



HILLINGDON
LONDON



Central & South Planning Committee

Date: TUESDAY, 7 AUGUST 2018

Time: 7.00 PM

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

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

To Councillors on the Committee

Councillor Ian Edwards (Chairman)
Councillor David Yarrow (Vice-Chairman)
Councillor Shehryar Ahmad-Wallana
Councillor Mohinder Birah
Councillor Nicola Brightman
Councillor Roy Chamdal
Councillor Alan Chapman
Councillor Jazz Dhillon
Councillor Janet Duncan

Published: Monday, 30 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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Head of Democratic Services
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Useful information for residents and visitors

Watching & recording this meeting

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



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

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

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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;

petition organiser or of the agent/applicant;

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

About the Committee's decision

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

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

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

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

4. The Committee may ask questions of the

Agenda

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 without a Petition

	Address	Ward	Description & Recommendation	Page
6	1 Clifton Gardens, Hillingdon - 73835/APP/2018/1924	Hillingdon East	Two storey, 1 bed, semi-detached dwelling with associated parking and amenity space and installation for vehicular crossover to front. Recommendation: Refusal	7 - 18 50 - 57
7	4A New Broadway Parade, Uxbridge Road - 30380/APP/2018/895	Hillingdon East	Second floor extension and conversion of two storey HMO into 1 x 1-bed and 1 x studio self-contained flats. Recommendation: Approval	19 - 32 58 - 64
8	8 Midhurst Gardens, Hillingdon - 13336/APP/ 2018/1771	Hillingdon East	Two storey, 2-bed, semi-detached dwelling with associated parking and amenity space and installation of a vehicular crossover to front, involving demolition of existing garage. Recommendation: Approval	33 - 48 65 - 74

PART I - Plans for Central and South Planning Committee - Pages 49 - 74

Minutes



CENTRAL & South Planning Committee

18 July 2018

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

	<p>Committee Members Present: Councillors Ian Edwards (Chairman), David Yarrow (Vice-Chairman), Shehryar Ahmad-Wallana, Mohinder Birah, Nicola Brightman, Alan Chapman, Jazz Dhillon, Janet Duncan and Eddie Lavery</p> <p>LBH Officers Present: Meghji Hirani (Planning Contracts & Planning Information), Armid Akram (Highways Development Control Officer), Kerrie Munro (Legal Advisor), James Rodger (Head of Planning and Enforcement) and Anisha Teji (Democratic Services Officer)</p>
49.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies received from Councillor Roy Chamdal with Councillor Eddie Lavery substituting.</p>
50.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Mohinder Birah declared a non pecuniary interest in agenda item 7 16 Chatsworth Road, Hayes (17067/APP/2018/1573) as the applicant had spoken to him about the application and lived in his ward. He left the room during the discussion of the item.</p>
51.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes from the meeting on 26 June 2018 be agreed as a correct record.</p>
52.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
53.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items marked as Part I would be heard in public, and all items marked as Part II would be heard in private.</p>

54.	<p>40 BARNHILL ROAD, HAYES - 20362/APP/2018/1087 (<i>Agenda Item 6</i>)</p> <p>Officers introduced the application. Planning permission was sought for a part two storey front/side extension and part first floor rear extension. Officers highlighted the addendum and made a recommendation for refusal.</p> <p>Councillor Tony Eginton, Ward Councillor for Barnhill, was in attendance and spoke in support of the petitioners' objection. He submitted that this application was a considerable over development, out of character with the rest of the road and effectively a huge block of one big property. It would also cause overlooking to neighbouring properties.</p> <p>Members considered that the officer's recommendation and report was clear and that this was clearly an inappropriate development. The Chairman questioned whether the refusal reasons were strong enough, particularly in relation to condition 2. Officers clarified that the subordinate also referred to the width of the rear extension and it was explained in the report.</p> <p>Members moved and seconded the officer's recommendation, and upon being put to a vote, it was unanimously agreed.</p> <p>RESOLVED: That this application be refused as per officer's recommendation.</p>
55.	<p>16 CHATSWORTH ROAD, HAYES - 17067/APP/2018/1573 (<i>Agenda Item 7</i>)</p> <p>Officers introduced the application and provided an overview. Planning permission was sought for a part two storey, part single storey side/rear extension and conversion of dwelling from 1x 4 – bed to 2x studios, 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. Officers made a recommendation for approval.</p> <p>Members noted that this was a large piece of land that met requirements and standards. Members questioned whether a number could be specified in relation to cycle storage in condition 4 and whether the car parking allocation in condition 6 could be specified. Officers clarified that amendments could be made to include four cycle spaces in condition 4 and amendments could also be made to the condition relating to the allocation of car parking.</p> <p>Members moved and seconded the officer's recommendation, and upon being put to a vote, it was unanimously agreed.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1) That the application be approved as per the officer's recommendation, subject to the amendments to condition 4 to state four cycle spaces and condition 6 to state one car parking space per flat. 2) That the Head of Planning be delegated authority to formulate suitable wording to reflect the amendments to conditions 4 and 6.
56.	<p>BRUNEL UNIVERSITY, KINGSTON LANE - 532/APP/2018/1180 (<i>Agenda Item 8</i>)</p> <p>Officers introduced the application and provided an overview. Planning permission was sought for the 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.</p>

Members supported the officer's report and noted that there was no significant impact on the greenbelt. Members moved and seconded the officer's recommendation. Upon being put to a vote, the recommendation was unanimously agreed.

RESOLVED: That this application be approved as per officer's recommendation.

57. **53 PETWORTH GARDENS, HILLINGDON - 71076/APP/2017/1756** (*Agenda Item 9*)

Officers introduced the application and provided an overview. Planning permission was sought for the conversion of single dwelling house into 2 x2 bed self-contained flats with associated parking and amenity space involving alterations to elevations and removal of front porch (Part retrospective). Officers highlighted the addendum and made a recommendation for approval.

Members noted the typo on page 50 of the agenda pack where two car parking spaces was initially indicated and then three car parking spaces. Members were aware that the application referred to three car parking spaces but asked for this to be corrected to ensure consistency.

Members asked for clarification about the car parking arrangements. Officers explained that that an allocation scheme could be requested under condition 2. Members questioned whether officers were satisfied that 25% landscaping could be met. Officers explained that the plans indicated that 25% could be met in terms of landscaping. Officers referred Members to the Highways officer's comments that explained alternative arrangements would include removing the existing cross over and providing a new one. The comments also said that this would reduce the number of usable space to two but this was acceptable in the situation.

RESOLVED: That the application be approved per the officer's recommendation and subject to the amendments in the addendum.

58. **LAND FORMING PART OF 21 VICTORIA AVENUE, HILLINGDON - 73784/APP/2018/1685** (*Agenda Item 10*)

Officers introduced the report and provided an overview of the application. Planning permission was sought for a two storey, three bed attached dwelling with associated parking and amenity space involving the demolition of existing outbuilding. Officers made a recommendation for refusal.

Members moved and seconded the officer's recommendation. Upon being put to a vote, the recommendation was unanimously agreed.

RESOLVED: That this application be refused as per officer's recommendations.

59. **17 MANOR ROAD, HAYES - 30753/APP/2018/1531** (*Agenda Item 11*)

Officers introduced the report and provided an overview of the application. Planning permission was sought for two storage sheds at the rear of the garden. Officers made a recommendation for approval.

In response to Member questions, Officers explained that a 52 sq m outbuilding was not something usually recommended. However, in this case, as the outbuildings were separated and there was a gap in between the two it was considered to be acceptable.

Members questioned how much history could be taken into account. The Legal advisor advised the Committee that history could be taken into account. However, should there be any unlawful activity, the enforcement process was there to investigate and take appropriate action.

Members questioned whether the windows could be removed. Officers said that this application could not be treated differently from any other outbuilding and condition 5 was in place to prevent any beds in sheds. Condition 5 was an all-encompassing condition.

Members moved and seconded the officer's recommendation. Upon being put to a vote, the recommendation was unanimously agreed.

RESOLVED: That this application be approved as per officer's recommendations.

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

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).

61. **ENFORCEMENT REPORT** (*Agenda Item 13*)

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).

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

	<p>RESOLVED:</p> <p>1. That the enforcement action as recommended in the officer’s report was agreed.</p> <p>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> <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>
63.	<p>ENFORCEMENT REPORT (Agenda Item 15)</p> <p>RESOLVED:</p> <p>1. That the enforcement action as recommended in the officer’s report was agreed.</p> <p>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> <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>
64.	<p>ENFORCEMENT REPORT (Agenda Item 16)</p> <p>RESOLVED: That the enforcement action be deferred pending further information.</p>
	<p>The meeting, which commenced at 7.00 pm, closed at 7.54 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Anisha Teji on 01895 277655. 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.

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Report of the Head of Planning, Transportation and Regeneration

Address 1 CLIFTON GARDENS HILLINGDON

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

LBH Ref Nos: 73835/APP/2018/1924

Drawing Nos: Design and Access Statemen
UB100EY-DWG-006 Rev. 01
UB100EY-DWG-004 Rev. 01
UB100EY-DWG-001 Rev. 01
UB100EY-DWG-003 Rev. 01
UB100EY-DWG-002 Rev. 01
UB100EY-DWG-007 Rev. 01

Date Plans Received: 24/05/2018 **Date(s) of Amendment(s):**

Date Application Valid: 07/06/2018

1. SUMMARY

The application seeks planning permission for the erection of a two storey, 1 bed, semi detached dwelling with associated parking and amenity space and installation of vehicular crossover to front. Whilst the proposal would not result in an unacceptable loss of residential amenity, significant concerns are raised in relation to the visual impact of the proposal, its impact on the architectural integrity of the host dwelling and the character and appearance of the street scene. Furthermore the proposal would result in highway and pedestrian safety concerns and result in an indoor living area of an unsatisfactory size for the occupiers of the proposed dwelling.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development, by reason of its projection forward of the recognised established return line along this side of Clifton Gardens and its excessive size, scale, bulk and width, on this prominent corner plot, is considered to represent an unduly intrusive and incongruous form of development. It would be detrimental to the character, appearance and symmetry of the pair of semi-detached houses of which it forms a part and the established layout of development to the detriment of the visual amenities of the street scene and the character and appearance of the surrounding area. The principle of intensifying the residential use of the site thus represents an overdevelopment of the site and 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), Policies 3.5 and 7.4 of the London Plan and the council's adopted Supplementary Planning Documents HDAS: Residential Layouts and HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposal provides an indoor living area of an unsatisfactory size for the occupiers of

the proposed two storey one bedroom (2 person) house. The proposal therefore gives rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers contrary to Policy 3.5 and Table 3.3 of the London Plan (2016), the Housing Standards Minor Alterations to The London Plan (March 2016) the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).

3 NON2 Non Standard reason for refusal

The proposal, due to the siting of the proposed vehicular access point on the corner of Clifton Gardens and Long Lane, adjacent to a tactile paved crossing point, would result in a danger and inconvenience to highway users and pedestrians, to the detriment of pedestrian and highway safety contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

4

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application property comprises of a two storey semi-detached house located on the corner of Clifton Gardens with Long Lane which acts as a service road connecting the A437. The site lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

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

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no planning history of relevance to this application site. It is noted that the planning design and access statement refers to a number of two storey side extensions within the nearby vicinity.

Officer note: The extensions detailed in the applicants report all pre-date the HDAS guidance and NPPF and do not relate to new dwellings.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LPP 3.3 (2016) Increasing housing supply
- LPP 3.4 (2015) Optimising housing potential
- LPP 3.5 (2016) Quality and design of housing developments
- LPP 7.4 (2016) Local character
- NPPF1 NPPF - Delivering sustainable development
- NPPF6 NPPF - Delivering a wide choice of high quality homes
- NPPF7 NPPF - Requiring good design

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

2 neighbouring properties were consulted by letter dated 13.6.18 and a site notice was displayed to the front of the site which expired on 13.7.18.

1 letter of comment has been received which objects to the proposal as follows:

1. The suggested driveway from 1 Clifton Gardens would face directly onto the busy junction of the service road and Clifton Gardens, this is an extremely busy junction particularly at school times and I don't believe a driveway at the angle suggested would be suitable.
2. Regarding parking for the property 1 Clifton Gardens is currently used as bedsits, if the additional property is built there would not be sufficient parking spaces for 1 Clifton Gardens.
3. The examples of 2 Clifton Gardens and 112 Long Lane, which have been used on the application, are not separate dwellings they are attached to the properties and do not have their own entrances.
4. The dilapidated garage which is damaged could contain asbestos.

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

Internal Consultees

Highways Officer:

The application site is located along the corner junction of Clifton Gardens and a section of Long Lane which acts as a service road connecting the A437. Within the vicinity of the site the road benefits from a zebra crossing and public transport links in the form of a bus stop. On-street parking along both Clifton Gardens and Long Lane is unrestricted resulting in some parking stress.

Proposals include a two storey 1-bed semi detached dwelling with associated parking and installation of a vehicular crossover to the front of no. 1 Clifton Gardens. I note the existing access currently serving the site is to serve the proposed dwelling only.

Having assessed the submitted information, the proposed access to be located along the apex of the Clifton Gardens/Long Lane junction, concerns are raised with the site frontage not being able to afford a sufficient linear distance beyond the bellmouth's tangent point in order to host a suitable private vehicular access.

Vehicles attempting to access the site would also be required to physically drive over a formal tactile paved crossing which sole purpose is to accommodate pedestrians.

The proposal is expected to result in vehicles having to reverse into and out of the site at the Long Lane/Clifton Gardens junction and would generate conflicting vehicle movements. This is in addition to associated vehicles obstructing a tactile paved crossing thus creating instances which would increase pedestrian hazards.

Mindful of the above, I recommend that this application is refused on highway safety grounds.

Hillingdon Council Highways:

We do not allow crossovers on corners/junctions and there is also pedestrian crossing points at this location which cannot be altered to accommodate a vehicular crossover

Landscape Officer:

This site is occupied by a two-storey semi-detached house at the junction with Long Lane. The plot is roughly triangular in shape, with a wide space to the side which at present accommodates a garage/outbuilding. There are no TPO's or Conservation Area designations affecting the site and no landscape features of merit.

COMMENT: No trees will be affected by the proposal. The proposed extension will be accessible via an existing dropped kerb. There is to be space to provide (modest) external amenity space and

accommodate bike and bin stores discreetly. If you are minded to approve this application, landscape conditions should be imposed.

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

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

Not relevant to the consideration of this application.

7.04 Airport safeguarding

Not relevant to the consideration of this application.

7.05 Impact on the green belt

Not relevant to the consideration of this application.

7.07 Impact on the character & appearance of the area

The 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'.

The advice contained within HDAS Residential Extensions requires two storey side extensions to appear subordinate in scale and to not exceed two thirds the width of the original dwelling. Furthermore extensions are required to not breach the return building line. In this case, at a width of 5.59m, the proposed side extension, whilst set back by 1m, would result in an extension representing 88% of the width of the host dwelling. Furthermore, given the orientation of the host property, at an angle to the adjoining property, the siting of the proposed development would be such that it would breach the return building line along

Clifton Gardens to a considerable extent that it would be a visually intrusive form of development. As such it is considered that the proposed development by reason of its projection forward of the recognised established return line along this side of Clifton Gardens on this corner plot and its excessive size, scale and bulk, is considered to represent an unduly intrusive and incongruous form of development which would fail to appear as a subordinate addition to the host dwelling and would be detrimental to the character, appearance and symmetry of the pair of semi-detached houses of which it forms a part. The principle of intensifying the residential use of the site would represent an overdevelopment of the site and have a detrimental impact on the character, appearance, visual amenity and local distinctiveness of the street scene and the area as a whole. 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), Policies 3.5 and 7.4 of the London Plan and the council's adopted Supplementary Planning Documents HDAS: Residential Layouts and HDAS: Residential Extensions.

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 the siting of the proposed dwelling in line with the rear elevations of the host dwelling, and separated from adjacent Number 3 Clifton Gardens by a gap of 1.185 m it is not considered that the scheme would result in an unacceptable loss of light or privacy. Furthermore, no first floor windows are proposed in the flank elevation of the proposed dwelling which will ensure that the occupants of nearby properties would not suffer an unacceptable loss of privacy. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

On 25 March 2015, the Government introduced new technical housing standards in

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

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. A one bedroom (2 person) dwelling is required to provide an internal floor area of 58 square metres. At a floor area of 50.6 square metres, the proposal fails to comply with this minimum standard and would not provide an acceptable living environment for the future occupants in conflict with Policy 3.5 of the London Plan (2016).

The proposal would provide a private rear garden area of 43 square metres for the proposed dwelling and 61 square metres for the retained dwelling which would provide an acceptable level of outdoor amenity space in accordance with Policy BE23 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

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

The application site is located along the corner junction of Clifton Gardens and a section of Long Lane which acts as a service road connecting the A437. Within the vicinity of the site the road benefits from a zebra crossing and public transport links in the form of a bus stop. On-street parking along both Clifton Gardens and Long Lane is unrestricted resulting in some parking stress. The proposed dwelling would be served by the existing vehicular crossover with the retained dwelling installing a crossover on the corner of Clifton Gardens and Long Lane measuring 3.392m in width. Two cars are proposed to be parked on the frontage for the retained dwelling with a single space being provided for the proposed dwelling. The proposed access to be located along the apex of the Clifton Gardens/Long Lane junction, raises concerns with regard to the site frontage not being able to afford a sufficient linear distance beyond the bellmouth tangent point in order to host a suitable private vehicular access. Vehicles attempting to access the site would also be required to physically drive over a formal tactile paved crossing which sole purpose is to accommodate pedestrians. The Council's Highways Officer has confirmed that the proposal is expected to result in vehicles having to reverse into and out of the site at the Long Lane/Clifton Gardens junction and would generate conflicting vehicle movements. This is in addition to associated vehicles obstructing a tactile paved crossing thus creating instances which would increase pedestrian hazards. The proposal is therefore considered contrary to both highway and pedestrian safety in conflict with Policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

The issues are addressed in the sections above.

7.12 Disabled access

No accessibility concerns have been raised.

7.13 Provision of affordable & special needs housing

Not relevant to the consideration of this application.

7.14 Trees, landscaping and Ecology

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

No trees would be affected by the development and the provision of additional landscaping could have been the subject of conditions had the application been recommended for approval.

7.15 Sustainable waste management

In the event of an approvable scheme, a condition could be imposed to secured sustainable urban drainage.

7.16 Renewable energy / Sustainability

Not relevant to the consideration of this application.

7.17 Flooding or Drainage Issues

Not relevant to the consideration of this application.

7.18 Noise or Air Quality Issues

Not relevant to the consideration of this application.

7.19 Comments on Public Consultations

The comments are addressed in the sections above.

7.20 Planning obligations

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

7.21 Expediency of enforcement action

Not relevant to the consideration of this application.

7.22 Other Issues

No other issues raised.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not relevant to the consideration of this application.

10. CONCLUSION

The application seeks planning permission for the erection of a two storey, 1 bed, semi detached dwelling with associated parking and amenity space and installation of vehicular crossover to front. Whilst the proposal would not result in an unacceptable loss of residential amenity, significant concerns are raised in relation to the visual impact of the proposal, its impact on the architectural integrity of the host dwelling and the character and appearance of the street scene. Furthermore the proposal would result in highway and pedestrian safety concerns and result in an indoor living area of an unsatisfactory size for the occupiers of the proposed dwelling.

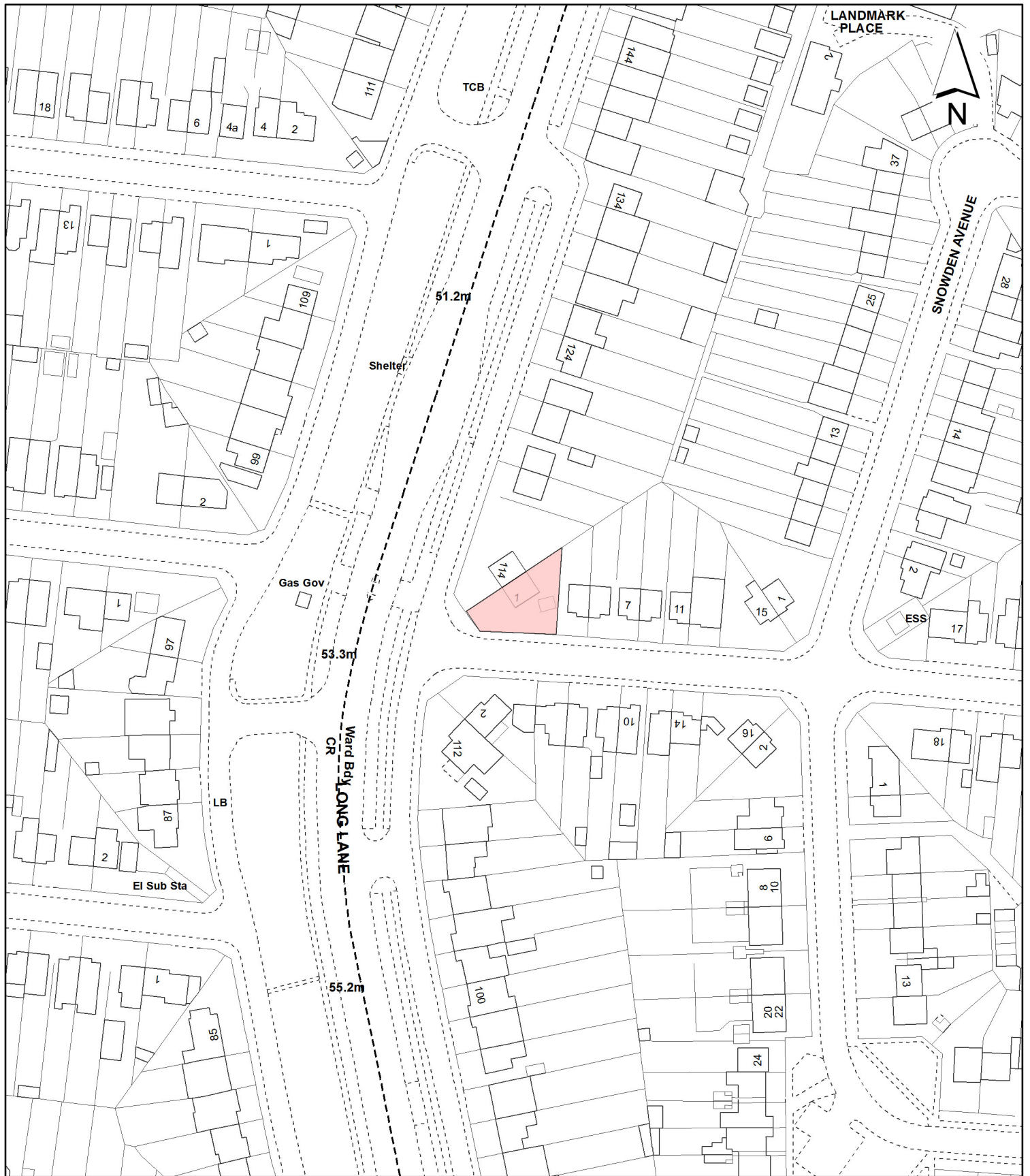
11. Reference Documents

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:

**1 Clifton Gardens
 Hillingdon**

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

Planning Application Ref:
73835/APP/2018/1924

Scale:
1:1,250

Planning Committee:
Central & South Page 18

Date:
July 2018



Report of the Head of Planning, Transportation and Regeneration

Address 4A NEW BROADWAY PARADE UXBRIDGE ROAD HILLINGDON MIDDLESEX

Development: Second floor extension and conversion of two storey HMO into 1 x 1-bed and x studio self contained flats

LBH Ref Nos: 30380/APP/2018/895

Drawing Nos: 18/4A/NBURU/103/C
18/4A/NBURU/101/E
Location Plan (1:1250)
18/4A/NBURU/102
18/4A/NBURU/101

Date Plans Received: 09/03/2018 **Date(s) of Amendment(s):** 09/03/2018

Date Application Valid: 03/04/2018 03/04/2018

1. SUMMARY

The application seeks planning permission for the erection of a second floor extension to allow for conversion of a two storey 5 bedroom House in Multiple Occupation (HMO) into 1 x 1-bed and 1 x studio self contained flats. The proposal is considered to have an acceptable visual impact, would not result in a loss of amenity to neighbouring properties and would provide an acceptable living environment to future occupants of the two flats. Furthermore, the proposal is considered acceptable in parking and highway terms. As such, the application is recommended for conditional 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:- 18/4A/NBURU/101/B and 18/4A/NBURU/103/C.

REASON

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

3 HO4 Materials

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

REASON

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

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls of the development hereby approved facing 3 and 5 New Broadway Parade.

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OE5	Siting of noise-sensitive developments
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement,

LDF-AH	Supplementary Planning Document, adopted December 2008 Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

4 147 Damage to Verge - For Council Roads:

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

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

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

5 12 Encroachment

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

6 15 Party Walls

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

- carry out work to an existing party wall;
- build on the boundary with a neighbouring property;
- in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing

the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 16 Property Rights/Rights of Light

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

8 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

You are advised to consult the 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 site is located within a parade of ten retail units (Nos. 1-10 New Broadway) on the North side of Uxbridge Road, Hillingdon. These form part of the Hillingdon Heath Local Centre, within the hierarchy of shopping areas as defined in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The property is currently occupied as a restaurant at ground floor and a vacant (5 bedroom) HMO at first and second floor. The property has been extended by a single storey rear extension and it is noted that the properties which flank the application site have undergone significant single storey rear extensions with flat roofs. This rear area is utilitarian, and some fenestration is presently missing.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a second floor extension to allow for conversion of two storey HMO into 1 x 1-bed and 1 x studio self contained flats.

3.3 Relevant Planning History

30380/APP/2002/957 4a New Broadway Uxbridge Road Hillingdon

USE OF A HOSTEL WITH SIX BEDROOMS ON FIRST AND SECOND FLOORS (APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT)

Decision: 16-08-2002 GPD

30380/APP/2005/941 4 New Broadway Uxbridge Road Hillingdon

USE OF PART OF GROUND FLOOR (TAKEAWAY) AS MINI CAB OFFICE (APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT)

Decision: 31-05-2005 Refused

30380/APP/2007/449 4 New Broadway Uxbridge Road Hillingdon

CHANGE OF USE OF PART OF PREMISES FROM HOT FOOD TAKEAWAY TO A MINI-CAB OFFICE (SUI GENERIS).

Decision: 22-10-2007 NFA

30380/APP/2012/2101 4 New Broadway Uxbridge Road Hillingdon
Erection of a single storey rear extension along with a metal gate for the side passage.

Decision: 05-10-2012 NFA

30380/APP/2012/2644 4 New Broadway Uxbridge Road Hillingdon
Erection of a single storey rear extension along with a metal gate for the side passage.

Decision: 22-11-2012 NFA

30380/APP/2013/3535 4 New Broadway Uxbridge Road Hillingdon
Erection of a single storey rear extension along with a metal gate for the side passage.

Decision: 05-12-2013 NFA

30380/APP/2013/3550 4 New Broadway Uxbridge Road Hillingdon
Single storey rear extension and metal gate for the side passage (Part Retrospective)

Decision: 05-02-2014 Approved

30380/APP/2013/843 4 New Broadway Uxbridge Road Hillingdon
Erection of a single storey rear extension along with a metal gate for the side passage.

Decision: 23-05-2013 NFA

30380/C/84/0098 4 New Broadway Uxbridge Road Hillingdon
Change of use of shop to shop for sale of hot take away food.

Decision: 01-05-1984 Approved

30380/E/84/3027 4 New Broadway Uxbridge Road Hillingdon
Advertisement (P)

Decision: 13-04-1984 Approved

30380/G/88/2585 4 New Broadway Uxbridge Road Hillingdon
Erection of a single-storey rear extension to restaurant

Decision: 14-02-1989 Approved

Comment on Relevant Planning History

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.
- OE5 Siting of noise-sensitive developments
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
- LPP 3.3 (2016) Increasing housing supply
- LPP 3.4 (2015) Optimising housing potential
- LPP 3.5 (2016) Quality and design of housing developments
- NPPF1 NPPF - Delivering sustainable development
- NPPF6 NPPF - Delivering a wide choice of high quality homes
- NPPF7 NPPF - Requiring good design

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- Not applicable
- 5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

4 neighbouring properties were consulted by letter dated 5.4.18 and a site notice was displayed to the front of the site which expired on 7.5.18

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

Ward Councillor: Requests that the application is reported to Committee for consideration.

Internal Consultees

Highways Officer:

The application site is located along the New Broadway Parade, a service road which links to the A4020 (Uxbridge Road). Within the vicinity of the site, the road benefits from pedestrian footway, street lighting and parking restrictions.

Proposals include a change of use from an existing HMO to 1 x 1-bed and 1 x studio self contained flats. The submitted application form makes no mention of existing parking provision serving the development site and none will be provided as a result of the proposed works. On this basis, I can only assume the site does not make use of parking provision.

Local Plan: Part 2 - UDP Policies (2012) requires the existing site to provide 2 (no) parking spaces with the proposed development equally requiring a requisite of 2 (no) spaces. Given that no increase in parking demand is to be associated with the proposal and that the parking requirement is like-for-like compared to that currently associated with the site, I do not deem this application detrimental to the safety and convenience of the highway network.

Mindful of the above, I do not have any objections to this application from a highways perspective.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

7.02 Density of the proposed development

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

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

Not relevant to the consideration of this application.

7.04 Airport safeguarding

Not relevant to the consideration of this application.

7.05 Impact on the green belt

Not relevant to the consideration of this application.

7.07 Impact on the character & appearance of the area

The 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 proposal involves the addition of a second floor extension above the existing first floor outrigger projecting 2m to form a bathroom for the proposed studio flat. The front elevation would remain the same as existing. The proposed extension to the rear is considered to relate satisfactorily to the architectural integrity of the host building and parade and 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.

The proposed second floor extension would be entirely screened from the adjoining Number 5 by its own second floor addition. Number 3 and 3A has a first floor window which is obscure glazed facing the application site. It is considered that the additional second floor extension would not result in an unacceptable loss of light or outlook to the occupants of adjoining properties subject to the imposition of a condition preventing the insertion of side facing windows. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and

access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan.

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. A one bedroom two person flat is required to provide 50 square metres of floor space and a studio flat is required to provide 37 square metres which the proposal complies with. Furthermore the habitable rooms would enjoy a satisfactory outlook in accordance with the requirements of Policy 3.5 of the London Plan (2016).

Policy BE23 of the Hillingdon Local Plan (November 2012) recognises that new residential buildings should 'provide external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings. The existing 5 bed HMO is not served by any outdoor amenity space and none is proposed to serve the 2 flats. Given that there is some flexibility in requiring outdoor amenity space to serve flats above shops and the existing non provision for the 5 bed HMO, it is considered unreasonable to refuse the application on the grounds of inadequate outdoor amenity space.

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 application site is located along the New Broadway Parade, a service road which links to the A4020 (Uxbridge Road). Within the vicinity of the site, the road benefits from pedestrian footway, street lighting and parking restrictions. The submitted application form makes no mention of existing parking provision serving the development site and none will be provided as a result of the proposed works.

Local Plan: Part 2 - UDP Policies (2012) requires the existing site to provide 2 (no) parking spaces with the proposed development equally requiring a requisite of 2 (no) spaces. Given that no increase in parking demand is to be associated with the proposal and that the parking requirement is like-for-like compared to that currently associated with the site, the proposal would not be detrimental to the safety and convenience of the highway network in accordance with policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

The issues are addressed in the sections above.

7.12 Disabled access

No accessibility issues are raised.

7.13 Provision of affordable & special needs housing

Not relevant to the consideration of this application.

7.14 Trees, landscaping and Ecology

Not relevant to the consideration of this application.

7.15 Sustainable waste management

No issues raised.

7.16 Renewable energy / Sustainability

Not relevant to the consideration of this application.

7.17 Flooding or Drainage Issues

Not relevant to the consideration of this application.

7.18 Noise or Air Quality Issues

Noise

The site is in an area where development is likely to be subject to road traffic noise and noise from the various surrounding commercial premises. Policy OE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) prevents the siting of noise sensitive development, such as housing, in locations where the occupants may suffer from excessive noise or vibration.

Given the first and second floor already houses a residential use (HMO), the issue of noise and vibration is considered not to have a bearing on the enlargement of its floorspace.

7.19 Comments on Public Consultations

No comments have been received.

7.20 Planning obligations

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

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

LBH CIL £1,631.03

London Mayoral CIL £638.63

Total CIL £ 2,269.66

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 relevant to the consideration of this application.

10. CONCLUSION

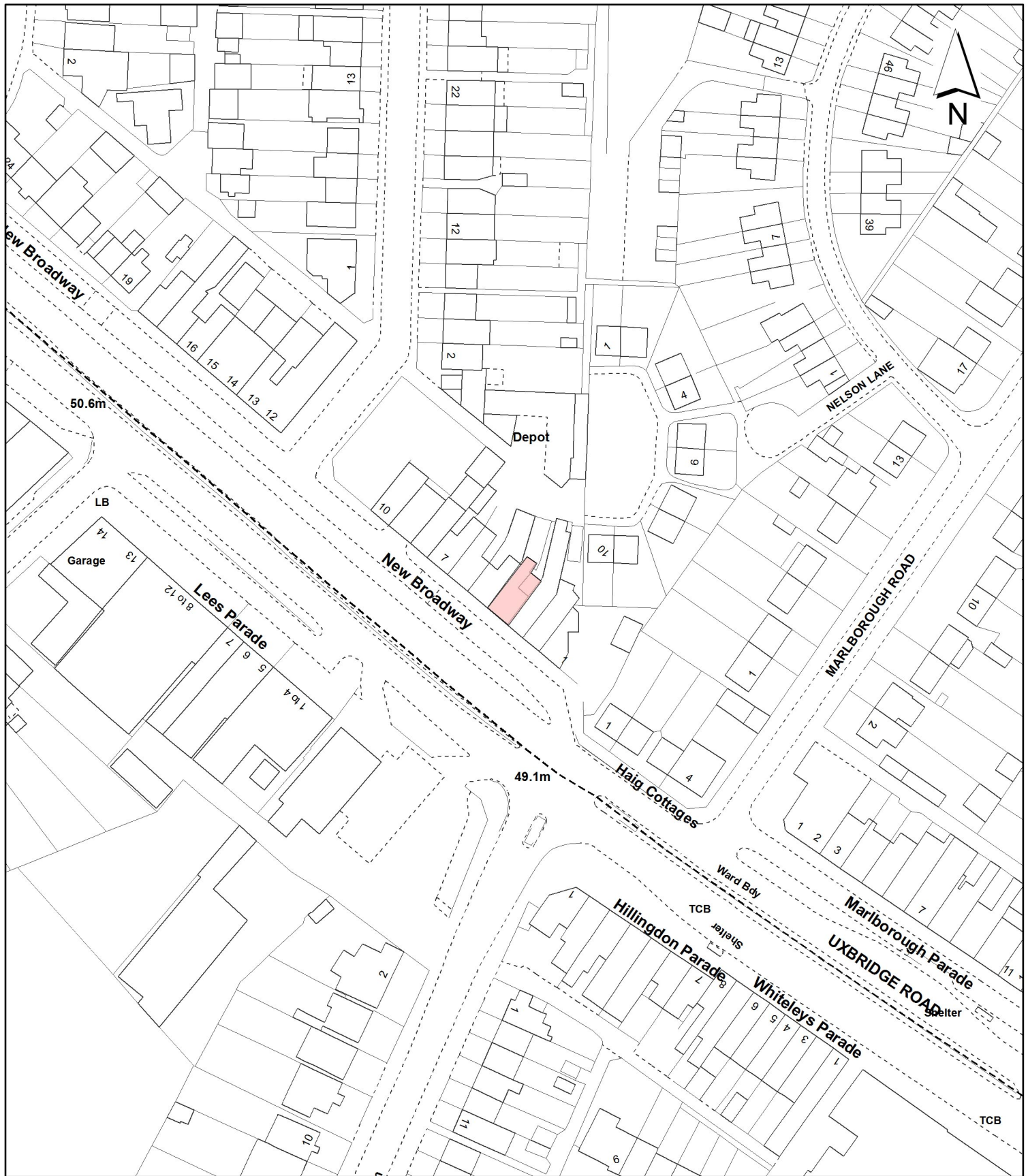
The application seeks planning permission for the erection of a second floor extension to allow for conversion of a two storey 5 bedroom House in Multiple Occupation (HMO) into 1 x 1-bed and 1 x studio self contained flats. The proposal is considered to have an acceptable visual impact, would not result in a loss of amenity to neighbouring properties and would provide an acceptable living environment to future occupants of the two flats. Furthermore, the proposal is considered acceptable in parking and highway terms. As such, the application is recommended for conditional approval.

11. Reference Documents

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

**4A New Broadway Parade
 Uxbridge Road
 Hillingdon**

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

Planning Application Ref:
30380/APP/2018/895

Scale:
1:1,250

Planning Committee:
Central & South

Date:
July 2018



HILLINGDON
 LONDON

Report of the Head of Planning, Transportation and Regeneration

Address 8 MIDHURST GARDENS HILLINGDON

Development: Two storey, 2-bed, semi detached dwelling with associated parking and amenity space and installation of a vehicular crossover to front, involving demolition of existing garage

LBH Ref Nos: 13336/APP/2018/1771

Drawing Nos: 1098-01 Rev. V4
1098-03 Rev. V3
1098-04 Rev. V3
1098-06 Rev. V4
1098-02 Rev. V5
1098-05 Rev. V2
1098-07 Rev. V3

Date Plans Received: 11/05/2018 **Date(s) of Amendment(s):**
Date Application Valid: 31/05/2018

1. **SUMMARY**

The application seeks planning permission for the erection of a two storey, two bed attached dwelling house to include associated parking and amenity space and extension of vehicular crossover to front.

It is considered that the proposal would not result in an unneighbourly form of development and would provide a satisfactory living environment, it would appear in keeping with the existing row of terraces and host dwelling and would not have a detrimental impact on the street scene and surrounding area.

The application is recommended for conditional approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 RES3 **Time Limit**

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

REASON

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

2 RES4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1098-01 Rev. V4, 1098-02 Rev. V5, 1098-03 Rev. V3, 1098-04 Rev. V3, 1098-06 Rev. V4 and 1098-07 Rev. V3 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 RES7 Materials (Submission)

No development shall take place until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 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 Means of enclosure/boundary treatments
 - 2.b Hard Surfacing Materials
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 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 8 or 10A Midhurst Gardens.

REASON

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

6 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies BE13, BE21, BE23 and BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

2 I52 Compulsory Informative (1)

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

3 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.

BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.3	(2016) Sustainable design and construction
LPP 7.4	(2016) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

4 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.

5 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.

6 I6 Property Rights/Rights of Light

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

7 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).

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.

9 160 Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at www.aoa.org.uk/publications/safeguarding.asp)

10 170 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.

11 173 Community Infrastructure Levy (CIL) (Granting Consent)

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Le

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to a two storey, end of terrace, dwelling house located to the North East of Midhurst Gardens. The render and tile dwelling is set back from the road by 5.7 metres of hardstanding which provides space to park two cars within the curtilage of the dwelling house. To the rear of the property lies a garden area which acts as private amenity space for the occupiers of the host dwelling.

The application property is located on a wide plot and is attached to No.6 Midhurst Gardens to the South East and shares a side boundary with No.10A to the North West. To the rear lies an access road beyond which lies Nos.148 and 150 Ryefield Avenue.

The area is residential in character and appearance and the site lies within the Developed Area as identified within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey, two bed attached dwelling. It would have a width of 4.2 metres and would span for a depth of 10.4 metres at ground floor and 10 metres at first floor. A canopy would be installed over the front entrance way. The new dwelling would be characterised by a hipped roof built to the same height as the host dwelling.

The existing crossover, which is shared with No.10A Midhurst Gardens would be extended to a width of 12.4 metres at the road. Hard and soft landscaping would be provided at the front to create two parking spaces, one for each property. A further two spaces would be provided at the rear accessed via the alleyway. Each property would benefit from private amenity space.

During the determination process the plans were amended to create additional internal

floorspace.

3.3 Relevant Planning History

13336/PRC/2018/10 8 Midhurst Gardens Hillingdon
Formation of new 2-storey domestic dwelling.

Decision: 13-06-2018 OBJ

Comment on Relevant Planning History

A 'Pre-app' was submitted for this proposal under reference 13336/PRC/2018/10. Overall it was considered that the scheme would not result in cramped development especially if the two of the parking spaces were to be re-located to the rear and it would be in keeping with the surrounding area if the applicant added a canopy to the front. The proposal achieved a suitable level of amenity for the residents and it would not have had a detrimental impact on the neighbouring properties. However, concerns were raised in regards to the layout of the proposed development leading to the perception of the proposed development as a 2-bed dwelling and the insufficiency of the internal floorspace. In conclusion, in principle the proposal is acceptable however, an altered layout, parking layout and a canopy to the front is required.

This application is the formal planning submission following the pre-application. A canopy has been added, the internal layout has been amended, and the parking provision has been amended following advice provided by the pre-application.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- 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
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LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.3	(2016) Sustainable design and construction
LPP 7.4	(2016) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Eleven neighbouring properties and the Resident's Association were notified of the proposal on 04/06/2018. A site notice was also displayed which expired on 04/07/2018.

No responses were received.

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

Internal Consultees

Highways Officer:

The PTAL rating for the site is 1 which is considered as low and therefore raises the dependency on the ownership and use of cars.

As there is inadequate space on the whole site frontage to accommodate 2 parking spaces for both the existing house and new building, the application is proposing for 1 space to be placed on the frontage with one space located at the end of the rear garden access via a gated private service road for both the existing and proposed dwelling. This arrangement is welcomed and considered acceptable as it would allow for relatively unimpeded pedestrian and refuse collection access through the site frontage with enhanced availability of amenity space. The marginal widening of the crossover is considered acceptable as it accords with the Council's crossing standards.

In terms of cycle parking there should be a provision of at least 1 secure and accessible space for the

new house. The minimum standard is met with a suggested provision of 2 cycle spaces suitable located just to the rear of the new build.

Given the scale of the proposal, any vehicular activity linked to the site would be considered de-minimis in traffic generation terms and any generated activity can therefore be absorbed within the local road network without notable detriment to traffic congestion and road safety.

The refuse as depicted on the plan is considered acceptable.

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

In conclusion subject to the application of the suggested condition, the proposal would not raise any highway safety concerns.

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. The pre-application has already confirmed that the proposal is acceptable in principle.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2016) seeks to ensure that new development takes into account local context and character, the design principles and public transport capacity should optimise housing output for different types of location within the relevant density.

The site has a Public Transport Accessibility Level (PTAL) of 1 which is poor. The London Plan range for sites with a PTAL of 0 to 1 in a suburban area is 150-200 habitable rooms per hectare. The site area of the property is 0.04 ha and so it would have a residential density of 50 units per hectare and 200 habitable rooms per hectare. As such, the proposal complies with Policy 3.4 of the London Plan (2016).

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) required that all new development achieves a high quality of design in all new buildings, alterations and extensions. Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires that new development should harmonise with the character and appearance of the existing street scene and surrounding area and the scale, form, architectural composition and proposed of the original building. Policy 7.4 of the London Plan (2016) states 'Development should have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishment of an enhanced character for the future

function of the area.'

The Council's Adopted Supplementary Planning Documents the Hillingdon Design and Accessibility Statement (HDAS) contains design guidance for new residential developments and extensions. Paragraph 4.23 of HDAS: Residential Layouts state that the design and elevations treatment of a building should be in harmony with its surroundings and should aim to complement/improve an area. Paragraph 4.27 states that careful consideration should be given to the location of the surrounding buildings and their building lines. Paragraph 5.1 of HDAS: Residential Extensions states that all residential buildings should be set back by a minimum of 1 metre from the side boundary for the full height of the building.

The dwelling house would be located 1 metre from the shared boundary line with No.10A Midhurst Gardens and so complies with HDAS recommendations. Although there is large existing gap present at the site, it is considered that the siting from the boundary line would not have a detrimental impact on the street scene. The proposed materials would match the host dwelling and the proposed design and use of a small forward projection with a flat roof and canopy would match the design of the row of terraces that it would form a part of. The use of a hipped roof would match the dwelling at the end of the terraces and so it is considered that the symmetry of the existing row of properties would be retained. Subsequently, it is considered that the proposed dwelling house would appear in keeping with the host dwellings and the row of terraces to which it would form part of, and it would not have a detrimental impact on the street scene and surrounding area. As such, it would comply with 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 Policy 7.4 of the London Plan (2016).

7.08 Impact on neighbours

Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) state that the buildings should be laid out so the amenities of the existing houses are safeguarded. Policy BE24 seeks to protect the privacy of the occupiers and their neighbours.

The proposed dwelling would be built flush with the front elevation of the host dwelling and at ground floor would be built flush with the host dwelling's rear extension. At first floor it would project to the rear of the property by 2.7 metres and would be built up to the proposed shared boundary line. However, the closest window to the new dwelling would be a bathroom and it would not intersect the 45 degree horizontal line from the centre of the nearest habitable bedroom of the host dwelling. Due to the existing single storey rear extension at No.8 it is considered that the two storey element would not be overdominant to the garden area of the host dwelling.

The new dwelling would be located 1 metre from the shared boundary line with No.10 Midhurst Gardens and would be 2 metres from the dwelling itself. The plans demonstrate that the proposal would not intersect the 45 degree horizontal line from this dwelling house. No. 10A benefits from a single storey rear extension and the single storey would project to the rear of this by 0.5 metres.

No side windows would be installed facing any neighbouring properties and the rear windows would be located over 45 metres from the neighbours to the rear.

Subsequently, it is considered that the proposal dwelling house would not have a

detrimental impact on any neighbouring properties in terms of loss of light, loss of outlook, sense of dominance or loss of privacy. Therefore, it would comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

On 25th 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 standard. They came into effect on 1st October 2015 and 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 floors spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. A two-bedroomed, three person, two storey dwelling house is required to have an internal floorspace of 70 square metres. The proposed dwelling house would have an internal floorspace of 75 square metres and all proposed habitable rooms would enjoy a satisfactory outlook. Therefore, the proposal complies with the Housing Standards (Minor Alterations to the London Plan) (2016) and Policy 3.5 of the London Plan (2016).

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that residential buildings should provide external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings. HDAS states that for new 2-bed dwelling and an existing 3-bed dwelling houses a minimum of 60 square metres of private amenity space is required. Following development the proposed dwelling would have an area of 93 square metres and the existing house would have an area of 88 square metres amenity space. As such, the proposal would comply with HDAS and Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

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

A new crossover would be installed to allow an additional vehicular access point to the site. The Council's Highways officer raised no objection to this crossover. Given the scale of the proposal, any vehicular activity linked to the site would be considered minimal in traffic generation terms and any generated activity can therefore be absorbed within the local road network without notable detriment to traffic congestion and road safety.

The site has a PTAL level of 1 which is poor and the plans demonstrate that 4 parking spaces would be provided for the two dwellings (two for each dwelling). Each property would have a space to the front accessed from Midhurst Gardens and a space to the rear accessed from a private access road. This arrangement is considered acceptable and provides sufficient parking in compliance with the Council's Parking Standards. The minimum standard of cycle spaces has been provided with the provision of a cycle store for two cycles located in a suitable location. Subsequently, it is considered that the proposal would comply with Policies AM7, AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Adopted Car Parking Standards.

7.11 Urban design, access and security

No additional concerns.

7.12 Disabled access

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

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

No trees would be affected by the proposal.

7.15 Sustainable waste management

Bin storage for each property has been shown on the submitted plans. The design, size and location of these can be confirmed by the use of condition.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No objections were received following the public consultation.

7.20 Planning obligations

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

Therefore, the Hillingdon and Mayoral CIL charges for the proposed development of 74 square metres of additional floorspace are presently calculated as follows:

Hillingdon CIL: £9,284.35

London Mayoral CIL: £3,635.29

Total CIL: £12,919.64

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No additional issues raised.

8. Observations of the Borough Solicitor

General

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

Material considerations are those which are relevant to regulating the development and use

of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

It is considered that the proposal would be in keeping with the character and appearance of the existing dwelling house, street scene and surrounding area, would not have a detrimental impact on the amenities of the neighbouring properties and would not detract from highway safety. Furthermore the future residents of the proposed dwelling would enjoy

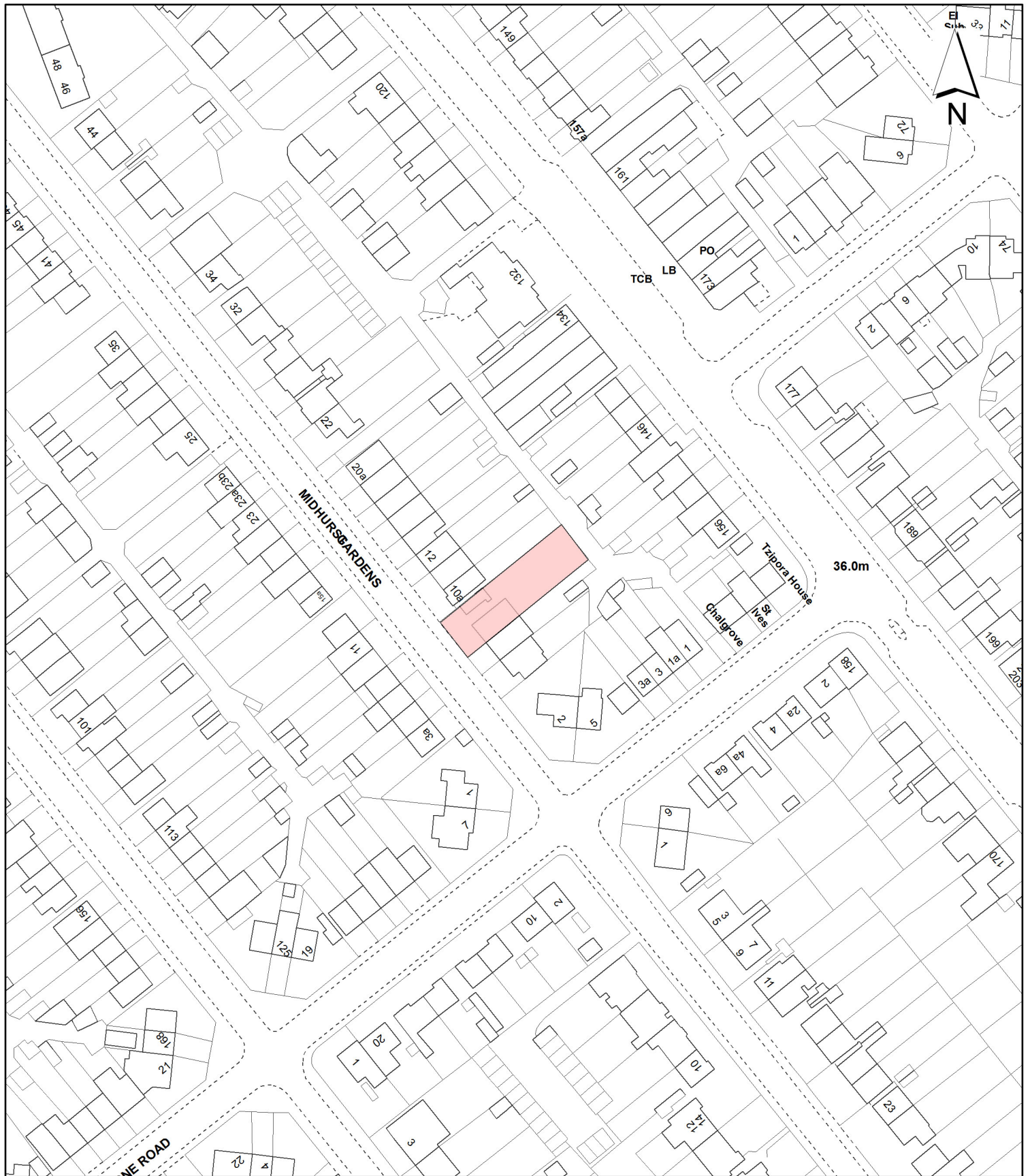
an acceptable standard of living accommodation. As such, the application is recommended for conditional approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (September 2007)
The London Plan (2016)
The Housing Standards Minor Alterations to The London Plan (March 2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Technical Housing Standards - Nationally Described Space Standard
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Residential Extensions
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Charlotte Spencer

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**8 Midhurst Gardens
 Hillingdon**

Planning Application Ref:
13336/APP/2018/1771

Planning Committee:
Central & South

Scale:
1:1,250

Date:
August 2018

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



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Plans for Central & South Applications Planning Committee

Tuesday 7th August
2018



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Page 49

Report of the Head of Planning, Transportation and Regeneration

Address 1 CLIFTON GARDENS HILLINGDON

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

LBH Ref Nos: 73835/APP/2018/1924

Date Plans Received: 24/05/2018

Date(s) of Amendment(s):

Date Application Valid: 07/06/2018

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CLIENT

PABINDER NAGRA

PROJECT

1 CLIFTON GARDENS

DEPARTMENT

LOCATION PLAN

SCALE

1:1250

DATE

MAY 2018

DWG. NO.

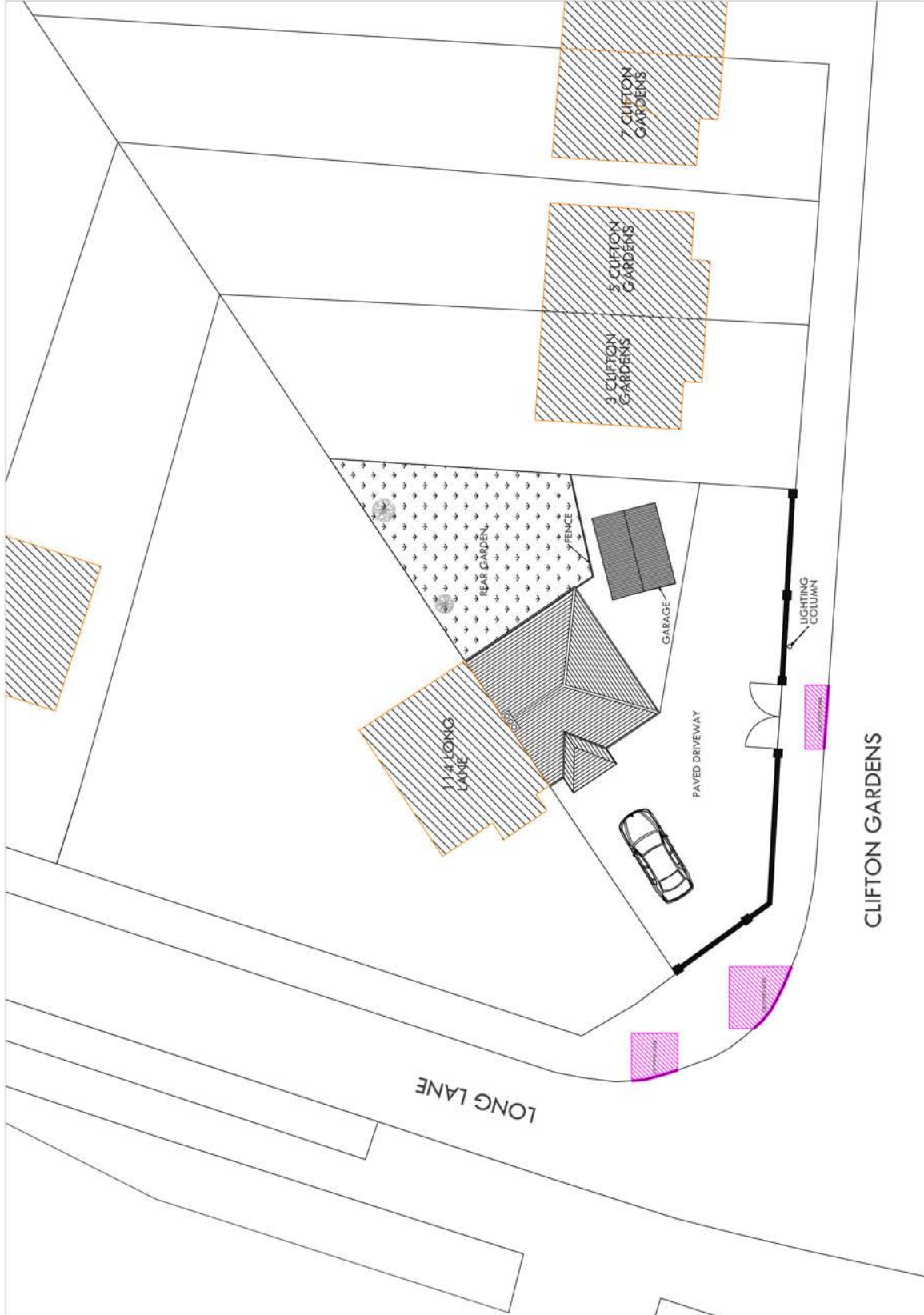
UB100EY-DWG-006

REV.

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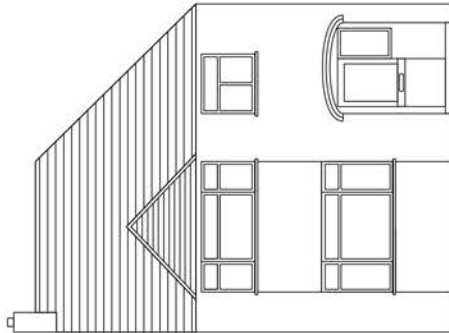
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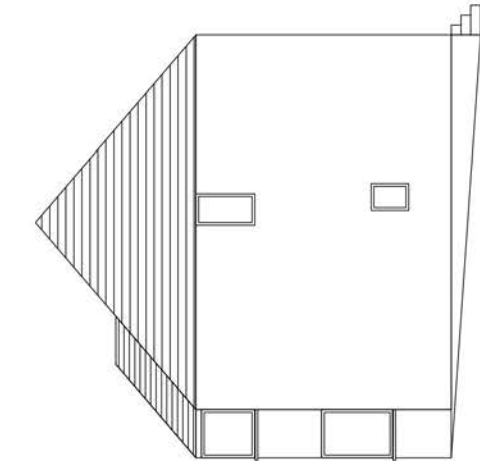
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PROJECT	1 CLIFTON GARDENS
DEPARTMENT	EXISTING SITE LAYOUT
SCALE	1:200
DATE	MAY 2018
DWG. NO.	UB100EY-DWG-004
REV.	01

NOTE

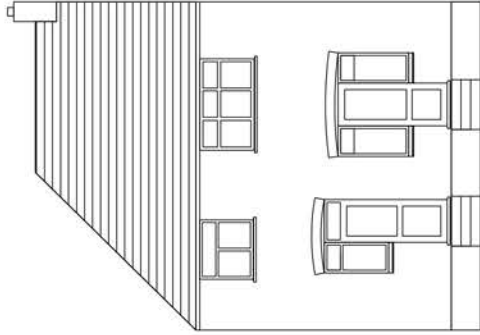
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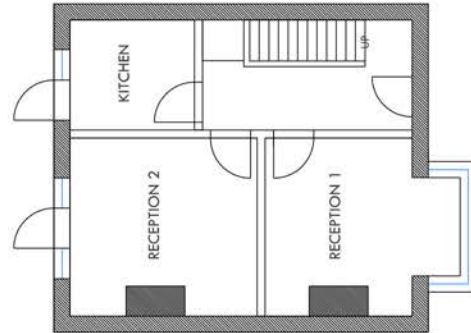
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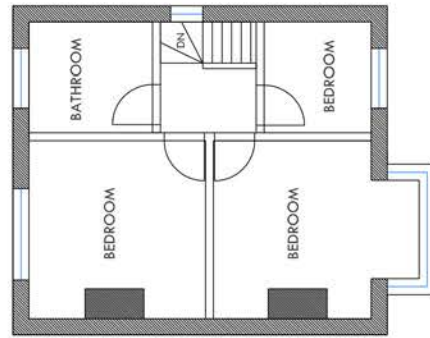
EXISTING SIDE ELEVATION



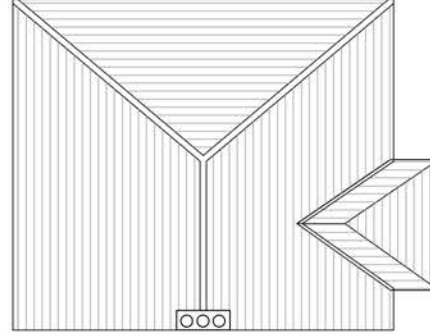
EXISTING REAR ELEVATION



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING ROOF PLAN



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CLIENT

PABINDER NAGRA

PROJECT

1 CLIFTON GARDENS

DEPARTMENT

EXISTING PLANS & ELEVATIONS

SCALE

1:100

DATE

MAY 2018

DWG. NO.

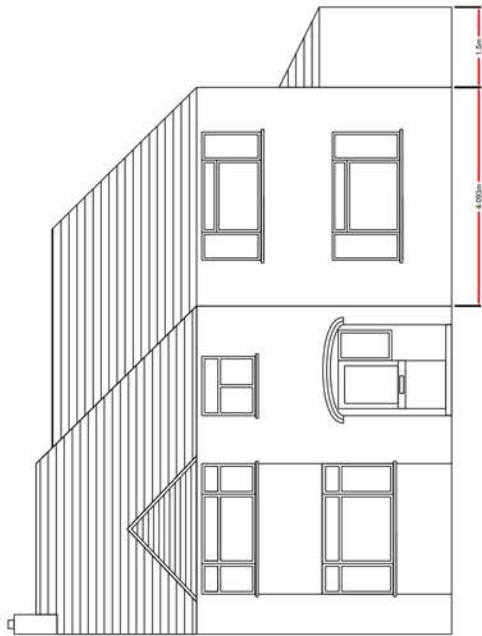
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REV.

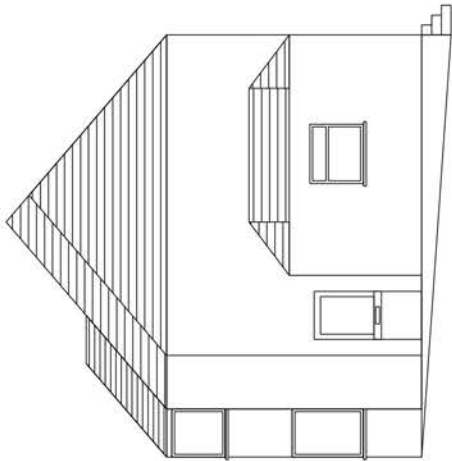
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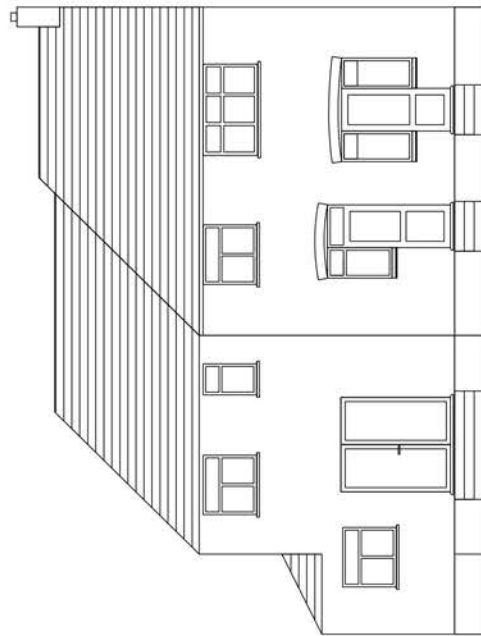
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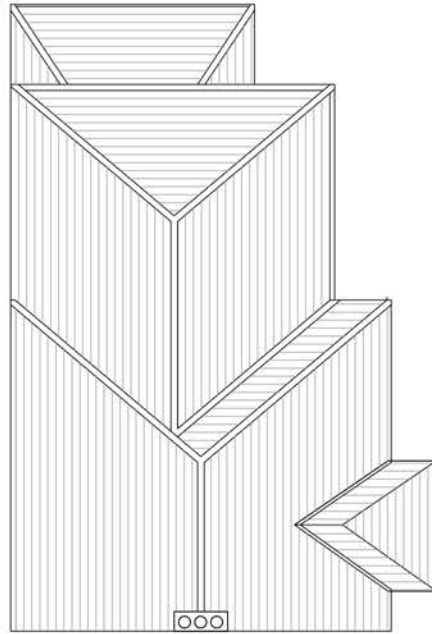
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED ROOF PLAN



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PROJECT

1 CLIFTON GARDENS

DEPARTMENT

PROPOSED ELEVATIONS & ROOF PLAN

SCALE

1:100

DATE

MAY 2018

DWG. NO.

UB100EY-DWG-002

REV.

01

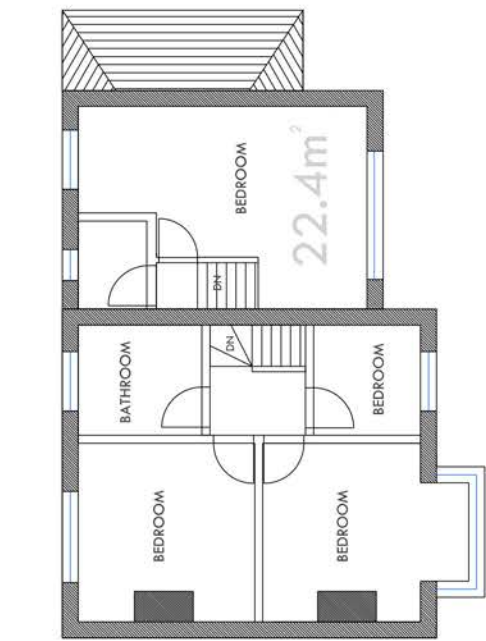
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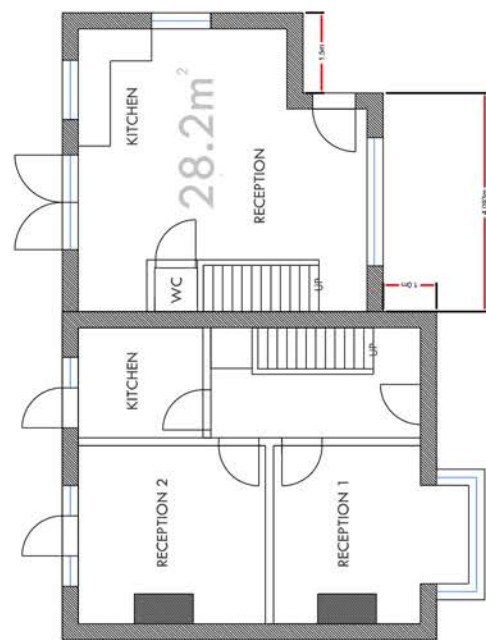


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CLIENT	PABINDER NAGRA
PROJECT	1 CLIFTON GARDENS
DEPARTMENT	PROPOSED FLOORPLANS
SCALE	1:100
DATE	MAY 2018
DWG. NO.	UB100EY-DWG-003
REV.	01



PROPOSED FIRST FLOOR PLAN

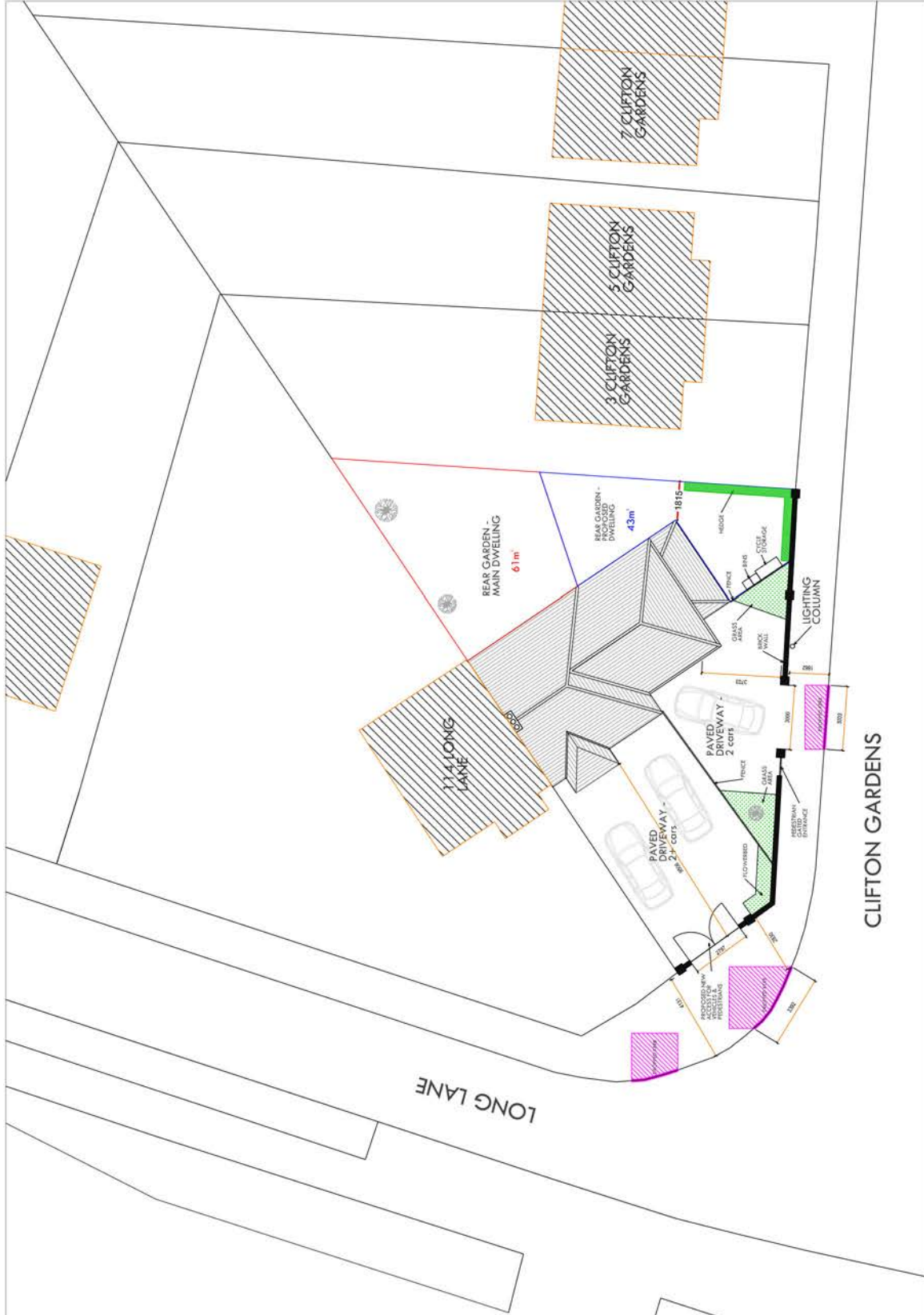


PROPOSED GROUND FLOOR PLAN

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-  EXISTING/PROPOSED PROPERTY
-  EXISTING/PROPOSED REAR GARDEN
-  PROPOSED DWELLING REAR GARDEN
-  PROPOSED DWELLING REAR GARDEN
-  PROPOSED FENCED / GATE AREA
-  PROPOSED FENCE



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CLIENT	PABINDER NAGRA
PROJECT	1 CLIFTON GARDENS
DESCRIPTION	PROPOSED BLOCK PLAN
SCALE	1:200
DATE	MAY 2018
DWG. NO.	UB 100EY-DWG-007
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Site Address:

**1 Clifton Gardens
Hillingdon**

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

Planning Application Ref:
73835/APP/2018/1924

Scale:
1:1,250

Planning Committee:
Central & South

Date:
August 2018



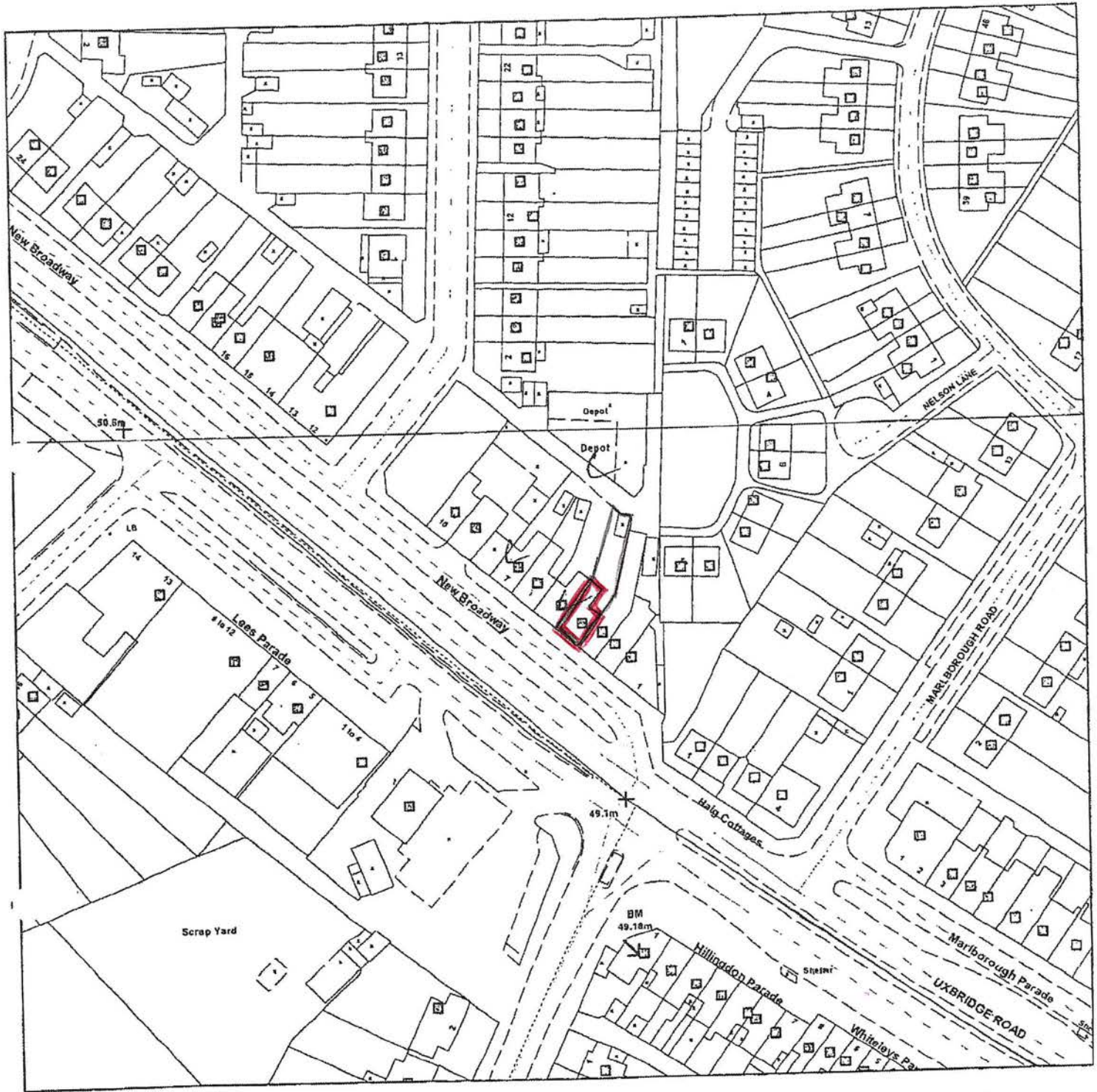
Report of the Head of Planning, Transportation and Regeneration

Address 4A NEW BROADWAY PARADE UXBRIDGE ROAD HILLINGDON MIDDLES

Development: Second floor extension to allow for conversion of two storey HMO into 1 x 1-bed and 1 x studio self contained flats

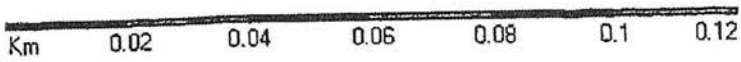
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Date Plans Received:	09/03/2018	Date(s) of Amendment(s):	09/03/2018
Date Application Valid:	03/04/2018		03/04/2018



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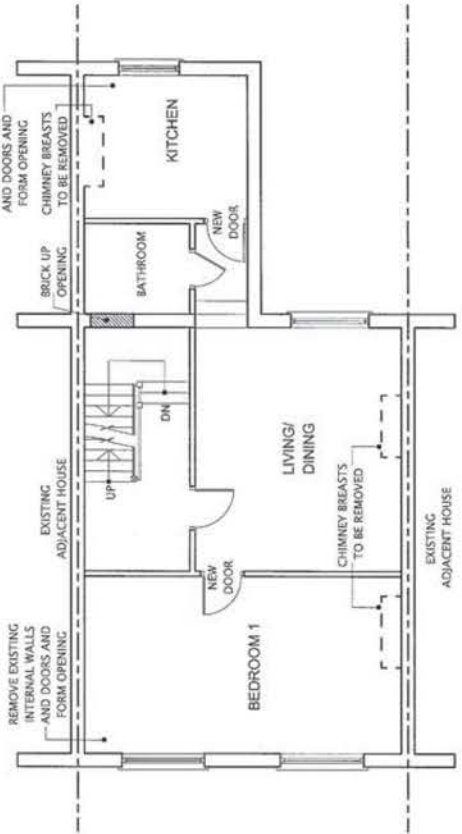
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 HILLINGTON
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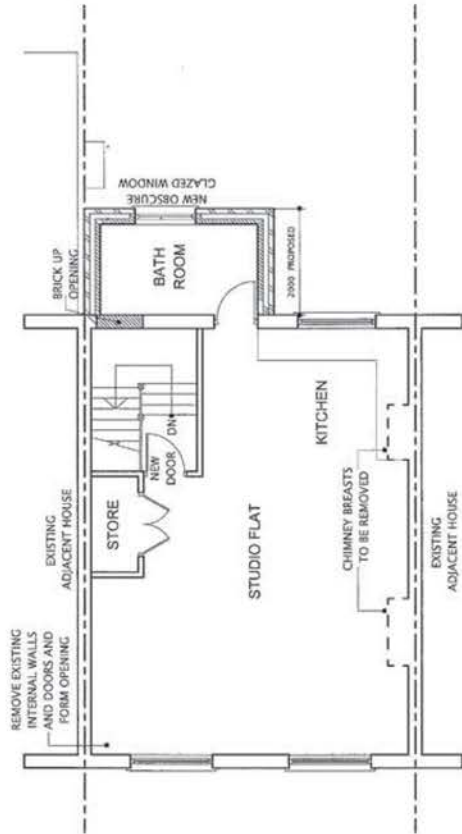


All dimensions verified on site.
 All work to comply with British Standards, Code of practice.
 All internal works to be in accordance with client instructions.
 All external surfaces to match existing.
 All work to be to the satisfaction of the local authority-building surveyor.
 Builder to serve building notice and comply fully in all respects.
 Client responsible for compliance with 1 Party Wall etc Act 1996 & 3. The Party Wall etc Act 1996 Agreement.
 Builder to ensure all work in compliance with Building Over agreement as approved by Thames Water
 All proprietary materials to manufacturers recommendations
 Works to boiler/Gas to be carried out by Gas Safe registered installer and to Gas Safe recommendations
 All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671:2001 (2008), the 17th edition Wiring Guidelines and Building Regulation Part P (Electrical Safety) by a competent person registered with an electrical self-certification scheme. (NICEIC, ELECSA, NABIT, or INCEC), authorised by the Secretary of State
 The completed person is to send a self-certification statement to the Local Authority Building Control Department within 30 days of completion of the electrical works. The client must receive both a copy of the self-certification certificate and a BS 7671:2001 (2008) Electrical Installation Test Certificate and forward copies to the Local Authority Building Control Dept.

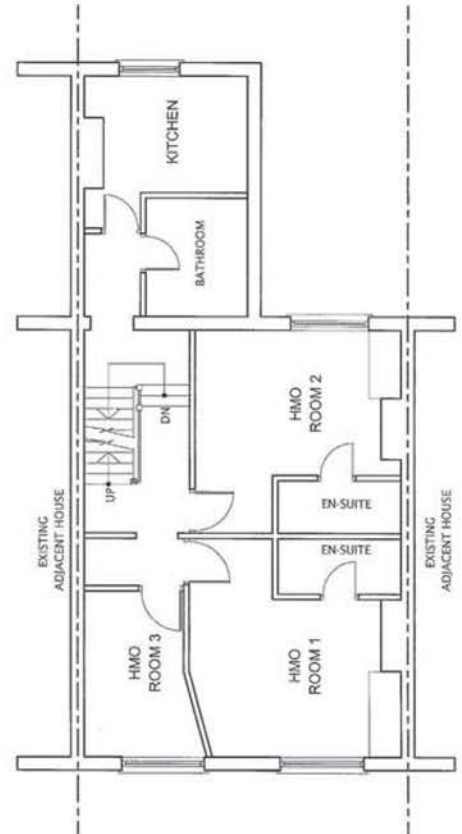
DATE	REVISION
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JOB TITLE: 1A NEW BROADWAY DOBROGE ROAD, UBRIDGE	
DRAWING TITLE: EXISTING AND PROPOSED FIRST FLOOR PLANS AND SECOND FLOOR PLANS	
SCALE: 1:100	
DATE: 15 JUNE 2018	DRAWN BY:
DWG. NO. 18MANBUR10118	REV.



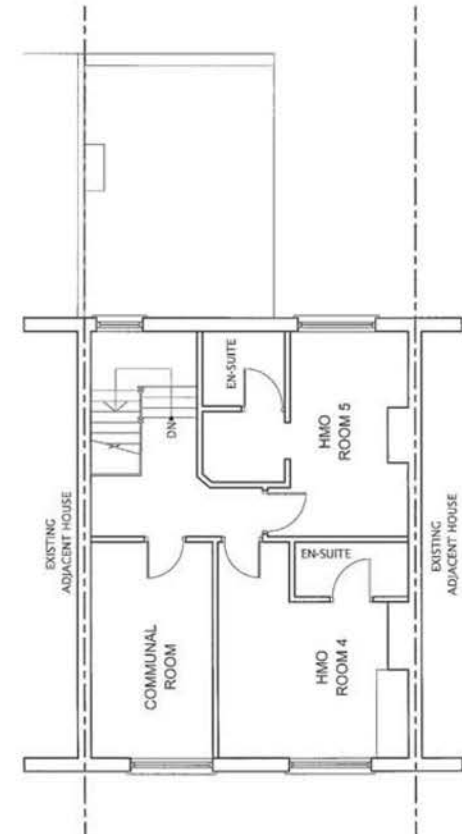
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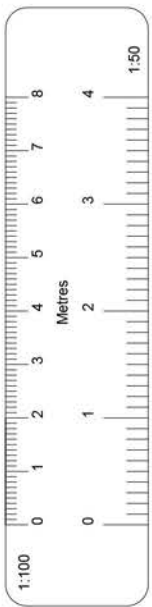
PROPOSED SECOND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

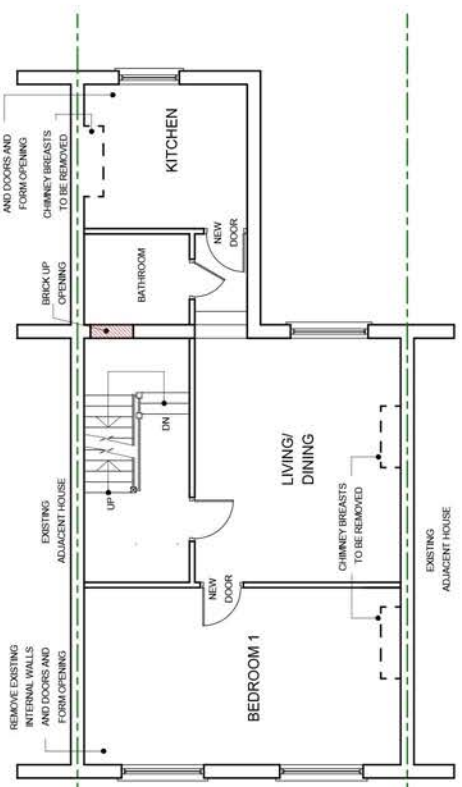


EXISTING SECOND FLOOR PLAN

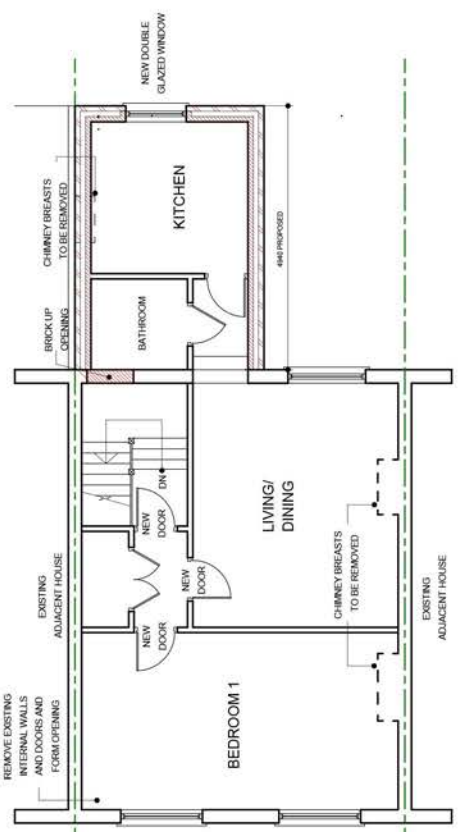


All dimensions verified on site.
 All work to comply with British Standards, Code of practice.
 All internal works to be in accordance with client instructions.
 All external surfaces to match existing.
 All work to be to the satisfaction of the local authority building supervisor.
 Builder to serve building notice and comply fully in all respects.
 Owner responsible for compliance with Party Wall etc Act 1999.
 This drawing strictly for purposes of negotiating with local authority for planning permission only and no other purpose.

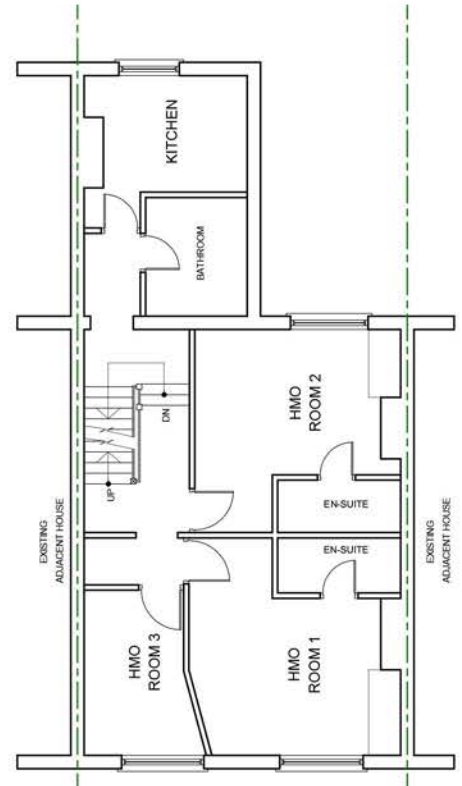
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DRAWING TITLE: EXISTING AND PROPOSED FIRST FLOOR PLANS AND SECOND FLOOR PLANS	
SCALE : 1:100	
DATE: 27/03/2018	DRAWN BY:
DRG. NO. 18/04/NEUR/101	REV.



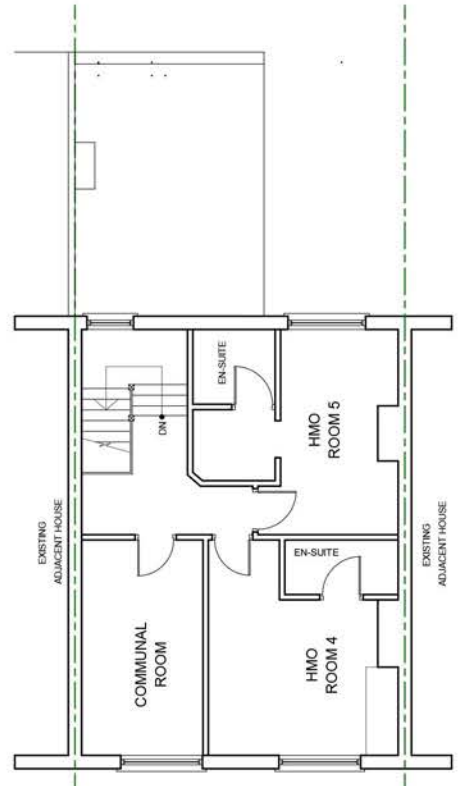
PROPOSED FIRST FLOOR PLAN



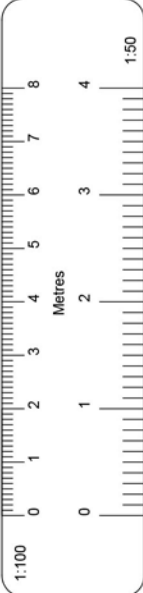
PROPOSED SECOND FLOOR PLAN



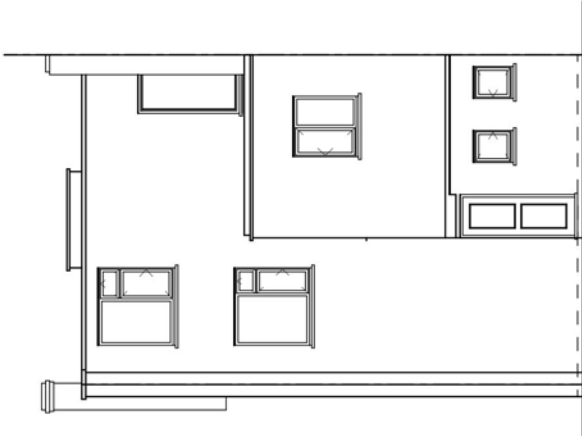
EXISTING FIRST FLOOR PLAN



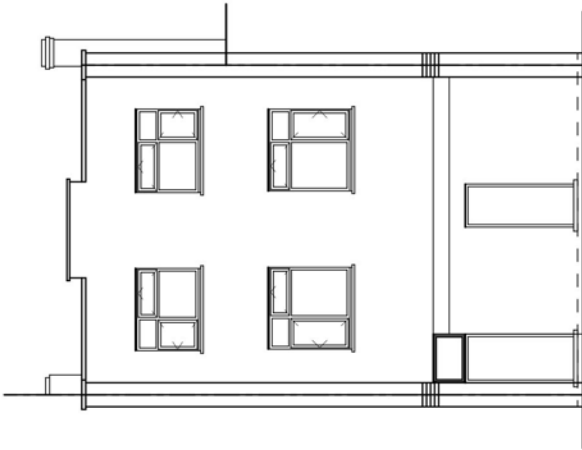
EXISTING SECOND FLOOR PLAN



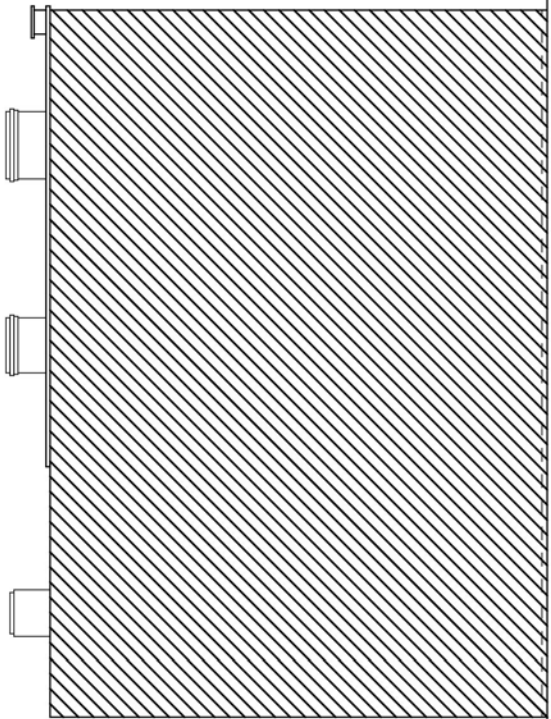
All dimensions verified on site.
 All work to comply with British Standards, Code of Practice,
 All internal works to be in accordance with client
 instructions.
 All external surfaces to match existing.
 All work to be in accordance with the
 authority building supervisor.
 Builder to serve building notice and comply fully in all
 respects.
 Owner responsible for compliance with Party Wall etc
 Act 1996.
 This drawing strictly for purposes of negotiating with
 local authority for planning permission only and no
 other purpose.



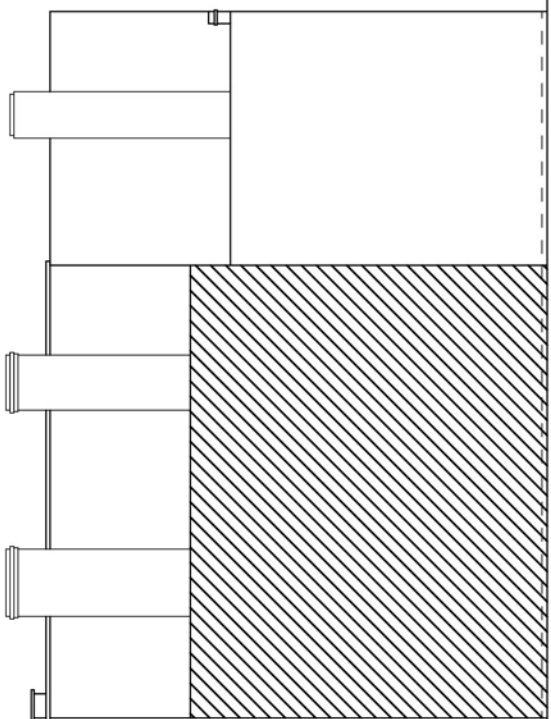
EXISTING REAR ELEVATION



EXISTING FRONT ELEVATION



EXISTING LEFT SIDE ELEVATION

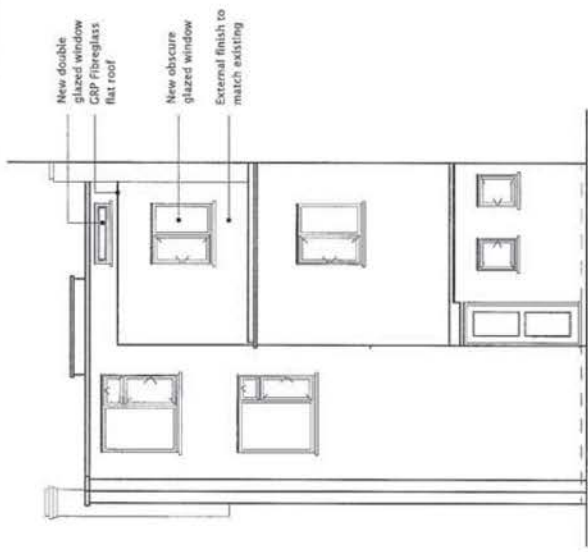


EXISTING RIGHT SIDE ELEVATION

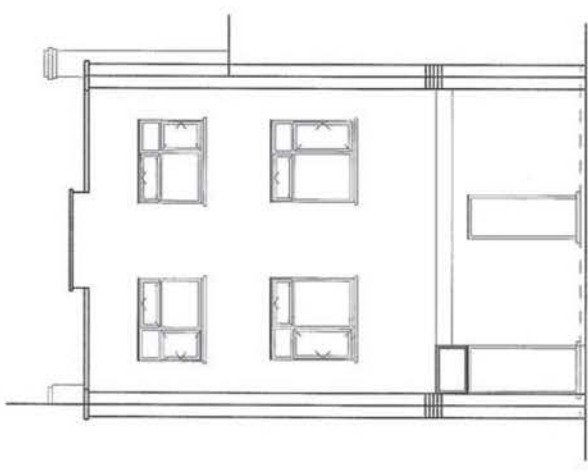
DATE	REVISION
COPYRIGHT:	
JOB TITLE: 4A NEW BROADWAY LUXBRIDGE ROAD, LUXBRIDGE	
DRAWING TITLE: EXISTING ELEVATIONS	
SCALE: 1:100	
DATE: 12/02/2018	DRAWN BY:
DRG. NO. 1844NBRU102	REV.



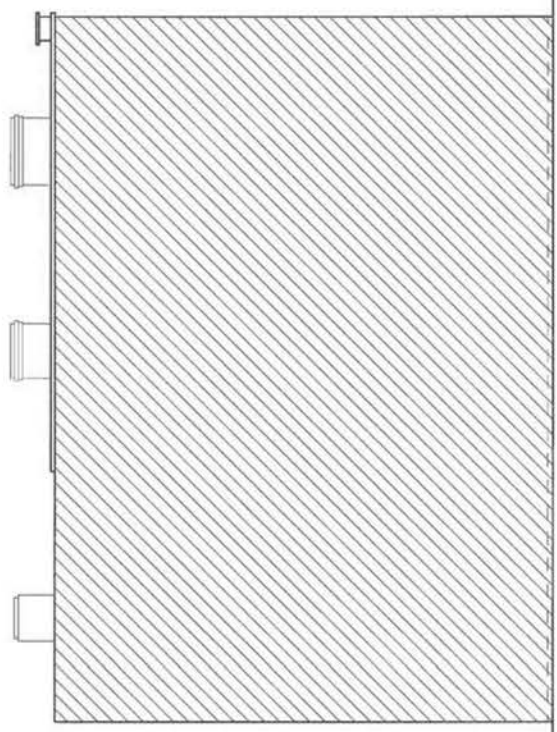
All dimensions verified on site.
 All work to comply with British Standards, Codes of practice.
 All internal works to be in accordance with client instructions.
 All external surfaces to match existing.
 All work to be in accordance with the instructions of the local authority building control.
 Builder to serve building notice and comply fully in all respects.
 Owner responsible for compliance with 1 Party Work etc Act 1998. 2. Thames Water Build Over Agreement.
 Builder to ensure all work in compliance with fluid Over agreement as approved by Thames Water.
 All proprietary materials to be installed in accordance with the manufacturer's instructions.
 Works to be carried out by Gas Safe registered installer and to Gas Safe recommendations.
 All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671:2001 (2004), BS 174 edition Wiring Guidance and Building Regulation Part P (Electrical Safety) by a competent person registered with an electrical approval scheme (NICEIC, ELECSA, IAPET, or NICEIC), endorsed by the Secretary of State.
 The competent person is to send a self-certification certificate to the Local Authority Building Control Department within 30 days of completion of the electrical works. The client must receive both a copy of the self-certification certificate and a BS 7671:2001 (2004) Electrical Installation Test Certificate and forward copies to the Local Authority Building Control Dept.



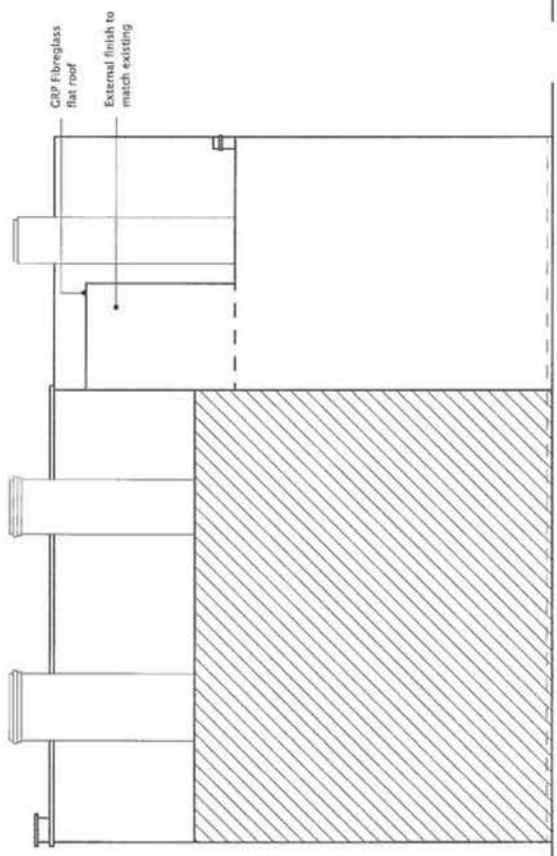
PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION

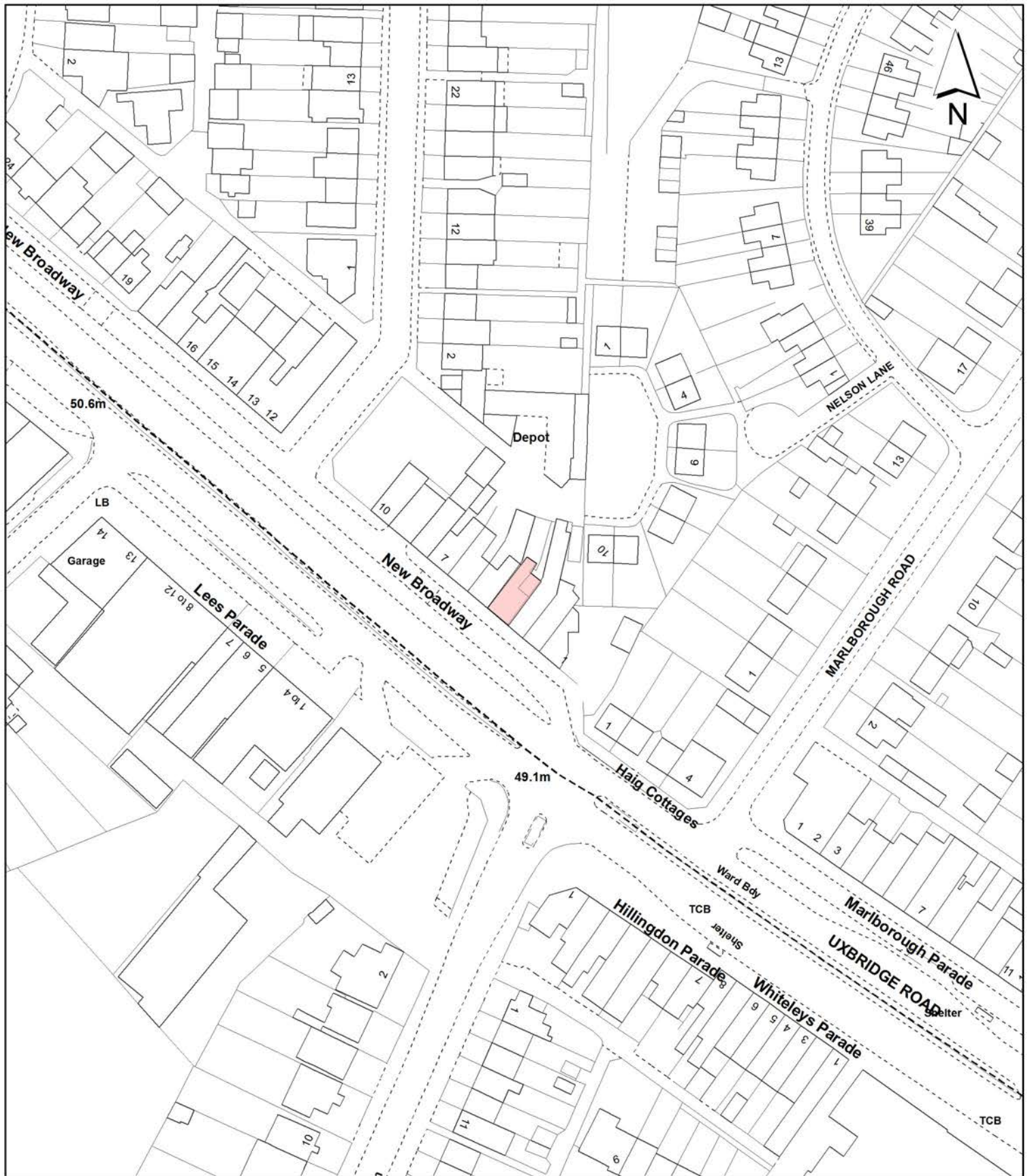


PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

DATE	REVISION
COPYRIGHT:	
PLANS 4 LIMITED	
15 NORTH PARADE	
NORTH ROAD WICK	
SOUTHALL URB 2LF	
TEL: 07775 900650	
E-MAIL: plans4limited@btinternet.com	
JOB TITLE:	
4A NEW BROADWAY	
UNBRIDGE ROAD,	
UNBRIDGE	
DRAWING TITLE:	
PROPOSED ELEVATIONS	
SCALE: 1:100	
DATE: 29 JUNE 2018	DRAWN BY:
DRG. NO. 18MANBURU100C	REV.



Notes:

 Site boundary

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Site Address:

**4A New Broadway Parade
 Uxbridge Road
 Hillingdon**

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

Planning Application Ref:
30380/APP/2018/895

Scale:
1:1,250

Planning Committee:
Central & South

Date:
August 2018



Report of the Head of Planning, Transportation and Regeneration

Address 8 MIDHURST GARDENS HILLINGDON

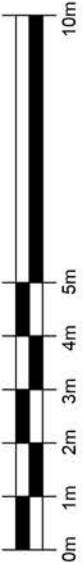
Development: Two storey, 2-bed, semi detached dwelling with associated parking and amenity space and installation of a vehicular crossover to front, involving demolition of existing garage

LBH Ref Nos: 13336/APP/2018/1771

Date Plans Received: 11/05/2018

Date(s) of Amendment(s):

Date Application Valid: 31/05/2018

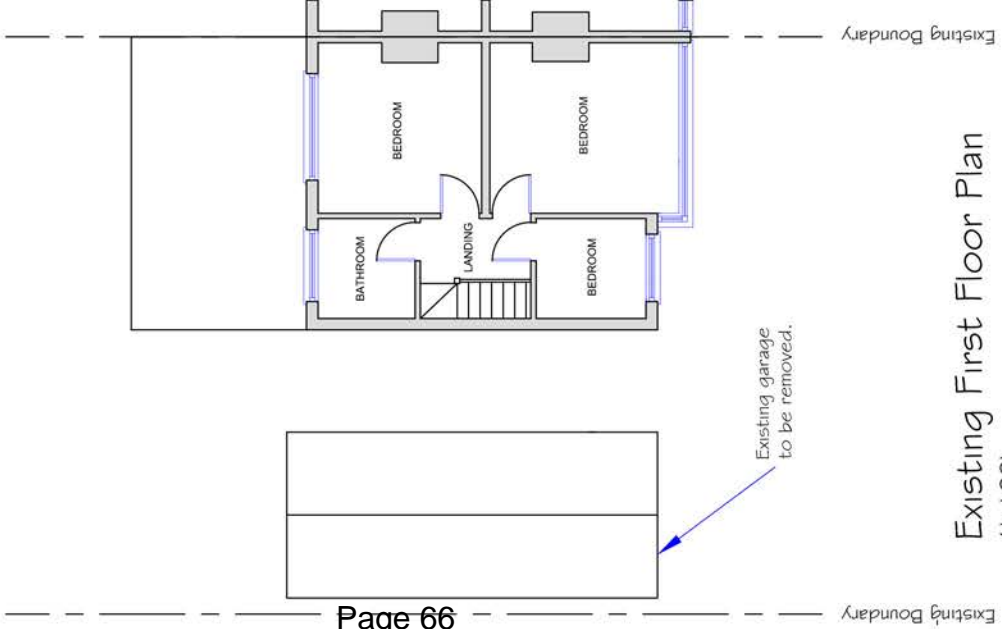


Existing facing brick flank wall of host building No. 8 to be smooth rendered with 16mm sand/cement render prior to installation of new Gypliner Universal 35mm metal fixing system with 12.5mm sound block and cavity filled using 25mm Isover acoustic partition roll all to give 45dB minimum airborne sound insulation.

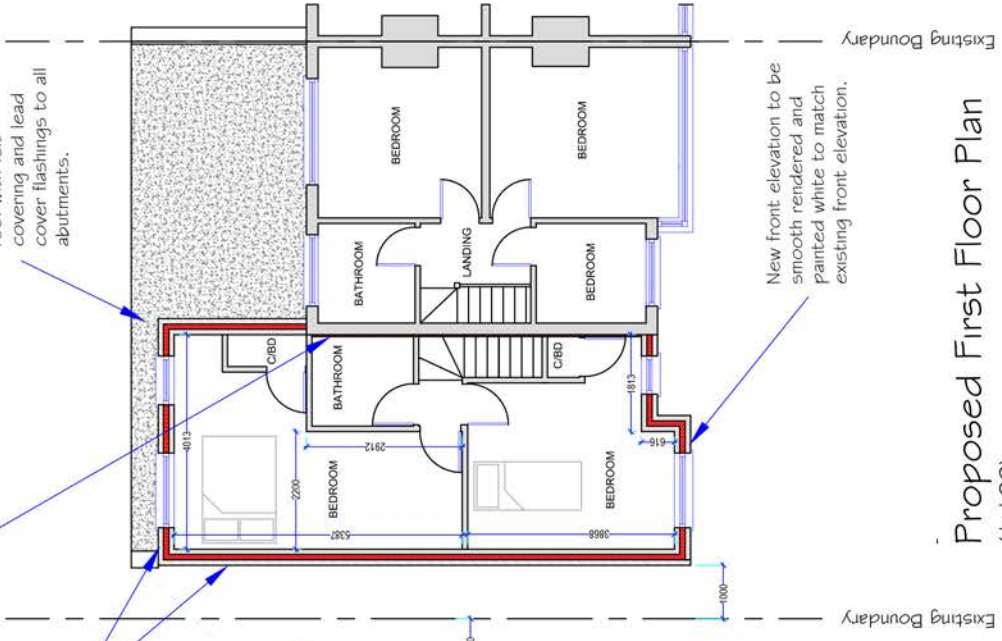
New rear and side elevations to be facing brickwork to match existing rear elevation.

New warm deck flat roof with felt covering and lead cover flashings to all abutments.

Existing garage to be removed.



Existing First Floor Plan
(1:100)

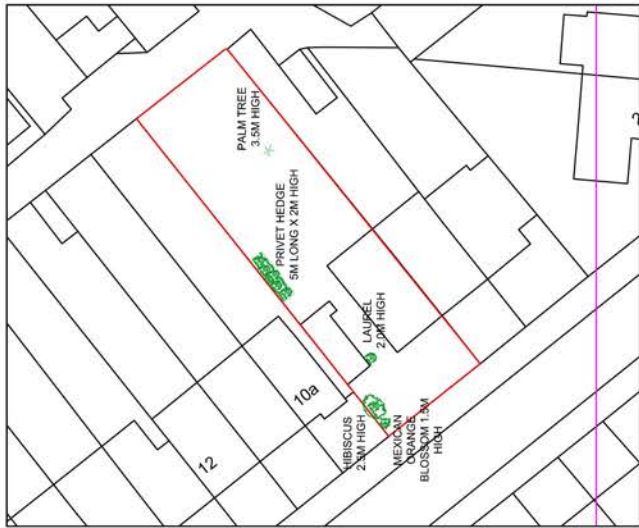
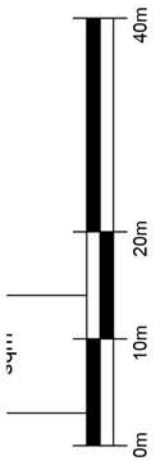


New front elevation to be smooth rendered and painted white to match existing front elevation.

Proposed First Floor Plan
(1:100)

OVERALL GIA OF NEW BUILD FIRST FLOOR = 36 SQ. METRES

Notes:
All dimensions to be checked on site
Do not scale from drawing
Errors or omissions to be reported to project leader
Drawings to be read in conjunction with the Specification of Works dated December 2010



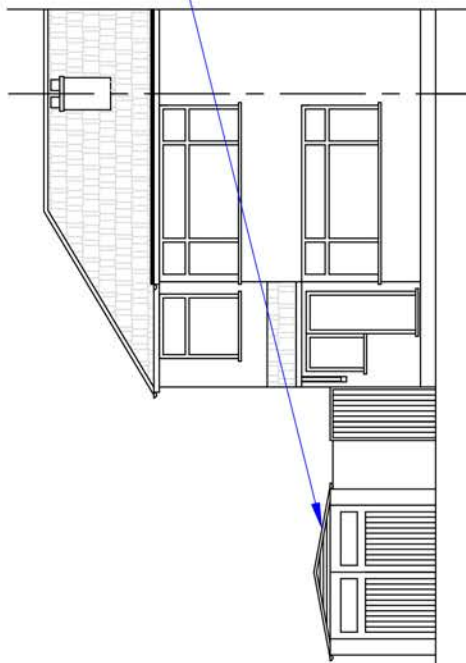
Tree Location Plan 1:500

Project: 8 Midhurst Gardens, Hillingdon, UB10 9DL.	Dwg No.: 1098-02
Client: Mr C. Greehy	Date: Dec 2017 Scale: 1:100 Format: A3 Drawn by: MH
Title: Existing and Proposed First Floor Plans	
Rev	Date
Amendments to	
PLANNING ISSUE V5	

Notes

All dimensions to be checked on site
 Do not scale from drawing
 Errors or omissions to be reported to project leader
 Drawings to be read in conjunction with the Specification of Works dated December 2010

Existing garage to be removed.



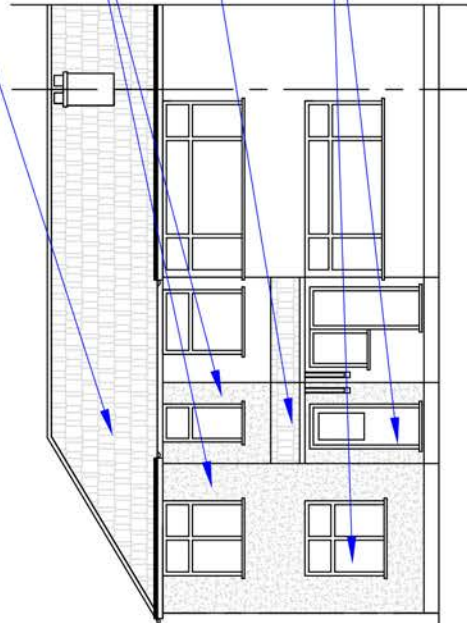
Existing Front Elevation (1:100)

New main house pitched roof extended and tiled to match existing main house roof tiles.

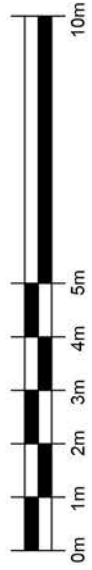
New front elevation to be smooth rendered and painted white to match existing front elevation.

New front entrance storm canopy to mirror adjacent canopy to Number 8.

New direct fix white upvc double glazed windows and doors, style to match existing.



Proposed Front Elevation (1:100)



Project: 8 Midhurst Gardens, Hillingdon, UB10 9DL	Dwg No: 1098-03
Client: Mr C. Greehy	Date: Dec 2017 Scale: 1:100 Format: A3 Drawn by: MH
Title: Existing & Proposed Front Elevations	
Rev Date	Amendments to
	PLANNING ISSUE V3

Notes

All dimensions to be checked on site
Do not scale from drawing
Errors or omissions to be reported to project leader
Drawings to be read in conjunction with the Specification of Works dated December 2010

Existing garage to be removed.



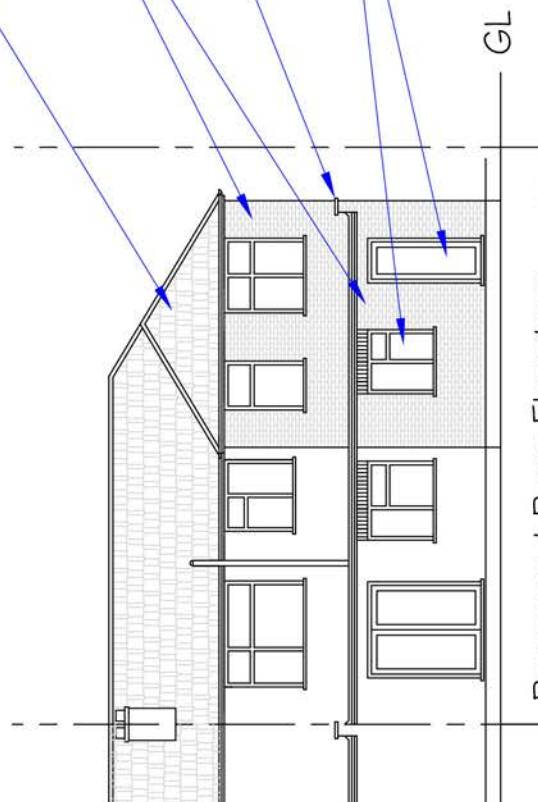
Existing Rear Elevation (1:100)

New main house pitched roof extended and tiled to match existing main house roof tiles.

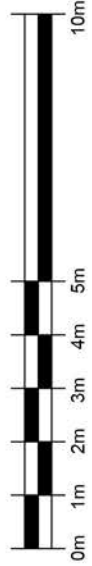
New rear elevations to be facing brickwork to match existing rear elevation.

New pre-cast concrete once weathered coping stones.

New direct fix white upvc double glazed windows and doors, style to match existing.



Proposed Rear Elevation (1:100)

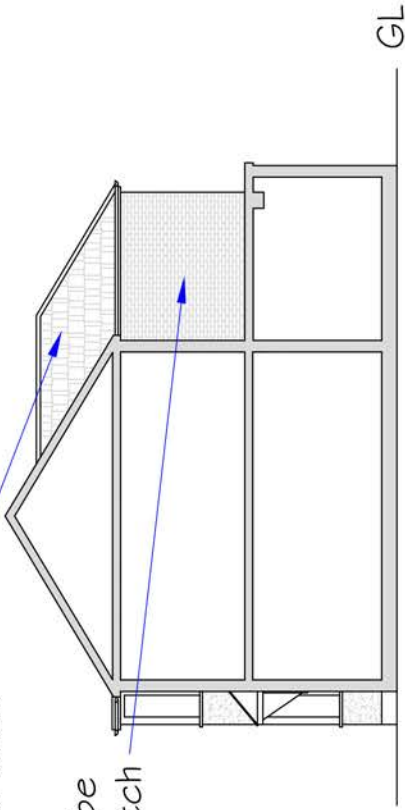


Project: 8 Midhurst Gardens, Hillingdon, UB10 9DL	Dwg No.: 1098-05
Client: Mr C. Greehy	Date: Dec 2017 Scale: 1:100 Format: A3 Drawn by: MH
Title: Existing & Proposed Rear Elevations	
Rev Date	Amendments to
	PLANNING ISSUE V2

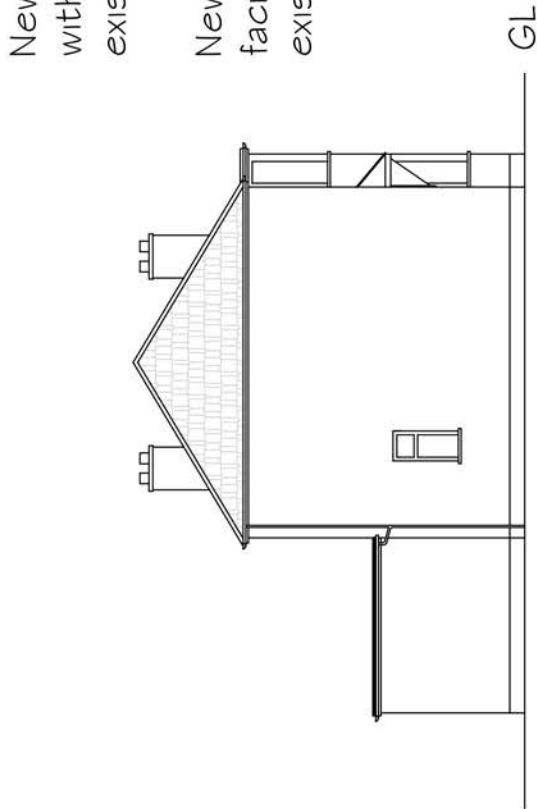
Notes
 All dimensions to be checked on site
 Do not scale from drawing
 Errors or omissions to be reported to project leader
 Drawings to be read in conjunction with the Specification of Works dated December 2010

New main house pitched roof with hipped end, tiled to match existing main house roof tiles.

New side elevation to be facing brickwork to match existing rear elevation.



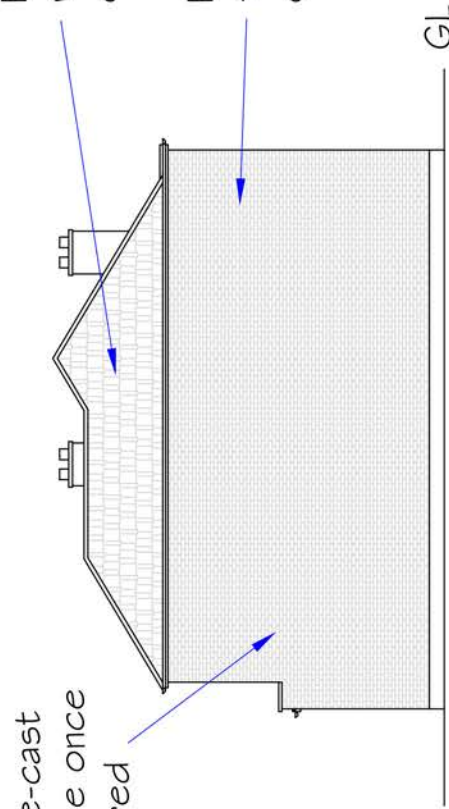
Proposed Side Elevation looking NW (1:100)



Existing Side Elevation looking SE (1:100)

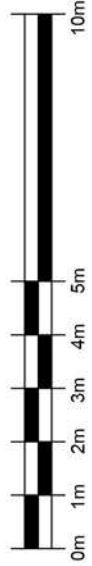
New main house pitched roof with hipped end, tiled to match existing main house roof tiles.

New side elevation to be facing brickwork to match existing rear elevation.

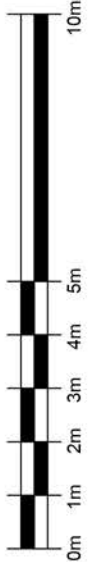


Proposed Side Elevation looking SE (1:100)

New pre-cast concrete weathered coping stones.



Project: 8 Midhurst Gardens, Hillingdon, UB10 9DL	Dwg No.: 1098-04
Client: Mr C. Greehy	Date: Dec 2017
	Scale: 1:100
	Format: A3
	Drawn by: MH
Title: Existing & Proposed Side Elevations	
Rev	Date
Amendments to	
PLANNING ISSUE V3	



Existing facing brick flank wall of host building No. 8 to be smooth rendered with 16mm sand/cement render prior to installation of new Gypliner Universal 35mm metal fining system with 12.5mm sound block and cavity filled using 25mm Isover acoustic partition roll all to give 45dB minimum airborne sound insulation.

New rear and side elevations to be facing brickwork to match existing rear elevation.

Existing foul sewer run, to be connected to existing foul sewer system all in accordance with Building Regulation and Build Over Agreement requirements.

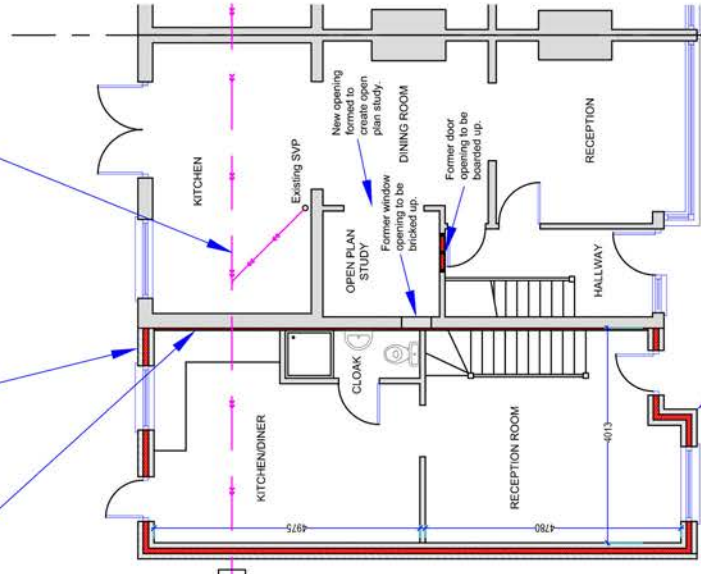
New Inspection Chamber set out from existing invert levels.

Existing Inspection Chamber located in neighbouring property, invert 550mm.

Existing inlet gully runs on assumed.

Existing RWP serving extension and rainwater drainage runs not known. Drainage runs to be exposed to be exposed to LA Building LA Building prior to start of works.

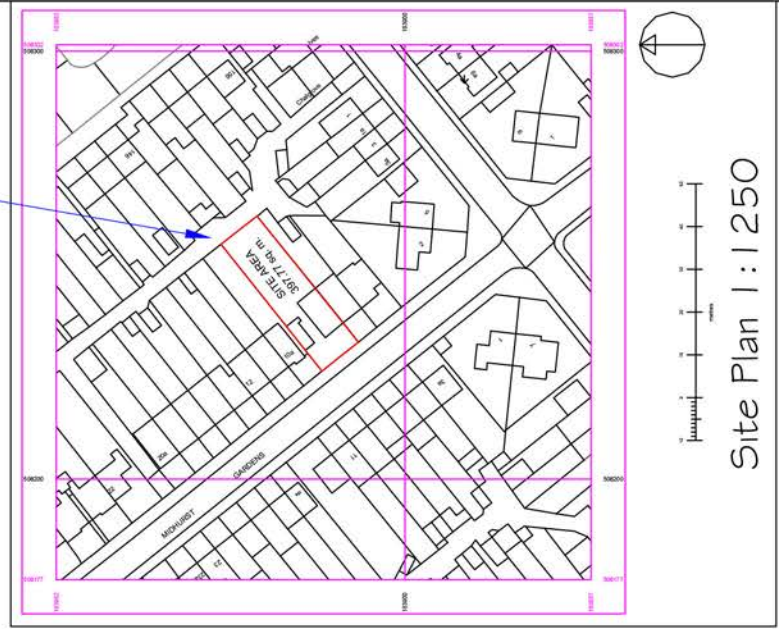
Existing garage to be removed.



New front elevation to be smooth rendered and painted white to match existing front elevation.

Proposed Ground Floor Plan
(1:100)

OVERALL GIA OF NEW BUILD GROUND FLOOR = 38 SQ.METRES



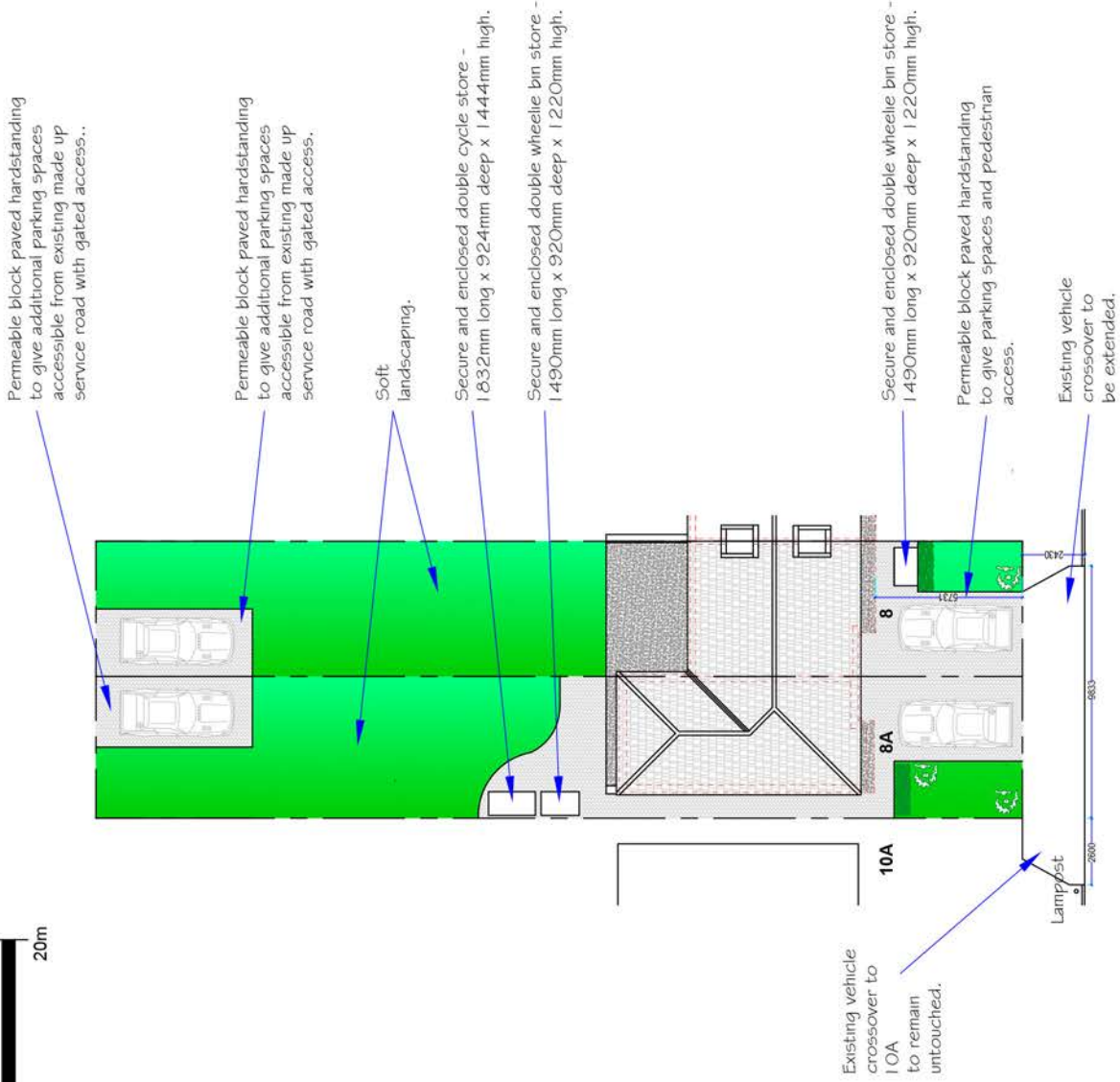
Site Plan 1:1250

Notes:
All dimensions to be checked on site.
Do not scale from drawing.
Errors or omissions to be reported to project leader.
Drawings to be read in conjunction with the Specification of Works dated December 2010.

Existing made up service road with 3 No. gated access points serving rear of properties (including No. 8 Midhurst).

Project:	Dwg No: 1098-01
8 Midhurst Gardens, Hillingdon, UB10 9DL.	
Client:	Date : Dec 2017
Mr C. Greehy	Scale : 1:1250, 1:100
	Format: A3
Title:	Drawn by: MH
Site Plan + Ground Floor Plans	
Rev Date	Amendments to
	PLANNING ISSUE V4

Notes:
 All dimensions to be checked on site
 Do not scale from drawing
 Errors or omissions to be reported to project leader
 Drawings to be read in conjunction with the Specification of Works dated December 2010

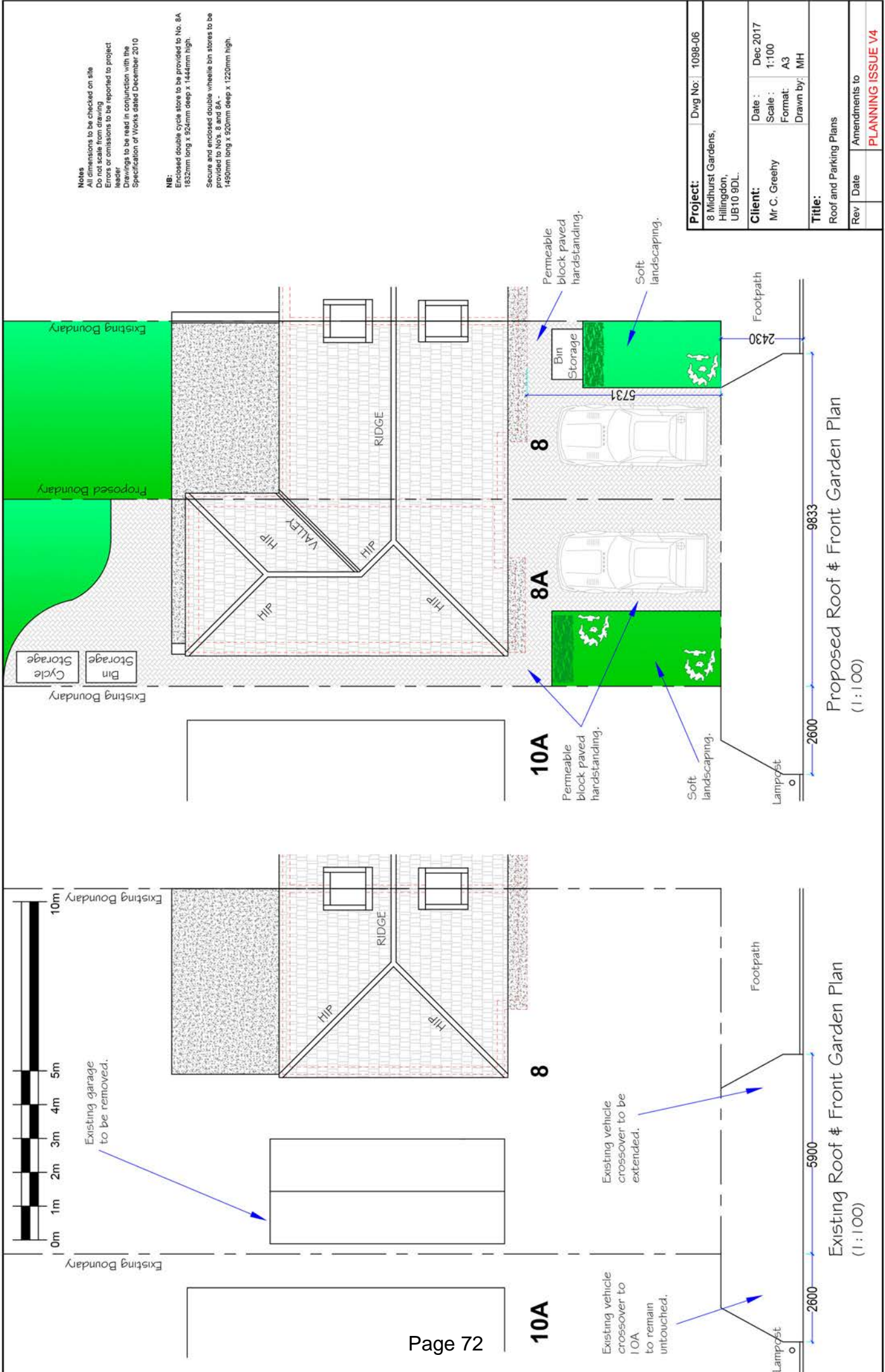


Proposed Site Layout Plan (1:200)

Project: 8 Midhurst Gardens, Hillingdon, UB10 9DL	Dwg No.: 1098-07
Client: Mr C. Greehy	Date: April 2018 Scale: 1:200 Format: A3 Drawn by: MH
Title: Site Plan + Ground Floor Plans	
Rev	Date
Amendments to	
PLANNING ISSUE V3	

Notes
 All dimensions to be checked on site
 Do not scale from drawing
 Errors or omissions to be reported to project leader
 Drawings to be read in conjunction with the Specification of Works dated December 2010

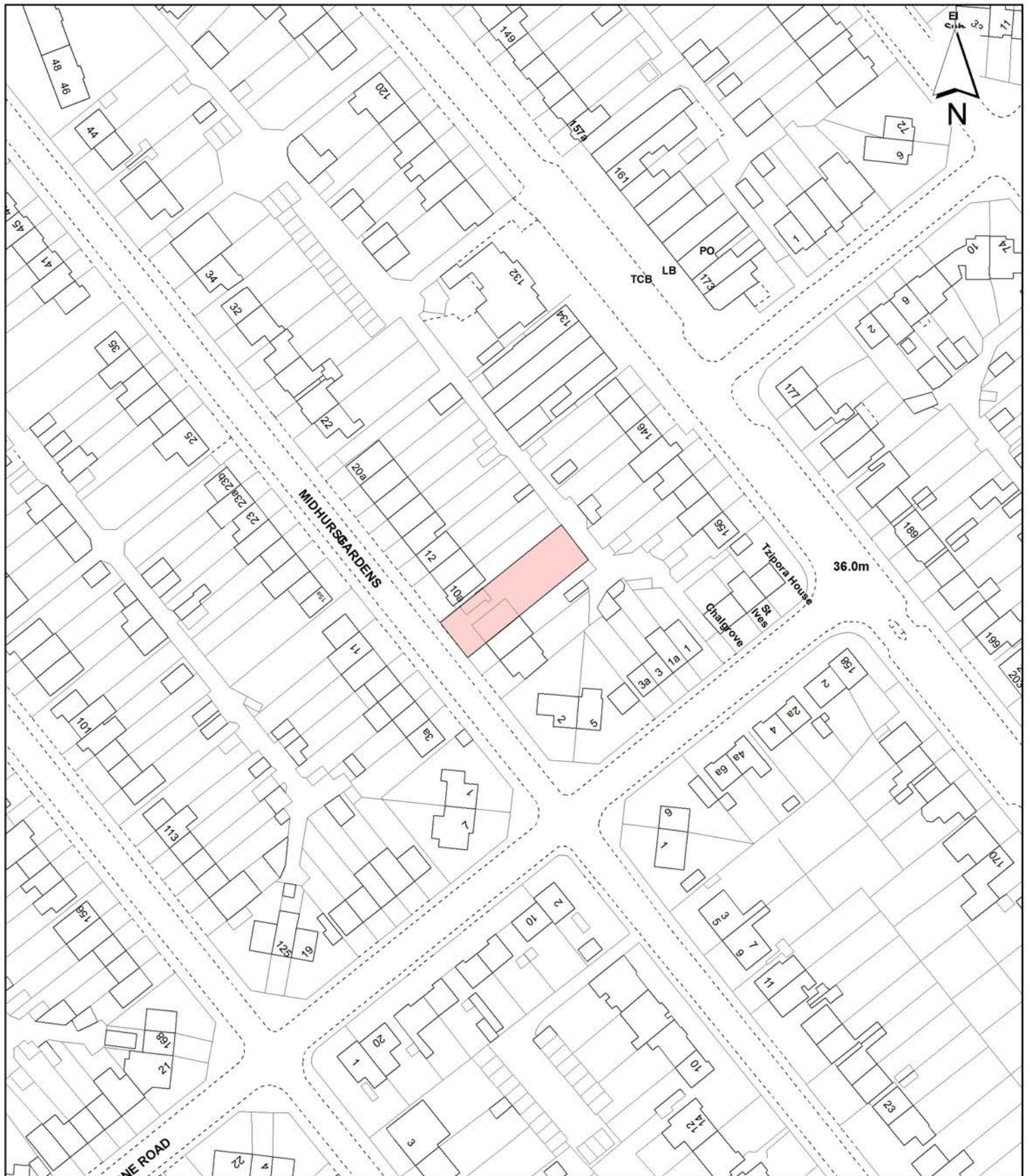
NB:
 Enclosed double cycle store to be provided to No. 8A - 1832mm long x 924mm deep x 1444mm high.
 Secure and enclosed double wheeled bin stores to be provided to Nos. 8 and 8A - 1490mm long x 920mm deep x 1220mm high.



Project: 8 Midhurst Gardens, Hillingdon, UB10 9DL.	Dwg No.: 1098-06
Client: Mr C. Greehy	Date: Dec 2017 Scale: 1:100 Format: A3 Drawn by: MH
Title: Roof and Parking Plans	
Rev	Date
Amendments to PLANNING ISSUE V4	

Proposed Roof & Front Garden Plan
(1:100)

Existing Roof & Front Garden Plan
(1:100)



Notes:

 Site boundary

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Site Address:

**8 Midhurst Gardens
 Hillingdon**

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

Planning Application Ref:
13336/APP/2018/1771

Scale:
1:1,250

Planning Committee:
Central & South

Date:
August 2018



HILLINGDON
 LONDON

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