councillor Radia was present as Councillor Edwards' substitute.</p>
35.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
36.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>Minute 27: 105 Sweetcroft Road required amendment to show that the Committee resolved to approve the application.</p> <p>Minute 30: 28 Oakene road, required amendment to show that the Committee resolved to delegate authority for the strengthening of condition one to the Head of Planning and Enforcement only.</p> <p>RESOLVED: That the minutes of the meeting held on 6 June 2018 be agreed as a correct record, subject to the amendments set out above.</p>
37.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>

38. **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** (*Agenda Item 5*)

It was confirmed that items 1-10 were marked as Part I, and would therefore be considered in public. Items 11-15 were marked as Part II, and would therefore be considered in private.

39. **2A CHERRY GROVE - 25666/APP/2018/1721** (*Agenda Item 6*)

Retention of existing garage

Officers introduced the report, and highlighted that the site had been the basis of a number of applications that had been refused for the reasons as detailed within the report.

The application to be determined was of a similar size and scale as the previously refused applications, and was sited in a prominent, highly visible position. The application was considered to result in a cramped and incongruous appearance to the detriment of the visual amenities of the street scene and character and appearance of the surrounding area. For these reasons, the application was recommended for refusal.

A petitioner addressed the Committee in support of the application, and highlighted the following points:

- The petitioner was also the applicant.
- The building had since been lowered by approximately 12 inches since the photographs in the officer's presentation had been taken.
- The building was of a wood construction, which the applicant was led to believe would be permissible.
- The purpose of the building was for the housing and restoration of cars.
- The garage, once completed, would be painted to ensure that it matched the aesthetics of the house.

Members asked the petitioner a number of questions, and the petitioner clarified:

- The petitioner was the owner of the site when the previous applications had been submitted and refused. The previous application was for a brick building that had since been demolished.
- The photographs showed a raised plinth at the entrance to the garage. This would be replaced by a ramp, should the application be successful.

Officers clarified that, as per the plans, the building was 2.5m in height, with the boundary wall being 1.8m in height. The photographs in the officer's presentation had been taken by the planning case officer within the last month, and were accurate.

Regarding the materials used in the garage's construction, officers confirmed that no planning officers had advised the applicant that a wooden construction would be permissible.

Members were concerned with the height and siting of the garage building, and the officer's recommendation was moved. This was seconded and when put to a vote, unanimously agreed.

	<p>RESOLVED: That the application be refused.</p>
40.	<p>2 DUNSMORE CLOSE, HAYES - 43764/APP/2018/1254 (<i>Agenda Item 7</i>)</p> <p>Conversion of roofspace to habitable use to include a rear dormer</p> <p>Officers introduced the report and advised that the proposed rear dormer was considered to fail to harmonize with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and surrounding area. For this reasons, the application was recommended for refusal.</p> <p>It was highlighted that a petition in objection to the application had been received. Neither the petitioner nor agent/applicant were present to address the Committee.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be refused.</p>
41.	<p>2 DUNSMORE CLOSE, HAYES - 43764/APP/2018/1257 (<i>Agenda Item 8</i>)</p> <p>Part two storey, part first floor side extension</p> <p>Officers introduced the report, and confirmed that due to the size, scale, bulk and proximity, the proposed development would cause overdominance, visual intrusion and loss of outlook for the adjoining occupiers at 4 and 5 Cosgrove Close. For these reasons, the application was recommended for refusal.</p> <p>It was highlighted that a petition in objection to the application had been received. Neither the petitioner nor agent/applicant were present to address the Committee.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be refused.</p>
42.	<p>47 HEATH ROAD - 21236/APP/2018/1863 (<i>Agenda Item 9</i>)</p> <p>Conversion of attached garage to habitable use, including alterations to front elevation</p> <p>Officers introduced the report and confirmed that, while the garage did not comply with the Council's parking standards and was too small to fit a car, there was provision for two parking spaces at the front of the property. The application was therefore not considered to result in a loss of parking, and was not considered to have a negative impact on the visual amenity of the site or surrounding area. For these reasons, the application was recommended for approval.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved.</p>

43.	<p>UNIT 1, SWAN WHARF, WATERLOO ROAD - 41449/APP/2018/930 (<i>Agenda Item 10</i>)</p> <p>Change of use of ground floor from light industrial/office use (B1) to tattoo parlour (Sui Generis)</p> <p>Officers introduced the report, and confirmed that the principle of development was deemed acceptable as the loss of the light industrial/office use was not protected within the local plan or within any designated site. The proposal was not considered to have any greater detrimental impact on the residential properties adjacent than the current office, and there were conditions proposed to limit the hours of use.</p> <p>An additional informative was suggested, to ensure that the applicants were aware that they would need to apply for a Special Treatments Licence before any such tattoo parlour could be operated.</p> <p>For these reasons, the application was recommended for approval. This was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the application be approved; and 2. That an informative regarding the requirement for a Special Treatments Licence be added.
44.	<p>ENFORCEMENT REPORT (<i>Agenda Item 11</i>)</p> <p>The item was withdrawn from the meeting.</p>
45.	<p>ENFORCEMENT REPORT (<i>Agenda Item 12</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action as recommended in the officer's report was agreed. 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. <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
46.	<p>ENFORCEMENT REPORT (<i>Agenda Item 13</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action as recommended in the officer's report was agreed.

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).

47. **ENFORCEMENT REPORT (Agenda Item 14)**

RESOLVED:

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

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).

48. **ENFORCEMENT REPORT (Agenda Item 15)**

RESOLVED:

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

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 7.39 pm.

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.

Report of the Head of Planning, Transportation and Regeneration

Address 40 BARNHILL ROAD HAYES

Development: Part two storey, part single storey front/side extension and part first floor rear extension

LBH Ref Nos: 20362/APP/2018/1087

Drawing Nos: 01
03
02
Location Plan (1:1250)
02/B

Date Plans Received: 22/03/2018

Date(s) of Amendment(s):

Date Application Valid: 29/05/2018

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises of a two storey semi-detached dwelling situated on the North-East side of Barnhill Road, Hayes. The property is constructed from brick, is currently characterised with a gable ended roof following the conversion of the hipped end roof and is set back from the adjacent highway with the frontage laid with hardstanding. The property benefits from a single storey side and rear extension and a fair sized rear garden. The principal elevation faces South West.

The surrounding area is residential in character and is mainly made up of two storey semi-detached dwellings that are of a similar size. The property backs onto the playing fields of Barnhill School.

1.2 Proposed Scheme

The application seeks planning permission for the erection of a part two storey, part single storey front/side extension and part first floor rear extension.

1.3 Relevant Planning History

20362/APP/2016/1282 40 Barnhill Road Hayes
3.5 metre Single Storey Rear Extension

Decision Date: 23-06-2016 NFA **Appeal:**

20362/APP/2016/1390 40 Barnhill Road Hayes

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.5 metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 2.8 metres

Decision Date: 07-06-2016 Approved **Appeal:**

Comment on Planning History

The relevant planning history is listed above. It was noted at the site visit that both the rear extension and loft conversion and extension have been implemented.

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

5 neighbouring properties were consulted by letter dated 30.5.18 and a site notice was displayed to the front of the site which expired on 29.6.18

Two letters, a letter from the local MP and a petition have been received raising the following concerns:

1. Overdevelopment.
2. Terracing impact.
3. Creating a precedent.
4. Loss of light.
5. Potential future use as HMO.
6. No access to the rear.
- 7 Drainage concerns.

Officer note: The planning issues raised are addressed in the main body of the report. Applications cannot be determined on the basis of possible future uses and need to be considered on their own merits as submitted.

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:

- | | |
|------|---|
| 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.
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 considerations are the design and impact on the character of the existing property, the impact upon the street scene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

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.

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 Side and First Floor Side Extensions should retain a minimum of 1 m distance from the side boundary at both levels, and if to a semi-detached dwelling should be set back 1 m from the front building line at both levels, as well as set down from the original ridge line by 0.5 m. The width should be considerably less than that of the original house and be between half and two thirds depending on size and character of the area.

The proposed side extension fails to comply with the HDAS guidance in that the side extension would abut the boundary with Number 38 Barnhill Road and is not set back 1 m from the front elevation of the host dwelling. The area is characterised by semi-detached houses separated by shared driveways leading to garages in the rear gardens. The space between the pairs of semi's is an important attribute to the character of the street scene. The infilling of the space between the flank elevation of the host dwelling and the side boundary would have a significant and detrimental impact upon the character and appearance of the street scene. Furthermore the part two storey, part single storey side extension, by virtue of its siting, size, scale and design, including the lack of a set back from the front at all levels would fail to appear as a subordinate addition and would thus be detrimental to the appearance of the original house, the character, appearance and symmetry of the pair of semi-detached houses of which it forms a part and the visual amenities of the street scene and the wider area. The proposal is therefore 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 - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

Section 6 Two Storey Rear or First Floor Rear Extension states that for semi-detached houses with a plot more than 5 m wide, an extension up to 3.6 m deep is acceptable. It is desirable that any two storey extension to a house with a pitched roof should also have a pitched roof. The new roof should appear subordinate to the original roof and so have a ridge height at least 0.5 m lower than the original roof. Poor designs and applications out of

character with their surroundings will be rejected. Section 6 states that two storey rear extensions will only be allowed where there is no significant over-dominance, over-shadowing, loss of outlook and daylight. For a semi-detached property on a plot wider than 5 metres the depth of a first floor extension should not exceed 3.6 metres. The proposed rear extension is compliant with the HDAS guidance in terms of its depth. However, due to its excessive width the proposal requires a double hip roof which is uncharacteristic of the property and the area in general.

The 45 degree angle would not be breached demonstrating that the proposal would not have an unacceptably dominating impact on the occupants of both adjacent properties. The windows to the side elevation of Number 38 are obscure glazed with the exception of the side facing extension window which is a secondary window. It is considered, that despite the scale of the proposed extension, the proposal would not result in an unacceptable loss of light.

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).

In terms of the garden area at least 100 sq.m of rear private garden should be retained to provide adequate amenity space for a four bedroom dwelling. The resultant amenity space would be 73 square metres which falls short of the minimum standard. The proposed extension would therefore, by virtue of its failure to maintain an adequate amount of private usable external amenity space for the occupiers of the extended property, result in over-development of the site detrimental to the residential amenity of the existing occupiers. The proposal is therefore contrary to policies BE19 and BE23 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and the guidance contained within the Hillingdon Design and Accessibility Statement Supplementary Planning Document: Residential Extensions (December 2008). It is not considered that this level of shortfall is offset by any local public open space or recreational area nearby.

Two parking spaces would be retained on the frontage in compliance with the Council's parking standards and Policy AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

The site is not in a flood plain or known to have any specific drainage issues.

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey side extension, by reason of its size, scale, bulk and proximity to the side boundary, would result in a closing of the visually open gap between it and the neighbouring property, 38 Barnhill Road giving rise to a cramped form of development, which would be detrimental to the visual amenities of the street scene and the surrounding area. The proposal is therefore contrary to Policies BE1 of the Hillingdon Local Plan: Part

One - Strategic Policies (November 2012), Policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed part two storey, part single storey side/rear extension, by virtue of its siting, size, scale, width and design, including the lack of a set back from the front at all levels and the double hip roof to the rear would fail to appear as a subordinate addition and would thus be detrimental to the appearance of the original house and the character, appearance and visual amenities of the street scene and the wider area. The proposal is therefore 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 - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3 NON2 Non Standard reason for refusal

The proposed extension would, by virtue of its failure to maintain an adequate amount of private usable external amenity space for the occupiers of the existing property, result in over-development of the site detrimental to the residential amenity of the existing occupiers. The proposal is therefore contrary to policies BE19 and BE23 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and the guidance contained within the Hillingdon Design and Accessibility Statement Supplementary Planning Document: Residential Extensions (December 2008).

INFORMATIVES

- 1** On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
- 2** In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. 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:

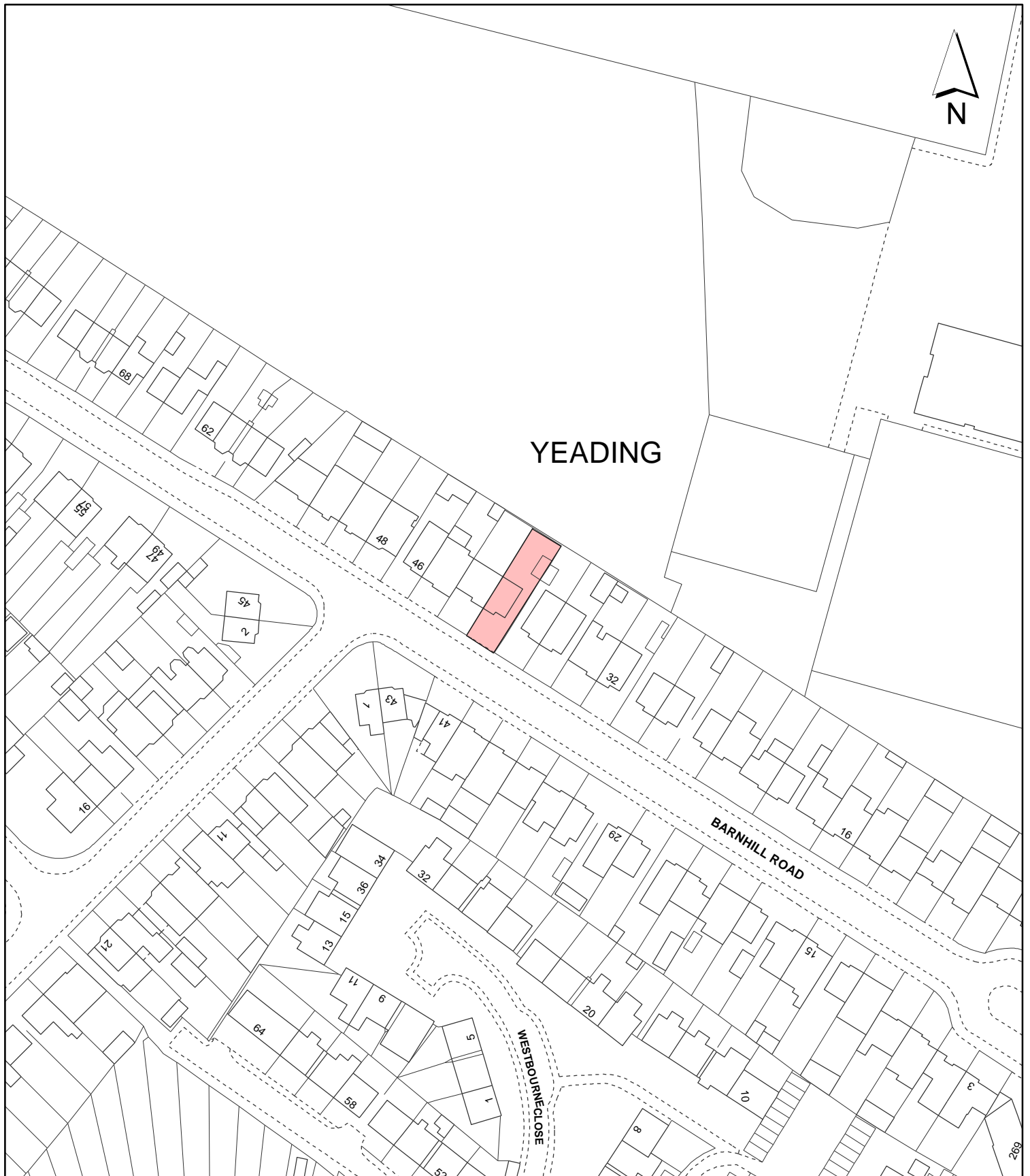
PT1.BE1 (2012) Built Environment

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.
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: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

40 Barnhill Road

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

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

Planning Application Ref:
20362/APP/2018/1087

Scale:
1:1,250

Planning Committee:
Central & South Page 13

Date:
July 2018



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Report of the Head of Planning, Transportation and Regeneration

Address 16 CHATSWORTH ROAD HAYES

Development: Part two storey, part single storey side/rear extension and conversion of dwelling from 1 x 4-bed to 2 x studio, 1 x 1-bed and 1 x 2-bed self-contained flats with associated parking and amenity space and installation of vehicular crossover to front

LBH Ref Nos: 17067/APP/2018/1573

Drawing Nos: GTD764-03FPAA
Tree Constraints Plan TCP-1
No-dig Specification
GTD764-05FPA
GTD764-06FPA
Location Plan (1:1250)
GTD764-02FPA
GTD764-01FPA
GTD764-04FPA

Date Plans Received: 27/04/2018

Date(s) of Amendment(s): 27/04/2018

Date Application Valid: 08/05/2018

18/06/2018

1. SUMMARY

The application seeks planning permission for the erection of a part two storey, part single storey side/rear extension and the conversion of the dwelling from 1 x 4-bed to 2 x studio flat, 1 x 1-bed and 1 x 2-bed self-contained flats with associated parking and amenity space and installation of vehicular crossover to front. There is a lengthy planning history at the site with an appeal being allowed for a similar bulk of extension to the property in 2013 and a subsequent planning permission being granted for a two storey, 3-bed, attached dwelling with associated parking and amenity space to include alterations to the existing crossover to front and enlargement of existing rear crossover involving demolition of existing single storey side element to No.16. The visual impact of the proposal is similar to that previously supported by the Council. The current proposal has been assessed against the current planning policies and is considered to comply with their requirements in terms of residential amenity, protection of the TPO tree and parking provision. The application is therefore recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 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 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete

accordance with the details shown on the submitted plans, numbers GTD764-06FPA, GTD764-05FPA, GTD764-04FPA, GTD764-03FPAA, Tree constraints plan TCP-1 and No dig construction received on 18.6.18.

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 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 Car Parking Layouts
- 2.e Hard Surfacing Materials
- 2.f 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (2016).

5 RES8 Tree Protection

No site clearance or construction work shall take place until the fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority. Such fencing should be a minimum height of 1.5 metres.

Thereafter, 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 (2012)

6 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, as a minimum, include a requirement that all on-site car parking shall be allocated and dedicated for the use of each of the residential units hereby approved and shall remain allocated and dedicated in such a manner for the lifetime 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 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.

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.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 7.2	(2016) An inclusive environment
LPP 7.4	(2016) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

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 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.

6 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.

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 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.

9 170 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.

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 property comprises of a two storey end terraced house located on a prominent corner plot on the corner of Chatsworth Road and Barnhill Lane which lies within the Developed Area and Barnhill Estate Area of Special Local Character (ASLC) as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). The property benefits from 2 (single) crossovers, one from Chatsworth Road and one from Barnhill Lane. It was noted at the site visit that the rear garden appears to have been subdivided by way of a fence to separate the curtilage. The property has been previously extended by way of a single storey side and single storey rear extension. The cherry tree on the side boundary is protected by Tree Preservation Order (TPO) 448.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a part two storey, part single storey side/rear extension and the conversion of the dwelling from 1 x 4-bed to 2 x studio flat; 1 x 1-bed and 1 x 2-bed self-contained flats with associated parking and amenity space and installation of vehicular crossover to front.

3.3 Relevant Planning History

17067/APP/2017/1981 16 Chatsworth Road Hayes

Conversion of roofspace to habitable use to include a rear dormer and 2 front roof lights
(Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 24-07-2017 Approved

17067/APP/2017/1983 16 Chatsworth Road Hayes

2 storey and GF side extensions incl COU to 4 x flats and associated external works with parking and bins store

Decision: 23-08-2017 NFA

17067/APP/2017/3147 16 Chatsworth Road Hayes

2 storey and GF side extensions incl COU to 4 x flats and associated external works with parking and bins store

Decision: 11-10-2017 NFA

17067/APP/2017/3613 16 Chatsworth Road Hayes

Part two storey, part single storey side/rear extension including conversion of dwelling from 1 x 4-bed to 1 x studio flat; 1 x 1-bed and 2 x 2-bed self-contained flats with associated parking and amenity space and installation of vehicular crossover to front.

Decision: 07-12-2017 Withdrawn

32173/APP/2012/212 Land Forming Part Of 16, And 16 Chatsworth Road Hayes

Two storey, 4-bed, end terrace dwelling with habitable roofspace with associated amenity space and parking to include 2 x garages to rear and installation of 2 x vehicular crossover, involving the demolition of existing side extension and alterations to No.16

Decision: 29-03-2012 Refused

32173/APP/2013/1813 Adjoining 16 Chatsworth Road Hayes

Two storey, 3-bed, attached dwelling with associated parking and amenity space to include alterations to the existing crossover to front and enlargement of existing rear crossover involving demolition of existing single storey side element to No.16

Decision: 30-04-2014 Approved

Comment on Relevant Planning History

17067/APP/2017/3613 - Part two storey, part single storey side/rear extension including conversion of dwelling from 1 x 4-bed to 1 x studio flat; 1 x 1-bed and 2 x 2-bed self-contained flats with associated parking and amenity space and installation of vehicular crossover to front. - withdrawn after officer concerns raised in terms of hipped roof design and rearwards projection to the side, impact on the TPO tree, substandard floor area and parking.

17067/APP/2017/1981 - Conversion of roofspace to habitable use to include a rear dormer and 2 front roof lights (Application for a Certificate of Lawful Development for a Proposed Development). Approved (not implemented).

32173/APP/2013/1813 - Two storey, 3-bed, attached dwelling with associated parking and amenity space to include alterations to the existing crossover to front and enlargement of existing rear crossover involving demolition of existing single storey side element to No.16. Approved.

Application 32173/APP/2012/212 for 'Two storey, 4-bed, end terrace dwelling with habitable roofspace with associated amenity space and parking to include 2 x garages to rear and installation of 2 x vehicular crossover, involving the demolition of existing side extension and alterations to No.16' was refused on 29/03/2012 for the following reasons:

1. The proposed development, by reason of its size, scale, bulk and the contrived design resulting from the hipped roofs and dormers in the rear elevation, would result in an intrusive form of development on this prominent corner plot, which would be out of character with the existing and adjoining properties to the detriment of the visual amenity of the street scene and the area in general. As such, the proposal would be contrary to Policies BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2. The proposed crossovers onto Barnhill Lane would be substandard in width to access the proposed garages/parking spaces resulting in danger and inconvenience to highway users, to the detriment of pedestrian and highway safety. As such, the proposal would be contrary to Policies AM2 and AM7 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007).

3. The proposal would fail to meet all relevant Lifetime Home Standards, contrary to Policies 3.1, 3.8 and 7.2 of the London Plan (July 2011) and the adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

32173/B/89/0744 - Demolition of single-storey side extension & erection of 1 3-bedroom house, single-storey rear extension to existing house was allowed at appeal in 1990. The appeal Inspector allowed the appeal, although the permission was not implemented. In his appeal decision the Inspector accepted that the proposal would result in a more intensive use of this corner site, but he considered that there was nothing in any of the considerations that he regarded as seriously detrimental to the appearance of the area since the resulting form of the development would not be significantly different to that nearby while a substantial degree of open space would remain.

32173/A/88/2090 for the demolition of the single storey side extension and erection of a 4 bed end terraced house was refused on 14.2.89. This two storey dwelling was considerably wider than that currently proposed and was refused.

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:

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.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 7.2	(2016) An inclusive environment
LPP 7.4	(2016) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

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 neighbouring properties were consulted by letter dated 9.5.18 and a site notice was displayed to the front of the site which expired on 8.6.18.

4 letters of objection have been submitted raising concerns about:

1. Flats out of keeping with the area.
2. No consideration to TPO Cherry Tree.
3. Drainage concerns.
4. Flats could be occupied by more people than layout suggests.

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

Internal Consultees

Highways Officer:

This scheme follows that associated with ref, 17067/APP/2017/3613 to which Highways Development Control objected to on a response dated 5th December 2017. The Local Planning Authority later confirmed that the application was withdrawn on a notice dated 7th December 2017.

Proposals include the conversion of an existing 4-bed dwelling to 2 x studio units, 1 x 1-bed and 1 x 2-bed self-contained units with associated parking provision.

Upon reviewing the PTAL rating for the proposed development using the Transport for London WebCAT service, it is indicated that the site has 'very poor' access to public transport with a PTAL rating of 1B. It is therefore likely that an emphasis will be placed on the private car.

When considering that the Local Plan: Part 2- Saved UDP (2012) is based on a maximum provision, it is required that this proposal provide 4 parking spaces. It is apparent from the submitted plans that this is achieved.

In accordance with the London Plan standards, 4 cycle parking spaces are required. Although the submitted plans show cycle stands, no information pertaining to the number of spaces has been provided. This can be secured by way of condition.

Mindful of the above, I do not have any objections to this application subject to conditions pertaining to the parking and manoeuvring of associated vehicles, cycle parking and the reinstatement of the existing crossover.

Landscape Officer:

This site is occupied by a two-storey end of terrace house at the junction of Chatsworth Road and Barnhill Lane. The corner plot is exceptionally wide. A cherry tree in the side garden is protected by TPO 448, T1 on the schedule.

COMMENT: A similar scheme was approved under application ref. 2017/1981. The current application confirms (dwg ref. GTD764-03FPA) that the cherry tree will be retained and protected in accordance with a tree survey and arboricultural implications assessment.

RECOMMENDATION: No objection subject to RES8, RES9 (parts 1, 2 and 5) and RES10.

EPU:

I have taken a look through the submitted information and as the development is of small scale it is only likely that issues would be caused during the construction phase and hence I do not have any objections subject to nuisance from demolition and construction work informative.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site lies within an established residential area. It is therefore considered 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.

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

The site lies within the Barnhill Estate ASLC. The visual impact of the proposal is assessed in the section below.

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'. The site also lies partly within and certainly close to the Barnhill Estate ASLC and Policy BE5 requires development to preserve this special local character. 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.

The application property is located adjacent to the Barnhill Estate Area of Special Local Character (ASLC) where the spacing between properties is considered an important characteristic. Chatsworth Road and Barnhill Lane are characterised by mainly two storey semi-detached and terraced dwellings which have spacious front and rear gardens. There is a prevailing uniformity of space between and around the properties and in the main most of the buildings follow a common building line. These positive attributes add distinctive character to the locality. The application site is a very prominent corner plot and the front and side of the property can be easily viewed from Chatsworth Road and Barnhill Lane. The rear of the property is conspicuous when approaching down Barnhill Lane towards its junction with Chatsworth Road. The proposed extension would breach the return building line. However it is noted that the principle of a two storey attached dwelling has been previously considered acceptable by the Inspector at appeal and then by the Council in 2013. The current proposal differs from the previous approval in that the ground floor would project 0.5 m to the rear and there are minor fenestration changes. The overall bulk, design and form of the proposed extension is largely similar to that which was previously supported at appeal and then by the Council. As such, it would be unreasonable to raise objection to the visual impact of the proposal and it is considered that it would not have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November

2012) and policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

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.

A distance of 18 m would be retained at first floor level between the rear windows of the proposed flats and the flank wall of Number 2 Barnhill Lane. This distance is considered to be sufficient and in excess of the HDAS guidance in terms of over-domination. As such it is considered that the occupants of Number 2 Barnhill Crescent would not suffer an unacceptable loss of amenity.

There would thus be no adverse impact on the amenities of the adjoining occupiers. There would be no significant adverse impact in terms of loss of light or privacy, or overlooking or any overbearing impact or visual intrusion that would justify a refusal of planning permission.

As such, the proposal would not represent an unneighbourly form of development and in this respect would be in compliance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts as well as the London Plan (2016).

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 internal layout shown on the submitted plans proposes 2 x studio flat; 1 x 1-bed and 1 x 2-bed self-contained flats. A one person studio (with bath) is required to provide 39 m², a two person 1 bed unit is required to provide 50 square metres and a 2 bedroom (3 person) flat is required to provide 63 square metres. All of the proposed units comply with the required standard. 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 indicate that each of the flats would be provided with an area of outdoor amenity space. Amended plans

have been received which indicate that the two ground floor flats would be provided with an area of external amenity space directly to the rear measuring 37 and 40 square metres and the first floor flats would each achieve private amenity areas to the rear measuring 37 and 42 square metres which is considered acceptable in accordance with Policy BE23 of the Local Plan.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

The site is located within a suburban fringe location and has a Public Transport Accessibility Level (PTAL) of 1 (Very poor). The submitted plans indicate that 4 x parking spaces would be provided, one for each flat. This would be achieved by providing a new crossover the front and utilising the existing crossover to the side. The Highways Officer has raised no objection to the proposal subject to conditions to secure details of secure cycle storage and the proposal is considered acceptable in accordance with policies AM7 and AM14 of the Local Plan.

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

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 cherry tree on the side boundary is protected by TPO 448, T1.

The applicant has submitted a tree survey along with tree protection measures throughout the course of the application. The Council's landscape officer has confirmed that a number of tree protection documents have been received. These show tree protection fencing, the use of tracking to prevent soil compaction and an acceptable construction method statement for the footpath. All will be subject to the supervision by an arboricultural specialist.

As such, the proposal, subject to construction in accordance with the submitted details, is considered to protect the long term health and vitality of the Cherry tree in accordance with the requirements of Policy BE38 of the Local Plan.

7.15 Sustainable waste management

No details have been submitted in respect of waste management. Conditions could however be imposed to secure details of sustainable waste management.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

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

LBH CIL £15,055.70

London Mayoral CIL £5,895.07

Total CIL £ 20,950.77

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues raised.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The

obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The application seeks planning permission for the erection of a part two storey, part single storey side/rear extension and the conversion of the dwelling from 1 x 4-bed to 2 x studio flat, 1 x 1-bed and 1 x 2-bed self-contained flats with associated parking and amenity space and installation of vehicular crossover to front. There is a lengthy planning history at the site with an appeal being allowed for a similar bulk of extension to the property in 2013 and a subsequent planning permission being granted for a two storey, 3-bed, attached dwelling with associated parking and amenity space to include alterations to the existing crossover to front and enlargement of existing rear crossover involving demolition of existing single storey side element to No.16. The visual impact of the proposal is similar to that previously supported by the Council. The current proposal has been assessed against the current planning policies and is considered to comply with their requirements in terms of residential amenity, protection of the TPO tree and parking provision. The application is therefore recommended for approval.

11. Reference Documents

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

Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**16 Chatsworth Road
 Hayes**

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

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

Planning Application Ref:

17067/APP/2018/1573

Scale:

1:1,250

Planning Committee:

Central & South

Date:

July 2018



HILLINGDON
 LONDON

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Report of the Head of Planning, Transportation and Regeneration

Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

Development: Installation of a temporary marquee between the months of July and September each year to support the summer academic requirements of the University by providing additional, temporary, weather protected events and activities space

LBH Ref Nos: 532/APP/2018/1180

Drawing Nos: Design and Access Statement
180073 P(0)02
180073 P(0)03
180073 P(0)01
E-mail from University received 06-06-2018
Method statement from agent received 06-06-2018

Date Plans Received: 04/04/2018

Date(s) of Amendment(s):

Date Application Valid: 11/04/2018

1. SUMMARY

The application seeks full planning permission for the erection of a temporary marquee to provide additional weather protected space for summer academic events. It is considered that the proposal would not have any significant impact on the openness of the Green Belt within this Major Developed Site.

Whilst the marquee would be erected within close proximity to the Bishop Hall building which is a halls of residence supporting information has been submitted to confirm the limited impact the proposed structure would have on the windows which serve the student accommodation on the ground floor of this building. As such the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

The marquee structure hereby approved shall only be erected between July 1st and the 30th September of each year and must be fully dismantled within 14 days of the 30th of September of each year.

REASON

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

2 NONSC Non Standard Condition

The ground floor residential unit to the eastern corner of the Bishop Hall shall remain unoccupied between July 1st and 30th September of each year or for as long as the marquee remains in position.

REASON:

To ensure that the development relates satisfactorily to adjoining properties in accordance

with policy BE13 and OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

3 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 180073-610, 180073 P(0)02, 180073 P(0)03, 180073 P(0)01.

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 7.16	(2016) Green Belt
NPPF9	NPPF - Protecting Green Belt land

3 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary

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

3. CONSIDERATIONS

3.1 Site and Locality

Brunel University is a Major Developed Site within the Metropolitan Green Belt as identified in the Policies of the Hillingdon Local Plan (November 2012). The application site, which is located within the campus, is a lawned area off the main concourse, situated within the Eastern end of the Brunel University Campus. The proposed marquee would be set against a backdrop of existing University buildings and in direct proximity with Bishop Hall and the Sports Centre.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a temporary marquee which would comprise of 3m (w) x 3m (h) hard wall panels and 3m (w) x 3m (h) clear PVC panels covering an internal floor space of 750m². The marquee would be a rectangular shape with a pitched roof measuring 3 metres to the eaves and a maximum height of approximately 7 metres at its highest point (top of the pitch). The proposed development will serve as an ancillary function to the University providing additional space for summer academic events such as summer graduation, arrivals week and fresher's week.

It is proposed that the temporary marquee will be constructed for use from July 1st and dismantled after 30th September with construction and dismantling occupying 1 to 2 weeks either side of these dates.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is a lengthy planning history relating to the Brunel University Campus, but no planning history of relevance to this specific site.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

OL1 Green Belt - acceptable open land uses and restrictions on new development

OL4	Green Belt - replacement or extension of buildings
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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 7.16	(2016) Green Belt
NPPF9	NPPF - Protecting Green Belt land

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A site notice was displayed between 07/05/2018 and 05/06/2018. No responses were received.

Internal Consultees

The council's Trees and Landscapes Officer and Flood Water Management Officer were consulted as part of this application neither of whom raised an objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site lies within a Major Developed Site located inside the Metropolitan Green Belt. Accordingly, the proposal for a marquee is subject to the provisions of Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.02 Density of the proposed development

Not relevant to the consideration of this application.

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

Not relevant to the consideration of this application.

7.04 Airport safeguarding

Not relevant to the consideration of this application.

7.05 Impact on the green belt

The proposal is not considered to have a detrimental impact on the Green Belt or surrounding area as discussed within the 'Impact on the character & appearance of the area' section of this report.

7.07 Impact on the character & appearance of the area

The application site lies within a Major Developed Site located inside the Metropolitan Green Belt characterised by large education related buildings. The design and scale of the marquee is considered to be sympathetic and subordinate to the overall nearby buildings and would be relatively well screened from outside the campus and the adjoining Green Belt land. It is therefore considered that the marquee could be located in this position without a significant impact on the appearance of this part of the site and its immediate context.

There is no policy objection to the proposal, which would accord with Policies OL1, OL4 and OL5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that the proposal would not harm the overall character or appearance of the University Campus and surrounding area. Accordingly, the proposal would accord with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

This part of the Brunel Campus is not readily visible from outside of the University Campus. It is further noted that there are a significant number of buildings and trees obscuring the view of the area from surrounding roads. Given the distances involved and the nature of the development, the proposal would have no detrimental impact on any residential properties outside of the university campus.

The proposed marquee would be constructed 0.8 metres from the north and 2 metres from the north east elevation of Bishop Hall. Bishop Hall is a university halls of residence which features a number of residential flats/rooms as well as meeting rooms and forms part of the larger Bishop Complex. By virtue of its siting the proposed marquee would obstruct the 4 ground floor windows within the north elevation which serve bedrooms and kitchen within a single ground floor unit. Whilst this has been raised as a concern, the marquee will predominantly be erected for a period in which the halls of residence will not be in use and this accompanied with the statement the university has provided confirming the ground floor unit affected would remain vacant until the structure is dismantled satisfies the councils concerns. A condition would be imposed subject to approval of the application to ensure the unit remains vacant and as such the proposal is considered to comply with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy OE1 of the Local Plan states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties. The size, scale and duration for which the development will be in place is not considered to impact the character or amenities of the surrounding properties and no object has been raised concerning these matters.

7.09 Living conditions for future occupiers

Not relevant to the consideration of this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposed development would serve as an ancillary function to the university and thus traffic generation and parking would not be an issue. In terms of access arrangements, vehicles will gain access via Kingston Lane and existing University estate roads. Given that access to the site is via extensive network of internal campus estate roads, it is not considered that there would be any impact on the surrounding highway network as a result of this development.

In relation to the University's overall car parking requirements, provision is made on a campus wide basis. The current University Travel Plan provides for a reduction in car parking spaces at the University campus down to 2,088 spaces in total over the period of the plan. This is secured by the existing section 106 agreement dated 16 April 2004

7.11 Urban design, access and security

The issues relating to design are addressed in the sections above.

7.12 Disabled access

No accessibility issues 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.

No trees would be affected by the proposal and there is no requirement for a landscaping condition however a method statement has been submitted in support of the application providing assurance that the marquee will be erected and dismantled with due care.

7.15 Sustainable waste management

Not relevant to the consideration of this application.

7.16 Renewable energy / Sustainability

Not relevant to the consideration of this application.

7.17 Flooding or Drainage Issues

The councils Flood Water Management officer has been consulted and has raised no objection.

7.18 Noise or Air Quality Issues

Not relevant to the consideration of this application.

7.19 Comments on Public Consultations

No comments were received.

7.20 Planning obligations

Not relevant to the consideration of this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues raised.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The application seeks full planning permission for the erection of a temporary marquee to provide additional weather protected space for summer academic events. It is considered that the proposal would not have any significant impact on the openness of the Green Belt within this Major Developed Site.

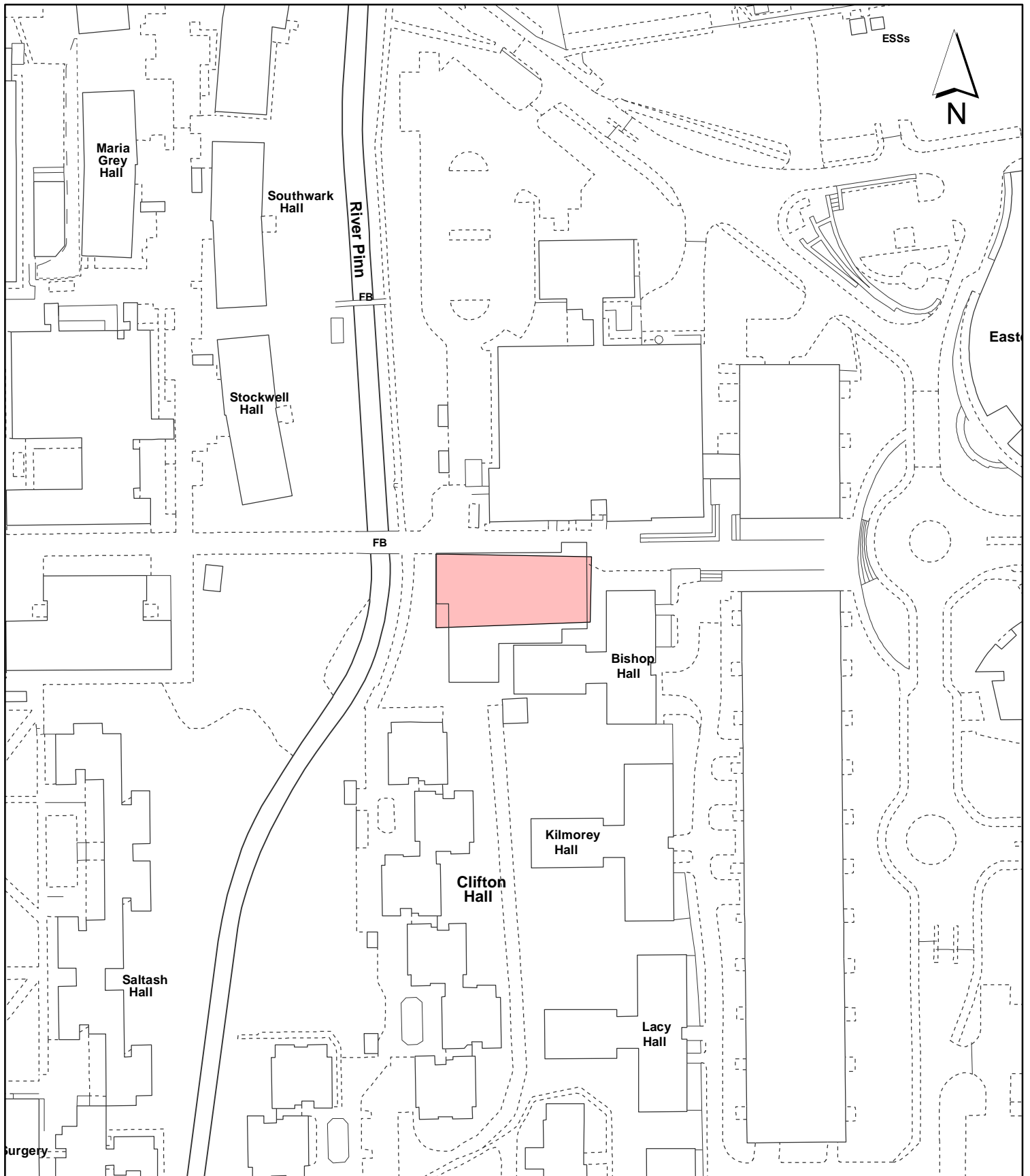
Whilst the marquee would be erected within close proximity to the Bishop Hall building which is a halls of residence supporting information has been submitted to confirm the limited impact the proposed structure would have on the windows which serve the student accommodation on the ground floor of this building. As such the application is recommended for approval.

11. Reference Documents

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

Contact Officer: Christopher Brady

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

Brunel University

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

Planning Application Ref:

532/APP/2018/1180

Scale:

1:1,250

Planning Committee:

Central & South

Date:

June 2018



HILLINGDON
 LONDON

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Report of the Head of Planning, Transportation and Regeneration

Address 53 PETWORTH GARDENS HILLINGDON

Development: Conversion of single dwellinghouse into 2 x 2-bed self-contained flats with associated parking and amenity space, involving alterations to elevations and removal of front porch (Part retrospective)

LBH Ref Nos: 71076/APP/2017/1756

Drawing Nos: APG4
PG5A
P3A
RPG4
Location Plan (1:1250)
PG2
P2A
P1A Received 18-06-2018
PG1
PG3

Date Plans Received: 10/05/2017 **Date(s) of Amendment(s):** 10/05/2017

Date Application Valid: 10/05/2017

DEFERRED ON 19th July 2017 FOR FURTHER INFORMATION .

This application was deferred at the committee of the 19th July 2017 as the submitted plans were inaccurate and it was requested that consideration of the application be deferred to enable the applicant to submit accurate plans. These have now been submitted.

1. SUMMARY

The application seeks retrospective planning permission for the conversion of single dwellinghouse into 2 x 2-bed self contained flats with associated parking and amenity space involving the removal of the front porch. The proposal utilises the extension (previously approved under reference 71076/APP/2015/2738) and a loft conversion which has been built as permitted development. The application follows a refusal of a similar application in 2016.

The proposal would provide an acceptable level of residential amenity to the future occupants of the flats and would make adequate provision for off-street parking in accordance with the Council's adopted car parking standards.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM4 Accordance with Approved Plans

The development hereby permitted shall be maintained in complete accordance with the details shown on the submitted plans, numbers P1A Received 18-06-2018, PG6, P2A and P3A and shall thereafter be maintained for as long as the development remains in existence.

REASON

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

2 NONSC Non Standard Condition

Within 2 months of the date of this permission details of the allocation of parking shall be submitted to the Council and approved in writing. Thereafter the car parking spaces shall remain allocated for the use of the units and remain under this allocation for the life of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).

3 NONSC Non Standard Condition

Within 2 months of the date of this permission details of a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

1. A detailed plan (on a scale not less than 1:100) illustrating 25 per cent of the front garden allocated for soft landscaping.
2. Details of permeable hardstanding.
3. Details of refuse storage.
4. Details of means of enclosure and boundary treatment.
5. Details of vehicle crossover

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 and BE38 of the Hillingdon Local Plan (November 2012) and Policies 6.13 (Parking) and 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.
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
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	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 7.2	(2015) An inclusive environment
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes

3

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

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

3. CONSIDERATIONS

3.1 Site and Locality

This application relates to a site on the South Eastern side of Petworth Gardens, close to its intersection with Cowdray Road.

The site comprises of a two storey semi-detached dwelling with a gable end roof, a single storey rear extension and a large rear dormer extension. The hardsurfaced front garden forms a car parking area. There is a brick wall (with doors) across the frontage of the shared boundary with the adjacent dwelling to the South, No. 55 Petworth Gardens. The brick wall screens off a bricked outhouse that straddles the boundary from the street scene. There is a detached garage in the rear garden.

The attached dwelling, No. 51 Petworth Gardens, has front and rear building lines that project forward of, and beyond those of the application dwelling. The dwelling at No.51 has

a single storey rear conservatory extension.

The site lies within the 'Developed Area' as identified within the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

3.2 Proposed Scheme

The application seeks retrospective planning permission for the conversion of single dwellinghouse into 2 x 2-bed self-contained flats with associated parking and amenity space, and consent for the removal of the front porch.

3.3 Relevant Planning History

71076/APP/2015/2738 53 Petworth Gardens Hillingdon

Single storey rear extension

Decision: 21-09-2015 Approved

71076/APP/2016/4540 53 Petworth Gardens Hillingdon

Conversion into 2 x 2bed flats

Decision: 13-04-2017 NFA

71076/APP/2016/860 53 Petworth Gardens Hillingdon

Conversion of single dwellinghouse into 2 x 2-bed self contained flats with associated parking and amenity space involving alterations to elevations (Retrospective)

Decision: 09-06-2016 Refused

Comment on Relevant Planning History

71076/APP/2016/860 - Conversion of single dwellinghouse into 2 x 2-bed self contained flats with associated parking and amenity space involving alterations to elevations (Retrospective) was refused for the following reasons:

1. The proposal fails to make adequate provision for off-street parking in accordance with the Council's adopted car parking standards and fails to demonstrate that the proposed development would not give rise to vehicular and pedestrian conflict. As such, the proposal would result in additional on-street parking where such parking is at a premium to the detriment of highway and pedestrian safety, contrary to Policies H7, AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2. The proposal would result in a large area of hardstanding on the frontage, and would not allow sufficient space to mitigate this impact by way of soft landscaping. The proposal would therefore be detrimental to the visual amenities of the street scene and character and appearance of the wider area, contrary to Policies BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

71076/APP/2015/2738 - Single storey rear extension. APPROVED.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

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.

H4 Mix of housing units

H7 Conversion of residential properties into a number of units

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 (2015) Increasing housing supply

LPP 3.4 (2015) Optimising housing potential

LPP 3.5 (2015) Quality and design of housing developments

LPP 3.8 (2015) Housing Choice

LPP 7.2 (2015) An inclusive environment

NPPF1 NPPF - Delivering sustainable development

NPPF6 NPPF - Delivering a wide choice of high quality homes

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 Oak Farm Residents Association and 7 neighbouring properties were consulted by letter dated 19.5.17 and a site notice was displayed to the front of the site which expired on 20.6.17.

2 letters of objection have been received raising concerns about the number of occupants living at the site, late night noise and inconsiderate parking of multiple cars and vans.

The application has been called to Committee for consideration by a Ward Councillor.

Internal Consultees

Highways Officer:

The development is situated at the very edge of the Oak Farm housing estate; given that it is remote from public transport services it has a PTAL rating of 0, the worst on the scale. This indicates that there will be a strong reliance on the private car for travel.

As part of the redevelopment of the existing dwelling into 2 x 2 bedroom flats three car parking spaces would be provided. This is in compliance with the Hillingdon Local Plan Part 1 Strategic Policy AM14 (Adopted November 2012) parking standards for developments of this type which require a maximum of 1.5 car parking spaces per dwelling.

Two of the parking spaces will be immediately in front of the house, the third would be on a driveway to the side. The plans submitted do not provide details of how access to the two spaces in front of the house would be achieved; there is no mention of a vehicle crossover. The plans do however indicate that access to the third parking space would be from an existing vehicle crossover 3.1 metres wide. As a standard single vehicle crossover should be 4.2 metres, the existing crossover is sub standard and will need to be revised as part of any new development.

If the existing vehicle crossover is modified, and retained and a new double crossover provided for the parking in front of the house, there would be a long run of dropped kerbs, over 9 metres in length. This is considered unsatisfactory as it places pedestrians walking along the footway in vulnerable situation, they would have no refuge should more than one vehicle enter/leave the driveway at the same time.

An alternative arrangement would be to remove the existing 3.1 metre vehicle crossover and create a new double vehicle crossover providing access to the parking at the front of the house. However, under this arrangement when two cars are parked in front of the house it would not be possible to reach the third parking space, this would reduce the number of usable spaces to 2. This is not considered critical taking into account that the adopted parking standards are a maximum. Furthermore, there has not been any recent correspondence from Ward Members or local residents raising concerns about parking stress on the surrounding streets. No details are provided regarding cycle parking.

The car parking access issues can be overcome by conditioning that the developers commission LB Hillingdon to provide a double vehicle crossover, 6.6 metres wide. There is sufficient space for this facility as the full width of the property is over 11 metres.

The provision of secure covered cycle parking spaces (2 per dwelling) should be conditioned along with refuse/recycling bin storage. The exact location of the new double vehicle crossover should be laid out in accordance with the Council's guidance on Paving Front Gardens.

Landscape Officer:

The current layout proposes three off-street parking bays to the front and side which leaves space for landscape enhancement. The parking bay to the left might be better placed to the right side, which would enable the front brick wall to be retained and the re-instatement of a green space. Hillingdon's design guidance recommends retaining at least 25% soft landscape in front gardens. The rear garden should be designed and laid out, either as a communal area or divided into designated private gardens (if space permits). Either way, the spaces should be both attractive and functional and maintained by the landlord (or their agent).

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

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

The proposal is for the conversion of an existing property into two units. In such a situation considerations such as impact on the character of the area, internal floor areas and external amenity space are more relevant than density in the consideration of the case.

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. 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.

The proposal seeks to remove the front porch, it is considered that this alteration would not harm the host dwelling or significantly alter the appearance of the building within the streetscene. The visual impact of the hardstanding associated with the proposed parking layout is addressed in the Landscaping section below.

7.08 Impact on neighbours

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) indicates that uses that become detrimental to the amenity of the adjoining occupiers or area will not be approved. Policy BE24 states that the proposals should protect the privacy of the occupiers and their neighbours.

The proposal does not result in undue harm to occupants of neighbouring properties from increased overlooking, although there is the potential for an increased intensity of use of the property and the amenity space. However, it is considered that the subdivision of the property, without any further extensions being proposed, would not result in an unacceptable loss of amenity to nearby properties. The proposal would therefore comply with Policies OE1, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved

UDP Policies (November 2012).

7.09 Living conditions for future occupiers

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

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The standards require a 2 bedroom (3 person) flat to have a minimum internal floor area of 61 sq.m with 1 sq.m of internal storage and a 2 bed (4 person) two storey dwelling to have a minimum internal floor area of 70 sq.m with an additional 2 sq.m of internal storage. The proposed layouts indicate flat 1 (2 bed, 3 person) has a floor area of 67 sq.m and flat 2 (2 bed, 4 person) has a floor area of 77 sq.m. The proposal would therefore provide a satisfactory living environment for the future occupants of properties in accordance with Policy 3.5 of the London Plan 2015.

The Council's adopted Supplementary Planning Document HDAS: Residential Layouts, requires the provision of adequate private amenity space, which for a 2 bed flat, 40 sq.m would be required. Each of the proposed flats would achieve a private rear garden area of 46 square metres which is considered acceptable in accordance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the advice contained within HDAS: Residential Layouts.

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 of the Local Plan (Part Two) specifies that new development will only be permitted where it is in accordance with the Council's adopted car parking standards.

As part of the redevelopment of the existing dwelling into 2 x 2 bedroom flats three car parking spaces would be provided. This is in compliance with the Hillingdon Local Plan Part 1 Strategic Policy AM14 (Adopted November 2012) parking standards for developments of this type which require a maximum of 1.5 car parking spaces per dwelling.

The application proposes two car parking spaces, one to the front and one to the side. The plans submitted do not provide details of how access to the two spaces in front of the house would be achieved; there is no mention of a vehicle crossover. The plans do however indicate that access to the third parking space would be from an existing vehicle crossover 3.1 metres wide. As a standard single vehicle crossover should be 4.2 metres, the existing crossover is sub standard and will need to be revised as part of any new development.

If the existing vehicle crossover is modified, and retained and a new double crossover provided for the parking in front of the house, there would be a long run of dropped kerbs, over 9 metres in length. This is considered unsatisfactory as it places pedestrians walking

along the footway in vulnerable situation, they would have no refuge should more than one vehicle enter/leave the driveway at the same time.

An alternative arrangement would be to remove the existing 3.1 metre vehicle crossover and create a new double vehicle crossover providing access to the parking at the front of the house. However, under this arrangement when two cars are parked in front of the house it would not be possible to reach the third parking space, this would reduce the number of usable spaces to 2. This is not considered critical taking into account that the adopted parking standards are a maximum. No details are provided regarding cycle parking.

The car parking access issues can be overcome by conditioning that the developers commissions LB Hillingdon to provide a double vehicle crossover, 6.6 metres wide. There is sufficient space for this facility as the full width of the property is over 11 metres.

The provision of secure covered cycle parking spaces (2 per dwelling) could be conditioned along with refuse/recycling bin storage. The exact location of the new double vehicle crossover should be laid out in accordance with the Council's guidance on Paving Front Gardens.

7.11 Urban design, access and security

These issues are covered in other sections of the report.

7.12 Disabled access

No issues raised.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. Furthermore the advice contained within the Council's adopted Supplementary Planning Document HDAS: Residential Layouts requires at least 25% of the frontage to be laid to soft landscaping.

The previous application was refused on the grounds that the layout would result in a large area of hardstanding on the frontage, and would not allow sufficient space to mitigate this impact by way of soft landscaping. This application seeks to address this concern with the inclusion of landscaping within the frontage, the plans are indicative. A condition is attached which requires details of hard and soft landscaping within 2 months of the permission.

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

No issues raised.

7.19 Comments on Public Consultations

The comments raised under the consultation process are addressed in the sections above.

7.20 Planning obligations

The Council's Community Infrastructure Levy Charging Schedule was adopted on 1st August 2014. The additional habitable floor space created will be chargeable at £95 per square metre.

On the 1st April 2012 the Mayoral Community Structure Levy came into force. The London Borough of Hillingdon falls within Charging Zone 2, therefore, a flat rate fee of £35 per square metre would be required for each net additional square metre added to the site as part of the development.

Presently calculated the figures are;

LBH CIL £ 2,770.63

London Mayoral CIL £ 1,084.84

Total £ 3,855.47

7.21 Expediency of enforcement action

The application is retrospective and, if refused, the expediency of enforcement action will need to be the subject of an enforcement report.

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 application seeks retrospective planning permission for the conversion of single dwellinghouse into 2 x 2-bed self contained flats with associated parking and amenity space involving alterations to elevations. The proposal utilises the extension (previously approved under reference 71076/APP/2015/2738) and a loft conversion which has been built as permitted development. This planning application also includes the removal of the front porch. The application follows a refusal of a similar application in 2016.

The proposal would provide an acceptable level of residential amenity to the future occupants of the flats, the alterations to the appearance of the building are in keeping with the wider area and this application makes adequate provision for off-street parking in accordance with the Council's adopted car parking standards. This application also demonstrates the development does not give rise to vehicular and pedestrian conflict.

As such the application is recommended for approval.

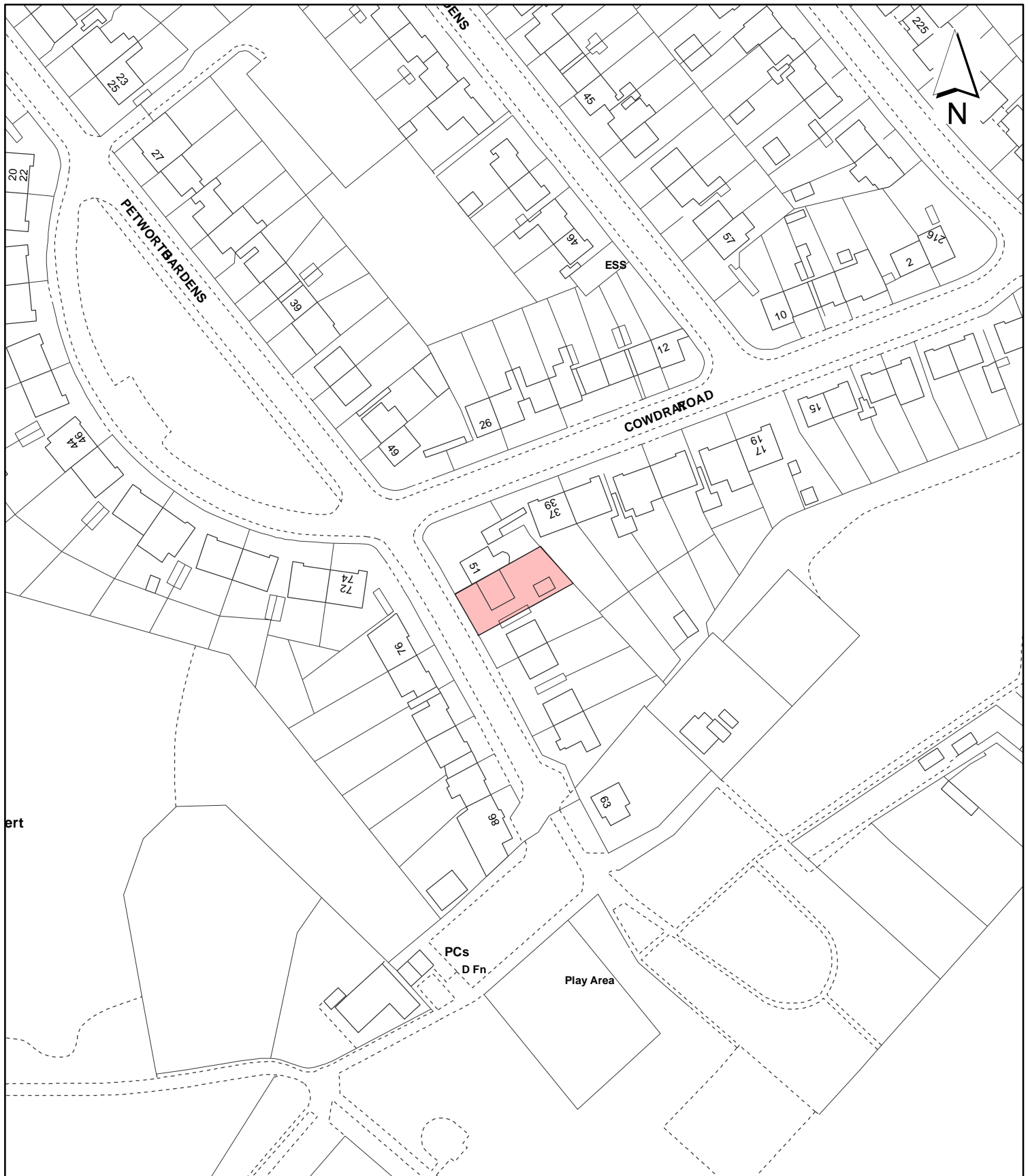
11. Reference Documents

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: Hardeep Ryatt

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

53 Petworth Gardens

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

Planning Application Ref:

71076/APP/2017/1756

Scale:

1:1,250

Planning Committee:

Central & South

Date:

April 2018



HILLINGDON
 LONDON

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Report of the Head of Planning, Transportation and Regeneration

Address LAND FORMING PART OF 21 VICTORIA AVENUE HILLINGDON

Development: Two storey, 3-bed attached dwelling with associated parking and amenity space involving demolition of existing outbuilding

LBH Ref Nos: 73784/APP/2018/1685

Drawing Nos: 17/050_P1
17/050_S1
17/050_S2
17/050_P1
17/050_S4
17/050_S3
17/050_S0
17/050_P2
17/050_P3
17/050_P5
17/050_P4
Design and Access Statement

Date Plans Received: 04/05/2018

Date(s) of Amendment(s):

Date Application Valid: 14/05/2018

1. SUMMARY

The application seeks full planning permission for the erection of a two storey, 3-bed attached dwelling with associated parking and amenity space involving demolition of existing outbuilding and follows an application for pre-application advice with regard to a similar proposal. The proposal would represent an overdevelopment of the site to the detriment of the character and the visual amenities of the area and to this existing open area of the street scene. Therefore the proposal is 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 - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (March 2016) and the adopted Supplementary Planning Document HDAS: Residential Layouts. The erection of a dwelling to the side of the host dwelling is therefore considered unacceptable.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal by reason of its siting in this open prominent position, size, scale, bulk, width, proximity to the side boundary and projection forward of the return building line along Richmond Avenue, would result in the loss of an important gap characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the character and the visual amenities of the area and to this existing open area of the street scene. Therefore the proposal is 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 - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2016) and

the adopted Supplementary Planning Document HDAS: Residential Layouts.

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

2 I52 Compulsory Informative (1)

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

3 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
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

4 174 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

5

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 application follows an application for pre-application advice where the officers report identified issues to be addressed, allowing the opportunity to address those issues within this submission.

3. CONSIDERATIONS

3.1 Site and Locality

The application property comprises of a two storey detached house with hipped roof located on the Eastern side of Victoria Avenue on a prominent corner plot with Richmond Avenue which lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). The property benefits from two crossovers and has been extended to the rear by way of a single storey rear extension. A detached outbuilding is located to the rear.

3.2 Proposed Scheme

The application seeks full planning permission for the erection of a two storey, 3-bed attached dwelling with associated parking and amenity space involving demolition of existing outbuilding.

3.3 Relevant Planning History

67914/PRC/2017/226 21 Victoria Avenue Hillingdon Middlesex

Two storey, with rooms in roof space including rear dormer, 3-bed dwelling with associated parking and amenity space

Decision: 06-02-2018 OBJ

Comment on Relevant Planning History

An application for pre-application advice under reference 67914/PRC/2017/226 was submitted for a two storey 3-bed dwelling, with rooms in roof space including rear dormer, with associated parking and amenity space. The conclusion was:

"The current proposal, based on the plans and supporting documents that have been submitted could not be supported, as it would have a significant impact upon the visual amenities of the street scene. The proposal would represent an overdevelopment of the site to the detriment of the character and the visual amenities of the area and to this existing open area of the street scene. Therefore the proposal is 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 - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (March 2016) and the adopted Supplementary Planning Document HDAS: Residential Layouts. The erection of a dwelling to the side of the host dwelling is therefore considered unacceptable in principle."

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

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

5 adjoining occupiers and the Oak Farm Residents Association consulted and a site notice posted. 2 replies received objecting to the proposal on the following grounds:

1. It is already impossible to park at present and house number 23 (on the opposite corner) is already about to take up 2 more valuable places.
2. Effect on light and privacy.

Ward Councillor: Requests that the application is reported to committee.

NATS Safeguarding: No objection.

Internal Consultees

Highways Officer:

Site Characteristics

The site is located within a residential catchment South of Hillingdon Circus accessed from Long Lane in Uxbridge.

The surrounding highway network exhibits some parking controls in the vicinity of this address. The neighbouring properties in the locality possess generous off street parking facilities which inherently reduce parking pressures on the public highway.

The location exhibits a low PTAL rating of 2 which is considered as low and thereby encourages private car ownership and usage.

Parking Provision/ Vehicular Access Arrangements

Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP policy states that new development will only be permitted where it is in accordance with the Council's adopted parking standards.

The Council's maximum standard requires up to 2 spaces to be provided on-site in order to comply with the adopted parking standard. The provision of 2 spaces (to the rear of the address) for the new house and 2 spaces (on the existing property frontage) for No 21 conforms to the standard.

The site consists of a corner property (No.21) with a side garden flanking Richmond Avenue. It is proposed to append a new dwelling to the side in order to provide an attached self-contained 3 bedroom single dwelling unit. The existing vehicular access onto No.21 Victoria Avenue would remain unaltered to serve 2 parking spaces for the original address but the existing access from Richmond Avenue, serving 2 new spaces for the new unit, would require minor alteration in terms of widening to the required Council standard to facilitate ease of entry/exit. The widening would be undertaken via a legal agreement and funded at the applicant's cost.

Cycle Parking Provision

In terms of cycle parking there should be a provision of at least 2 secure and accessible spaces for the new house in order to conform to the adopted minimum borough cycle parking standard. 2 spaces for both the new and existing dwelling units are depicted on the property frontage and the arrangement is considered acceptable in terms of positioning.

Vehicular Trip Generation

The proposal would marginally increase traffic generation from the site envelope as compared to the existing single dwelling unit. However peak period traffic movement into and out of the site would not be expected to rise beyond 1-2 additional two-way vehicular movement during the peak morning and evening hours. This uplift is considered marginal in traffic generation terms and therefore can be absorbed within the local road network without notable detriment to traffic congestion and road safety.

Operational Refuse Requirements

Refuse collection for both the existing and new dwelling unit would continue from Victoria Avenue with an appropriate bin store located on the property frontage. There are no further observations.

Construction Logistics Plan (CLP)

A full and detailed CLP will be a requirement given the constraints and sensitivities of the local residential and classified road network in order to avoid/minimise potential detriment to the public realm. It will need to be secured under a suitable planning condition.

Conclusion

The application has been reviewed by the Highway Engineer who is satisfied that the proposal would not exacerbate congestion or parking stress to any measurable degree, 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).

Landscape Officer:

This site is occupied by a two-storey house at the junction of Victoria Avenue and Richmond Avenue. The corner plot is an irregular shape and larger than average for this residential street. There is a garage / outbuilding on the East boundary, accessed from Richmond Avenue. The house has a an attractive established garden which is clearly visible from the public realm. While it contributes to the character and appearance of the area, there are no TPO's or Conservation Area designations affecting the site and no significant trees which might constrain development.

COMMENT: No trees or particular landscape features of merit will be lost, although the loss of the garden and open space will be detrimental to the area. The proposed layout indicates that a modest area of front garden will be retained on the corner with a triangular wedge of side / rear garden extending along the Richmond Avenue frontage. A large bin storage area is indicated behind the parking bays, off Richmond Avenue. A hedge should be planted behind the parking bays and the bin store sited more discreetly, if necessary within the rear garden. Landscape conditions are required to ensure that the scheme satisfies policies BE23 and BE38.

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

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. 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 being in accordance with all other policies.

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, November 2016 also provides further guidance on the interpretation of existing policies within the London Plan as regards garden development. Paragraph 1.2.44 advises that when considering proposals which involve the loss of gardens, regard should be taken of the degree to which gardens contribute to a community's sense of place and quality of life (Policy 3.5), especially in outer London where gardens are often a key component of an area's character (Policies 2.6 and 2.7). The contribution gardens make towards biodiversity also needs to be considered (Policies 7.18 and 7.19) as does their role in mitigating flood risk (Policies 5.12 and 5.13). Gardens can also address the effects of climate change (Policies 5.9 - 5.11).

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 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.

In this case, the proposal involves the development of the side garden in a prominent corner location. This space is considered to contribute positively to the character of the street scene and its loss is considered unacceptable in principle as discussed in the section below.

7.02 Density of the proposed development

The density of the proposed development is considered acceptable subject to compliance with all other relevant planning policies.

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

Not applicable to this application.

7.04 Airport safeguarding

NATS safeguarding have raised no objection to the 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.

The Council's adopted SPD's seeks to preserve the open character of corner plots. It is considered that this open space character gives several properties in the immediate locality, including the application dwelling, the appearance of significant spaciousness within their plots and makes a positive visual contribution to the appearance of the street scenes. The open space character and visual gaps also help to clearly define the semi-detached and end terraced contexts of several junction/corner properties in the immediate locality. The corner plot positioning of the application dwelling is such that it is visually prominent on both street scenes. The adjacent properties on Richmond Avenue to the rear have an established and uniform front building line and the front gardens and the side garden area of the application property results in a sense of spaciousness not only at the road junction but along the road. It is noted that permission was granted under application reference 12211/APP/2014/238 for a 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 at the opposite property at Number 23. However a gap of 4.3 m was retained from the flank elevation of this extension to the side boundary ensuring a sense of spaciousness was maintained. The proposed development, in this case, would achieve a minimal set in of approximately 1 m and as such, by reason of it siting in this open prominent position, size, scale and bulk, would result in the loss of a substantial proportion of an important gap, characteristic to the area, resulting in a cramped appearance, and would be detrimental to the visual amenities of the street scene and the surrounding area. The applicant has considered the objections raised in this regard within the pre-application report and has advised that "by removing the 1 metre in set in this would seriously impact the design especially the balance required to create the 2 semi-detached properties from the detached and have an adverse effect to the visual impact of the street scene. Consideration has been given to set back the new property from the existing however this would give the appearance of an extension rather than a new dwelling. It is proposed that the open corner visual amenity will be achieved by lowering the existing 2 m fence to a 1.2 m which will open up the currently enclosed corner plot which provides an attractive and open appearance to the corner. It is considered that a reduction on the height of the side boundary fence would not overcome the concerns previously raised in terms of the significant bulk of the proposed dwelling in this prominent corner location.

Whilst not directly comparable a scheme for a part two storey, part single storey side/rear extension, as opposed to a new dwelling, on the opposite corner site at 23 Victoria Avenue was refused and dismissed at appeal with the reason for refusal being very much the same as is recommended for this scheme. In this case, the Inspector commented as follows:

"3. The appeal property is an end of terrace two storey dwelling on a corner plot with an almost 'triangular' like form as it narrows to the rear. The property was behind hoardings at the time of my visit and has well proportioned elevations and a hipped roof with a lower front projecting gable. It is in an established area of residential character with a pleasant streetscene formed in the main by broadly similar semi-detached and terraced properties. The proposal is as described above and would primarily provide for increased bedroom and living accommodation.

4. The works proposed would be extensive, running along a prominent part of the dwelling and markedly altering the aesthetic aspect from the highway. To my mind the change would be disproportionate to the existing dwelling along this flank and would offer a very ungainly and overly large side element to the street view all emphasised by inappropriate proximity to the footway towards the eastern end. Even with the planned 'set-back' to the front elevation the extension work would appear unduly dominant and would overly intrude into a scene which presently benefits from a sense of spaciousness. By projecting out beyond the original rear of the dwelling so close the side road the extension would fail visually to take account of the plot tapering to its rear. The scheme would appear as uncharacteristic over-development.

5. I conclude that the development sought would lead to visual detriment to the appeal property and the wider locality. This would run contrary to the objectives of Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) which share common themes of seeking to protect or enhance the character and appearance of buildings and their neighbourhood, to ensure harmonious development and the protection of local distinctiveness."

The proposal would therefore represent an overdevelopment of the site to the detriment of the character and the visual amenities of the area and to this existing open area of the street scene. Therefore the proposal is 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 - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (March 2016) and the adopted Supplementary Planning Document HDAS: Residential Layouts. The erection of a dwelling, as proposed, to the side of the host dwelling is therefore considered unacceptable in principle.

7.08 Impact on neighbours

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

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

The Council's adopted HDAS SPD: Residential Layouts (July 2006) specifies in paragraph 4.9 that where a two or more storey building abuts a property or its garden, a minimum acceptable distance of 15 m should be maintained, so as to overcome possible over-domination, overbearing and overshadowing. Paragraph 4.11 of the HDAS SPD specifies that the Council's 45 degree principle will be applied and is designed to ensure that adequate daylight and sunlight is enjoyed in new and existing dwellings. The principle involves drawing a line from the mid-point of an existing/new 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.

Given that the proposed development/s would not extend significantly beyond the rear of the existing property, the proposal is unlikely to impact on adjoining occupiers and is set sufficient distance from the property to the rear 1 Richmond Avenue.

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 storey 3 bedroom (6 person) dwelling is required to provide 108 square metres. The planning design and access statement advises that the proposed dwelling would comprise of a 3 bed (5 person) dwelling. However it is noted that each of the three bedrooms are a minimum floor area of 11.5 square metres which the National Space Standards confirm is the minimum floor area for a double occupancy room. However, at an internal floor area of 115 square metres, the proposal complies with this minimum standard.

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 outbuilding would be removed and the host dwelling would retain 76 square metres of garden area and the proposed dwelling would achieve 50 square metres to the rear and 96 square metres to the front and side which is less private. It is considered, on balance, that the proposed outdoor amenity space provision is acceptable.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

The surrounding highway network exhibits some parking controls in the vicinity of this address. The neighbouring properties in the locality possess generous off street parking facilities which inherently reduce parking pressures on the public highway. The site is

located in an area with a low PTAL rating of 2 which is considered as low and thereby encourages private car ownership and usage. The Council's parking Standards will require 2 parking spaces to be retained for the host dwelling and two for the proposed dwelling. The submitted plans confirm the host dwelling would retain the 2 off street parking spaces accessed from Victoria Avenue with the proposed dwelling utilising the crossover from Richmond Avenue to the proposed two parking spaces. The Highways Officer has confirmed that the proposal would require minor alteration in terms of widening to the required Council standard to facilitate ease of entry/exit. The widening could be undertaken via a legal agreement and funded at the applicant's cost. However in view of the in principle objection, a S106 agreement has not been sought. In the event of an approvable scheme, secure cycle storage could be secured by way of condition.

With regard to traffic generation, the Highways Officer has advised that the proposal would marginally increase traffic generation from the site envelope as compared to the existing single dwelling unit. However peak period traffic movement into and out of the site would not be expected to rise beyond 1-2 additional two-way vehicular movement during the peak morning and evening hours. This uplift is considered marginal in traffic generation terms and therefore can be absorbed within the local road network without notable detriment to traffic congestion and road safety.

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

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 landscape officer has advised that the house has an attractive established garden which is clearly visible from the public realm. While it contributes to the character and appearance of the area, there are no TPO's or Conservation Area designations affecting the site and no significant trees which might constrain development. The proposed layout indicates that a modest area of front garden will be retained on the corner with a triangular wedge of side/rear garden extending along the Richmond Avenue frontage. A large bin storage area is indicated behind the parking bays, off Richmond Avenue. In the event of an approvable scheme full landscape conditions are required to ensure that the scheme satisfies policies BE23 and BE38 to include a hedge being planted behind the parking bays and the bin store sited more discretely, if necessary within the rear garden.

7.15 Sustainable waste management

The submitted plans indicate the provision of a row of bins to the rear of the parking area to the proposed dwelling. In the event of an approvable scheme, a condition could be imposed to secure details of the bin storage.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The comments received are addressed in the sections above.

7.20 Planning obligations

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 £29,609.54

London Mayoral CIL £11,593.63

Total CIL £41,203.17

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues raised.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

2010).

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

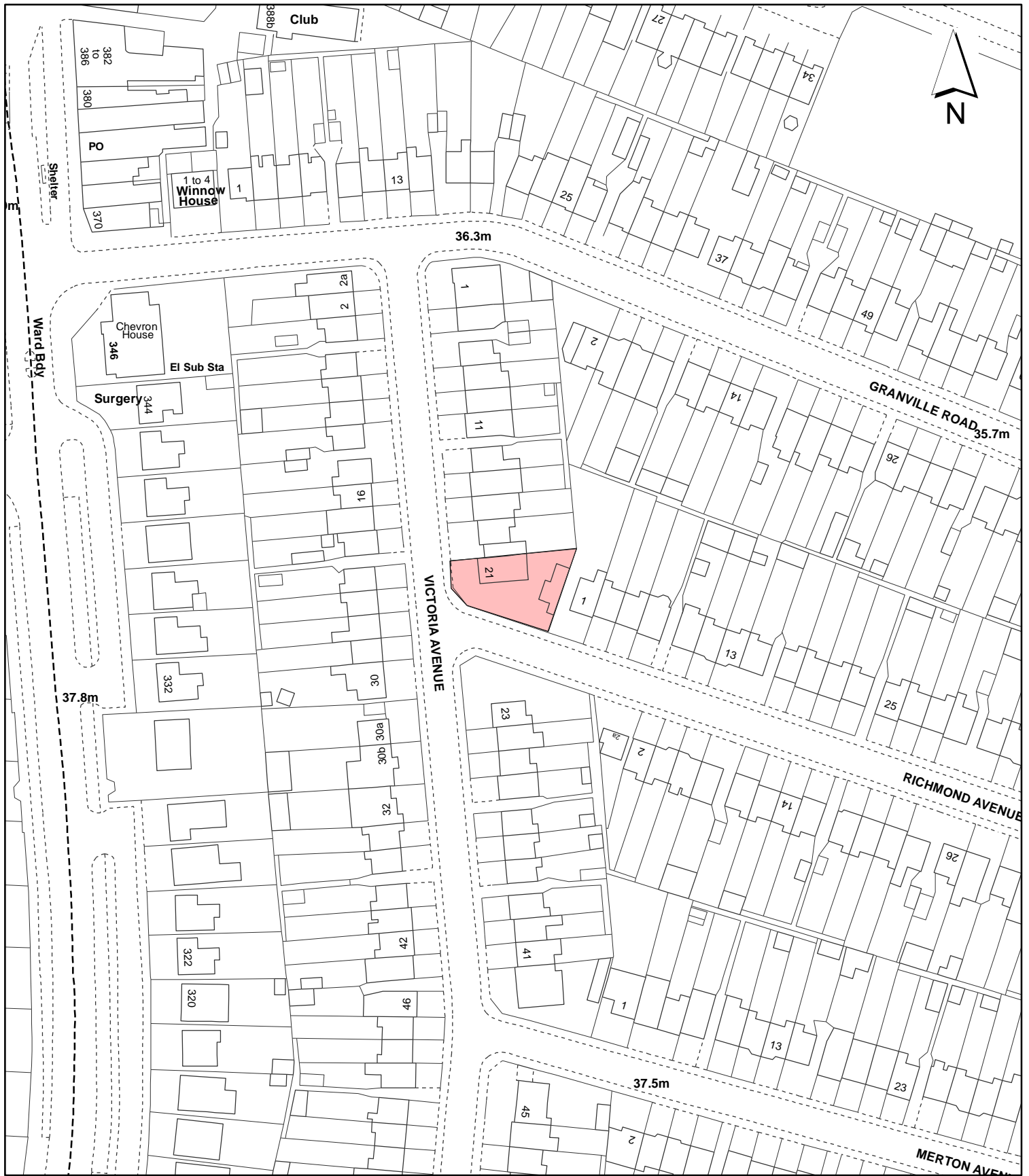
The application seeks full planning permission for the erection of a two storey, 3-bed attached dwelling with associated parking and amenity space involving demolition of existing outbuilding and follows an application for pre-application advice with regard to a similar proposal. The proposal would represent an overdevelopment of the site to the detriment of the character and the visual amenities of the area and to this existing open area of the street scene. Therefore the proposal is 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 - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (March 2016) and the adopted Supplementary Planning Document HDAS: Residential Layouts. The erection of a dwelling to the side of the host dwelling is therefore considered unacceptable.

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
 21 Victoria Avenue**

Planning Application Ref:
73784/APP/2018/1685

Planning Committee:
Central & South

Scale:
1:1,250

Date:
July 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 17 MANOR ROAD HAYES
Development: 2 storage sheds at rear of garden
LBH Ref Nos: 30753/APP/2018/1531
Drawing Nos: HS/2412/1
Location Plan (1:1250)

Date Plans Received: 23/04/2018 **Date(s) of Amendment(s):**
Date Application Valid: 11/05/2018

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the Western side of Manor Road which lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). The site is bordered to the North by 19 Manor Road and to the South by 15 Manor Road. 18 Manor Road is located on the opposite side of the road. 18 Rectory Road is located at the rear of the site. The property has been previously extended and its authorised planning use is as one x three-bed flat and one x two-bed flat. It is however noted that there is a current enforcement investigation into the use of the property as 2 x HMO's.

1.2 Proposed Scheme

The application seeks planning permission for the erection of 2 storage sheds at rear of garden.

1.3 Relevant Planning History

30753/APP/2007/2031 17 Manor Road Hayes

ERECTION OF A TWO STOREY SIDE AND PART SINGLE STOREY/PART TWO STOREY REAR EXTENSION.

Decision Date: 30-08-2007 Refused **Appeal:**

30753/APP/2007/3023 17 Manor Road Hayes

ERECTION OF TWO STOREY PART SIDE EXTENSION AND ERECTION OF PART SINGLE STOREY, PART TWO STOREY REAR EXTENSION WITH TWO PARKING SPACES.

Decision Date: 27-11-2007 Approved **Appeal:**

30753/APP/2010/2502 17 Manor Road Hayes

FRONT PORCH (RETROSPECTIVE APPLICATION)

FEE TRANSFERRED TO 30753/APP/2011/2372

Decision Date: 24-06-2011 NFA **Appeal:**

30753/APP/2010/2503 17 Manor Road Hayes

Two storey side extension, part single storey, part two storey rear extension with associated parking and amenity space.

Decision Date: 23-12-2010 Refused **Appeal:**

30753/APP/2011/2372 17 Manor Road Hayes

Retention of Front Porch

Decision Date: 08-11-2011 NFA **Appeal:**

30753/APP/2011/2447 17 Manor Road Hayes

EXISTING OUTBUILDING AT REAR OF GARDEN

Decision Date: 21-11-2011 NFA **Appeal:**

30753/APP/2012/2546 17 Manor Road Hayes

Conversion of existing dwelling to 2 x 3-bedroom flats to include alterations to side elevation, front entrance porch with associated parking and amenity space (Part-Retrospective Application).

Decision Date: 19-02-2013 Refused **Appeal:**

30753/APP/2013/1048 17 Manor Road Hayes

conversion of dwelling into two flats

Decision Date: 23-05-2013 NFA **Appeal:**

30753/APP/2013/2970 17 Manor Road Hayes

Conversion of dwelling into two flats (part retrospective)

Decision Date: 25-11-2013 NFA **Appeal:**

30753/APP/2013/3413 17 Manor Road Hayes

Conversion of dwelling into 1 x 3-bed and 1 x 2-bed self contained flats involving alterations to side elevation

Decision Date: 12-03-2014 Refused **Appeal:**

30753/APP/2013/514 17 Manor Road Hayes

Erection of outbuilding and front porch (Retrospective Application)

Decision Date: 13-06-2013 Refused **Appeal:**07-FEB-14 Dismissed

30753/APP/2014/1571 17 Manor Road Hayes

Conversion of dwelling into 1 x 3-bed and 1 x 2-bed self contained flats with associated parking and amenity space involving alterations to rear elevation and demolition of detached outbuilding to rear and porch to front

Decision Date: 12-08-2014 Approved **Appeal:**

30753/APP/2014/3209 17 Manor Road Hayes

Single storey detached outbuilding to rear and porch to front (Part Retrospective)

Decision Date: 06-11-2014 NFA **Appeal:**

30753/APP/2017/3611 17 Manor Road Hayes

2 storage sheds at rear of garden

Decision Date: 20-03-2018

Refused

Appeal:

Comment on Planning History

The application site has been subject to an enforcement investigations regarding the erection of a front porch and an outbuilding, and an enforcement notice was served in August 2011. The front porch and outbuilding were removed in June 2015, in compliance with the enforcement notice and the enforcement case was closed.

This application has been referred to Planning Committee for determination as the Council's constitution requires all applications relating to a site where enforcement notices have been served to be taken to Planning Committee for decision.

Planning permission ref: 30753/APP/2014/1571 was granted in August 2014 for the conversion of the application building from a dwelling to one three-bed flat and one two-bed flat (No 17 and 17A Manor Road). At the site visit in connection with this application, it became apparent that the development on site was not being carried out in accordance with the approved plans in relation to layout and use. The property is alleged to be used as 2 x HMO's. Furthermore, the amenity space for the two units is not in accordance with the approved plans. The issues have been reported to enforcement for their investigation.

30753/APP/2017/3611 for the erection of 2 storage sheds at rear of garden was recently refused for the following reason:

The proposed development, by reason of its overall size, scale and proximity to the rear boundary, results in an over dominant and visually obtrusive form of development, to the detriment of the visual amenity of the surrounding residential properties and the character and appearance of the surrounding area. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

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

The Townfield Tenants & Residents Association and 5 neighbouring properties were consulted by letter dated 24.5.18 and a site notice was displayed to the front of the site which expired on 26.6.18.

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

- i) Property already has a number of tenants, sheds would be rented and used to house additional tenants or for non-domestic use.
- ii) Overshadowing of neighbours garden due to size and height of roof.
- iii) There have previously been issues of noise disturbance.

- iv) The rear garden is used as a builders yard.
- v) Property has been previously extended - landlord had to demolish a previous outbuilding (following enforcement notice) - base and utility connections still in place - extension not shown on location plan.
- vi) Right of way path for neighbour's fire exit has not been done.
- vii) Impact on privacy.
- viii) Size of the two storage sheds similar to demolished outbuilding.
- ix) Rear garden is fenced off.

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.

BE23 Requires the provision of adequate amenity space.

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

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

5. MAIN PLANNING ISSUES

The main planning issues are considered to be the impact of the two storage sheds on the character and appearance of the dwellinghouse, the impact on residential amenity and the impact on the character and appearance of the surrounding area.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to harmonise with the existing street scene and other features of the area that are considered desirable to retain or enhance. Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area. Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that planning permission would not be granted for buildings which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

The Council's HDAS: Residential Extensions SPD states that outbuildings should be positioned as far away from the house as possible in order to prevent overshadowing of neighbouring properties. Outbuildings should be set in from the boundaries by at least 0.5 m. This revised application demonstrates that each of the outbuildings would be sited 500

mm from the site boundaries. The two outbuildings, each with a footprint of 26 square metres, would be sited 12 m from the rear elevation of the host building, with a window and door facing the rear elevation. A gap of 1.5 m is shown to be retained between each of the outbuildings. In regards to height, paragraph 9.3 of the Council's HDAS: Residential Extensions SPD states that for outbuildings with a pitched roof, the roof ridge should be no higher than 4 m. The proposed sheds would have pitched roofs measuring 3.75 m high at the ridge and 2.35 m high at the eaves, thereby complying with the Council's HDAS: Residential Extensions SPD. Given the reduction in scale of the outbuildings and their revised siting, it is considered that they 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).

Paragraph 9.4 of the Council's HDAS: Residential Extensions SPD states that outbuildings must only be used for normal domestic uses related to the residential use of the main house; acceptable uses include car parking, storage of possessions, use as a children's playroom, greenhouse, garden shed, gym, summer house and hobby room provided it is ancillary to the use of the main property.

The proposed sheds would provide storage space for the authorised use of the property as two flats (17 and 17A Manor Road). The proposed use of the sheds for storage is considered to be ancillary to the use of the flats in the main building, in accordance with Paragraph 9.4 of the Council's HDAS: Residential Extensions SPD. It is noted that an enforcement investigation is currently being carried out into the HMO uses of the two flats and the unauthorised subdivision of the land. However, the application site has planning permission for the two flats and it would be considered reasonable for the occupants of both properties to apply for an outbuilding for incidental storage. A condition to ensure that the sheds are used for purposes ancillary to the residential use of the main building as two flats is therefore recommended.

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that adequate external amenity space is retained for residential properties. The property has a lawful use for the subdivision into one three-bed flat and one two-bed flat, following planning permission in August 2014 (ref: 30753/APP/2014/1571). The Council's HDAS: Residential Layouts SPD recommends that two-bed flats are provided with 25 sq.m of external amenity space whilst three+-bed flats should be provided with 30 sq.m of external amenity space. The garden can provide over 100 sq.m of external amenity space and so the proposed sheds would not reduce the amount of external amenity space available to a level which would be unacceptable.

The parking provision would remain unaffected by the proposal.

The application is therefore recommended for conditional approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 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 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan number HS/2412/1.

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) Order 2015 (as amended) (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.

REASON

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

5 NONSC Non Standard Condition

The outbuildings hereby approved shall only be used for the purpose(s) stated on the application form and approved drawings and shall not be used for purposes such as a living room, bedroom, kitchen, as a separate unit of accommodation or for any business purposes.

REASON

To avoid any future fragmentation of the curtilage or the creation of a separate residential or business use, so as to protect the amenity of adjoining residential properties in accordance with Policy BE13, BE15, BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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 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).

Standard Informatives

- 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 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 (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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement,

Supplementary Planning Document, adopted December 2008

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 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 will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 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 Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.

8 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.

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

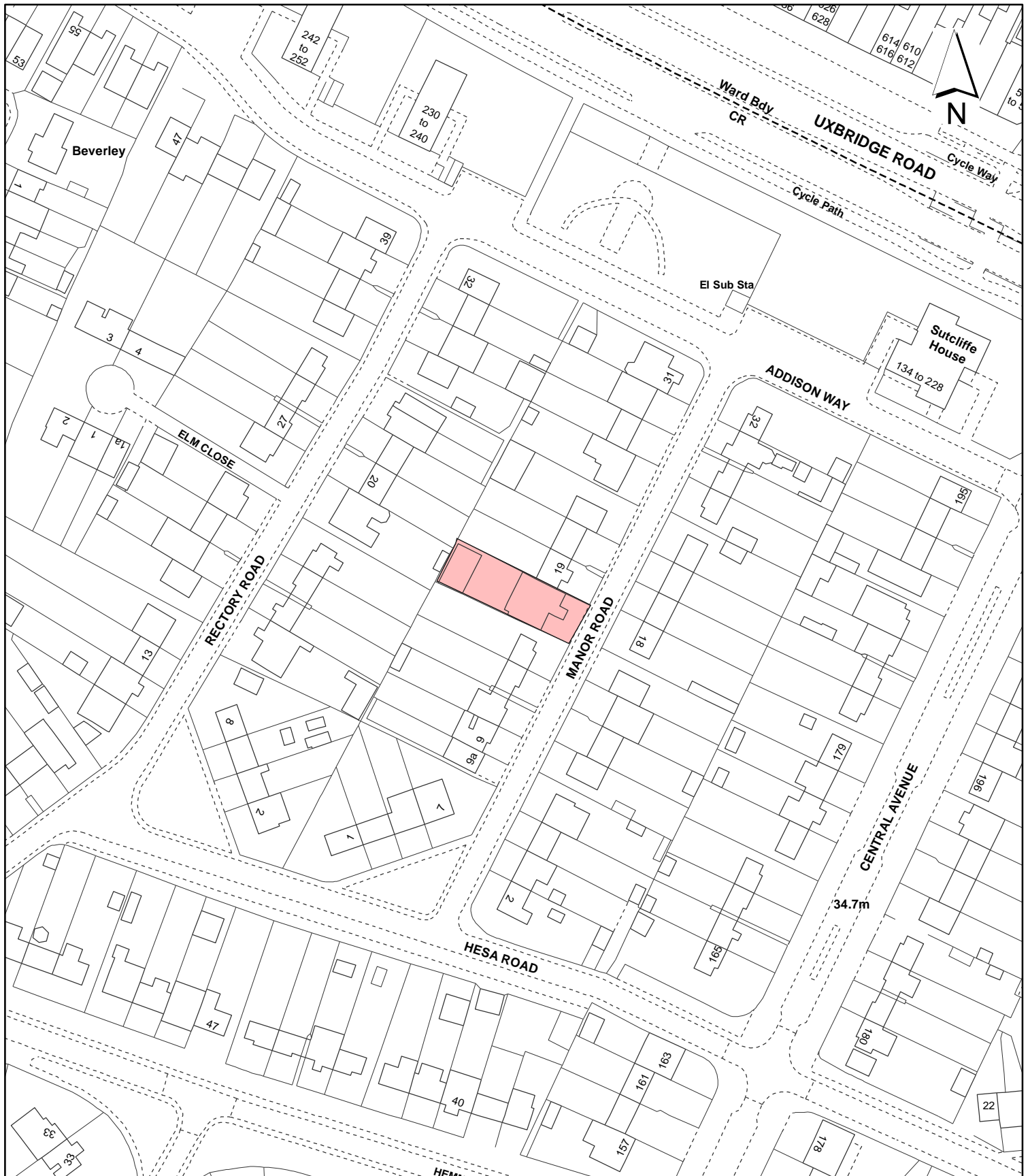
10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.

11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

- 12 You are advised that 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).

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

17 Manor Road

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

Planning Application Ref:
30753/APP/2018/1531

Scale:
1:1,250

Planning Committee:
Central & South Page 83

Date:
July 2018



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Plans for Central & South Applications Planning Committee

Wednesday 18th July 2018



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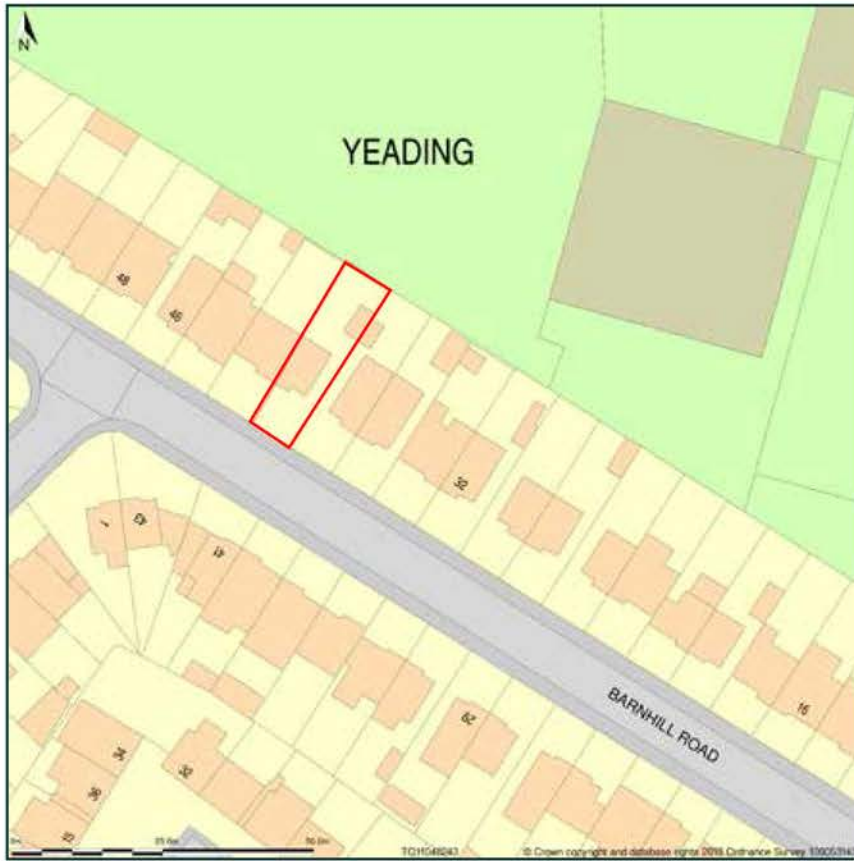
Page 131

Report of the Head of Planning, Transportation and Regeneration

Address 40 BARNHILL ROAD HAYES
Development: Part two storey, part single storey front/side extension and part first floor rear extension
LBH Ref Nos: 20362/APP/2018/1087

Date Plans Received: 22/03/2018 **Date(s) of Amendment(s):**
Date Application Valid: 29/05/2018

40. Barnhill Road, Hayes, Hillingdon, UB4 9AP

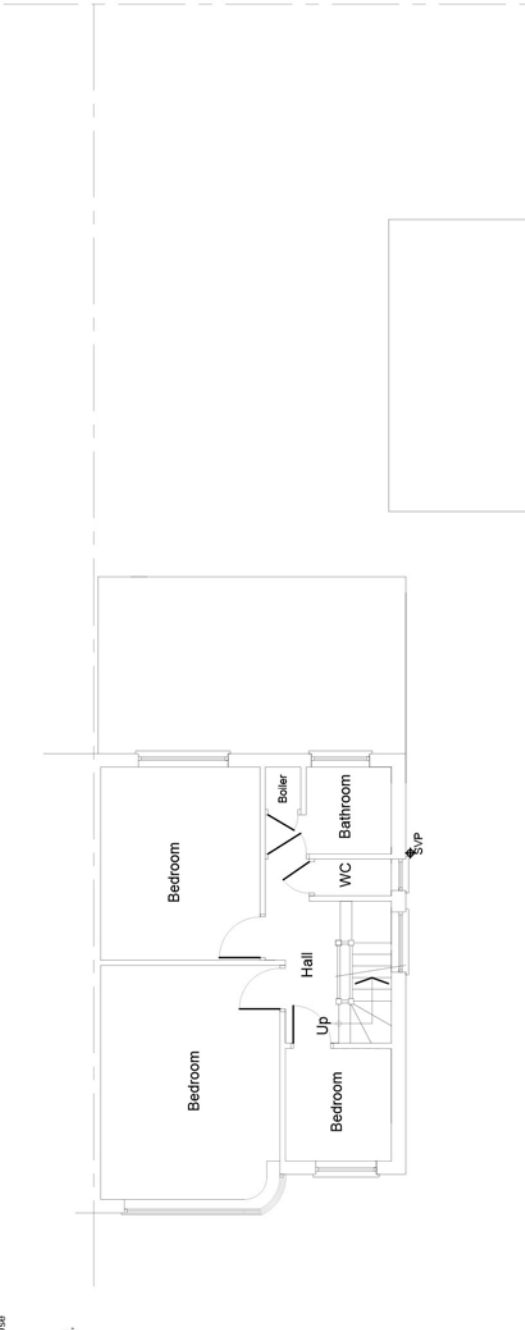


SITE LOCATION PLAN (1:1250)

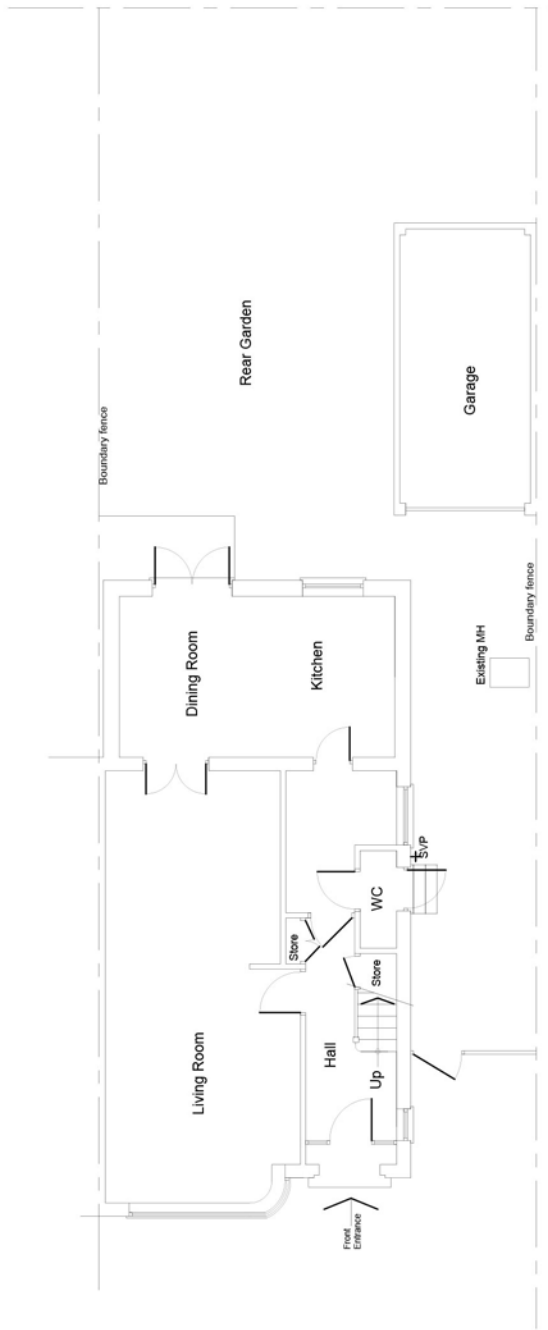
Notes:
 Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing must not be scaled. Use figured dimensions only. Subject to statutory approvals and survey.

Ref also to approved planning documents with respect to detail, materials and conditions of planning consent.

ALL DRAWINGS 79501-04, AND ENGINEER'S DETAILS TO BE READ TOGETHER



Existing First Floor Plan



Existing Ground Floor Plan



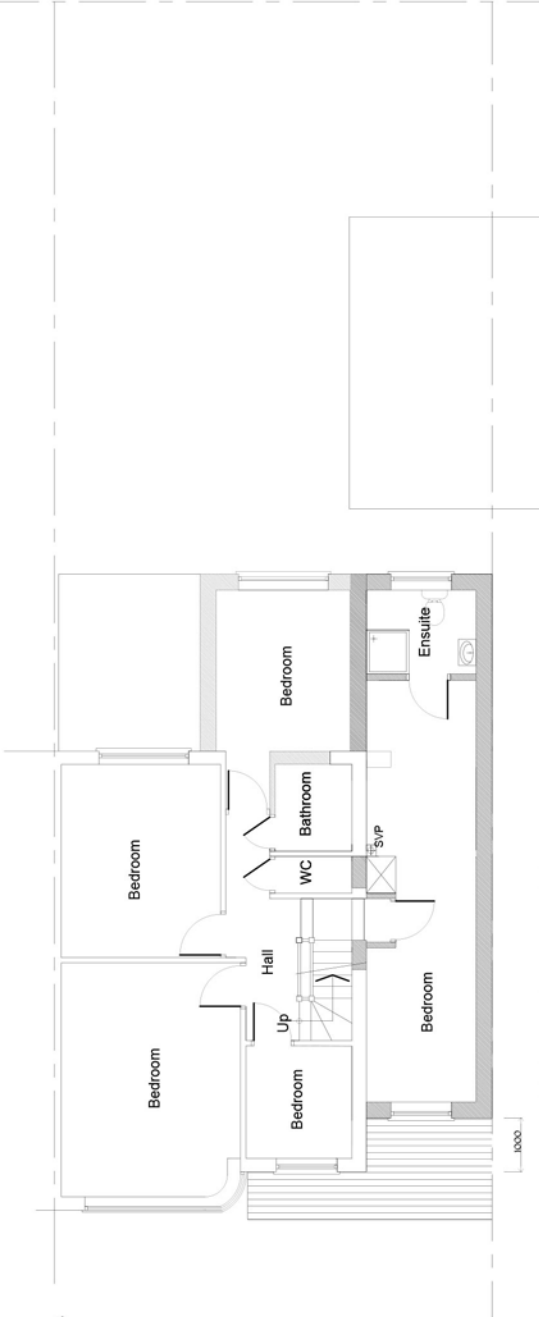
Revision:
a.

AH ARCHITECTURE Chartered Architects		Drawing name: Existing Plans	
15 Aloysius Park Southall Middlesex UB2 5QT	Job no: AH 795	Drawing no: 01	Revision: -
Tel: 020 8797 4176 Email: info@ah-architecture.co.uk	Scale: 1/100 @ A3	Date: 03/03/2018	Drawn By: AH
Project name: 40 Barnhill Road, Hayes Middlesex UB4 9AP			

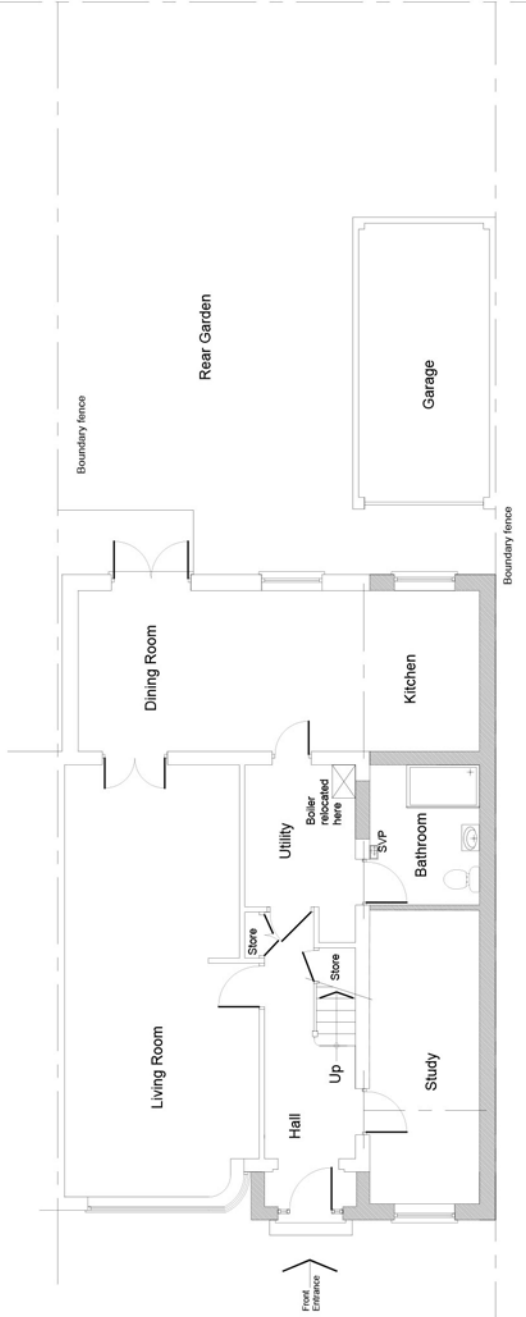
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**ALL DRAWINGS 79501-04,
AND ENGINEER'S DETAILS TO BE READ TOGETHER**



Proposed First Floor Plan

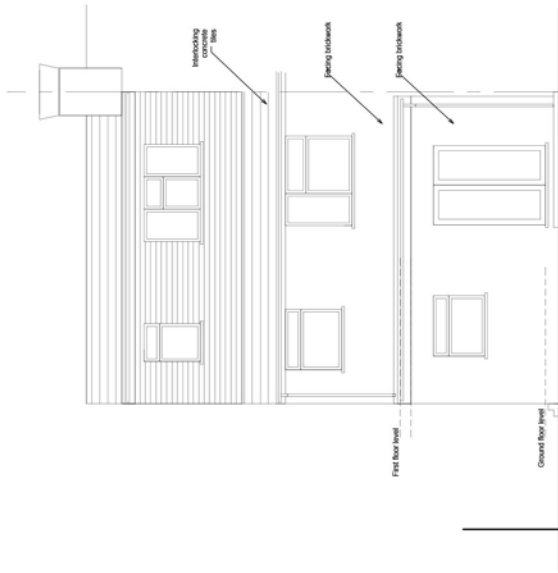


Proposed Ground Floor Plan

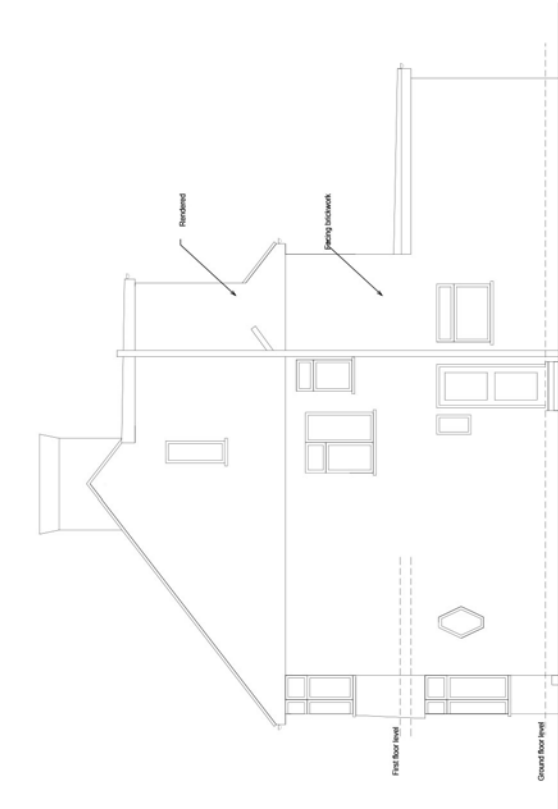
Revision:
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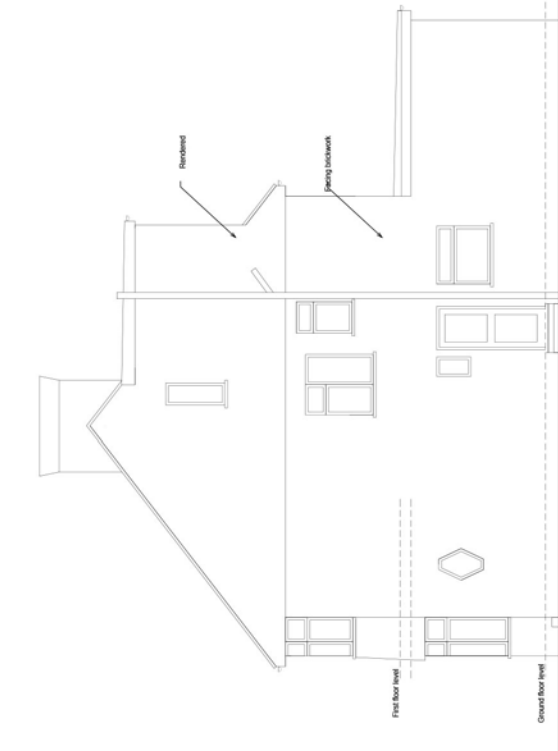
AH ARCHITECTURE Chartered Architects 15 Albany Park Southall Middlesex UB2 5QT Tel: 020 8797 4176 Email: info@ah-architecture.co.uk	Drawing name: Proposed Plans		Revision: -
	Job no: AH 795	Drawing no: 03	Drawn by: AH
	Scale: 1/100 @ A3	Date: 03/03/2018	
Project name: 40 Barnhill Road, Hayes Middlesex UB4 9AP			



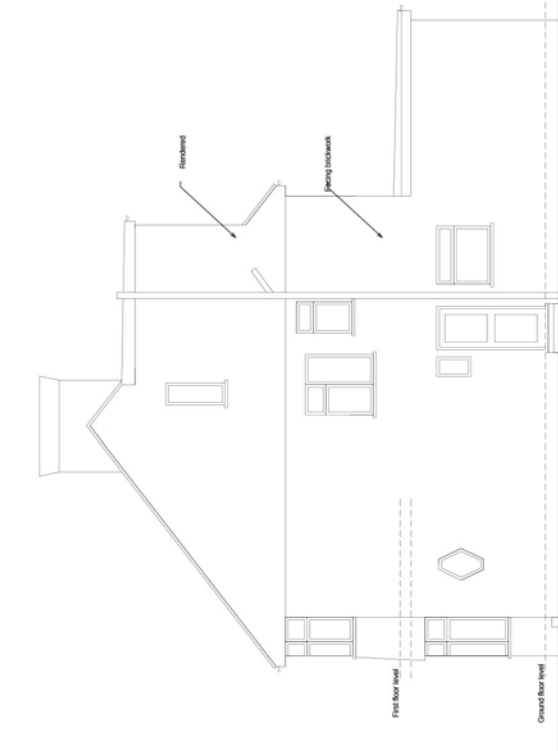
Existing Front Elevation



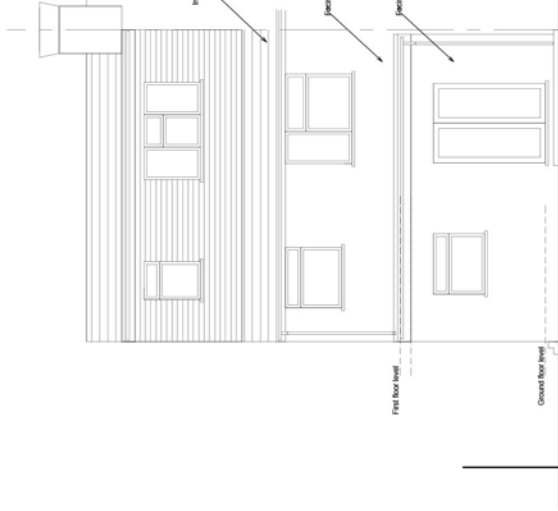
Proposed Front Elevation



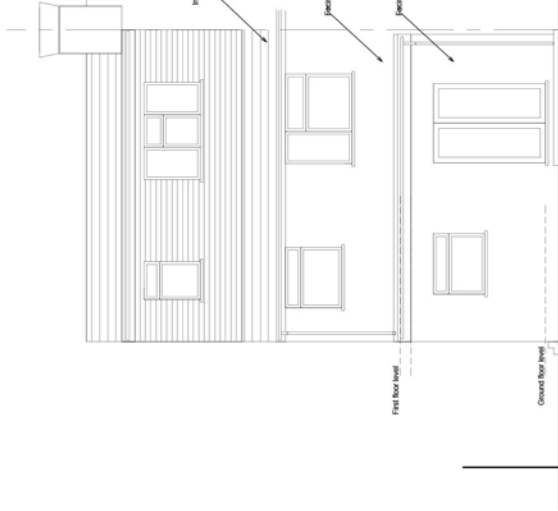
Existing Side Elevation



Proposed Side Elevation



Existing Rear Elevation



Proposed Rear Elevation

Revision:
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This is a 'Detail Level Drawing' and can be used as a basis for construction. Do not scale from this drawing. Use written dimensions only.

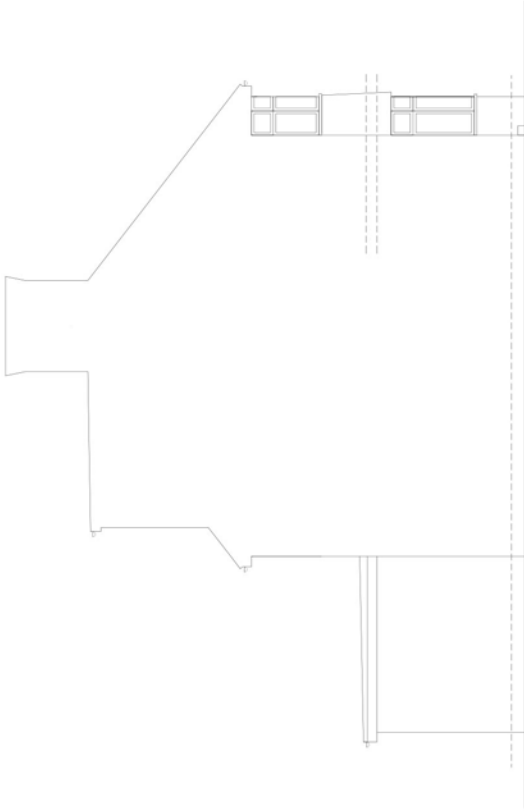
1. This drawing is based on a measured survey intended to be sufficient for planning purposes. Because buildings are rarely straight and level, dimensions should be confirmed on site as appropriate to ensure that any manufactured item is correct for its application.
3. Unless other arrangements have been specifically made, the building contractor should serve a Building Notice on the Building Control Officer in accordance with the Building Regulations and liaise with the Building Control Officer regarding routine inspections of the work.

Notes:
Contractors must verify all dimensions on site before commencing construction. The dimensions shown are based on the measured dimensions only. Subject to statutory approvals and survey.

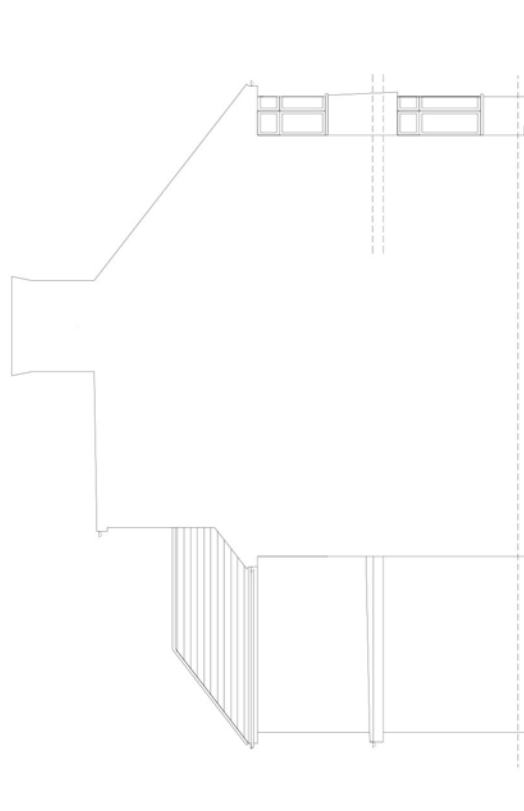
Ref also to approved planning documents with respect to detail, materials and conditions of planning consent.

ALL DRAWINGS 79501-04, AND ENGINEER'S DETAILS TO BE READ TOGETHER

AH ARCHITECTURE Charlotte Architects	Drawing name: Existing and Proposed Elevations	
	Job no: AH 795	Drawing no: 02
15 Alston Park, Southall Middlesex UB2 5QT	Scale: 1/100 @ A3	Revision: -
Tel: 020 8797 4176 Email: info@ah-architecture.co.uk	Date: 03/03/2018	Drawn by: AH
Project name: 40 Barnhill Road, Hayes Middlesex UB4 9AP		



Existing Other Side Elevation



Proposed Other Side Elevation

Notes:
Contractors must verify all dimensions on site before commencing any work. The dimensions shown are for information only. Use figured dimensions only. Subject to statutory approvals and survey.

Ref also to approved planning documents with respect to detail, materials and conditions of planning consent.

**ALL DRAWINGS 79601-04,
AND ENGINEER'S DETAILS TO BE READ TOGETHER**

Revision:
0.

This is a 'Detail Level Drawing' and can be used as a basis for construction. Do not scale from this drawing. Use actual dimensions only.

1. This drawing is based on a measured survey intended to be sufficient for planning purposes. Because buildings are rarely straight and level, dimensions should be confirmed on site as appropriate to ensure that any manufactured item is correct for its application.

3. Unless other arrangements have been specifically made, the building contractor should serve a Building Notice on the Building Control Officer in accordance with the Building Regulations and liaise with the Building Control Officer regarding routine inspections of the work.



AH ARCHITECTURE Charles Architects		Drawing name: Other Side Elevations	
Job no: AH 795	Drawing no: 02/B	Revision: -	
15 Alwyn Park, Southall Middlesex UB2 5QT	Date: 03/03/2018	Drawn By: AH	
Scale: 1/100 @ A3			
Tel: 020 8797 4176 Email: info@ah-architecture.co.uk			
Project name: 40 Barnhill Road, Hayes Middlesex UB4 9AP			

Report of the Head of Planning, Transportation and Regeneration

Address 16 CHATSWORTH ROAD HAYES

Development: Part two storey, part single storey side/rear extension and conversion of dwelling from 1 x 4-bed to 2 x studio, 1 x 1-bed and 1 x 2-bed self-contained flats with associated parking and amenity space and installation of vehicular crossover to front

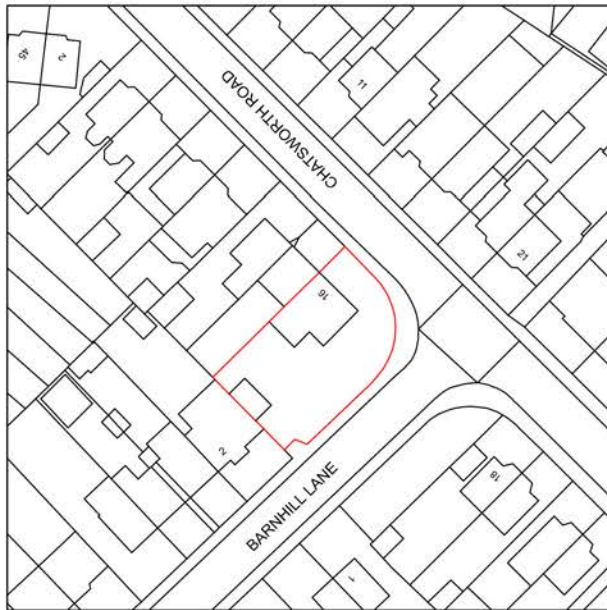
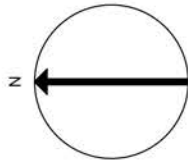
LBH Ref Nos: 17067/APP/2018/1573

Date Plans Received: 27/04/2018

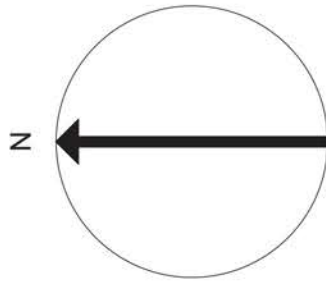
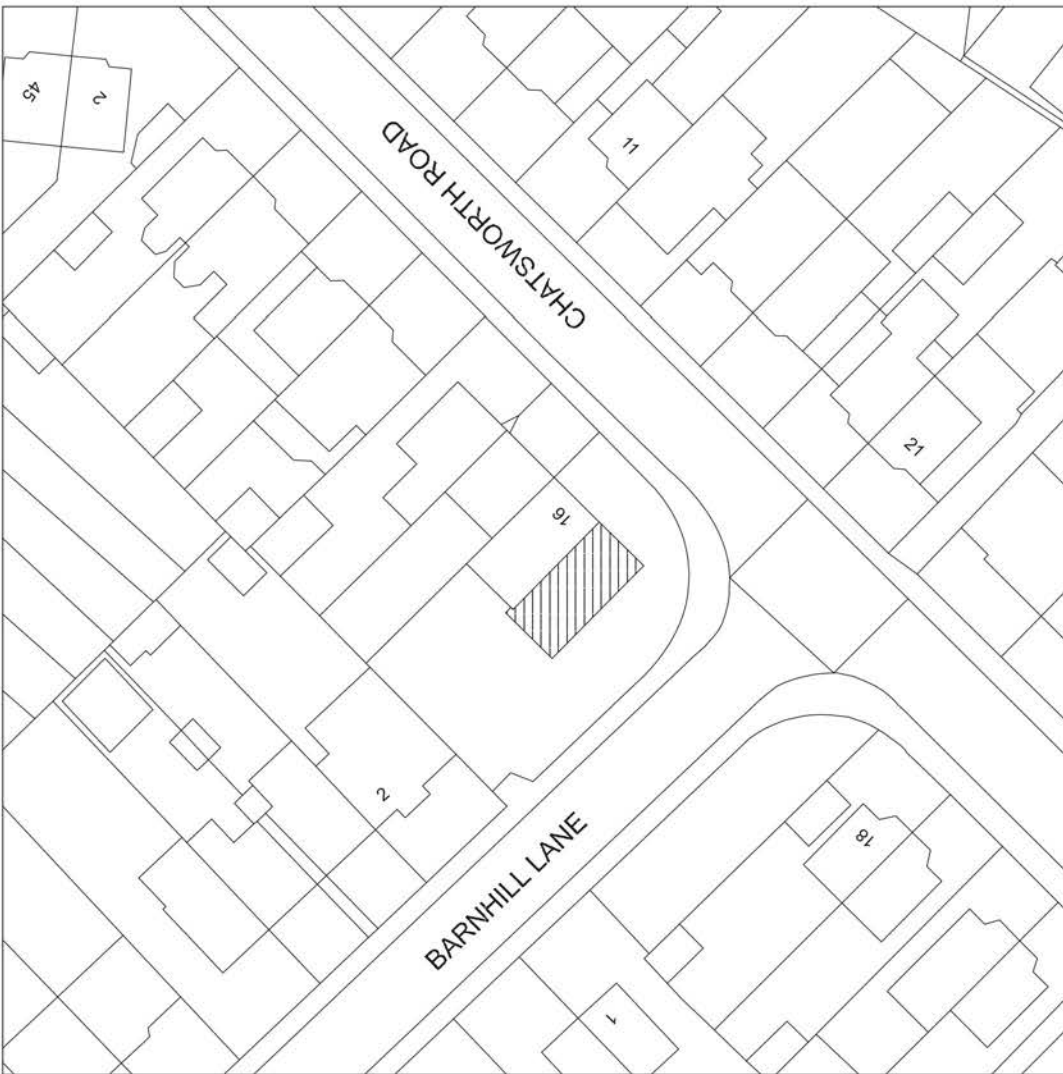
Date(s) of Amendment(s): 27/04/2018

Date Application Valid: 08/05/2018

18/06/2018



LOCATION PLAN
SCALE 1:1250



Application: **FPA – 2 storey and GF side extensions incl COU to 4 x flats and associated external works with parking and bins store**

Client: Mr Mand Date: 05th April 2017
 Site: 16 Chatsworth Road, Hayes, UB4 9ES Drawn By: Gurp's Benning
 Scale: Refer to Drawing @ A3 Dwg. No: GTD/164 – 06FPA

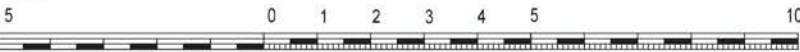
G T DESIGNZ LTD
Building Designs & Technical Services

GT Designz Ltd, 5th Floor,
 Hyde Park Hayes 3,
 11 Millington Road,
 Hayes,
 UB3 4AZ

Tel : 0208 212 7981
 Mob : 07854 351 934
 Email : enquiries@gtdesignzlid.com

**BLOCK PLAN
 SCALE 1:500**

Metres



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 followed. Where building over boundaries the adjacent owner is to be served notice under section 65 of the Town & Country Planning Act 1990.

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Resubmission

Revisions -

- Remove FF rear extension
- Amend internal layout
- Amend parking layout
- Provide tree protection details

Application:
**FPA – 2 storey and GF side extensions incl
 COU to 4 x flats and associated external
 works with parking and bins store**

Client: Mr Mand Date: 05th April 2017
 Site: 16 Chatsworth Road, Drawn By: Gurp's Benning
 Hayes, UB4 9ES
 Scale: Refer to Drawing @ A3 Dwg.No: GTD764 – 03FPA

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Building Designs & Technical services

GT Designz Ltd, 5th Floor,
 Hyde Park Hayes 3,
 11 Millington Road,
 Hayes,
 UB3 4AZ.

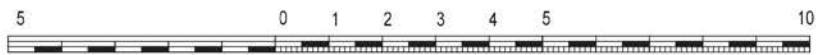
Tel : 0208 212 7981
 Mob : 07854 351 934

Email : enquiries@gtdesignzLtd.com

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Metres



SCALE 1: 100

REV/NOTES:

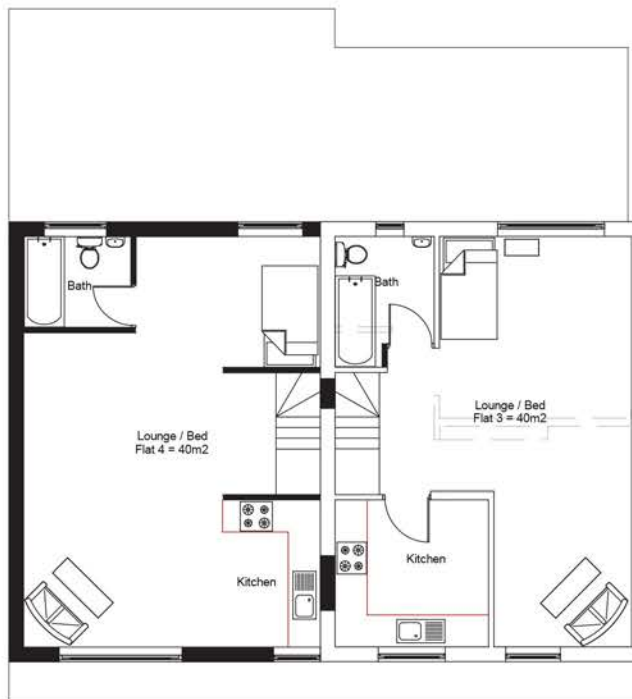
Where building to the boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed. Where building over boundaries the adjacent owner is to be served notice under section 85 of the Town & Country Planning Act 1990.

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Resubmission

Revisions

- Remove FF rear extension
- Amend internal layout
- Amend parking layout
- Provide tree protection details



PROPOSED FF LAYOUT
Scale 1:100

Application:
**FPA – 2 storey and GF side extensions incl
COU to 4 x flats and associated external
works with parking and bins store**

Client:	Mr Mand	Date:	05 th April 2017
Site:	16 Chatsworth Road, Hayes, UB4 9ES	Drawn By:	Gurp's Benning
Scale:	Refer to Drawing @ A3	Dwg.No:	GTD764 – 04FPA

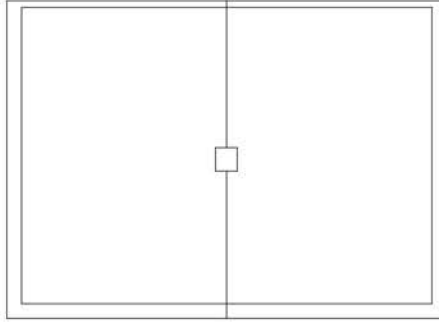
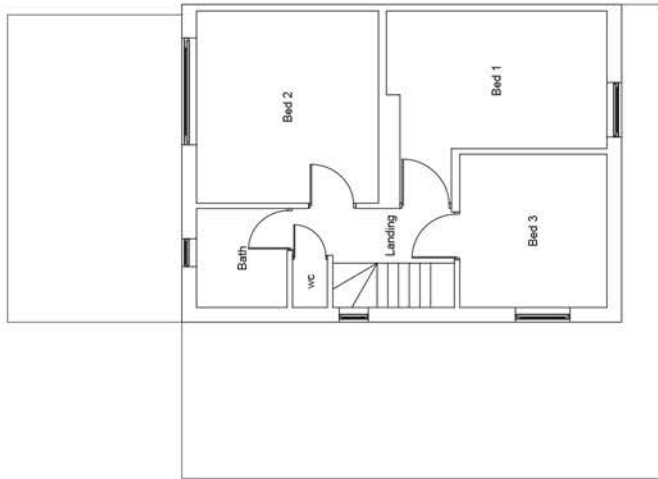
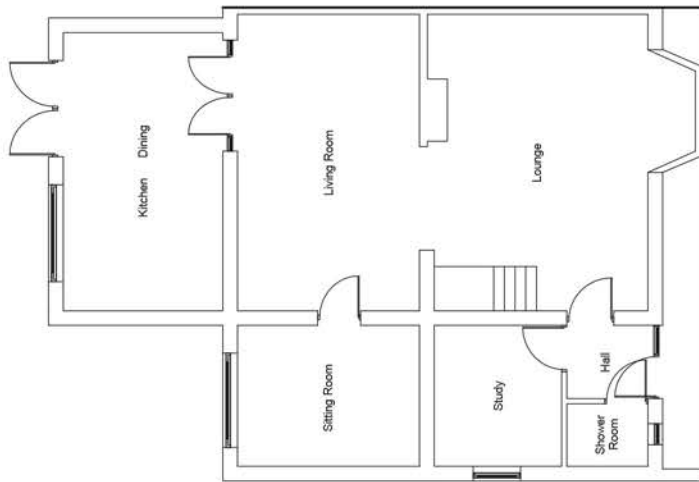
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Building Designs & Technical services

GT Designz Ltd, 5th Floor, Hyde Park Hayes 3, 11 Millington Road, Hayes, UB3 4AZ.	Tel : 0208 212 7981 Mob : 07854 351 934 Email : enquiries@gtdesignzLtd.com
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SCALE 1 : 100



REVISIONS.

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

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Revisions

- Remove FF rear extension
- Amend parking layout
- Amend parking layout
- Provide tree protection details

EXISTING GF / FF & ROOF LAYOUT
Scale 1:100

Application:

**FPA – 2 storey and GF side extensions incl
COU to 4 x flats and associated external
works with parking and bins store**

Client: Mr Mand

Date: 05th April 2017

Site: 16 Chesham Road,
Hayes, UB4 8ES

Drawn By: Gurp's Benning

Scale: Refer to Drawing @ A3

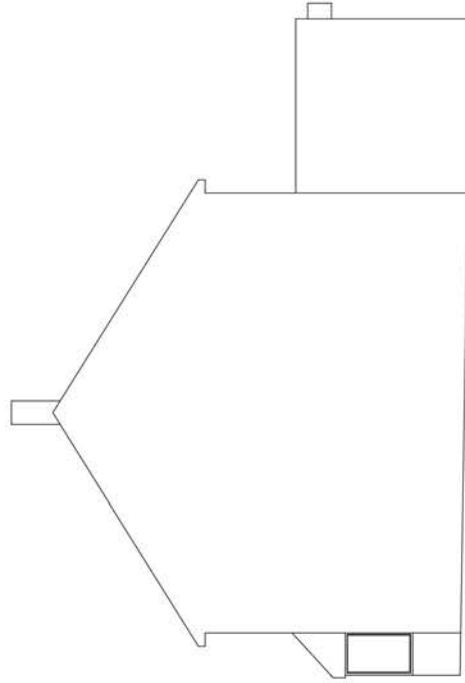
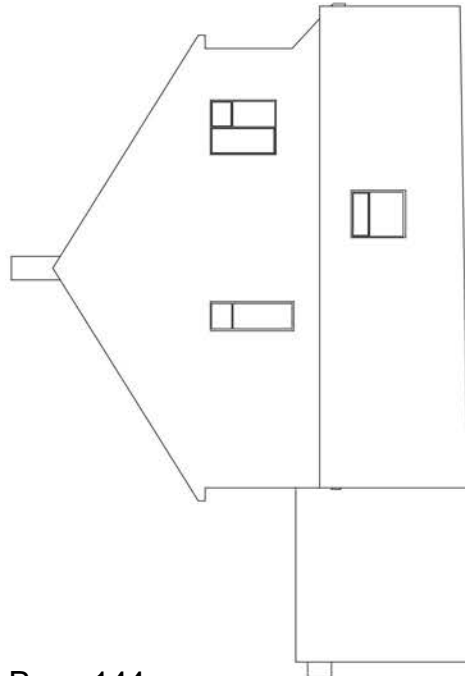
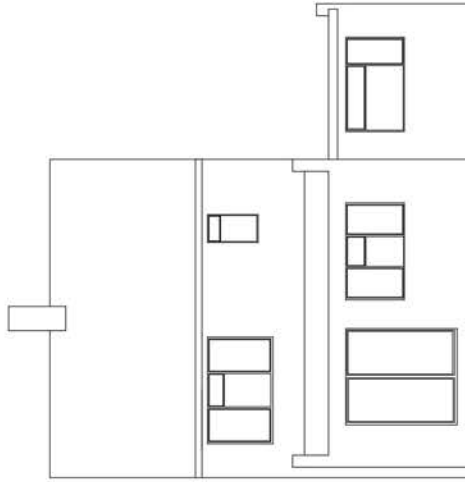
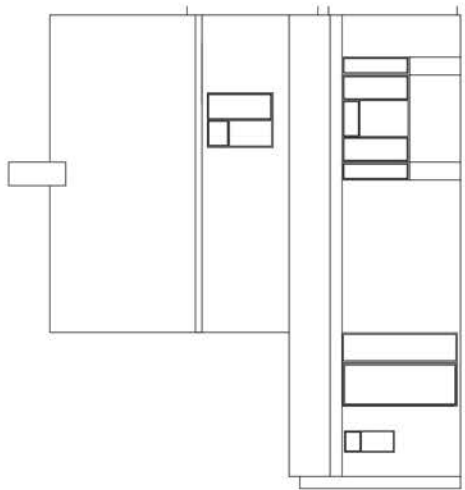
Dwg No: GTD764 – 01FPA

G T DESIGNZ LTD
Building Designs & Technical Services

GT Designz Ltd, 6th Floor,
Hyde Park Hayes 3,
11 Millington Road,
Hayes,
UB3 4AZ.
Tel : 0208 212 7981
Mob : 07854 351 934
Email : enquiries@gtdesignztd.com



SCALE 1 : 100



EXISTING FRONT / REAR & SIDE ELEVATIONS
Scale 1:100

REVISIONS:

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

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Revisions

- Remove FF rear extension
- Amend roof layout
- Amend parking layout
- Provide tree protection details

Application:

FPA – 2 storey and GF side extensions incl COU to 4 x flats and associated external works with parking and bins store

Client: Mr Mand Date: 05th April 2017
 Site: 16 Chatsworth Road, Hayes, UB4 9ES Drawn By: Gup's Benning
 Scale: Refer to Drawing @ A3 Dwg No: GTD764 – 02FPA

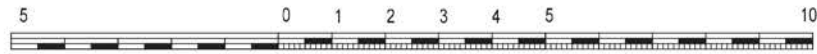
G T DESIGNZ LTD

Building Designs & Technical services

GT Designz Ltd, 6th Floor, Tel : 0208 212 7981
 Hyde Park Hayes 3, Mob : 07854 351 934
 11 Millington Road, Hayes, UB5 4AZ
 Email : enquiries@gtdesignz Ltd.com

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Metres



SCALE 1: 100

REV/NOTES:

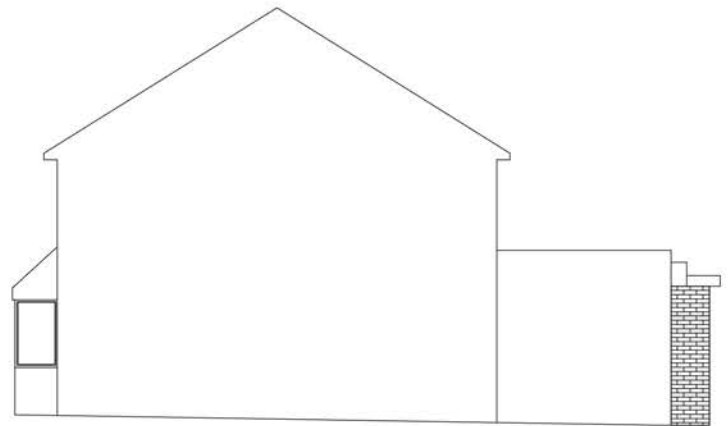
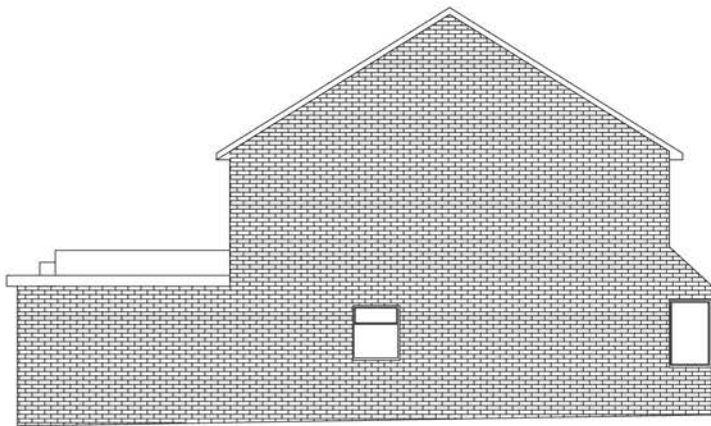
Where building to the boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed. Where building over boundaries the adjacent owner is to be served notice under section 85 of the Town & Country Planning Act 1990.

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Resubmission

Revisions -

- Remove FF rear extension
- Amend internal layout
- Amend parking layout
- Provide tree protection details



PROPOSED FRONT / REAR & SIDE ELEVATIONS
Scale 1:100

Application:			
FPA – 2 storey and GF side extensions incl COU to 4 x flats and associated external works with parking and bins store			
Client:	Mr Mand	Date:	05 th April 2017
Site:	16 Chatsworth Road, Hayes, UB4 9ES	Drawn By:	Gurp's Benning
Scale:	Refer to Drawing @ A3	Dwg.No:	GTD764 – 05FPA

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 : 07854 351 934 Email : enquiries@gtdesignzLtd.com
---	--

Report of the Head of Planning, Transportation and Regeneration

Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

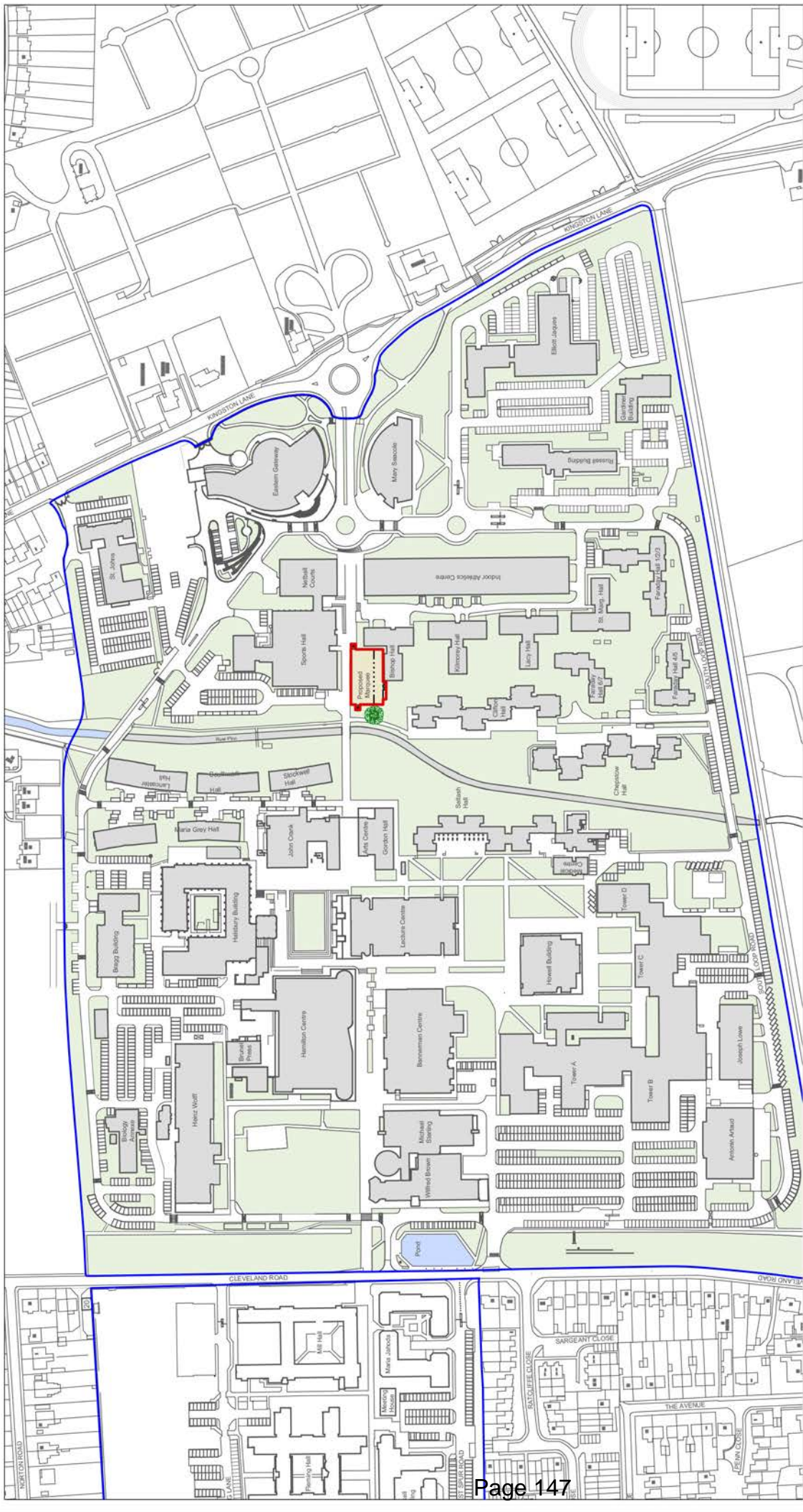
Development: Installation of a temporary marquee between the months of July and September each year to support the summer academic requirements of the University by providing additional, temporary, weather protected events and activities space

LBH Ref Nos: 532/APP/2018/1180

Date Plans Received: 04/04/2018

Date(s) of Amendment(s):

Date Application Valid: 11/04/2018



Project
Bishop Marquee Proposal
Site Location Plan

Client
 Brunel University, London

Chartered Architects
 Chartered Building Surveyors
 Interior Designers
 CDM Services
 3 GP Centre, Yooman Road,
 Ringwood, Hampshire,
 BH24 3FF
 +44 (0)1425 472 833
 www.kendallkingscott.co.uk

500 M
 400
 300
 200
 0

Scale 1:2500 @ A3

Project Number
180073 P(0)01

Date 28/02/18
TC
GC
PLANNING

Rev Date By Ap Note

Drawing Title
 Site Location Plan

Project Number - Revision

Date 28/02/18
TC
GC
PLANNING

Check all dimensions and levels on site

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www.kendallkingscott.co.uk

Scale 1:2500 @ A3

Project
 Bishop Marquee Proposal

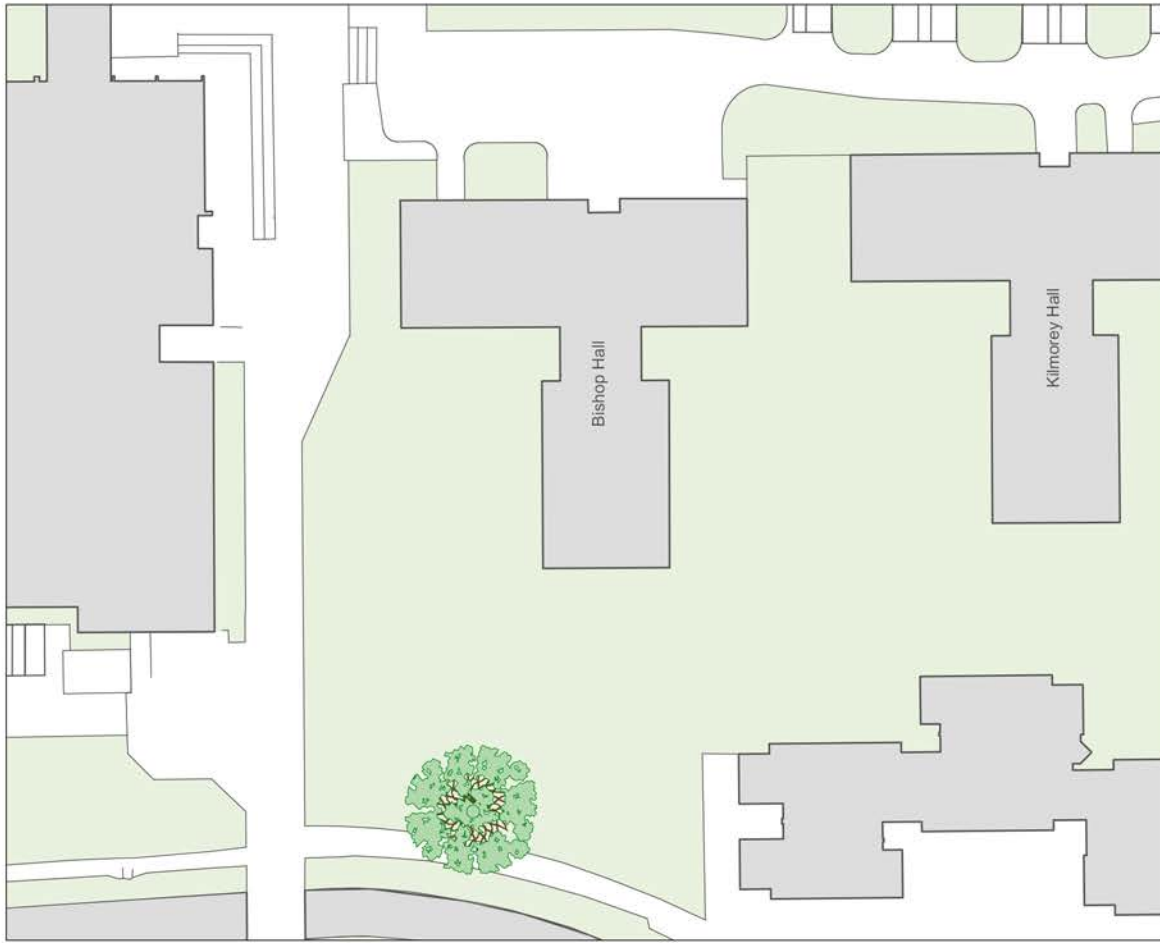
Client
 Brunel University, London

Chartered Architects
 Chartered Building Surveyors
 Interior Designers
 CDM Services
 3 GP Centre, Yooman Road,
 Ringwood, Hampshire,
 BH24 3FF
 +44 (0)1425 472 833
 www.kendallkingscott.co.uk

500 M
 400
 300
 200
 0

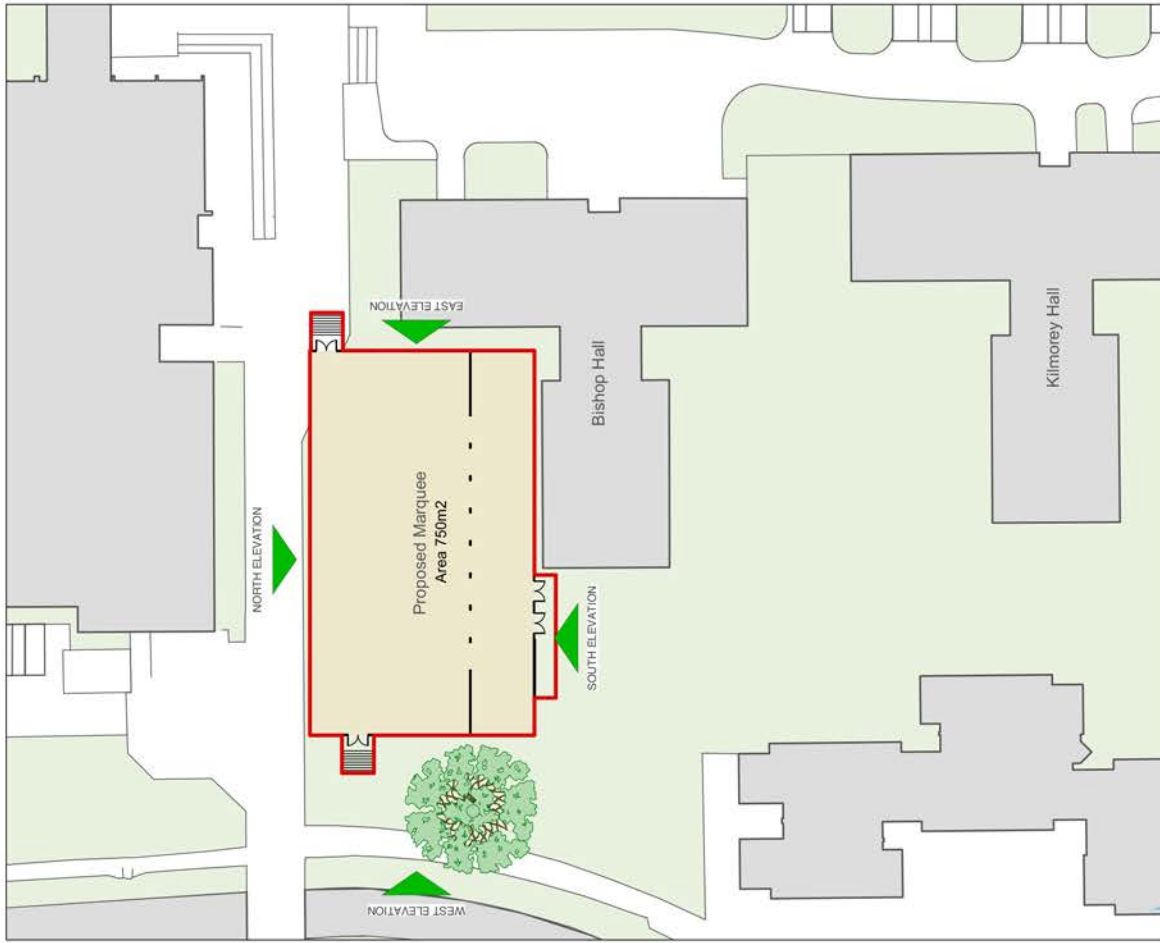
Scale 1:2500 @ A3

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EXISTING BLOCK PLAN

EXISTING AND PROPOSED BLOCK PLANS



PROPOSED BLOCK PLAN

Rev. Date By Ap Note

Drawing Title

Existing And Proposed Block Plan

Project

Bishop Marquee Proposal

Chartered Architects
Chartered Building Surveyors
Interior Designers

CDM Services

Client
Brunel University, London
3 GP Centre, Yooman Road,
Ringswood, Hampshire,
BH24 3FF
+44 (0)1425 472 833
www.kendallkingscott.co.uk
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Project Number

180073 P(0)02

Drawing Number - Revision

Date

28/02/18

Drawn

TC

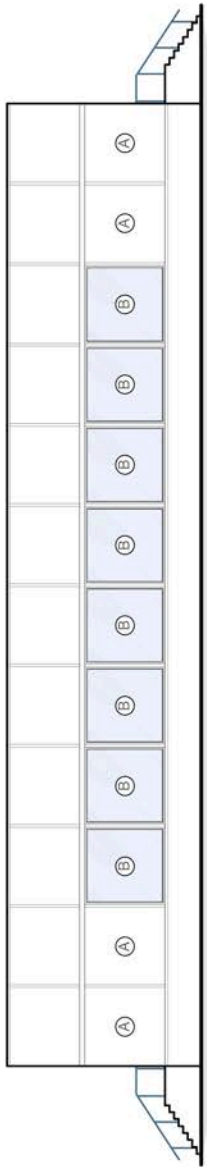
Checked

GC

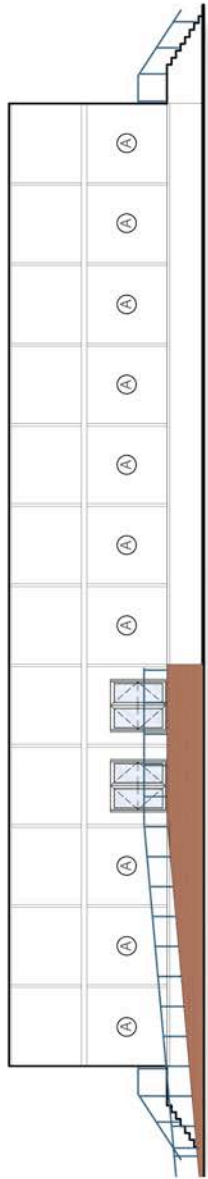
Status

PLANNING

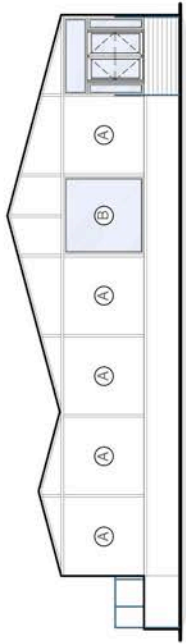
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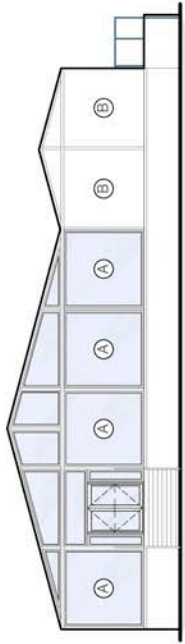
NORTH ELEVATION



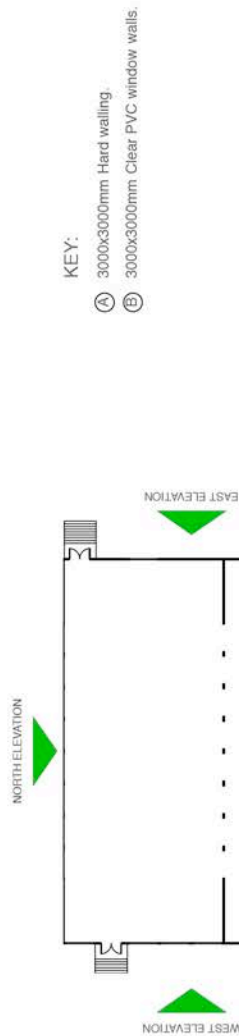
SOUTH ELEVATION



EAST ELEVATION



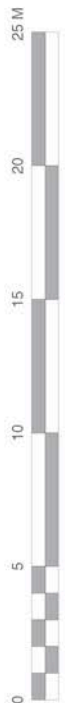
WEST ELEVATION



KEY:

- Ⓐ 3000x3000mm Hard walling.
- Ⓑ 3000x3000mm Clear PVC window walls.

PROPOSED ELEVATIONS



Scale 1:200 @ A3



Client	Bishop Marquee Proposal	Client Name	Brunel University, London
Project	Bishop Marquee Proposal	Project Number	180073 P(0)03
Architect	Charles & Wallace Chartered Architects Member of the Architects' Register EDM Services 3 GP Centre, Westway Road, Regent's Park, London NW1 2AP Tel: +44 (0) 20 772 8300 www.kendallkingscott.co.uk	Drawn	A3
Scale	1:200	Checked	OC
Date	20/02/10	Discipline	PLANNING
Drawn	A3	Scale	1:200
Checked	OC	Discipline	PLANNING
Date	20/02/10	Scale	1:200
Discipline	PLANNING	Scale	1:200

Report of the Head of Planning, Sport and Green Spaces

Address 53 PETWORTH GARDENS HILLINGDON

Development: Conversion of single dwellinghouse into 2 x 2-bed self-contained flats with associated parking and amenity space, involving alterations to elevations (retrospective) and removal of the front porch

LBH Ref Nos: 71076/APP/2017/1756

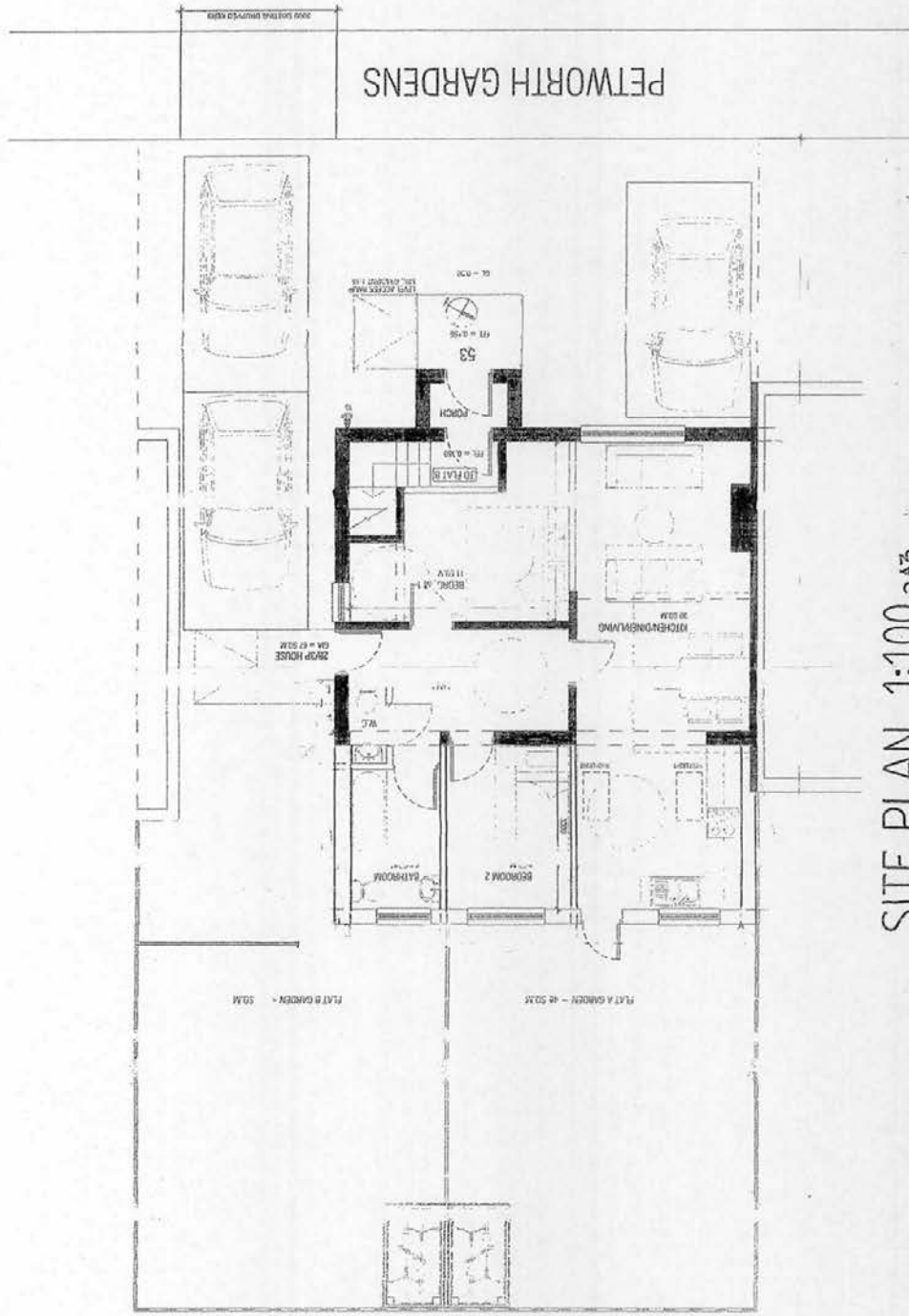
Date Plans Received: 10/05/2017

Date(s) of Amendment(s):

Date Application Valid: 10/05/2017



<p>Mr. Pops Sultan 57 Petworth Gardens London W6 6EX</p> <p>Proposed Ground Floor extension at 57 Petworth Gardens London W6 6EX</p> <p>Location Plan</p>	<p>Scale</p>	<p>Date</p> <p>1.12.2014</p>
---	--------------	------------------------------

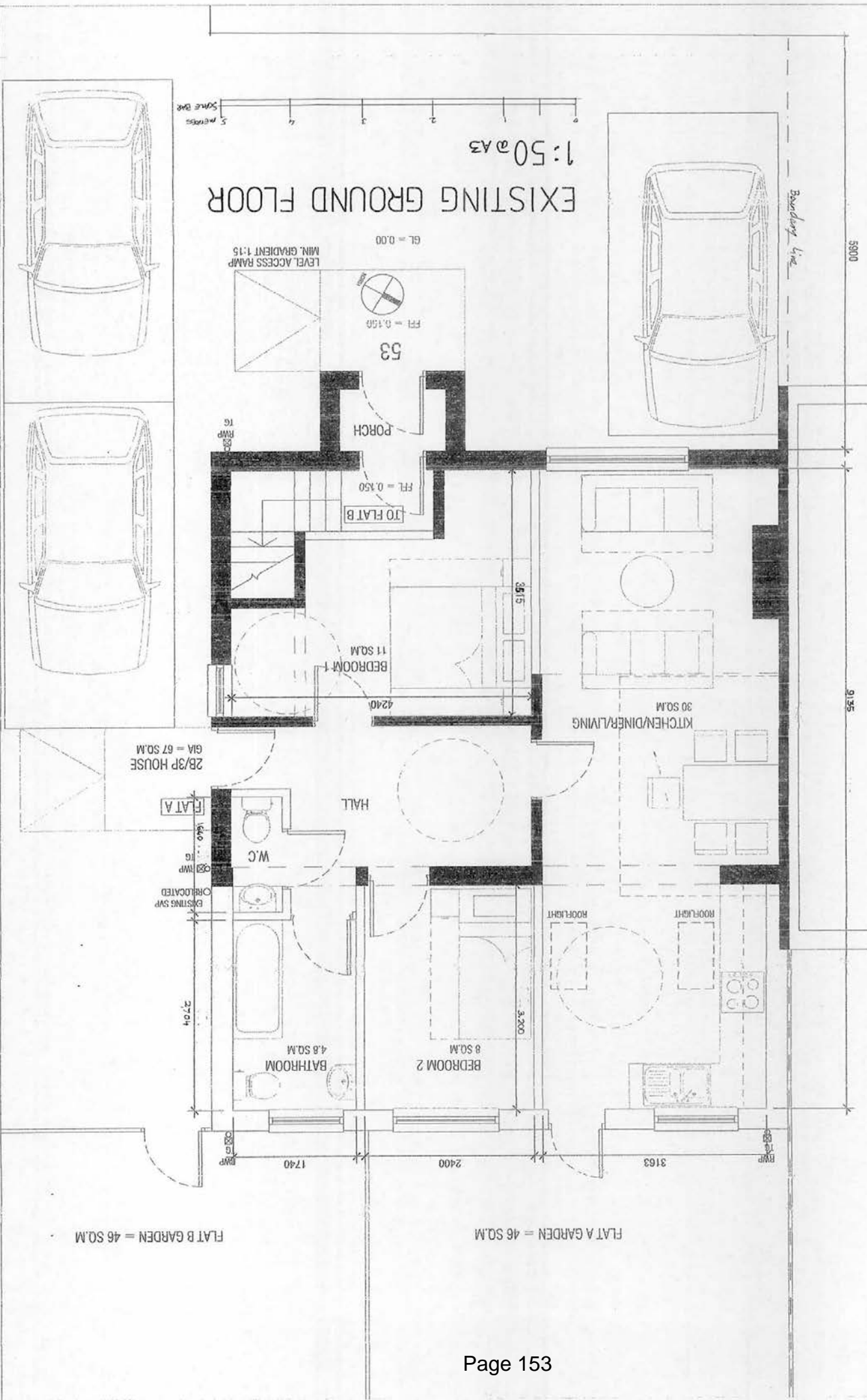


SITE PLAN 1:100 @ A3

[READING DRIVE HARD TO BE ALTERED IN NEW PROPOSAL AS SHOWN IN P.I.]

PETWORTH GARDENS

<p>S & A DESIGNS 19 BROOK WALK STRANDBERY VALE LONDON N2 9RB.</p>	<p>Mr Page-London 33 Petworth Gardens Uxbridge - U10 9PH</p>	<p>Proposed conversion of existing units 290 self contain 1:1 Units 33 Petworth Gardens Uxbridge - U10 9PH</p>	<p>22/11/2016 P110903</p>	<p>PG6</p>
<p>Site Plan</p>	<p>Site Plan</p>	<p>Site Plan</p>	<p>Site Plan</p>	<p>Site Plan</p>



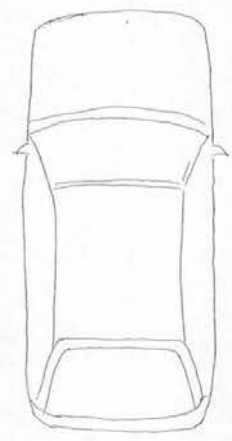
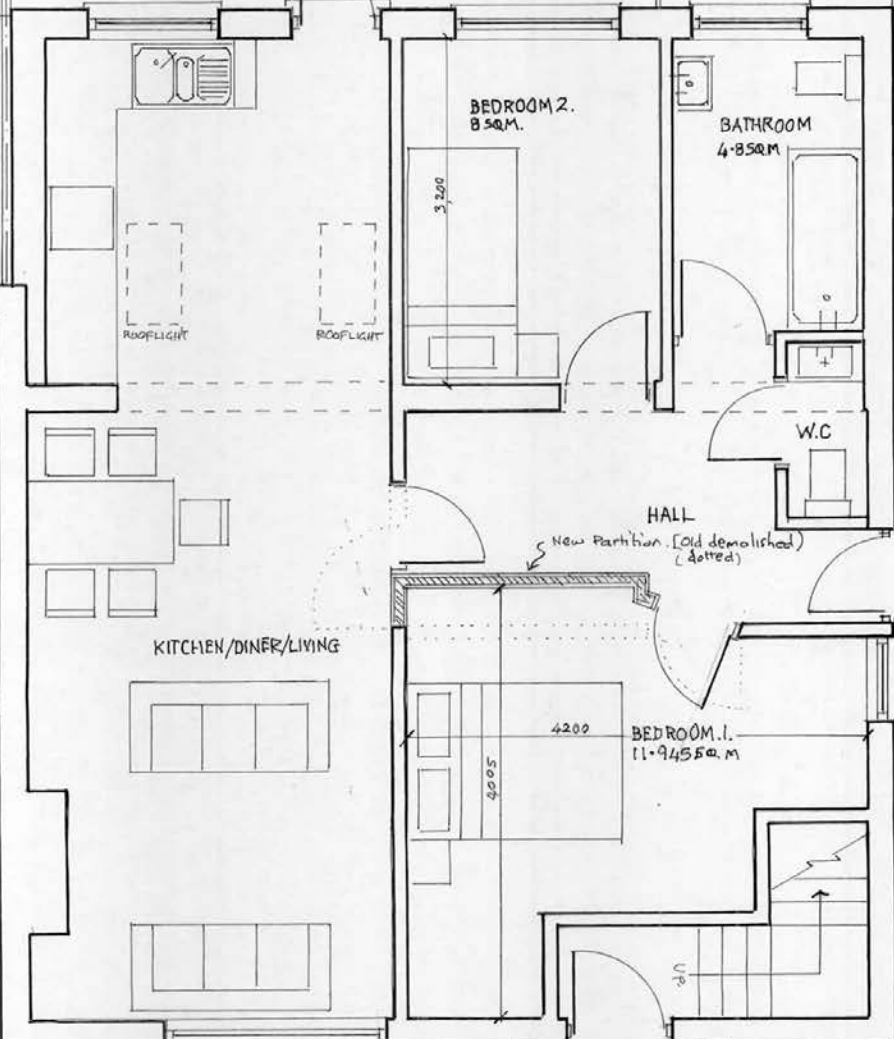
<p>S & A DESIGNS 19 BROOK WALK, STRAWBERRY VALE, LONDON N2 9EB</p>	<p>The enclosed copy of drawings is for the use of the client only. It is not to be used for any other purpose without the written consent of S & A Designs.</p>	<p>20/11/2016 15/08/16</p>	<p>PG1</p>
<p>EXISTING G. F. PLAN</p>		<p>Scale</p>	
<p>28/3P HOUSE GIA = 67 SQ.M</p> <p>FLAT A</p> <p>FLAT B GARDEN = 46 SQ.M</p> <p>FLAT A GARDEN = 46 SQ.M</p>			

FLAT A GARDEN 46M²

FLAT B GARDEN 44M²

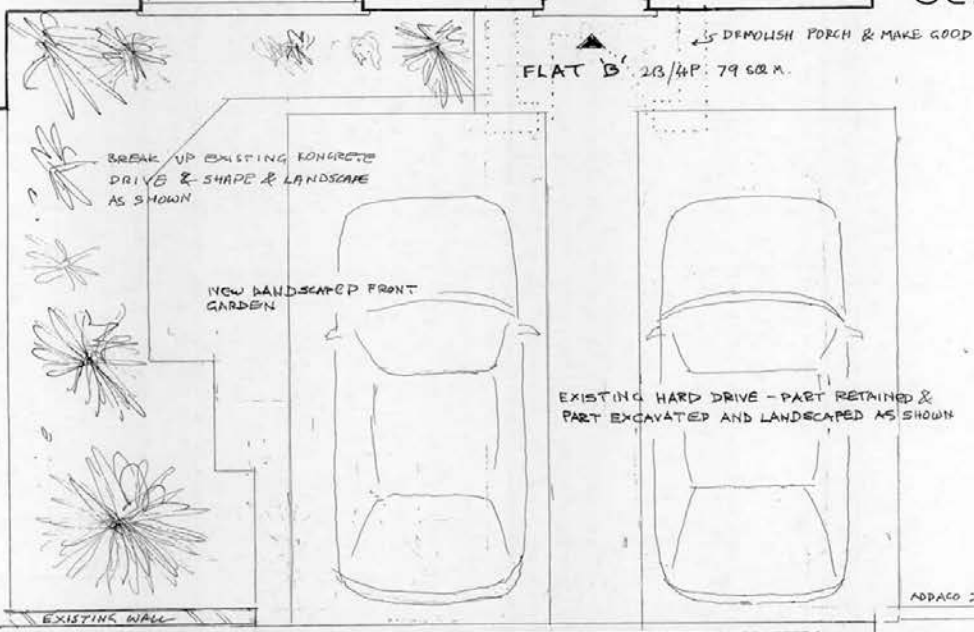
GARDEN [EXISTING]

3160 2400 1740



2704 1650 FLATA-2B/3P 67m²

SCALE 1:50 @ A3



Boundary Line

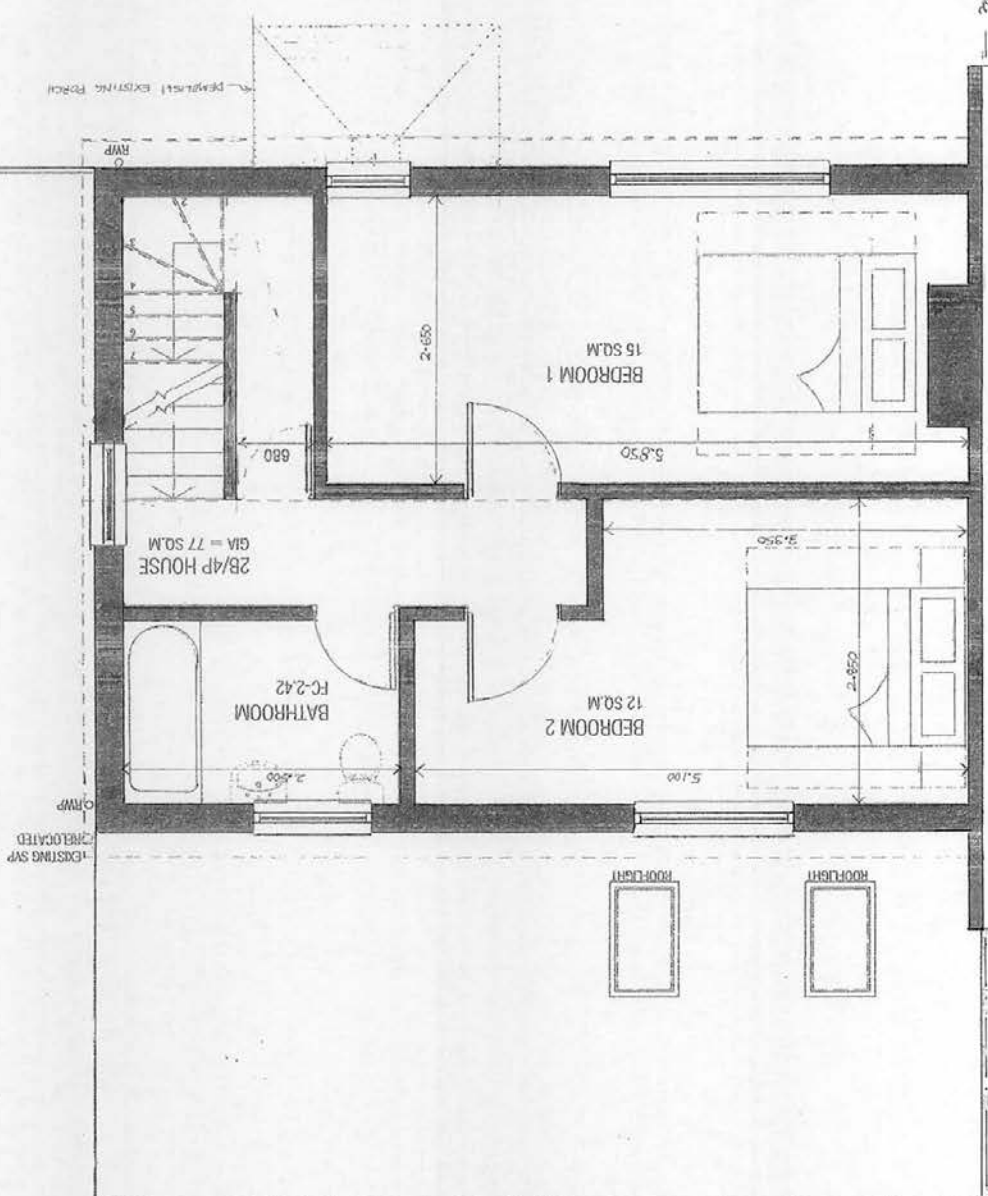
Boundary Line

ADDAC0 2EAIN TO R.W. SUNKAWAY

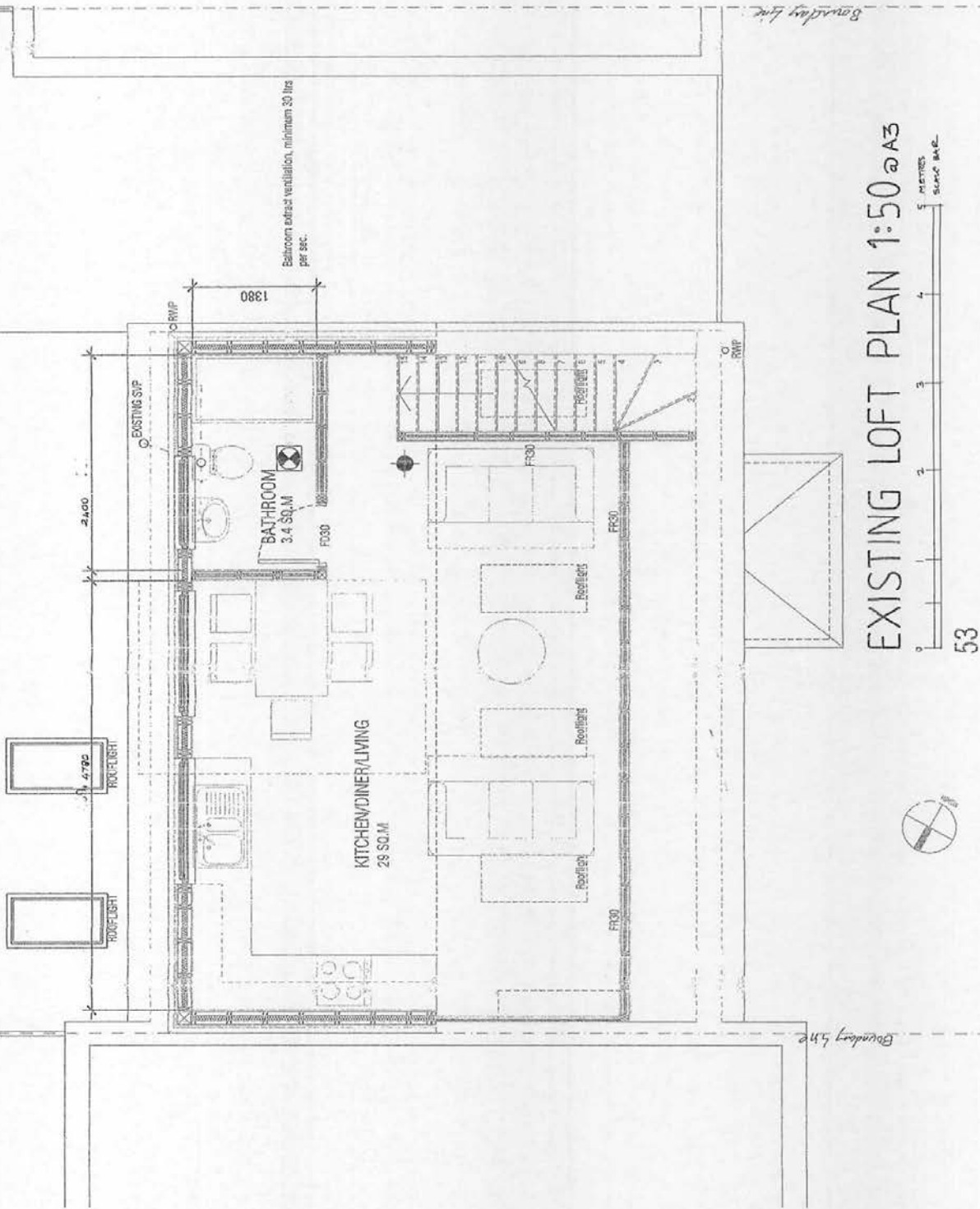
CROSSOVER RETAINED

53 PETWORTH GARDENS

PROPOSED FIRST FLOOR PLAN 1:50 (LAYOUT RETAINED)



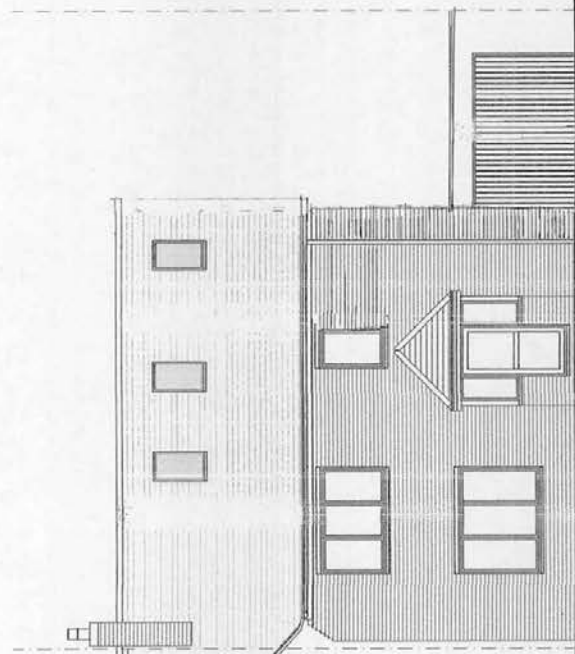
<p>S K A DESIGNS 15 BROOK WALK STRAWBERRY VALLEY LONDON N. 2 9RF</p>	<p>Proposed conversion of existing dwelling into 2 unit consisting of flat 53 Petworth Gardens Building up to 3rd fl.</p>	<p>30/11/2016 1508943</p>	<p>DRY M. P2A</p>
<p>PROPOSED FIRST FLOOR PLAN</p>		<p>1508943</p>	



EXISTING LOFT PLAN 1:50 @A3

53

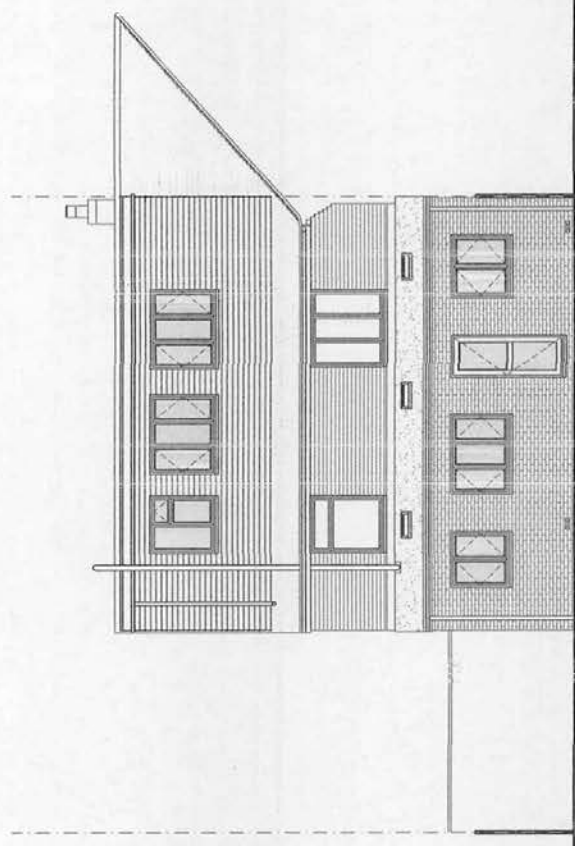
<p>S&A : DESIGNS 19 BROOK WALK, STRAWBERRY VALE, LONDON N2 9RB</p>		<p>20/11/2016 1:50@A3</p>	<p>PG3</p>
<p>Site: M1 Pipe-to-pylon S3 Plowville, Gargrave UoA010 U310 S011</p>	<p>Notes: Proposed conversion of dwelling into two self contained flats at S3 Plowville, Gargrave UoA010 U310 S011</p>	<p>20/11/2016 1:50@A3</p>	<p>EXISTING LOFT PLAN</p>



53

EXISTING FRONT ELEVATION 1:100 @A3

[RETAINED] [PORCH REMOVED IN PROPOSED]



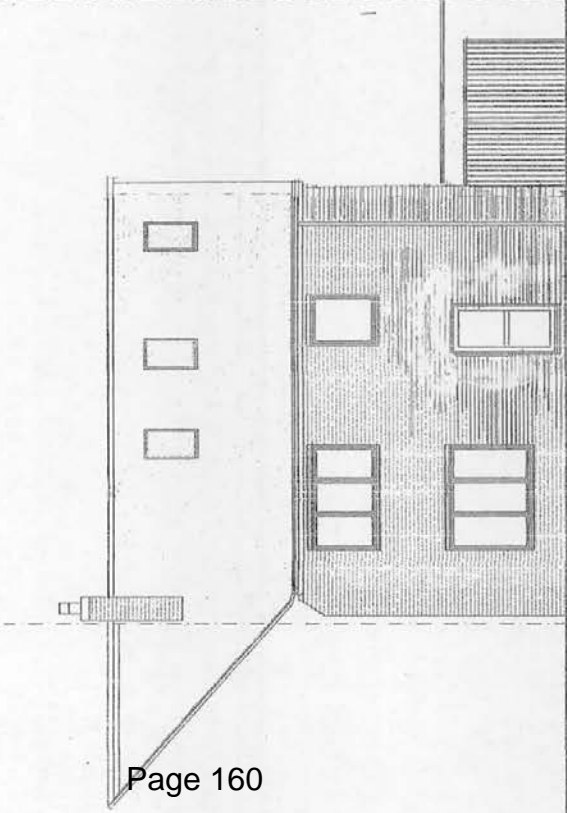
53

EXISTING REAR ELEVATION 1:100 @A3

[RETAINED]

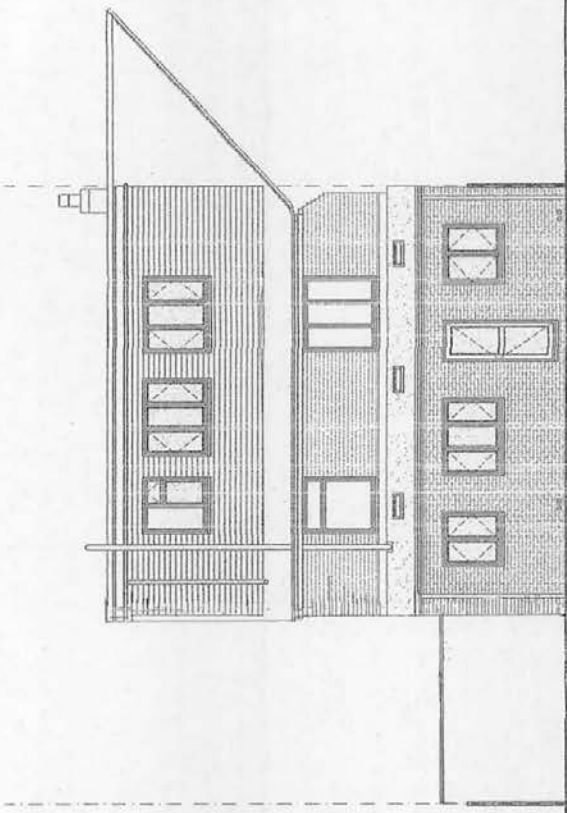


<p>Mr Peter Poulton 53 Pinner Road Uxbridge UB10 9RH</p>	<p>Proposed cancellation of covenants over 200 self contained flats at 53 Pinner Road Uxbridge UB10 9RH</p>	<p>S & A DESIGNS 19 BROOK WALK STRAWBERRY VALE, LONDON N2 9RB</p>	<p>20/02/2017 1:100 @A3 SS</p>	<p>APG4</p>
<p>EXISTING ELEVATIONS</p>		<p>Drawn by</p>		



PROPOSED FRONT ELEVATION 1:100, @A3

[FRONT PORCH REMOVED]



EXISTING REAR ELEVATION 1:100 @A3

[RETAINED]

1:100

Mr Peter Gordon
33 Plover Gardens
Luton LU1 3RH

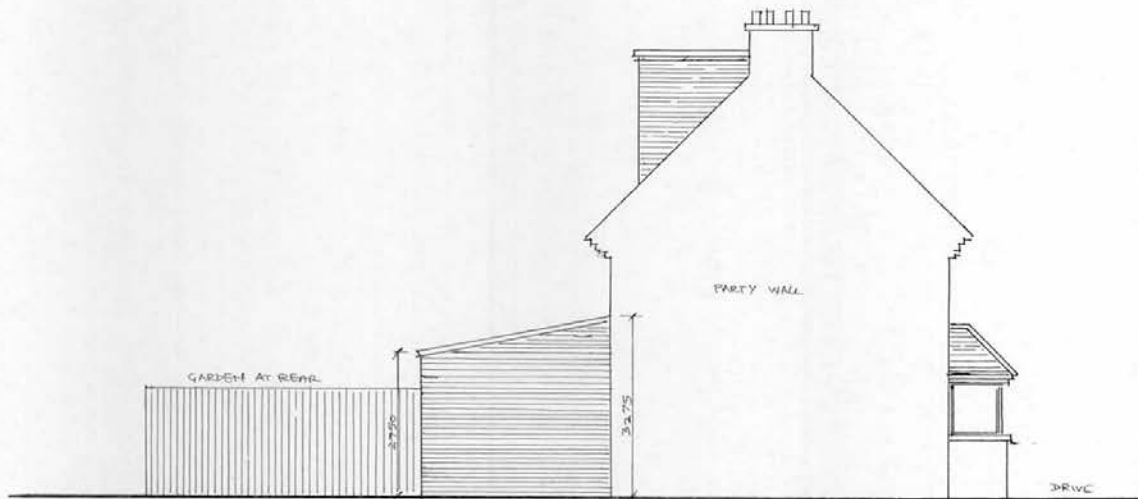
Proposed conversion of dwelling into two self contained flats at 33 Plover Gardens
Luton LU1 3RH

S & A DESIGNS
19 BROOK WALK,
STRAYBERRY VALE,
LONDON N2 9RB

20/01/2017
1009/03

RPG4

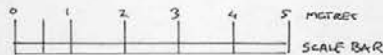
PROPOSED EX. ELEVATIONS



EXISTING SIDE ELEVATION 1:100 [NORTH EAST]



EXISTING SIDE ELEVATION 1:100 @ A3 [SOUTH WEST]



S&A Designs
19 BROOK WALK,
STRAWBERRY VALE
LONDON N2 9RB

LOCATION : 53 PETWORTH GARDENS
UXBRIDGE UB10 9HH

PROPOSAL : CONVERSION OF DWELLING INTO
2x2BED FLATS. Page 161

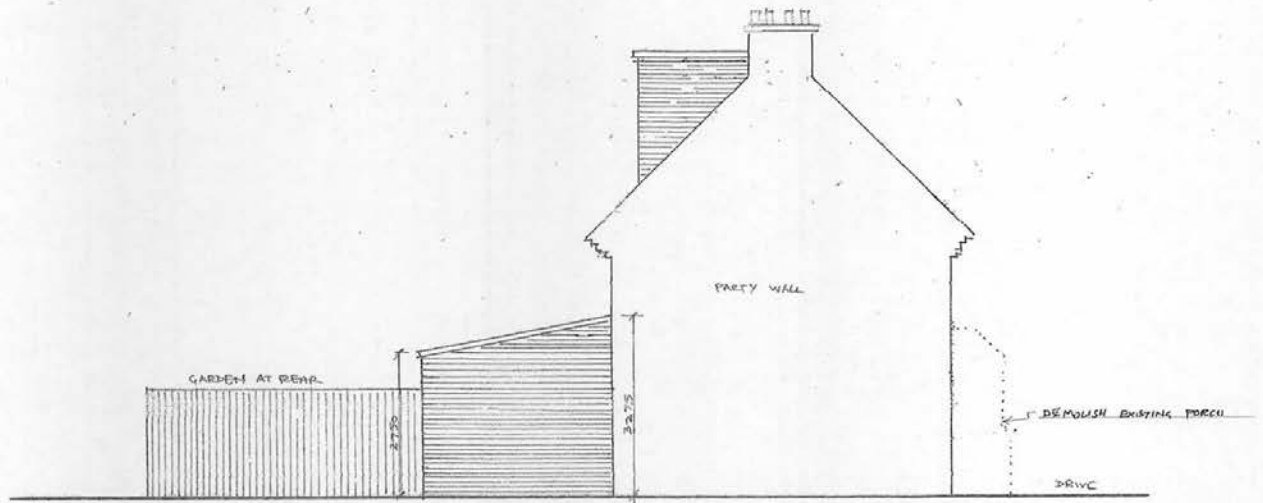
SCALE 1:100 @ A3

EXISTING SIDE
ELEVATIONS

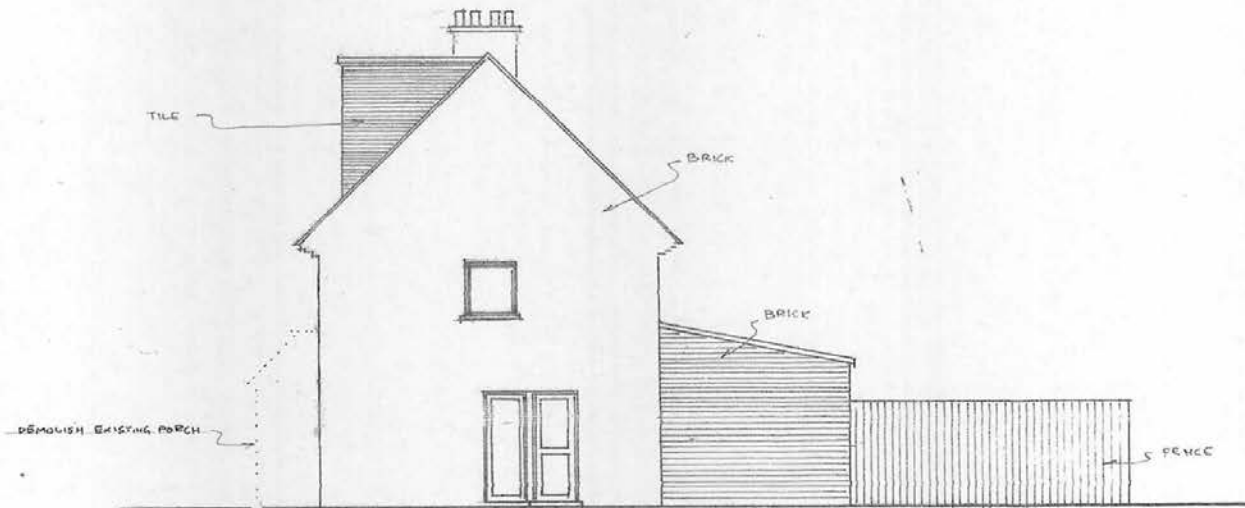
Drawg No.

PG5

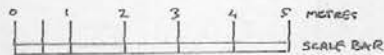
Date 05/02/2017 *S&A*



PROPOSED SIDE ELEVATION 1:100 [NORTH EAST]



PROPOSED SIDE ELEVATION 1:100 @ A3 [SOUTH WEST]



S & A Designs
 19 BROOK WALK,
 STRAWBERRY VALE
 LONDON N2 9RB

LOCATION : 53 PETWORTH GARDENS
 UXBRIDGE UB10 9HH

PROPOSAL : CONVERSION OF DWELLING INTO
 2 x 2 BED FLATS.

SCALE 1:100 @ A3

PROPOSED SIDE
 ELEVATIONS

Drawg No.

PG5A

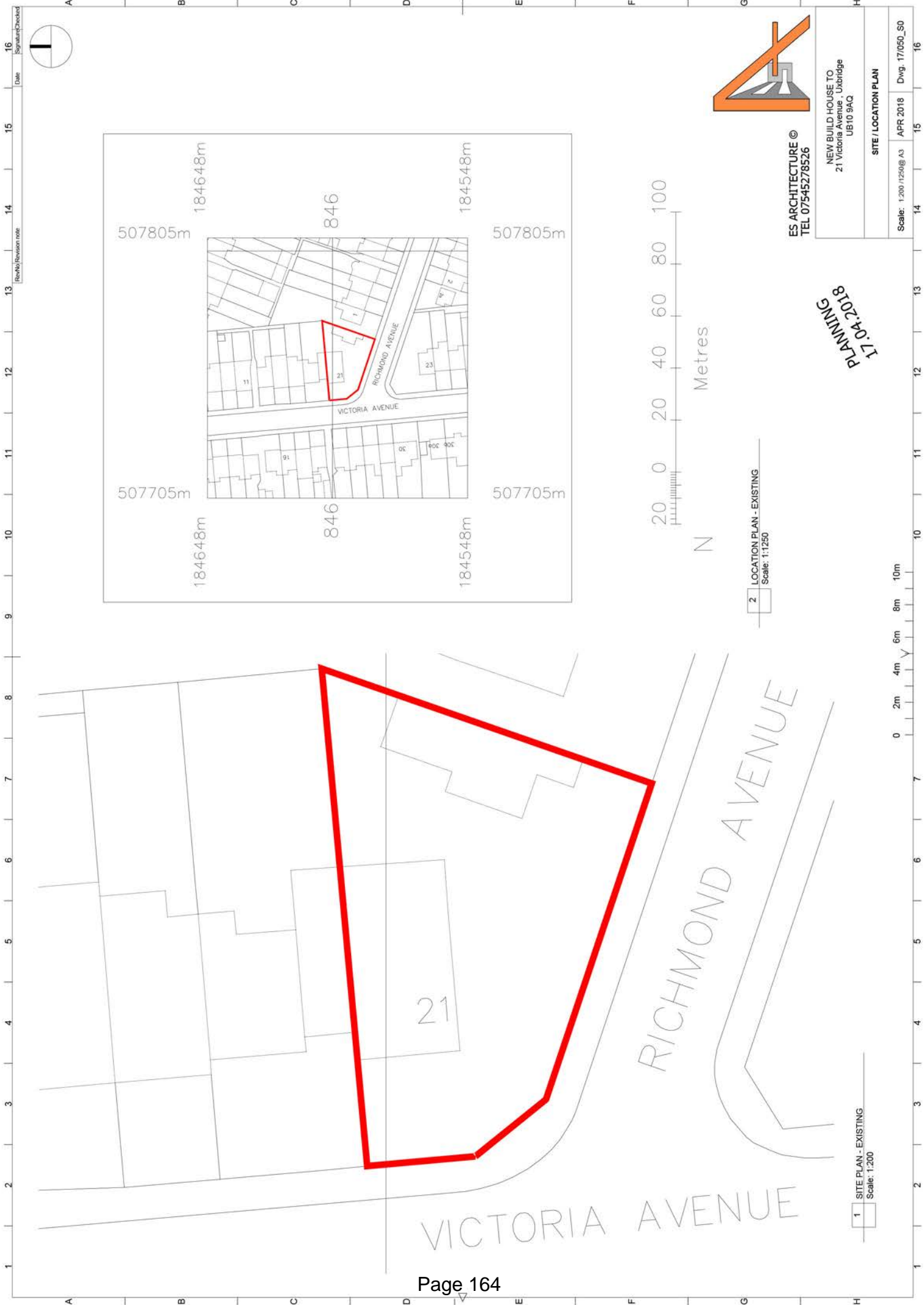
Date 05/02/2017 *SSB*

Report of the Head of Planning, Transportation and Regeneration

Address LAND FORMING PART OF 21 VICTORIA AVENUE HILLINGDON
Development: Two storey, 3-bed attached dwelling with associated parking and amenity space involving demolition of existing outbuilding
LBH Ref Nos: 73784/APP/2018/1685

Date Plans Received: 04/05/2018
Date Application Valid: 14/05/2018

Date(s) of Amendment(s):



16
Date
15
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Revision/Revision note
16
15
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1

A B C D E F G H

A B C D E F G H



ES ARCHITECTURE ©
TEL 07545278526

NEW BUILD HOUSE TO
21 Victoria Avenue - Uxbridge
UB10 9AQ

SITE / LOCATION PLAN	
Scale: 1:200 / 1:250 @ A3	Dwg. 17/050_S0
APR 2018	

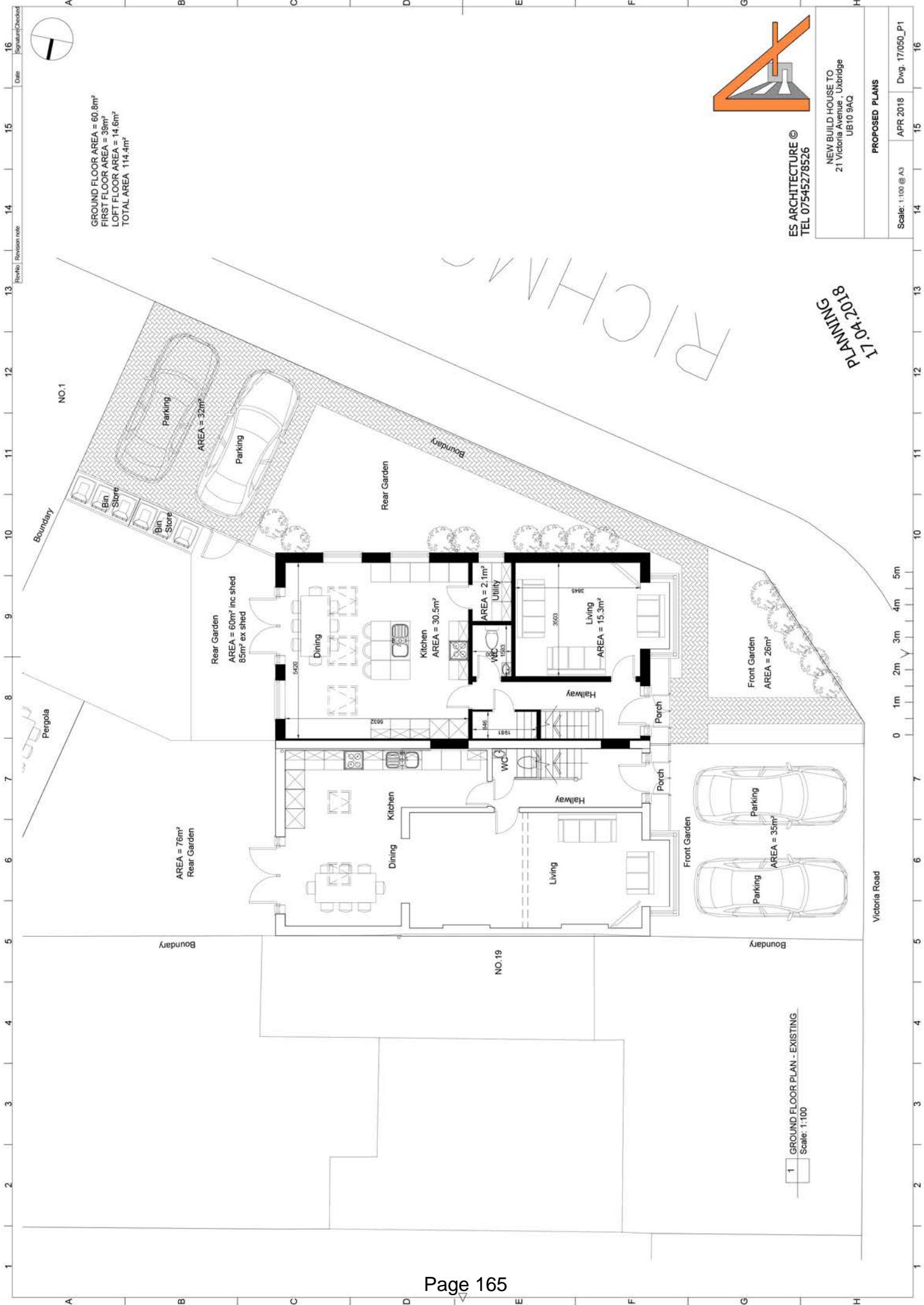


2 LOCATION PLAN - EXISTING
Scale: 1:1250

1 SITE PLAN - EXISTING
Scale: 1:200

PLANNING
17-04-2018

16
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1



GROUND FLOOR AREA = 60.8m²
 FIRST FLOOR AREA = 39m²
 LOFT FLOOR AREA = 14.6m²
 TOTAL AREA 114.4m²



ES ARCHITECTURE ©
 TEL 07545278526

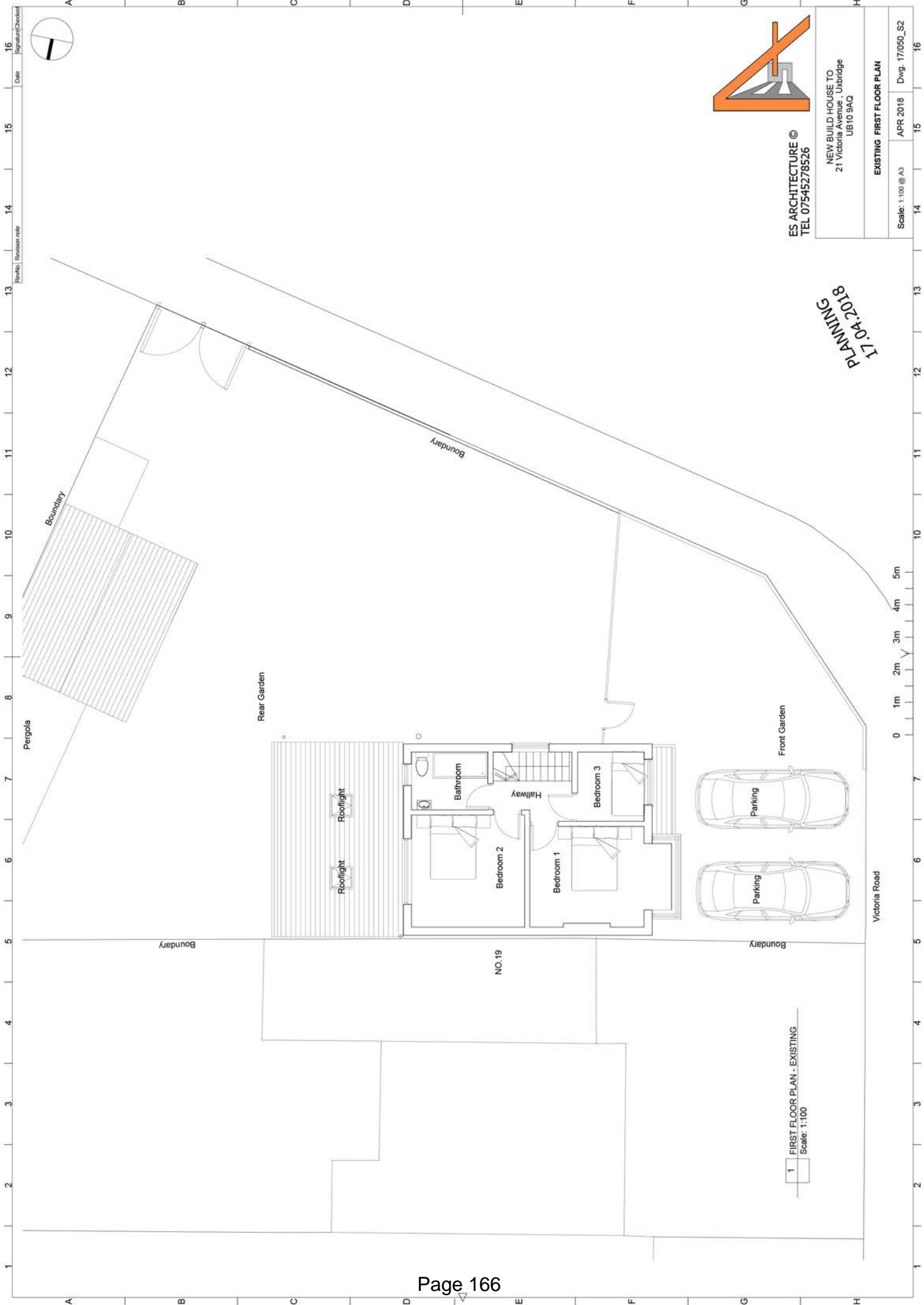
NEW BUILD HOUSE TO
 21 Victoria Avenue - Ukbridge
 UB10 9AQ

PROPOSED PLANS

Scale: 1:100 @ A3
 APR 2018
 Dwg. 17/050_P1

PLANNING
 17-04-2018

1 GROUND FLOOR PLAN - EXISTING
 Scale: 1:100



1 FIRST FLOOR PLAN - EXISTING
Scale: 1:100

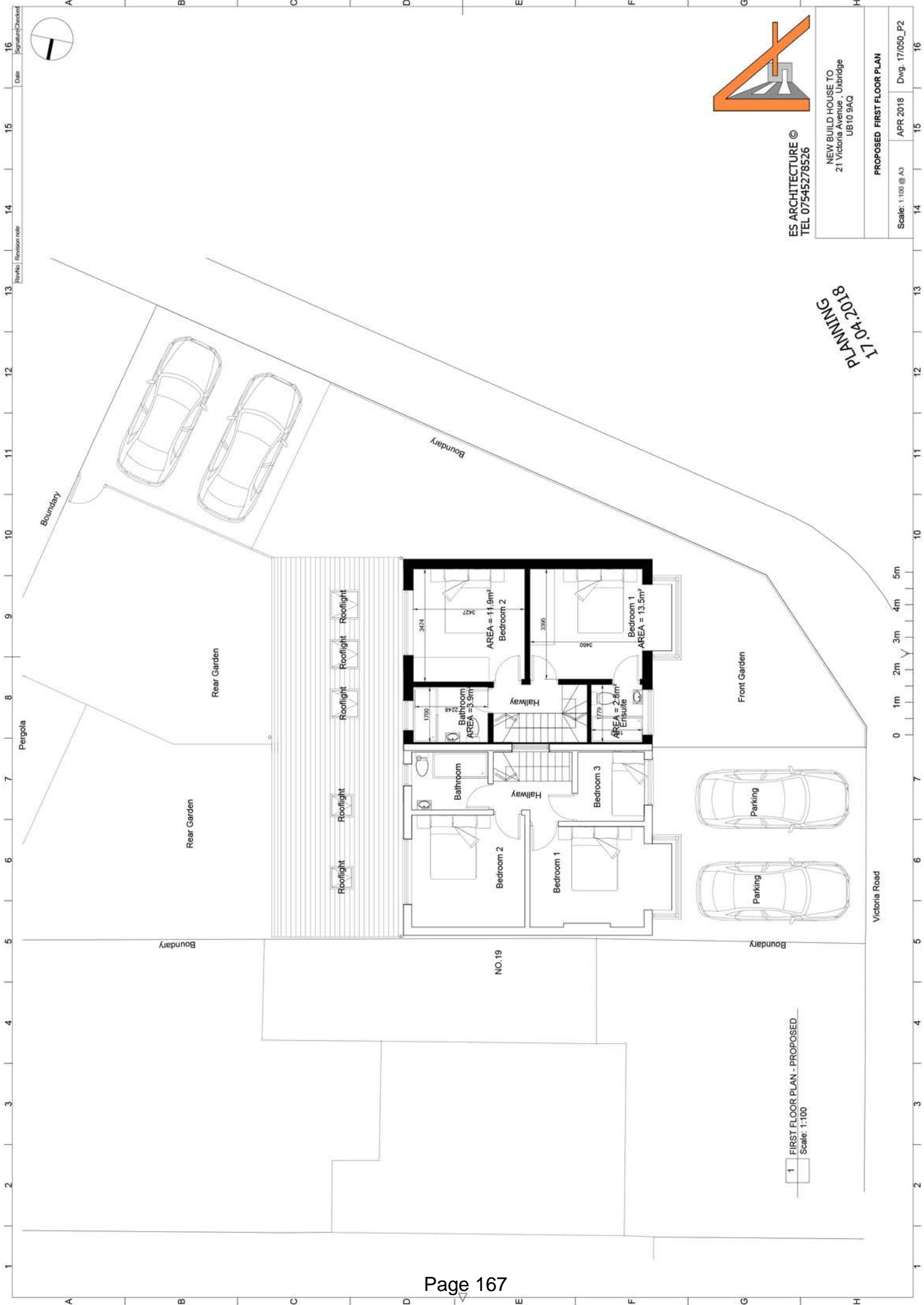
PLANNING
17-04-2018

ES ARCHITECTURE ©
TEL 07545278526

NEW BUILD HOUSE TO
21 Victoria Avenue - Uxbridge
UB10 9AQ

EXISTING FIRST FLOOR PLAN

Scale: 1:100 @ A3
APR 2018
Dwg. 17/050_S2



1 FIRST FLOOR PLAN - PROPOSED
Scale: 1:100

PLANNING
17-04-2018

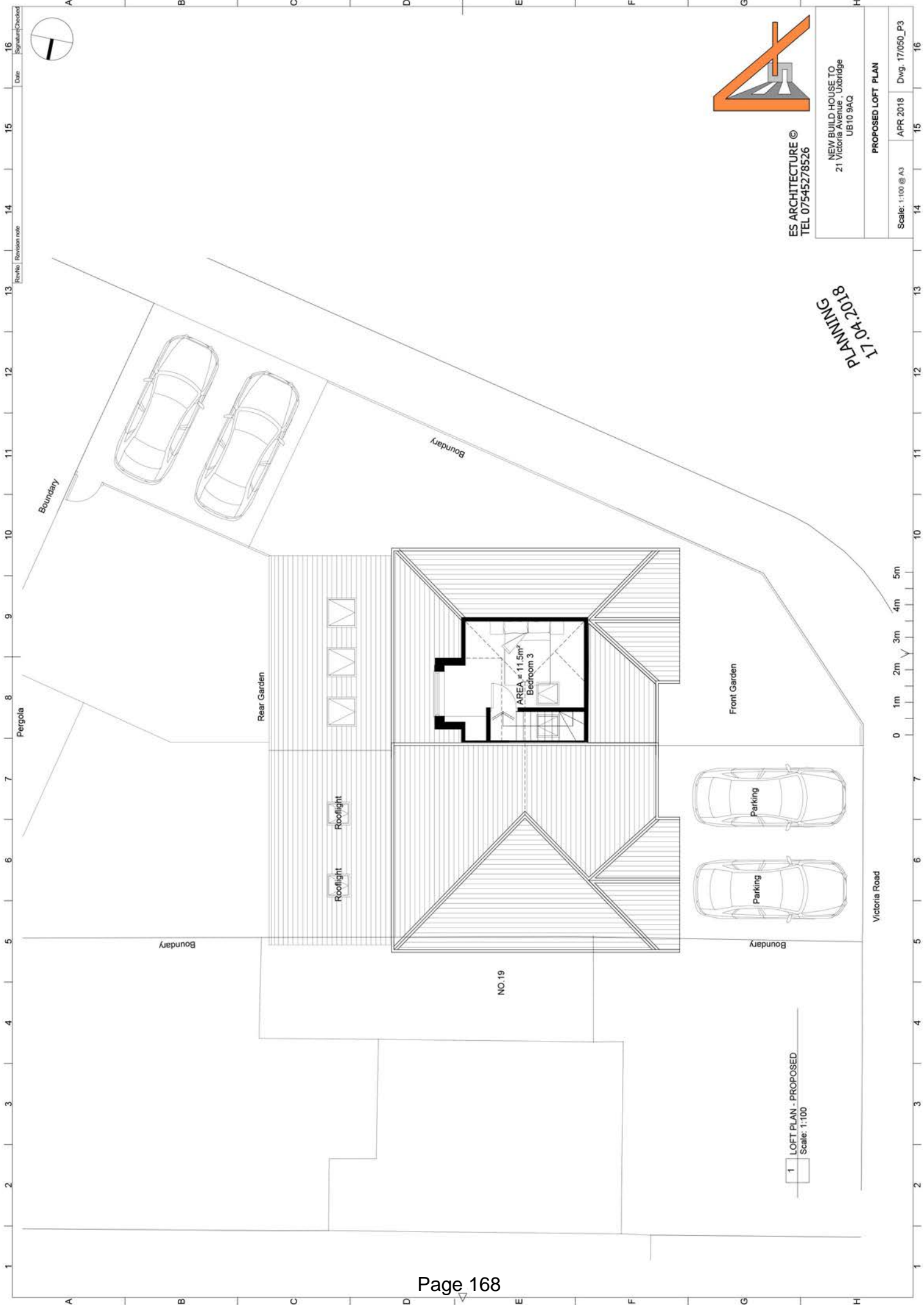
ES ARCHITECTURE ©
TEL 07545278526

NEW BUILD HOUSE TO
21 Victoria Avenue - Ukbridge
UB10 9AQ

PROPOSED FIRST FLOOR PLAN

Scale: 1:100 @ A3
APR 2018
Dwg. 17/050_P2

Rev/No	Revision note	Date	By	Checked
16				



1 LOFT PLAN - PROPOSED
Scale: 1:100

PLANNING
17-04-2018

ES ARCHITECTURE ©
TEL 07545278526

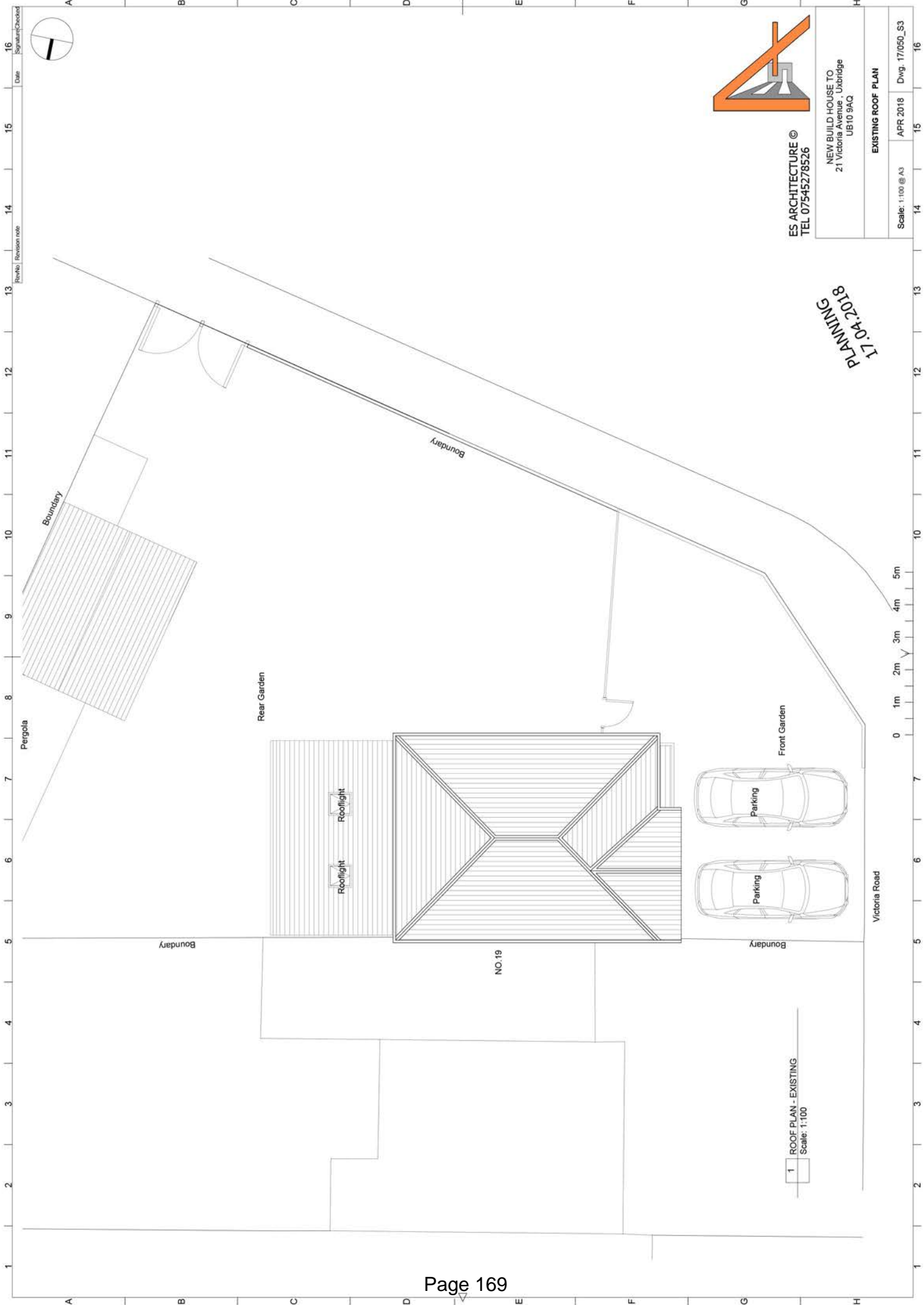


NEW BUILD HOUSE TO
21 Victoria Avenue - Uxbridge
UB10 9AQ

PROPOSED LOFT PLAN

Scale: 1:100 @ A3
APR 2018
Dwg. 17/050_P3

16
Date
Revisions/Checked



16
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1 ROOF PLAN - EXISTING
Scale: 1:100

PLANNING
17-04-2018

ES ARCHITECTURE ©
TEL 07545278526



NEW BUILD HOUSE TO
21 Victoria Avenue - Uxbridge
UB10 9AQ

EXISTING ROOF PLAN

Scale: 1:100 @ A3
APR 2018
Dwg. 17/050_S3



3 SIDE ELEVATION - PROPOSED
Scale: 1:100

4 SIDE ELEVATION - PROPOSED
Scale: 1:100

1 FRONT ELEVATION - PROPOSED
Scale: 1:100

3 REAR ELEVATION - PROPOSED
Scale: 1:100

ES ARCHITECTURE ©
TEL 07545278526

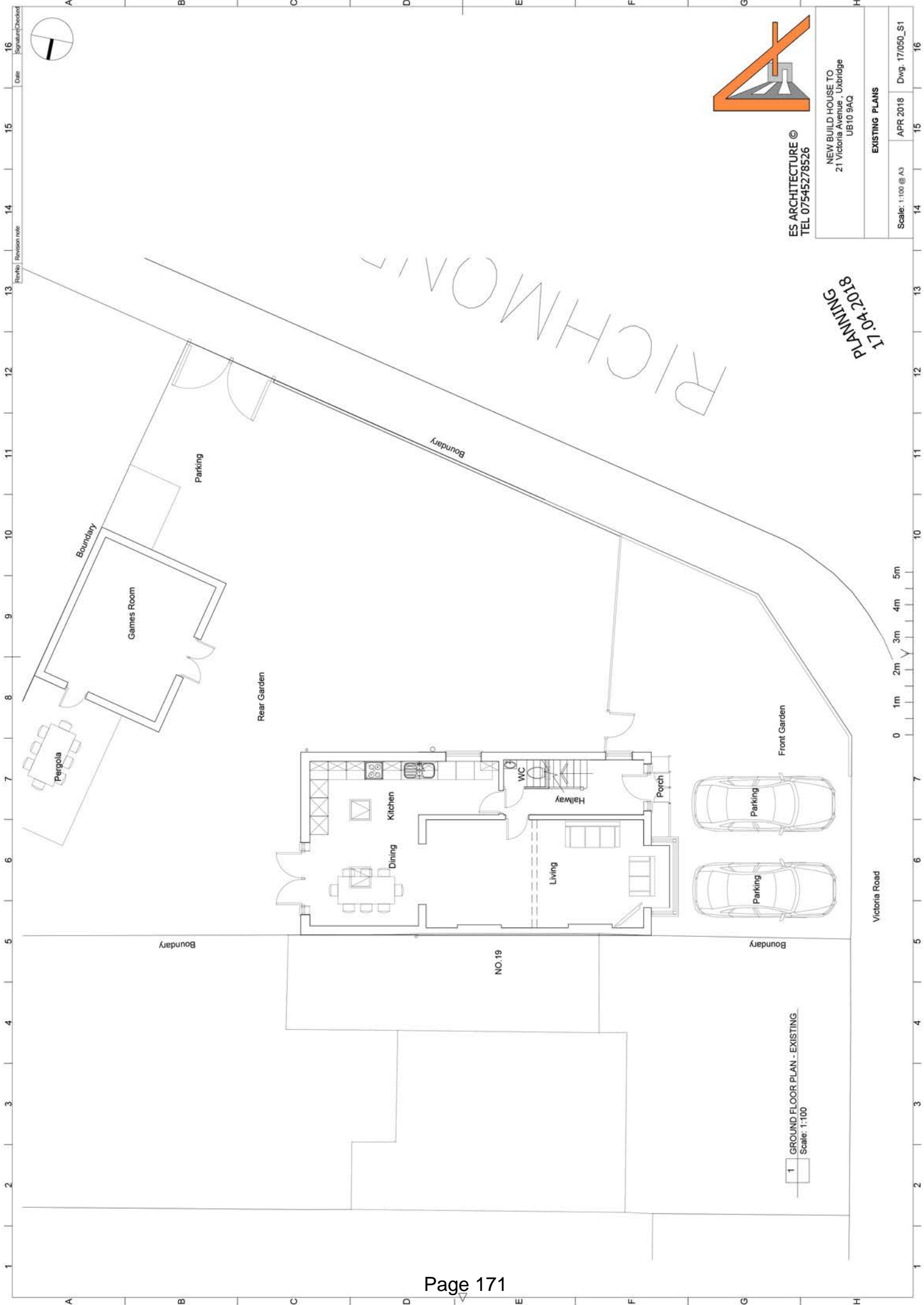
PLANNING
17-04-2018

NEW BUILD HOUSE TO
21 Victoria Avenue - Uxbridge
UB10 9AQ

PROPOSED ELEVATIONS

Scale: 1:100 @ A3	APR 2018	Dwg. 17/050_P5
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16	Signature/Checked
15	Date
14	Revision note
13	Revision note



1 GROUND FLOOR PLAN - EXISTING
Scale: 1:100

ES ARCHITECTURE ©
TEL 07545278526

NEW BUILD HOUSE TO
21 Victoria Avenue - Uxbridge
UB10 9AQ

EXISTING PLANS

Scale: 1:100 @ A3
APR 2018
Dwg. 17/050_S1

PLANNING
17.04.2018

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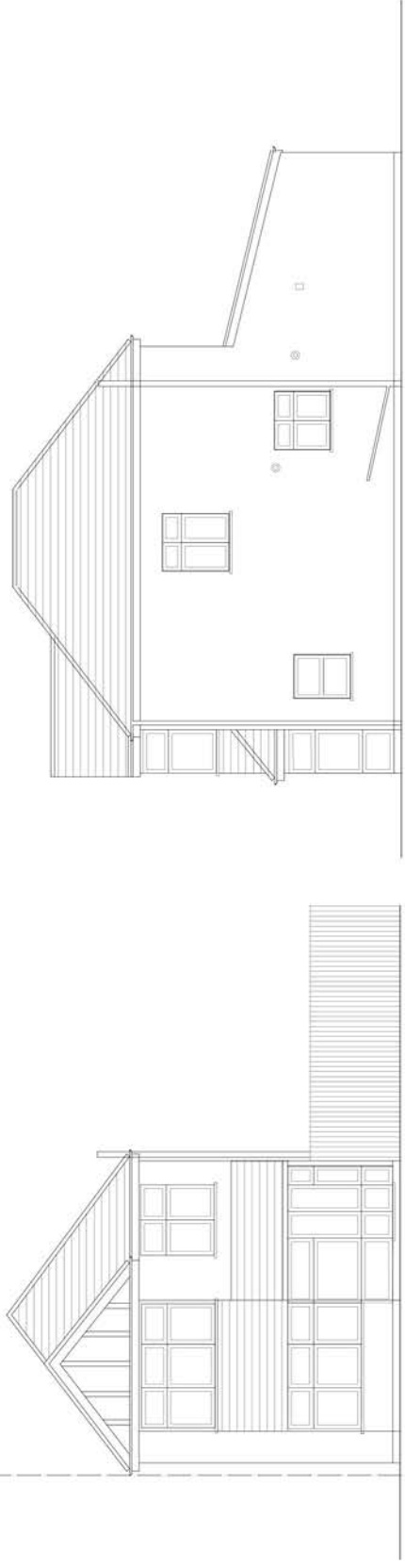
Revised / Revision note
Date
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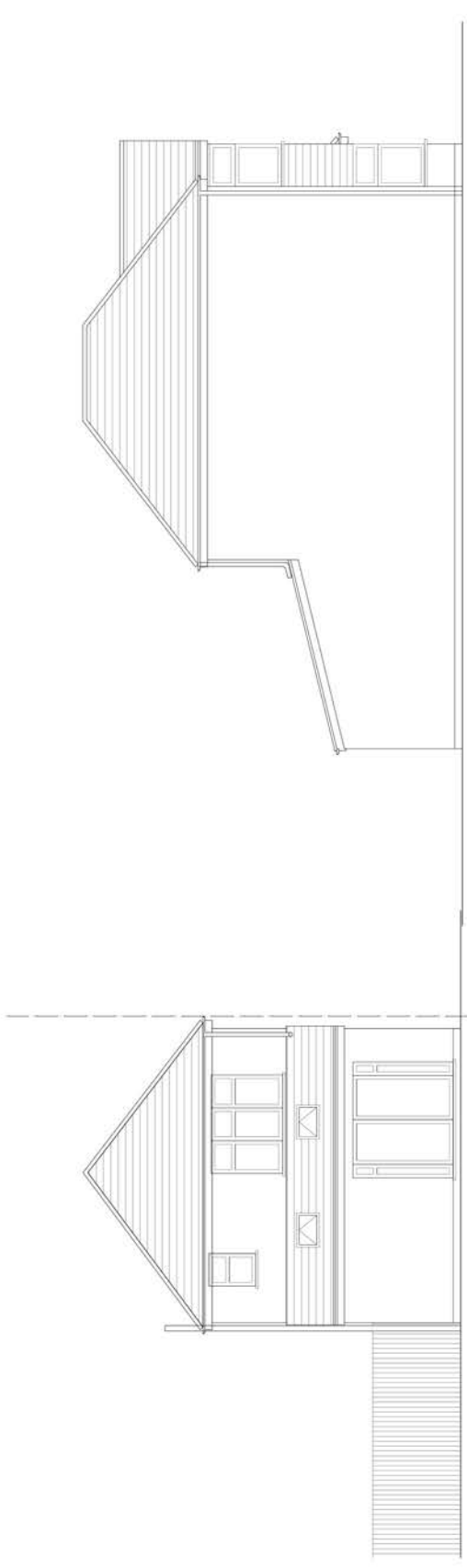
Victoria Road

A B C D E F G H



1 FRONT ELEVATION - EXISTING
 Scale: 1:100

2 SIDE ELEVATION - EXISTING
 Scale: 1:100



3 REAR ELEVATION - EXISTING
 Scale: 1:100

4 SIDE ELEVATION - EXISTING
 Scale: 1:100

0 1m 2m 3m 4m 5m



ES ARCHITECTURE ©
 TEL 07545278526

NEW BUILD HOUSE TO
 21 Victoria Avenue - Ukbridge
 UB10 9AQ

EXISTING ELEVATIONS

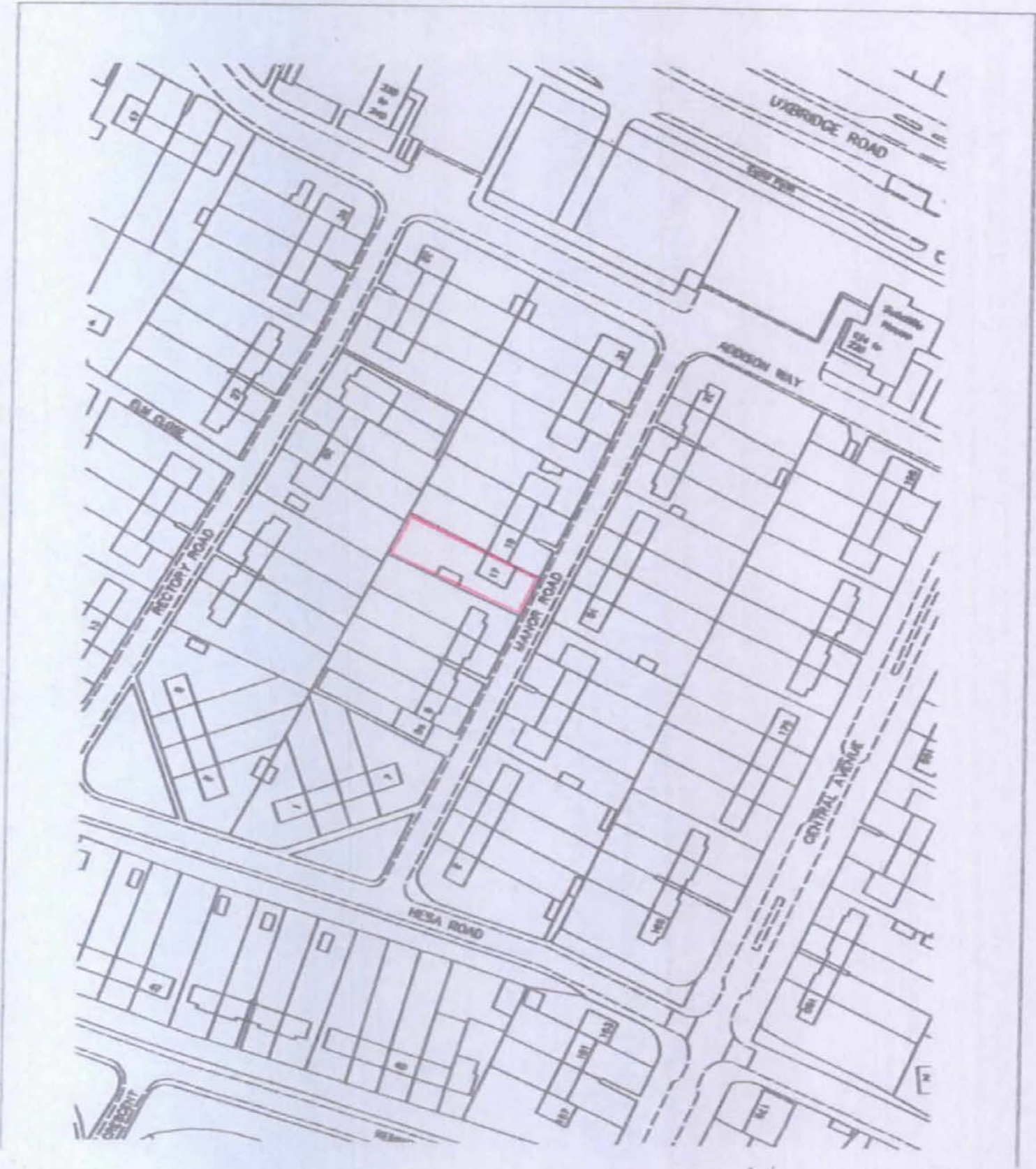
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PLANNING
 17-04-2018

Report of the Head of Planning, Transportation and Regeneration

Address 17 MANOR ROAD HAYES
Development: 2 storage sheds at rear of garden
LBH Ref Nos: 30753/APP/2018/1531

Date Plans Received: 23/04/2018 **Date(s) of Amendment(s):**
Date Application Valid: 11/05/2018



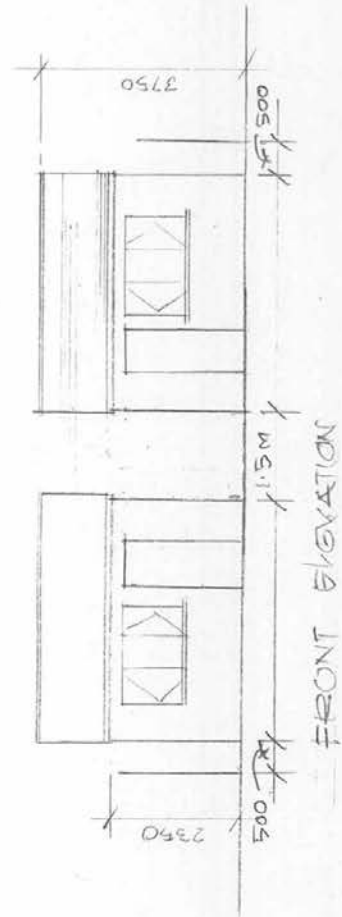
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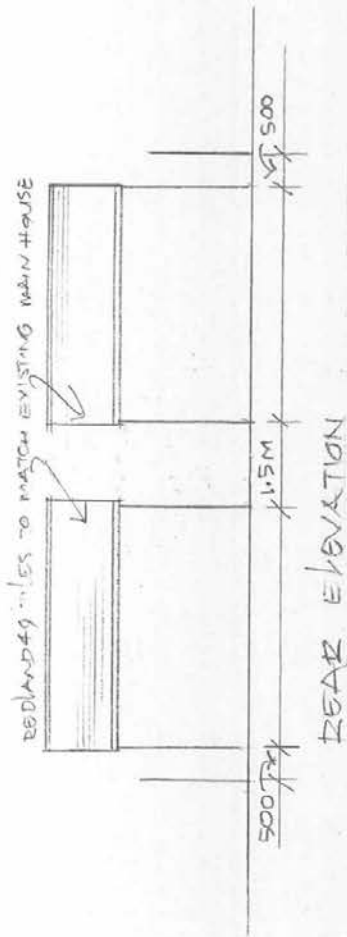
SITE LOCATION PLAN

17 MANOR ROAD

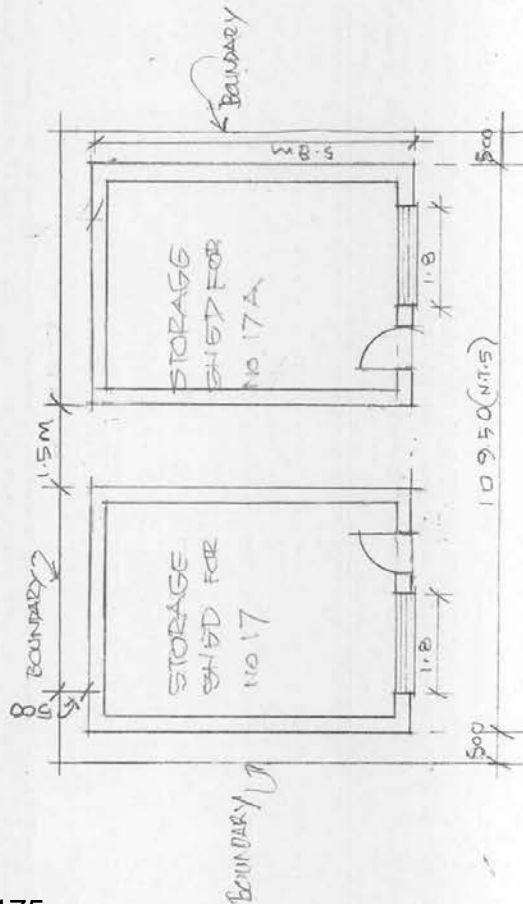
UB3 2DG



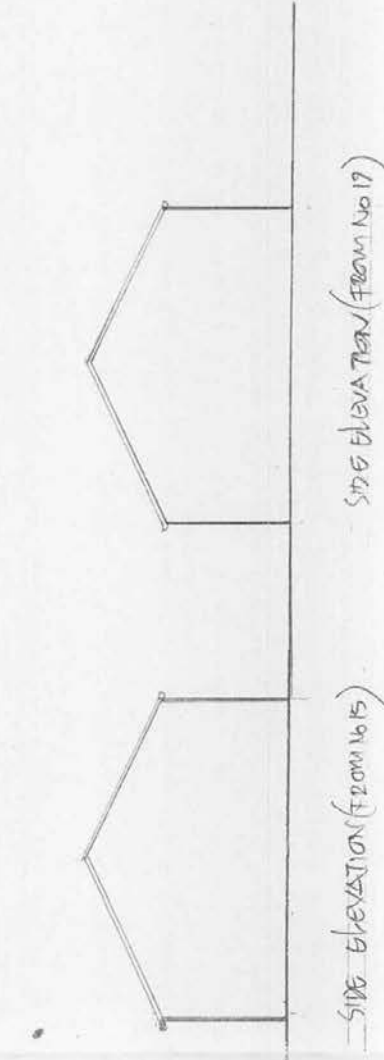
FRONT ELEVATION



REAR ELEVATION



PLAN LAYOUT



0 5 1 2 3 4 5
SCALE BAR - 1:100 @ A3

FOR: MR. SURJIT SINGH	
SCALE: 1:100	DATE: APRIL '18
DRG No HS / 24.12 / 1	

PROPOSED OUTBUILDINGS(2No) AT REAR OF No 17 AND
17A MANOR ROAD HAYES UB3 2DG

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