



HILLINGDON
LONDON



Hillingdon Planning Committee

Councillors on the Committee

Councillor Henry Higgins (Chair)
Councillor Adam Bennett (Vice-Chair)
Councillor Keith Burrows
Councillor Roy Chamdal
Councillor Elizabeth Garelick
Councillor Gursharan Mand
Councillor Jagjit Singh

Date: THURSDAY, 5 DECEMBER
2024

Time: 7.00 PM

Venue: COMMITTEE ROOM 5 -
CIVIC CENTRE

**Meeting
Details:** The public and press are welcome
to attend and observe the meeting.

For safety and accessibility, security measures will be conducted, including searches of individuals and their belongings. Attendees must also provide satisfactory proof of identity upon arrival. Refusal to comply with these requirements will result in non-admittance.

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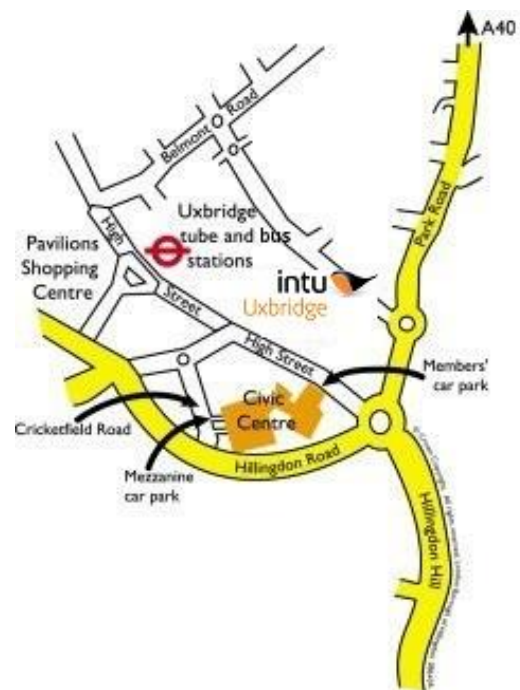
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Agenda

Chairman's Announcements

- 1 Apologies for absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To receive the minutes of the previous meeting 1 – 4
- 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 the items marked Part II will be considered in Private

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Applications with a Petition

6	16 Hayes End Drive 9105/APP/2024/1760	Charville	Erection of a part single, part two storey side and rear extensions, a loft rear dormer extension with 2 no. roof lights to the front roof slope and front porch. Recommendation: Approval	13 – 34 164 – 171
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Applications without a Petition

7	Yiewsley Court 18928/APP/2024/2272	Yiewsley	Proposed change of use of existing block of flats from Supported Housing (Class C2) to Short-Life accommodation (Sui Generis) including changes to the internal areas to provide 4 additional self-contained flats to accommodate a total of 29 units. Recommendation: Approval	35 – 60 172 – 184
8	47 Fairfield Avenue 78928/APP/2024/1952	Ruislip	Erection of a single storey side and rear wraparound extension, conversion of garage into habitable space and installation of patio. Recommendation: Approval	61 – 86 185 – 190
9	45 Cavendish Avenue 79111/APP/2024/2762	South Ruislip	Erection of a single storey rear extension. Recommendation: Approval	87 – 104 191 – 199

10	35 Berberis Walk 28236/APP/2024/2761	West Drayton	Erection of a single storey rear extension. Recommendation: Approval	105 – 122 200 – 209
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Agenda Item 3

Minutes

HILLINGDON PLANNING COMMITTEE

5 November 2024



Meeting held at Committee Room 5 - Civic Centre

	<p>Committee Members Present: Councillors Henry Higgins (Chair), Adam Bennett (Vice-Chair), Roy Chamdal, Elizabeth Garelick, Gursharan Mand, Jagjit Singh and Shehryar Ahmad-Wallana</p> <p>LBH Officers Present: Natalie Fairclough – Legal Advisor Jimmy Walsh – Legal Advisor Anisha Teji – Democratic Services Ed Laughton – Area Planning Service Manager (C&S) Katie Crosbie – Area Planning Service Manager (North) Eoin Concannon – Planning Team Leader Alan Tilly – Transport & Aviation Team Manager Alan Corcoran – Deputy Planning Team Leader</p>
43.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Keith Burrows with Councillor Ahmad – Wallana substituting.</p>
44.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
45.	<p>TO RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes from the meeting on 2 October 2024 be approved.</p>
46.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
47.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I WILL BE CONSIDERED IN PUBLIC AND THE ITEMS MARKED PART II WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items would be heard in Part I.</p>
48.	<p>140 LINDEN AVENUE - 78323/APP/2024/968 (<i>Agenda Item 6</i>)</p> <p>Erection of 2no. semi-detached dwellings including habitable accommodation within the roof space and one basement with associated parking and amenity space, following the demolition of existing bungalow.</p>

Officers introduced the application, took Members through the plans and made a recommendation for approval.

A petitioner in objection of the application submitted a written representation for the Committee's consideration. This was circulated to Members prior to the meeting. The objection outlined concerns relating to privacy, light, drainage, road conditions, the character of the neighbourhood, overshadowing and rooflines and the basement construction. In terms of privacy and drainage concerns, it was submitted that the proposed loft dormers would compromise the privacy of neighbouring properties, and the application lacked a comprehensive drainage plan, risking exacerbation of existing flooding issues. The construction could damage the sand and pebble private road maintained by residents. Due to the road's narrow width, large construction vehicles would likely encroach on residents' driveways, impeding access to their homes. Additionally, as there was no footpath, residents currently used the road for pedestrian access, which raised safety concerns during construction. It was noted that the proposed development of semi-detached houses disrupted the uniformity of the area, leading to overdevelopment. The objection also highlighted the absence of a geotechnical survey, questionable biodiversity metrics and the need for several additional documents and plans to be reviewed before approval. It was noted that a number of documents were requested for the development at another residential property on the road and the same process should be applied to the development in question to safeguard community interests.

The agent for the development addressed the Committee and noted that this application had officer support. Members heard that the development at 138 Linden Avenue involved demolishing the existing structure and replacing it with two new houses. One of these houses was intended to be the applicant's permanent home. Initial plans included two detached houses, but due to the presence of mature trees and their root protection areas, the design was revised to two semi-detached properties with basements away from the trees. It was noted that several revisions had been made to address objections, including reducing the size of extensions and ensuring the design aligned with the surrounding properties. The tree officer's concerns were addressed by reducing the width of the eastern property and maintaining drainage in the same position at the existing bungalow. The foundation would also use a contiguous pile system to avoid impacting neighbouring properties.

Although Members empathised with the concerns raised by the petitioner, it was noted that the applicant had worked with officers to evolve the scheme. The street scene was very varied and a precedent had been set. Members queried the basement, noting that basements were uncommon. Further clarification was sought on whether the necessary checks had been conducted to ensure that the basement, which lacked natural light, would not be used as a bedroom in the future.

Members were advised that a basement impact assessment had been undertaken during the processing of the application. It was confirmed that a basement impact assessment was conducted by a geotechnical engineer and reviewed by an environmental manager specialising in flooding. The assessment was deemed satisfactory. The basement was intended to be an ancillary hobby room associated with the main dwelling, and there were no windows due to policy restrictions. It was mentioned that if the basement were to be used as a bedroom, this could potentially be investigated as a change of use

In terms of construction management plan, Members requested that timings be

	<p>specified as part of the plan to minimise disruption to local residents.</p> <p>The officers' recommendation with the amendment to the construction management plan was moved, seconded, and when put to a vote, was unanimously agreed.</p> <p>RESOLVED: That the application be approved as per officer recommendation.</p>
49.	<p>3 THE SQUARE, FURZEGROUND WAY - 57328/APP/2024/345 (<i>Agenda Item 7</i>)</p> <p>Change of use of existing office building (Use Class E) to a post-operative care facility (Use Class C2), including external works to the building, landscaping, parking, and all associated works.</p> <p>Officers introduced the application and took Members through the plans. A recommendation for approval and section 106 was made.</p> <p>The Committee welcomed the replacement of the hard standing surface with vegetation and noted that there had been no objections to the development in terms of noise pollution. Members were advised that an air quality mitigation contribution had been secured in the section 106 agreement.</p> <p>The officers' recommendation, was moved, seconded, and when put to a vote, was unanimously agreed.</p> <p>RESOLVED: That the application and section 106 be approved as per officer recommendation.</p>
50.	<p>BARR LODGE 1-16 - 8948/APP/2024/1666 (<i>Agenda Item 8</i>)</p> <p>The replacement of existing windows and doors with new UPVC windows, fire rated windows and timber door.</p> <p>Officers introduced the application and took Members through the plans. A recommendation for approval was made.</p> <p>The officers' recommendation, was moved, seconded, and when put to a vote, was unanimously agreed.</p> <p>RESOLVED: That the application be approved as per officer recommendation.</p>
51.	<p>59 BONIFACE ROAD - 78960/APP/2024/2107 (<i>Agenda Item 9</i>)</p> <p>Conversion of existing refuse storage area to provide disabled access to 1st floor flat with amendments to fenestration and provision of bin stores</p> <p>Officers introduced the application and took Members through the plans. A recommendation for approval was made.</p> <p>The officers' recommendation, was moved, seconded, and when put to a vote, was unanimously agreed.</p> <p>RESOLVED: That the application be approved as per officer recommendation.</p>

52.	<p>HAREFIELD ACADEMY - 17709/APP/2024/1802 (<i>Agenda Item 10</i>)</p> <p>Erection of a substation</p> <p>Officers introduced the application and made a recommendation for approval.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, was unanimously agreed.</p> <p>RESOLVED: That the application be approved as per officer recommendation.</p>
	<p>The meeting, which commenced at 7.00 pm, closed at 7.51 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 or ateji@hillilngdon.gov.uk. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

Planning Committee Report Part 1:

Standard Information for
Members - Applicable to All
Applications on the Agenda



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Part 1: Statutory Planning and Human Rights Considerations

1.1 Development Plan

1.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, require that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

1.1.2 The development plan for the London Borough of Hillingdon consists of the following documents:

- [Hillingdon Local Plan Part 1: Strategic Policies \(2012\)](#)
- [Hillingdon Local Plan Part 2: Development Management Policies \(2020\)](#)
- [Hillingdon Local Plan Part 2: Site Allocations and Designations \(2020\)](#)
- [The West London Waste Plan \(2015\)](#)
- [The London Plan \(2021\)](#)

1.2 Equality Act

1.2.1 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.

1.2.2 The requirement to have due regard to the above goals means that Members should consider whether persons with 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 considered 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 the circumstances.

1.3 Human Rights

1.3.1 The Human Rights Act 1998 incorporates the key articles of the European Convention on Human Rights into domestic law. These include:

- Article 8: Right to respect for private and family life.

Everyone has the right to respect for his private and family life, his home and his correspondence. This right embodies the right to a name, the right to change one's civil status and to acquire a new identity, and protection against telephone tapping, collection of private information by a State's security services and publications infringing privacy. This right also enables Members of a national minority to have a traditional lifestyle.

- Article 1 of the First Protocol: Protection of property.

Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.

- Article 14: Prohibition of discrimination.

The enjoyment of the rights and freedoms set forth in this Convention shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth, or other status.

1.3.2 Members must be aware of the rights contained in the Convention (particularly those set out above) when making any planning decisions. However, most Convention rights are not absolute and set out circumstances when an interference with a person's rights is permitted. Any interference with any of the rights contained in the Convention must be sanctioned by law and be aimed at pursuing a legitimate aim and must go no further than is necessary and be proportionate. Members must, therefore, carefully consider the balance to be struck between individual rights and the wider public interest.

1.4 Development in Conservation Areas

1.4.1 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority, in determining applications affecting conservation areas, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. This statutory duty needs to be considered alongside relevant heritage policies contained in the National Planning Policy Framework and local plan.

1.5 Development Affecting Listed Buildings

- 1.5.1 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority, in determining applications affecting a listed building or its setting, to “have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”. This statutory duty needs to be considered alongside relevant heritage policies contained in the National Planning Policy Framework and local plan.

Part 1: Other Relevant Information for Members

2.1 Five Year Housing Land Supply

- 2.1.1 Land supply is a key part of planning and links plan policies and sites with actual delivery. The need to demonstrate a 5yr rolling supply of sites, known as 5yr housing land supply (5YHLS), is an embedded part of the planning system.
- 2.1.2 When councils are unable to demonstrate a 5YHLS the National Planning Policy Framework 2023 (NPPF) presumption in favour of sustainable development - the so-called ‘tilted balance’ - is engaged. NPPF paragraph 11 (d) ii states that in these circumstances the development plan policies most important for determining the application are to be treated as out-of-date. Therefore, where the presumption applies, planning permission should be granted unless:
1. The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 2. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 2.1.3 Hillingdon Council is currently able to demonstrate a 5yr supply of deliverable housing sites. Therefore, the ‘tilted balance’ is not engaged.

2.2 Planning Appeals / Risk of Costs Award Against the Council

- 2.2.1 Members should be aware that in the event of an appeal, local planning authorities are at risk of an award of costs if they behave unreasonably with respect to the substance of the matter under appeal. For example, by

unreasonably refusing or failing to determine planning applications, or by unreasonably defending appeals.

- 2.2.2 A further example includes imposing a condition that is not necessary, relevant to planning and to the development, enforceable, nor precise or reasonable in all other respects (and thus does not comply with NPPF guidance on planning conditions and obligations). It should be noted that planning conditions can be appealed.
- 2.23 Another example includes failing to substantiate each reason for refusal on appeal. Therefore, should members determine to refuse an application (contrary to officer recommendation for approval) planning reasons for refusal should be provided.

2.3 Use of Planning Conditions

- 2.3.1 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.
- 2.3.2 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.

2.4 Planning Obligations

- 2.4.1 Policy DMCI 7 of the Hillingdon Local Plan: Part 2 (2020) states that whilst infrastructure requirements will be predominantly addressed through the Council's Community Infrastructure Levy (CIL), planning obligations will be sought on a scheme-by-scheme basis. Applications that fail to secure an appropriate Planning Obligation to make the proposal acceptable will be refused.
- 2.4.2 The Community Infrastructure Levy Regulation 2010 (Regulations issued Pursuant to the 2008 Act) and the NPPF have put three tests on the use of planning obligations into law. It is unlawful to request planning obligations that do not meet the following tests:
- i. necessary to make the development acceptable in planning terms,
 - ii. directly related to the development, and
 - iii. fairly and reasonable related in scale and kind to the development.
- 2.4.3 The effect of the Regulations is that the Council must apply the tests much more strictly and is only to ask for planning obligations that are genuinely

necessary and directly related to a development. Should planning obligations be requested that do not meet the policy tests, the Council would have acted unlawfully and could be subject to a High Court challenge.

- 2.4.4 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).

2.5 Community Infrastructure Levy (CIL)

- 2.5.1 The Community Infrastructure Levy (CIL) allows local authorities to raise funds from developers undertaking new building projects in their area. The Community Infrastructure Levy (CIL) is a charge collected from new developments.
- 2.5.2 The CIL applies to all proposals that add 100 square metres of new floorspace or an extra dwelling. This includes bringing a vacant building back into use. The amount to pay is the increase in floorspace (m²) multiplied by the rate in the CIL charging schedule plus indexation.
- 2.5.3 The money raised from the Community Infrastructure Levy pays for the infrastructure required to support development. This includes transport schemes, flood defences, schools, health and social care facilities, parks, open spaces and leisure centres.
- 2.5.4 The London Borough of Hillingdon adopted its [CIL Charging Schedule](#) on 10 July 2014 and it is applied to new developments in the borough since 1 August 2014. The use types that are charged borough CIL is large format retail development (greater than 1,000sqm) outside of designated town centres; offices; hotels; residential dwellinghouses; and industrial storage and distribution.
- 2.5.5 The Mayor's CIL (MCIL)
- The Mayor's CIL applies to all qualifying developments approved on or after 1 April 2012. Hillingdon Council is a CIL collecting authority for the Mayor of London.
- 2.5.6 The Mayoral CIL 1 (MCIL 1) rate was £35 per sqm plus indexation and is used by the Mayor of London to fund the delivery of Crossrail.
- 2.5.7 For planning permissions granted from 1 April 2019, the Mayoral CIL 2 (MCIL 2) rate of £60 per square metre plus indexation applies. This rate may also apply to some phased planning permissions granted before then.

2.6 Environmental Impact Assessment

- 2.6.1 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) requires that an Environmental Impact Assessment (EIA) is undertaken, and an Environmental Statement (ES) produced for certain developments.
- 2.6.2 EIA is a procedure which serves to provide information about the likely significant effects of a proposed project to inform the decision-making process and whether the project should be allowed to proceed, and if so on what terms.
- 2.6.3 An overview of the EIA process is provided as part of government's [Planning Practice Guidance](#). An EIA is normally only necessary for a small proportion of projects.
- 2.6.4 An EIA Screening Opinion can be obtained from the council to determine whether a proposed development needs an EIA. Once it has been determined that an EIA is required, an EIA Scoping Opinion can be obtained from the Local Planning Authority to provide advice on the scope and content of the Environmental Statement (ES).

Report of the Head of Development Management and Building Control Committee Report Part 2 – Application Report

Case Officer: Nicola Taplin	9105/APP/2024/1760
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Date Application Valid:	3 July 2024	Statutory / Agreed Determination Deadline:	5 December 2024
Application Type:	Householder	Ward:	Charville

Applicant: **Mr Amandeep Singh**

Site Address: **16 Hayes End Drive, Hayes**

Proposal: **Erection of a part single, part two storey side and rear extensions, a loft rear dormer extension with 2 no. roof lights to the front roof slope and front porch.**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 3 of the Planning Scheme of Delegation (Petition received)**



Summary of Recommendation:

GRANT planning permission subject to the conditions set out in Appendix 1.

1 Executive Summary

- 1.1 Planning permission is sought for the erection of a part single, part two storey side and rear extensions, a loft rear dormer extension with 2no. roof lights to the front roof slope and a front porch.
- 1.2 The proposed extensions are considered to comply with the objectives of the relevant planning policies and the proposal would not give rise to any significant harm to the character and appearance of the application property or to the character and appearance of the surrounding area.
- 1.3 The proposal would have an acceptable impact on neighbouring residential amenity and would not adversely affect highway safety, or cause harm in other respects.
- 1.4 Due regard has been given to local residents' objections, including the petition against the application, however, it is concluded that the proposal complies with the Development Plan and no material considerations indicate that a contrary decision should be taken.
- 1.5 The planning application is therefore recommended for approval, subject to the conditions set out in Appendix 1.

2 The Site and Locality

- 2.1 The application property comprises of an extended two-storey semi-detached dwelling located on a prominent corner plot at the junction of Hayes End Drive and Wilmar Close. The property has been previously extended to the side by way of a modest single-storey side extension set back from the front wall of the original dwelling.
- 2.2 The surrounding area is residential in character, comprising of two-storey, semi-detached dwellinghouses of a similar style and age to the application property.
- 2.3 The application site is not designated within a Conservation Area, nor an Area of Special Local Character. The site does not contain any Listed Buildings.

Figure 1: Location Plan (application site edged red)

Hillingdon Planning Committee – 5th December 2024

PART 1 – Members, Public & Press

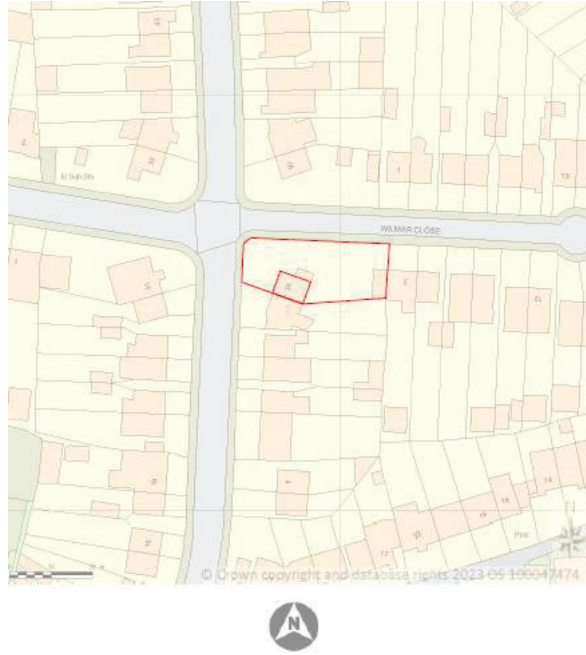


Figure 2: Front elevation of the Application Property



Figure 3: Rear Elevation Image of the Application Property



Figure 4: Side Elevation of the application property



Figure 5: Properties on opposite corner plots

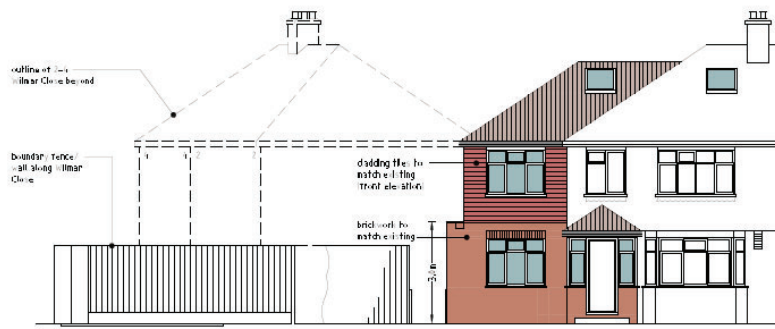


Figure 6: Looking towards application site from Blacklands Road (opposite)

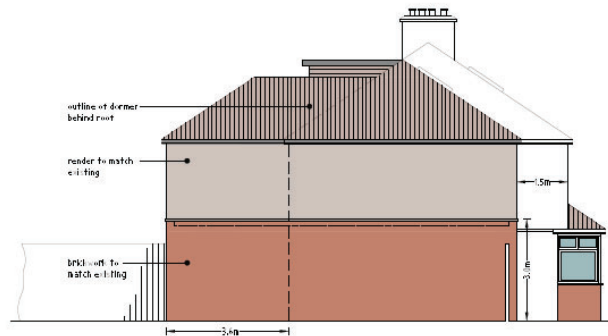


3 Proposal

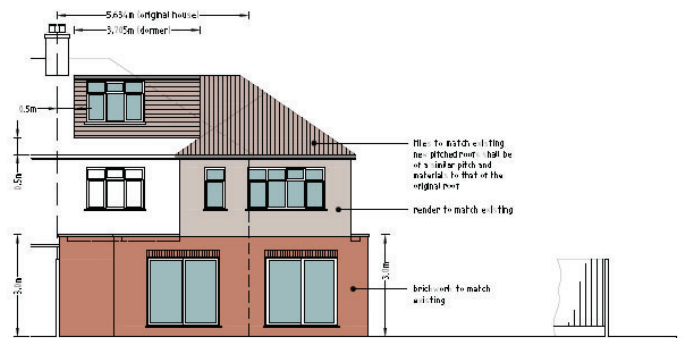
3.1 **Figure 3: Proposed Plan** (please note – larger version of plan can be found in the Committee Plan Pack)



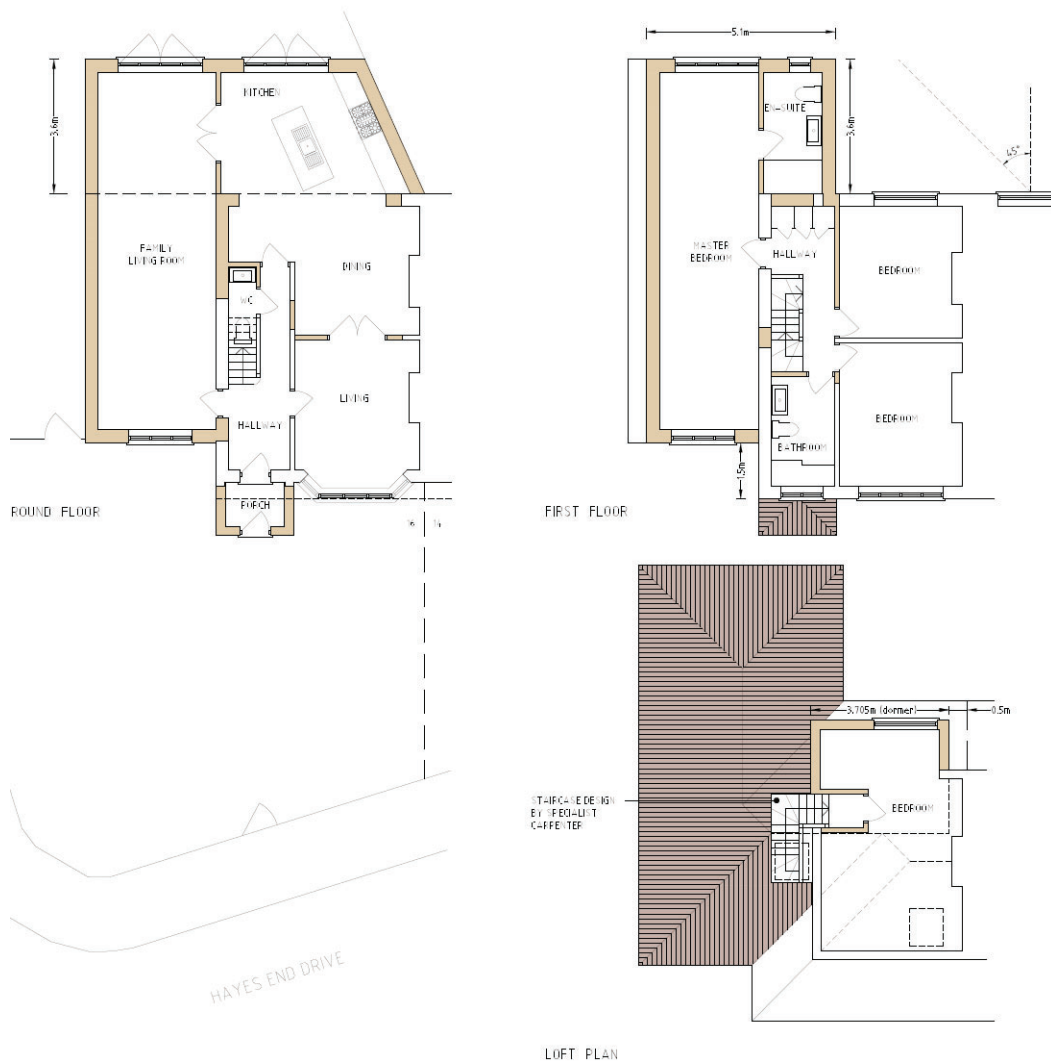
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



4 Relevant Planning History

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2.
- 4.2 Two planning applications (references 78288/APP/2024/69 and 78288/APP/2023/271) have recently been refused for the erection of a detached house on land to the rear of the property. The most recent application was refused for the following reasons:
- 4.3 1. Due to its uncharacteristic design, height and excessive site coverage, the new dwelling would form a cramped, unduly prominent and visually incongruous addition to the street scene which would be harmful to the character and appearance of the area. For the same reasons the development would be out of keeping with the established urban grain and pattern of development in the local area, harming the areas character. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November

Hillingdon Planning Committee – 5th December 2024

PART 1 – Members, Public & Press

2012), Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), Policies D3, D4 and D6 of the London Plan (2021) and paragraph 130 of the NPPF (2021).

- 4.4 2. The new dwelling would fail to meet the requirements for a M4(2) accessible and adaptable dwelling as set out in Approved Document M to the Building Regulations (2015 edition), contrary to Policy D7 of the London Plan (2023).
- 4.5 3. Due to its poor design, layout and inadequate provision of internal floorspace, the proposed dwelling would provide a cramped and substandard internal living accommodation for its future residents to their detriment of their amenities. The proposal is therefore contrary to Policy DMHB 16 of the Hillingdon Local Plan: Part Two - Development Management Policies and Policy D6 of the London Plan (2021).
- 4.6 4. The first-floor rear windows of the new dwelling would provide close range views into the habitable rear windows and garden of No.14 Hayes End Drive. The views would cause excessive overlooking and a harmful loss of privacy to residents of the property to the detriment of their amenities. Additionally, due to its height, depth and position, the new dwelling would cause a significant loss of outlook from the garden of No.16 Hayes End Drive, appearing as an oppressive and overbearing building harming the amenities of the property's occupiers. The dwelling would also cause undue overshadowing to the external amenity space of No.16, discouraging its use and further harming the amenities of the property's occupiers. The proposal is therefore contrary to Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies and paragraph 130(f) of the NPPF (2023).

5 Planning Policy

- 5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

6 Consultations and Representations

- 6.1 Consultation letters were sent to seven local owners/occupiers with the consultation period dating between 15 July 2024 and 5 August 2024. A further re-consultation dated 9 October 2024, expiring on 30 October 2024 was undertaken with nine local owner/occupiers. Three objections from one consultee were received along with one petition objecting to the proposal. One further letter of objection was received.
- 6.2 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

Hillingdon Planning Committee – 5th December 2024

PART 1 – Members, Public & Press

Representations	Summary of Issues Raised	Planning Officer Response
A petition of 52 valid signatures has been received against the application.	1. Object to three windows to side elevation	Discussed at paragraph 7.20 of this report.
	2. Wilmar Close is narrower than other closes and potential impact on parking if extension is occupied as separate dwelling. 3. Stress on services 4. Loss of fruit trees	It is noted that there have been several planning applications between 2017 and 2020. Planning applications have been determined against relevant local, regional, and national planning policies at the time of the applications. The planning history of the site has been discussed in detail in Section 4 of this report. The application is submitted as a householder planning application and does not propose subdivision of the plot. The loss of trees is discussed at paragraph 7.25
Two individual letters of objection have been received.	I. Concerns that this extended property will become an over-sized House in Multiple Occupation (HMO)	The property benefits from permitted development rights to be used as a C4 dwellinghouse.
	II. Given the history for refused applications for separate dwellings to the rear, concerns raised that the applicant is intending to subdivide the plot.	It is noted that there have been several planning applications between 2017 and 2020. Planning applications have been determined against relevant local, regional, and national planning policies at the time of the applications. The planning history of the site has been discussed in detail in Section 4 of this report. The application is submitted as a householder planning application and does not propose subdivision of the plot.
	III. Windows and door to the side	Discussed at paragraph 7.20 of this report.

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	elevation out of keeping and indicative of future separate occupation.	
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7 Planning Assessment

Principle of Development

- 7.1 The proposal is for an extension to an existing residential dwelling. As such, the principle of development is supported by national, regional, and local planning policies, subject to the considerations set out below.

Impact on the Character and Appearance of the Area

- 7.2 Paragraph 135 of the NPPF (2023) states that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area.
- 7.3 Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) requires that new developments achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place.
- 7.4 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires all development to be designed to the highest standards and incorporate principles of good design, either complementing or improving the character and appearance of the area.
- 7.5 Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to protect and improve the public realm, including streets.
- 7.6 Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the streetscene and should appear subordinate to the main dwelling.
- 7.7 With regard to rear extensions, Policy DMHD 1 requires:
- 7.8 i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more; ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;

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- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and
- ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

7.9 With regard to side extensions, Policy DMHD 1 requires:

- 7.10
- i) side extensions should not exceed half the width of the original property;
 - ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
 - iii) garages should reflect the size guidelines set out in Appendix C Parking standards;
 - iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
 - v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
 - vi) where hip to gable roof extensions exist, a two-storey side extension will not be supported; and
 - vii) in Conservation Areas, single storey side extensions may be required to be set back.

7.11 The application property sits in a prominent corner plot, with all four corner houses benefiting from spacious sites. The property is orientated towards the south-east.

7.12 The applicant has submitted several amendments to this application proposal during the application process to reduce the scale of the extensions proposed. The proposed side/rear extension has been reduced in width to ensure that it does not exceed half the width of the original property from the front and would appear similar in scale to the property opposite at 31 Hayes End Drive, which shares similar site characteristics. The rear dormer has also been reduced in scale to ensure that it does not exceed two thirds the width of the roof and is set down from the ridge and up from the eaves to appear subordinate in the rear elevation. The originally proposed side facing windows and door have also been removed in the

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revised plans following concerns raised by both neighbouring residents and officers.

- 7.13 The proposed extensions would comply with the Council's recommended depth standard set out in Part B of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). It would not extend the full width of the property at two-storey level and would be constructed in materials that match the existing dwelling. Whilst the cumulative scale of the extensions is notable, they would comply with the requirements of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), would appear as a subordinate additions to the application property, and would be in keeping with the scale of extensions within the immediate vicinity, particularly neighbouring corner plot houses.
- 7.14 The proposed front entrance porch is considered subordinate in scale and would respect the architectural integrity of the host dwelling.
- 7.15 The proposal would not harm the character and appearance of the application property or surrounding area. The proposal complies with the NPPF (2023), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), and Policies DMHB 11, DMHB 12, and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Residential Amenity

- 7.16 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new developments should not result in loss of privacy, overlooking and loss of sunlight and daylight.
- 7.17 Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires that alterations and extension of dwellings do not result in an unacceptable loss of outlook to neighbouring occupiers.
- 7.18 The rearwards projection of the part single, part two-storey extension complies with the requirements of Policy DMHD 1 and the submitted plans demonstrate that the 45-degree line would not be breached from the centre point of the first-floor window of adjoining 14 Hayes End Drive. It is considered that the proposed extensions would not result in an undue loss of light, outlook, or privacy to the occupants of adjoining 14 Hayes End Drive.
- 7.19 Several objections raise concerns about the side-facing windows to the side/rear extension and the side facing door resulting in an undue loss of privacy. The Applicant has submitted revised plans to remove the windows from the side elevation to address this concern.
- 7.20 Objectors have raised concerns about the possible subdivision of the plot following the property's extension. The submitted plans seek permission for an extension to the semi-detached property for ancillary accommodation. The submitted floorplans indicate internal links at both ground and first-floor level. A condition is

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imposed to ensure that the additional accommodation is used as part of the single dwellinghouse.

- 7.21 Objectors also raised concerns about the possible future use of the property as a House in Multiple Occupation (HMO). Officers note that the property benefits from permitted development rights for the use of the property as Use Class C4 (Small HMO).
- 7.22 The proposed development would not harm residential amenity of neighbouring properties, thereby complying with Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Impact on Trees/Landscaping

- 7.23 Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires the following:
- 7.24 A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.
B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.
C) Where space for ground level planting is limited, such as high-rise buildings, the inclusion of living walls and roofs will be expected where feasible.
D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.
- 7.25 The existing site contains several shrubs and small trees within the side garden which contribute the verdant setting of the application property. The application form states that no trees are proposed to be removed to facilitate the extensions. Officers consider that it would be reasonable to impose a condition requiring tree protection measures to be approved prior to commencement. Furthermore, given the prominent corner siting and existing verdant appearance of the plot, a condition is imposed requiring the submission of a landscaping scheme for approval to mitigate the impact of the development on the character and appearance of the streetscene.
- 7.26 Subject to the recommended conditions, the proposal complies with Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020)

External Amenity Space

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- 7.27 Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires developments to provide good quality and useable private outdoor amenity space in accordance with the Council's standards (as per Table 5.2), whilst Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that proposals to extend dwellings retain adequate garden space.
- 7.28 The property would retain 240sq. m. of private amenity space following the redevelopment.
- 7.29 The proposed development would comply with Policies DMHD 1, DMHB 18, and Table 5.3 of Hillingdon Council's Local Plan Part 2 Development Management Policies (2020).

Outlook/Light to Proposed Habitable Rooms

- 7.30 It is considered that all the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

Highways and Parking

- 7.31 Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that developments provide acceptable levels of car parking in line with the Council's Parking Standards (Appendix C Table 1).
- 7.32 The proposal would not impact on car parking provision for the site. As such, it would comply with Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2012).

8 Other Matters

Human Rights

- 8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality

- 8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

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Local Finance Considerations and CIL

8.3 Not applicable. The proposed development is not CIL liable.

9 Conclusion / Planning Balance

9.1 The proposal is considered to comply with the Development Plan and no material considerations indicate that a contrary decision should be taken. Consequently, the application is recommended for approval subject to the conditions set out in Appendix 1.

10 Background Papers

10.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillingsdon.gov.uk.

APPENDICES

Planning Application

9105/APP/2024/1760

Appendix 1: Recommended Conditions and Informatives

Conditions

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;

16HED-300-01D
16HED-302-01C
16HED-301-02H
16HED-302-02G

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and The London Plan (2021).

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 DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4. HO5 No additional windows or doors

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

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the

Hillingdon Local Plan Part 2 (2020).

5. HO7 No roof gardens

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

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

6. MRD4 Single Dwellings Occupation

The development hereby approved shall not be sub-divided to form additional dwelling units without a further express planning permission from the Local Planning Authority.

REASON

To ensure that the premises remains as a single dwellinghouse until such time as the Local Planning Authority may be satisfied that conversion would be in accordance with Policy DMH 4 of the Hillingdon Local Plan Part 2 (2020).

7. HO9 Tree Protection

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges, and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and Policies G5, G6 and G7 of the London Plan (2021).

8. 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 Landscape Maintenance

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

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 in compliance with Policy G5 of the London Plan (2021) and Policies DMHB 11, DMHB 12, and DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

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 Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

2. I15 Control of Environmental Nuisance from Construction Work

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

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

Sundays, Bank or Public Holidays.

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

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

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

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

3. 13 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).

Appendix 2: Relevant Planning History

78288/APP/2023/2741 Land Adj To 16 Hayes End Drive Hayes

Erection of a 3 bedroom dwellinghouse to the rear of the existing dwellinghouse (16 Hayes End Road)

Decision: 13-11-2023 Refused

78288/APP/2024/69 Land Adj To 16 Hayes End Drive Hayes

Erection of a 3-bedroom dwellinghouse to the rear of the existing dwellinghouse (16 Hayes End Road)

Decision: 07-03-2024 Refused

Appendix 3: List of Relevant Planning Policies

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D6 (2021) Housing quality and standards

LPP D8 (2021) Public realm

DMHB 14 Trees and Landscaping

LPP G5 (2021) Urban greening

DMH 4 Residential Conversions and Redevelopment

Report of the Head of Development Management and Building Control Committee Report Part 2 – Application Report

Case Officer: Christos Chrysanthou	18928/APP/2024/2272
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Date Application Valid:	21-08-24	Statutory / Agreed Determination Deadline:	10-12-24
Application Type:	Full	Ward:	Yiewsley

Applicant: **London Borough of Hillingdon**

Site Address: **Yiewsley Court, Horton Road, West Drayton, UB7 8HQ**

Proposal: **Proposed change of use of existing block of flats from Supported Housing (Class C2) to Short-Life Accommodation (Sui Generis) including changes to the internal areas to provide 4 additional self-contained flats to accommodate a total of 29 units.**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 6 of the Planning Scheme of Delegation (the Council is the Applicant)**



Summary of Recommendation:

GRANT planning permission subject to the conditions set out in Appendix 1.

1 Executive Summary

- 1.1 Planning permission is sought for the change of use of the existing Supported Housing from Class C2 to a Sui Generis use to provide temporary homeless accommodation (29 rooms). The development would assist the Council's Housing Team in providing the highest possible quality of temporary accommodation for homeless residents and in turn reducing dependence of other forms of temporary accommodation such as 'Bed and Breakfast'.
- 1.2 Short life accommodation ensures that homeless residents do not end up in unsuitable temporary accommodation. This is a unique form of housing tenure, very different to conventional housing in Use Class C3. This form of accommodation meets a very specific and targeted need and would fall within Sui Generis use.
- 1.3 The type of accommodation to be provided is referred to as "move on" accommodation and this will assist with providing affordable and independent accommodation to a group of individuals. As such the facility would provide individual accommodation to an identified group in need where normally only shared accommodation would be available to them. By creating additional individual units, it results in the target group being able to live independently, which is one of the key aims within the Housing Strategy.
- 1.4 Whilst not strictly in accordance with Local Plan policy standards for residential densities and unit sizes that would normally be applied to conventional residential use (Use Class C3), the standards act as a useful guide to what might be considered acceptable living conditions for these temporary self-contained units (Sui Generis Use) and in this regard the proposed development is considered to be acceptable.
- 1.5 The existing sheltered housing site benefits from 25 self-contained units, whereas the temporary homeless accommodation would increase to 29 units. The additional 4 units would be formed through the conversion of the existing floor area.
- 1.6 The scheme requires very minor exterior alterations limited to the removal of one first floor window in the north elevation and the replacement of an existing roller shutter on the south elevation at ground floor level with a window that would match the existing windows. The walls would be made good with matching brickwork to ensure the character and appearance of the building are preserved.

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- 1.7 The site falls within an area identified as having a moderate PTAL rating of 3. The car parking area is proposed to be altered to increase car parking provision from 13 car parking spaces to 15 car parking spaces. This would include the provision of 2 accessible spaces. The proposed car parking provision has been deemed to be acceptable by the Highway Authority. To reduce travel to and from the site by car, a condition requiring the provision of 12no cycle parking spaces is recommended in order to encourage sustainable transport modes.
- 1.8 The inclusion of a condition restricting the use of the temporary homeless accommodation by a wider range of occupants is considered to negate the requirement for affordable housing to be provided as part of this application, as the development does not comprise shared living accommodation.
- 1.9 It is not considered that the proposal would result in any loss of residential amenity to the nearest existing residential occupiers. No negative impact with regard to daylight and sunlight have been identified.
- 1.10 No adverse impacts have been identified with regards to noise, however a condition has been added to ensure any additional plant noise is restricted. In terms of air quality, the proposed development is not considered to give rise to significant trip generation. As such no air quality concerns are raised.
- 1.11 For the reasons set out above the proposed development is considered acceptable and it is recommended that planning permission be granted.

2 The Site and Locality

- 2.1 The application site is located on the north side of Horton Road. The two storey building is constructed with red brick and plain tiles. Yiewsley Court was previously Sheltered Housing consisting of 25 x 1 bed flats with communal facilities for over 55's. The services have been decommissioned. The site is managed by LBH Housing Management Services.
- 2.2 The area surrounding the application site is predominantly residential in character. There are industrial uses nearby towards the southeast and east of the site on Horton Road.
- 2.3 The application site is located within Hillingdon Air Quality Management Area (AQMA). There are no other policy designations applicable to the site.
- 2.4 Vehicular access to the site is provided off Colham Avenue. There is an area of hardstanding to the west of the building that accommodates 13 car parking spaces (including 2 disabled car parking spaces). Currently there is no provision for cycle parking. According to the TFL webcat the site is located within an area with a PTAL rating of 3 which is a moderate PTAL rating within the scale.

Figure 1: Location Plan (application site edged red)

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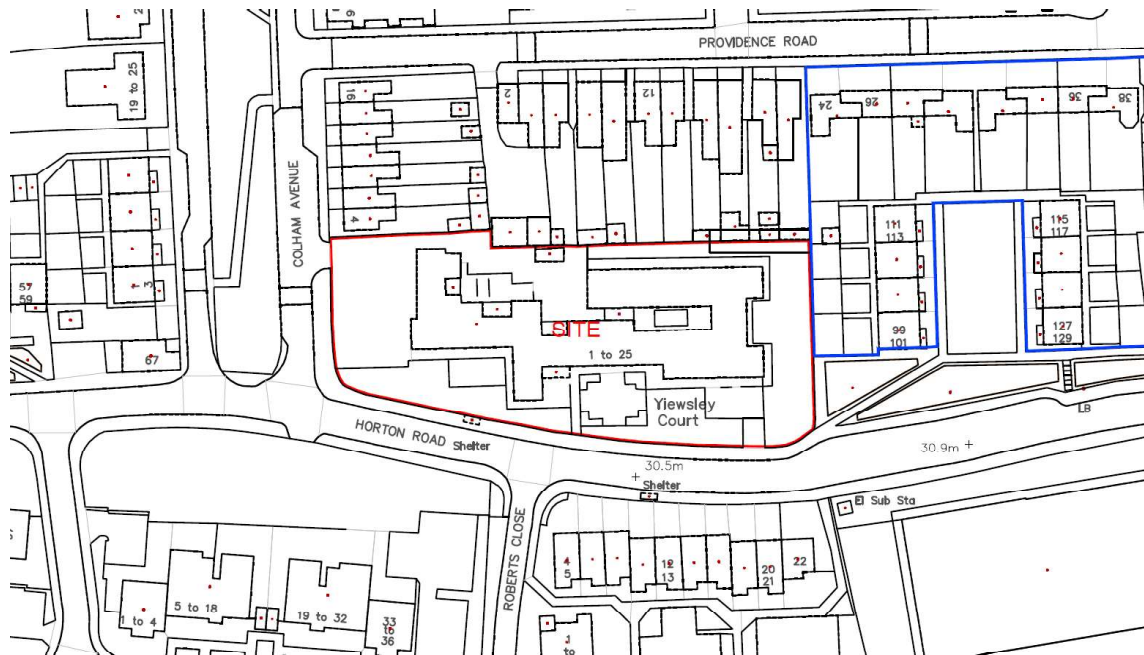


Figure 2: Street View Image of the Application Property



3 Proposal

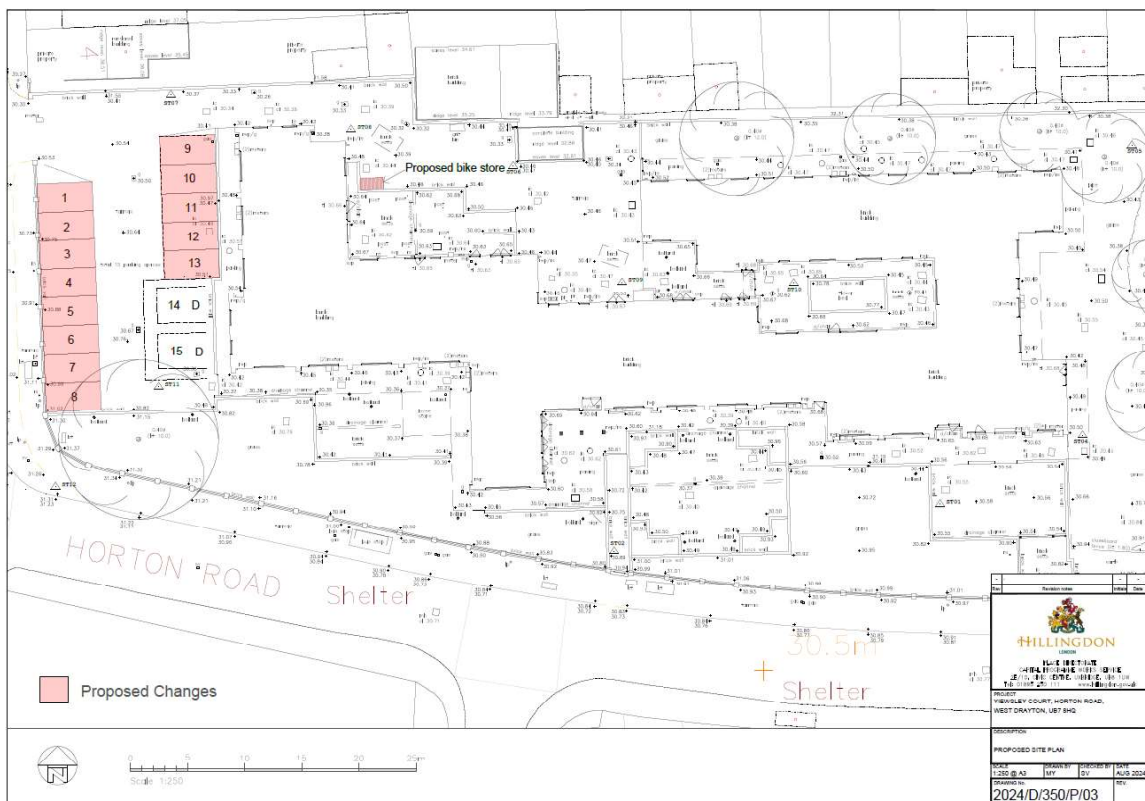
- 3.1 The application proposes the change of use of existing block of flats from Supported Housing (Class C2) to Short-Life Accommodation (Sui Generis), including changes to the internal areas to provide 4 additional self-contained flats to accommodate a total of 29 units. The internal and exterior alterations to the building are very limited and would not harm the character and appearance of the building.
- 3.2 The proposal includes remodelling of communal areas to provide an additional 4no. residential units and decommissioning the sheltered housing use to short stay accommodation, of which there is a recognised need.

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- 3.3 The development would assist the Council's Housing Team in providing independent accommodation for an identified group of who would find it difficult to qualify for independent housing accommodation but are not in the top bracket of priority housing need. In turn this will reduce the dependence of other forms of temporary accommodation, such as bed and breakfast accommodation, as well as shared living accommodation.
- 3.4 The temporary homeless accommodation otherwise referred to as "move on accommodation" would provide independent accommodation for those who may have been in temporary or shared accommodation, some of which may have been unsuitable accommodation. Given the proposed accommodation meets a very specific and targeted need, it is not considered to be general needs housing and has been classed as Sui Generis.
- 3.5 The development would consist of 29 self-contained temporary units. The development would provide 15 car parking spaces (an uplift of 2 car parking spaces) including the retention of the two-wheelchair accessible car parking spaces as shown on the proposed plans.
- 3.6 A cycle store is proposed to be sited towards the rear of the building. The development should provide 12 cycle parking spaces, and a condition is recommended to secure relevant details.

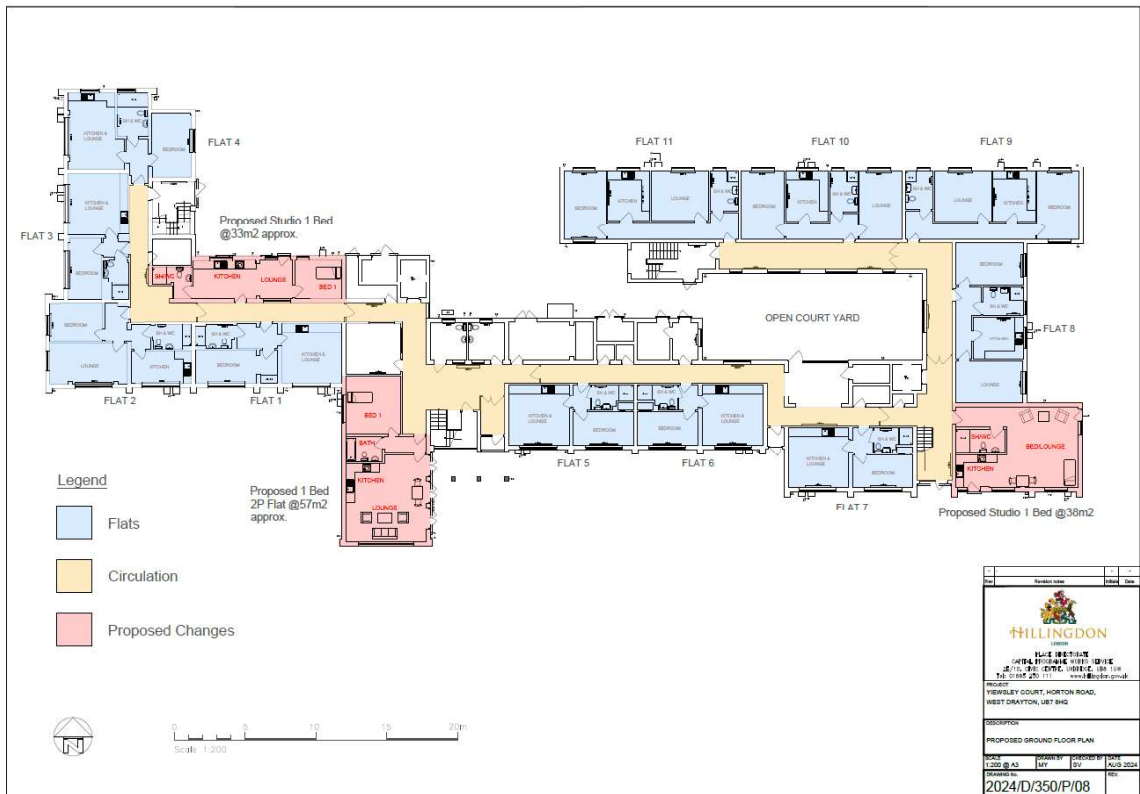
Figure 3: Proposed Plans (please note – larger version of plans can be found in the Committee Plan Pack)



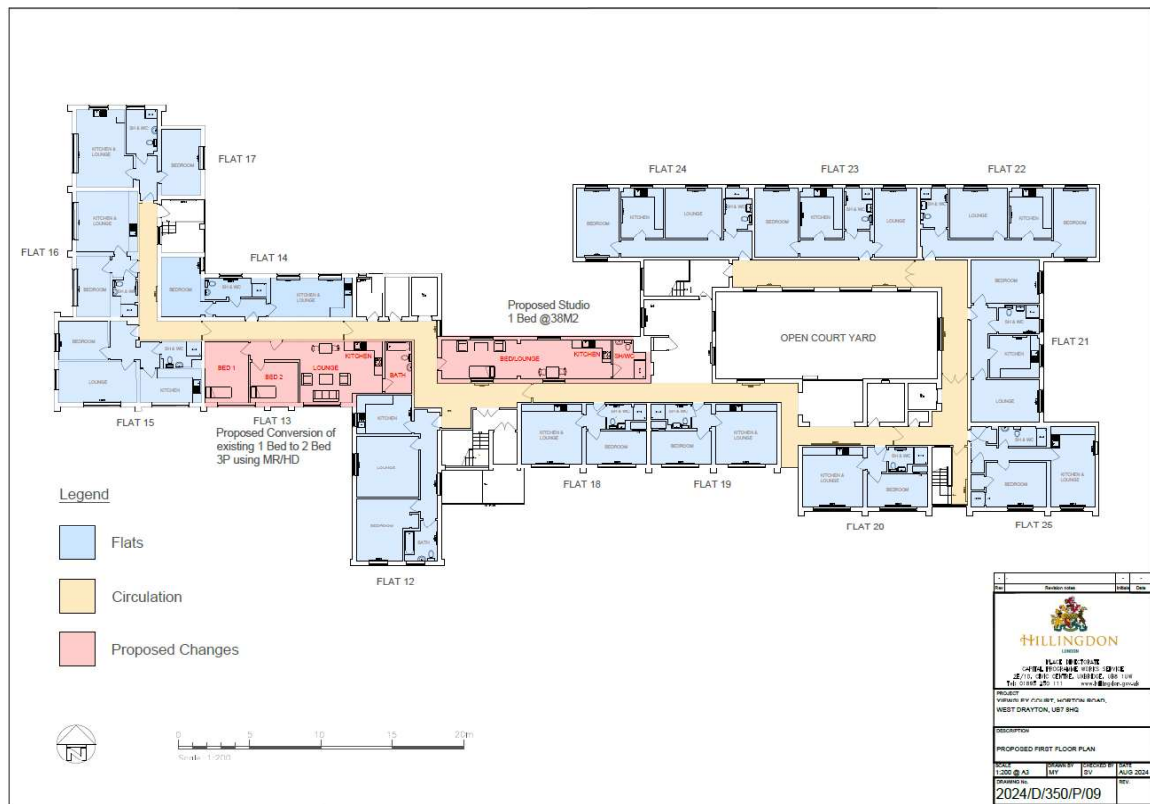
Proposed Site Plan

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Proposed Ground Floor Plan



Proposed First Floor Plan

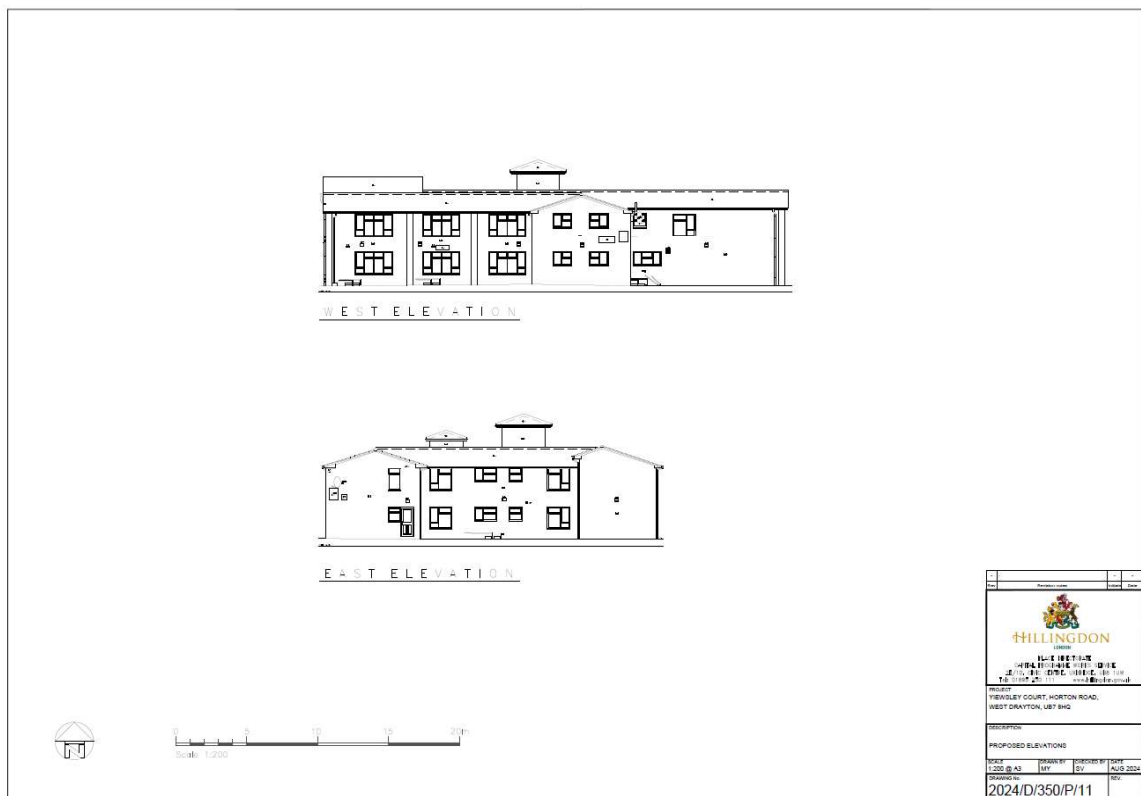
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Figure 4: Proposed Elevations (please note – larger version of plan can be found in the Committee Plan Pack)



Proposed North and South Elevations (Rear and Front)



Proposed West and East Elevations

4 Relevant Planning History

4.1 A list of the relevant planning history related to the property can be found in Appendix 2.

5 Planning Policy

5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

6 Consultations and Representations

6.1 94 neighbouring properties and Whitethorn Residents Association were consulted by letters dated 27th September 2024. The consultation period expired on 18th October 2024.

6.2 Two letters were received from neighbouring residents.

6.3 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
Two representations received.	Impact of existing exterior lighting and light spillage onto neighbouring property.	The application does not propose any changes to exterior lighting.
	Object to housing convicted criminals or drug addicts.	The proposal would provide temporary homeless accommodation.

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
Council's Access Officer: No objections raised from an accessibility perspective.	Noted.
Council's Highway Officer:	Noted. The applicant has

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No objection subject to a condition to secure a scheme for the parking of 12no. cycles parking spaces.	agreed to the condition.
Council's Housing Services: The proposed change of use is supported. The Sui Generis short life accommodation will help to reduce the number of households in B&B accommodation.	Noted.

7 Planning Assessment

Principle of development

- 7.1 Policy H12 of the London Plan (2021) which states – ‘The delivery, retention and refurbishment of supported and specialised housing which meets an identified need should be supported. The form this takes will vary, and it should be designed to satisfy the requirements of the specific use or group it is intended for, whilst providing options within the accommodation offer for the diversity of London’s population, including disabled Londoners (see Policy D7 Accessible housing) within a wider inclusive community setting. Boroughs should undertake assessments of the need for short-term, medium-term and permanent supported and specialised accommodation within their borough.
- 7.2 The relevant section of Policy DMH 5 (Houses in Multiple Occupation (HMOs) and Student Accommodation) of the Local Plan: Part 2 - Development Management Policies (2020) states that proposals for the provision of large HMOs, residential hostels, student accommodation and secure accommodation will be required to demonstrate that:
- i) there is good accessibility to local amenities and public transport;
 - ii) they accord with the Accessible Homes standards and provide satisfactory living conditions for the intended occupiers; and
 - iii) there will be no adverse impact on the amenity of neighbouring properties or the character of the area.
- 7.3 The Hillingdon Council 4 year strategy for 2022-2026 was agreed on Thursday 17th November 2022. Under the safe and strong communities banner, the strategy mandates work to prevent homelessness, including rough sleeping.
- 7.4 The proposed development has been drawn up in consultation with the Council’s Housing Services Team and has been designed to meet a specific need identified by the Council in relation to temporary accommodation for homeless households.
- 7.5 In summary, reasons for homelessness can be complex, however for almost 60% of those approaching the Council, their potential homelessness is a result of their inability to access housing that is affordable in the local area. Ideally temporary accommodation would only be used on a short-term basis while homelessness investigations are ongoing, however the difficulties in accessing affordable housing mean that the number of people housed in temporary and or shared

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accommodation in particular bed and breakfast accommodation is higher than desired.

- 7.6 The application seeks to repurpose the existing supported housing at Yiewsley Court and has been informed by a review of the Council's managed housing portfolio which identifies a considerable demand for accommodation on a short-life basis.
- 7.7 The scheme was approved by Cabinet on 12th October 2023 where it was agreed to decommission Yiewsley Court and repurpose the building for short-life accommodation and create additional units through the remodelling of the existing floor areas.
- 7.8 Before seeking Cabinet approval, the council consulted with all residents affected. Existing residents at Yiewsley Court would be decanted to other suitable accommodation before the proposed short-life accommodation is brought into use.
- 7.9 The provision of self-contained accommodation at Yiewsley Court is stated to be hugely beneficial in providing a next move on from temporary and or supported shared housing to affordable, independent living, while at the same time retaining a link to the supportive framework of the single homelessness pathway. The Homelessness Prevention Service consider that this would make a very useful contribution towards achieving the aims of the Homelessness Strategy in Hillingdon. The proposal would therefore meet the aims of Policy H12 of the London Plan (2021).
- 7.10 With regard to Policy DMH 5, the proposed development is considered to accord with parts i, ii & iii of the above policy as set out below:
- i) Although the site has a moderate PTAL rating, there is a regular bus service available outside the site on Horton Road providing links to Hayes Town and Colnbrook. The site also lies within walking distance to West Drayton station which is served by the GWR and Elizabeth line. West Drayton Town Centre is also within walking distance and has shops, eating and drinking establishments, healthcare providers and local employment and so there is good accessibility to local amenities.
 - ii) As detailed in Table 2 of this report, the Council's Access Officer has reviewed the submission and considers the proposed scheme to be accessible.
 - iii) No adverse impact on the amenity of neighbouring properties or the character of the area is expected to occur as a result of the proposal given the distance to surrounding uses. Neighbouring amenity and the impact on the character of the areas are discussed in more detail below within the relevant section of this report.
- 7.11 While some aspects of a HMO are present, as the proposed development does not include any shared essential services such as kitchen or bathroom it cannot be viewed as a large HMO. Therefore the proposed development is not considered to be required to accord with Policy DMH 5 of the Local Plan: Part 2 - Development Management Policies (2020).

- 7.12 The development would meet an identified housing need and is considered to be acceptable in principle. A bespoke condition to restrict the use of the site to solely as move-on accommodation is proposed to be added in the event that planning permission is granted.

Impact on the character & appearance of the area

- 7.13 Paragraph 131 of the NPPF (2023) seeks the creation of high quality, beautiful and sustainable buildings. Parts b) and c) of paragraph 135 of the NPPF (2023) states that planning policies and decisions should ensure that developments are visually attractive because of good architecture and are sympathetic to local character and history, including the surrounding built environment.
- 7.14 Policies D3 and D4 of the London Plan (2021) require development proposals to be of a high quality and to enhance the local context by delivering buildings and spaces that positively respond to local distinctiveness.
- 7.15 Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) states - All new developments should achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place.
- 7.16 Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping.
- 7.17 Policy DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) re-emphasises the need for new development to be well integrated with the surrounding area and provides design criteria as to how this would be achieved.
- 7.18 The application relates to the change of use of the existing building to different form of specialist accommodation to provide move on accommodation for an identified group. This would meet some of section of need identified within the Councils Homelessness Strategy. The proposed plans illustrate minor internal layout changes and alterations to the building's facades would be required to facilitate the conversion of the building, which would increase the number of units by a net gain of 4 units. A condition would be attached in the event of planning permission being granted to secure matching materials for the proposed exterior works.
- 7.19 Works would also be undertaken to improve the car park such as line marking to increase car parking provision by a net gain of two car parking spaces and the provision of new cycle storage both of which would have no impact upon the visual amenity of the street scene.

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7.20 As such, given the very minor alterations to the building, it is considered that the proposed development would not impact on the character, appearance or visual amenity of the area, in accordance with Policy BE1 of the Hillingdon Local Plan: Part One- Strategic Policies (2012), Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policies D3 and D4 of the London Plan (2021) and the NPPF (2023).

Impact on neighbours

7.21 Policy D3 of the London Plan (2021) states Part D7) that development proposals should deliver appropriate outlook, privacy and amenity

7.22 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. The supporting text for this policy states that the Council will expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook.

7.23 The application does not propose any additional buildings or structures apart from the proposed cycle stands which would be sited at the rear of the site. There are nearby residential properties on all sides of the application site. However relative to the existing use, there would be no significant material impact on the amenity of neighbouring properties as separation distances between the application site and the nearest neighbouring properties would be unchanged.

7.24 Taking these factors into account, it is considered that the proposed development would not result in a loss of light, outlook or sense of dominance for the neighbouring occupiers.

7.25 It is therefore considered that the proposed amendments would not adversely impact on the living conditions of neighbouring occupiers, in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy D3 of the London Plan (2021) and the NPPF (2023).

Traffic impact, Car/cycle parking, pedestrian safety

7.26 Policy T2 Part A of the London Plan (2021) states - Development proposals and Development Plans should deliver patterns of land use that facilitate residents making shorter, regular trips by walking or cycling.

7.27 Policy T4 Parts E and F of the London Plan (2021) states - E) The cumulative impacts of development on public transport and the road network capacity including walking and cycling, as well as associated effects on public health, should be taken into account and mitigated

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- 7.28 Policy T5 Part A of the London Plan (2021) states - Development Plans and development proposals should help remove barriers to cycling and create a healthy environment in which people choose to cycle.
- 7.29 Policy T6 of the London Plan (2021) states that new residential development should not exceed the maximum parking standards set out in Table 10.3.
- 7.30 Policy DMT 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner.
- 7.31 Policy DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that proposals must ensure that safe and efficient vehicular access to the highway network is provided.
- 7.32 Policy DMT 5 Part A of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states - Development proposals will be required to ensure that safe, direct and inclusive access for pedestrians and cyclists is provided on the site connecting it to the wider network.
- 7.33 Policy DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) requires that proposals comply with the Council's parking standards in order to facilitate sustainable development and address issues relating to congestion and amenity.
- 7.34 As detailed in Table 2 of this report, the Highway Authority have been consulted and do not raise an objection subject to a condition to secure cycle parking spaces for 12no cycles. A suitable condition has been recommended should planning permission be approved.
- 7.35 Having regard to the Highway Authority's comments, the development would accord with Policies T2, T4, T5 and T6 of the London Plan (2021) and Policies DMT 1, DMT 2, DMT 5 and DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Living Conditions

- 7.36 Policy D6 of the London Plan (2021) states that housing development should be of high-quality design and provide adequately sized rooms with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures.
- 7.37 Policy DMHB 16 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all housing development should have an adequate provision of internal space to provide an appropriate living environment.
- 7.38 There are no prescriptive minimum space standards within the development plan that are applicable to Short-Life accommodation which falls into a 'Sui Generis'

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use class. The Gross Internal Areas (GIA) of the new units would measure between 33sq.m and 38sq.m for the studios and 57sq.m for the 1bed unit.

- 7.39 The proposal would provide a high-quality development that maximises the internal floor area which would be reconfigured to provide a further 4 additional units of accommodation. All the proposed habitable rooms, and those altered by the proposal, would maintain an adequate outlook and source of natural light.
- 7.40 The proposed ground floor flat adjacent to Flat No.1 reutilises the existing opening which is also at an oblique angle and as a result there would be no direct overlooking or inter-visibility. Similarly, the windows in Flat No.13 are reutilised within the existing openings and these are sited at an angle relative to the adjoining Flat No.12 which provide limited oblique views that are not considered to be harmful to living conditions of the occupiers.
- 7.41 It is noted that the separation distance between the rear bedroom window of Flat No.24 and the lounge window of the proposed first floor studio is relatively short which could lead to inter-visibility and loss of privacy. To preserve privacy levels between these two windows, it is recommended that a condition is attached in the event of an approval to replace the existing south facing window serving the bedroom at Flat No.24 with a window that is obscure glazed and non-opening below a height of 1.8 metres taken from internal finished floor level.
- 7.42 It is considered that the development would broadly accord with Policy D6 of the London Plan (2021) and Policy DMHB 16 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Access

- 7.43 Policy D5 of the London Plan (2021) states - B) Development proposal should achieve the highest standards of accessible and inclusive design.
- 7.44 Policy D7 of the London Plan (2021) states - To provide suitable housing and genuine choice for London's diverse population, including disabled people and families with young children, all residential development should include at least 10 per cent of dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(3) 'wheelchair user dwellings' and all other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.
- 7.45 As detailed in Table 2 of this report, the Council's Access officer has been consulted and does not raise an objection.
- 7.46 The proposal would accord with Policies D5 and D7 of the London Plan (2021).

Noise

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- 7.47 Policy D13 of the London Plan (2021) places the responsibility for mitigating impacts from existing noise and other nuisance-generating activities or uses on the proposed new noise-sensitive development. Development should be designed to ensure that established noise and other nuisance-generating uses remain viable and can continue or grow without unreasonable restrictions being placed on them.
- 7.48 No noise assessment has been submitted which would provide an indication as to what noise levels are emanating from neighbouring uses. Given the distance between the application site and the industrial uses it is unlikely that there would be any significant noise impacts upon the proposed temporary accommodation.
- 7.49 A noise condition has been added to ensure any additional plant equipment which may be required to serve the development does not result in increased levels of noise which would impact the living conditions of occupants. The proposal would accord with Policy D13 of the London Plan (2021).

Air quality

- 7.50 Policy SI1 of the London Plan (2021) states- B) To tackle poor air quality, protect health and meet legal obligations the following criteria should be addressed: 2) In order to meet the requirements in Part 1, as a minimum: a) development proposals must be at least Air Quality Neutral.
- 7.51 The site lies within the Hillingdon Air Quality Management Area. In practical terms the proposed change of use does not present significant development and given the group of occupants who will benefit from this facility it is likely that trip generation would be minimal and would not increase above those associated with the existing use. The very limited development required to change the use of the existing building is not considered to give rise to any Air Quality concerns as such the application is considered to be acceptable.

Biodiversity Net Gain

- 7.52 Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity. Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat.
- 7.53 There are exemptions and the BNG planning condition does not apply to development below a de minimis threshold. This exemption applies to development that does not impact a priority habitat and impacts less than 25 square metres (e.g. 5m x 5m) of non-priority onsite habitat (such as modified grassland) or 5m for non-priority onsite linear habitats (such as native hedgerows).

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- 7.54 In this instance, having regard to the above criteria and the limited scope of works, the development is considered to fall below the de minimis threshold. Therefore, the proposal is considered to be BNG exempt, and a biodiversity gain plan is not required.

8 Other Matters

Human Rights

- 8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality

- 8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

9 Conclusion / Planning Balance

- 9.1 For the reasons set out in this Committee Report, it is considered that the proposal would comply with the objectives of national, regional and local planning policies and guidance. It is therefore recommended that the application be approved, subject to the imposition of the conditions set out in Appendix 1.

10 Background Papers

- 10.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillingdon.gov.uk.

APPENDICES

Planning Application

18928/APP/2024/2272

Appendix 1: Recommended Conditions and Informatives

Conditions

1. COM3 **Time Limit**

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

REASON

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

2. COM4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2024/D/350/P/01, 2024/D/350/P/03, 2024/D/350/P/08, 2024/D/350/P/09, 2024/D/350/P/10, 2024/D/350/P/11 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

3. NONSC **Occupancy type**

The development hereby approved shall be used solely to provide short-stay emergency accommodation in line with the provisions of the Housing Act 1996 and the Local Authorities (contracting out of Allocation of Housing and Homelessness Functions) Order 1996.

REASON:

To meet the aspirations of the Hillingdon Council Strategy 2022-2026 and Homelessness Prevention and Rough Sleeping Review and Strategy 2019-2024.

4. NONSC **Cycle parking spaces**

No part of the development hereby permitted shall be commenced until details of 12no. covered and secure cycles parking spaces with access to the adopted highway, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be occupied or brought into use until the approved cycling facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for use by cyclists.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy DMT 5 of the Hillingdon Local Plan Part 2 (2020) and Policy T5 of the London Plan (2021).

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.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

6. HO6 Obscure Glazing

The window in the south facing elevation serving Flat No.24 (as shown on drawing number 2024/D/350/P/09) shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

7. 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 DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

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).

153 Compulsory Informative (2)

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2021). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

DMAV 1	Safe Operation of Airports
DMCI 3	Public Open Space Provision
DMCI 4	Open Spaces in New Development
DMCI 5	Childrens Play Area
DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 1	Living Walls and Roofs and Onsite Vegetation
DMEI 10	Water Management, Efficiency and Quality
DMEI 11	Protection of Ground Water Resources
DMEI 12	Development of Land Affected by Contamination
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 3	Decentralised Energy
DMEI 9	Management of Flood Risk
DMH 1	Safeguarding Existing Housing
DMH 2	Housing Mix
DMH 7	
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 15	Planning for Safer Places
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMHB 18	Private Outdoor Amenity Space
DMHB 19	Play Space
DMHB 3	Locally Listed Buildings
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP 2.8	(2016) Outer London: Transport
LPP 3.1	(2016) Ensuring equal life chances for all
LPP 3.9	(2016) Mixed and Balanced Communities
LPP 5.1	(2016) Climate Change Mitigation

- LPP 5.12 (2016) Flood risk management
- LPP 5.13 (2016) Sustainable drainage
- LPP 5.14 (2016) Water quality and wastewater infrastructure
- LPP 5.15 (2016) Water use and supplies
- LPP 5.2 (2016) Minimising Carbon Dioxide Emissions
- LPP 5.21 (2016) Contaminated land
- LPP 5.3 (2016) Sustainable design and construction
- LPP 5.6 (2016) Decentralised Energy in Development Proposals
- LPP 5.7 (2016) Renewable energy
- LPP 5.8 (2016) Innovative energy technologies
- LPP 6.1 (2016) Strategic Approach
- LPP 6.10 (2016) Walking
- LPP 6.13 (2016) Parking
- LPP 6.3 (2016) Assessing effects of development on transport capacity
- LPP 6.5 (2016) Funding Crossrail and other strategically important transport infrastructure
- LPP 6.7 (2016) Better Streets and Surface Transport
- LPP 6.9 (2016) Cycling
- LPP 7.1 (2016) Lifetime Neighbourhoods
- LPP 7.15 (2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
- LPP 7.2 (2016) An inclusive environment
- LPP 7.3 (2016) Designing out crime
- LPP 7.4 (2016) Local character
- LPP 7.5 (2016) Public realm
- LPP 7.6 (2016) Architecture
- LPP 7.7 (2016) Location and design of tall and large buildings
- LPP 7.8 (2016) Heritage assets and archaeology
- LPP 8.1 (2016) Implementation
- LPP 8.2 (2016) Planning obligations
- LPP 8.3 (2016) Community infrastructure levy

Appendix 2: Relevant Planning History

Appendix 3: List of Relevant Planning Policies

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.CI1	(2012) Community Infrastructure Provision
PT1.EM1	(2012) Climate Change Adaptation and Mitigation
PT1.EM4	(2012) Open Space and Informal Recreation
PT1.EM6	(2012) Flood Risk Management
PT1.EM7	(2012) Biodiversity and Geological Conservation
PT1.EM8	(2012) Land, Water, Air and Noise
PT1.H1	(2012) Housing Growth
PT1.T1	(2012) Accessible Local Destinations

Part 2 Policies:

DMCI 3	Public Open Space Provision
DMCI 4	Open Spaces in New Development
DMCI 5	Childrens Play Area
DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 1	Living Walls and Roofs and Onsite Vegetation
DMEI 10	Water Management, Efficiency and Quality
DMEI 11	Protection of Ground Water Resources
DMEI 12	Development of Land Affected by Contamination
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions

DMEI 3	Decentralised Energy
DMEI 9	Management of Flood Risk
DMH 1	Safeguarding Existing Housing
DMH 2	Housing Mix
DMH 7	
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 15	Planning for Safer Places
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMHB 18	Private Outdoor Amenity Space
DMHB 19	Play Space
DMHB 3	Locally Listed Buildings
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
DMAV 1	Safe Operation of Airports
LPP 2.8	(2016) Outer London: Transport
LPP 3.1	(2016) Ensuring equal life chances for all
LPP 3.9	(2016) Mixed and Balanced Communities
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.14	(2016) Water quality and wastewater infrastructure
LPP 5.15	(2016) Water use and supplies

LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 5.21	(2016) Contaminated land
LPP 5.3	(2016) Sustainable design and construction
LPP 5.6	(2016) Decentralised Energy in Development Proposals
LPP 5.7	(2016) Renewable energy
LPP 5.8	(2016) Innovative energy technologies
LPP 6.1	(2016) Strategic Approach
LPP 6.10	(2016) Walking
LPP 6.13	(2016) Parking
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.5	(2016) Funding Crossrail and other strategically important transport infrastructure
LPP 6.7	(2016) Better Streets and Surface Transport
LPP 6.9	(2016) Cycling
LPP 7.1	(2016) Lifetime Neighbourhoods
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.2	(2016) An inclusive environment
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture
LPP 7.7	(2016) Location and design of tall and large buildings
LPP 7.8	(2016) Heritage assets and archaeology
LPP 8.1	(2016) Implementation
LPP 8.2	(2016) Planning obligations

LPP 8.3

(2016) Community infrastructure levy

Report of the Head of Development Management and Building Control Committee Report– Application Report

Case Officer: Daniel Ambrose	78928/APP/2024/1952
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Date Application Valid:	18.07.2024	Statutory / Agreed Determination Deadline:	12.12.2024
Application Type:	Householder	Ward:	Ruislip

Applicant: **Mr A Cherukmudi**

Site Address: **47 Fairfield Avenue, Ruislip**

Proposal: **Erection of a single storey side and rear wraparound extension, conversion of garage into habitable space and installation of external steps and patio area within rear garden.**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 2 of the Planning Scheme of Delegation (Member call-in request)**



Summary of Recommendation:

GRANT planning permission subject to the conditions set out in Appendix 1.

1 Executive Summary

- 1.1 This householder planning application proposes single storey extensions and alterations to No. 47 Fairfield Avenue in Ruislip.
- 1.2 Cumulatively, the proposed extensions comply with the objectives of the relevant planning policies and the proposal would not give rise to any significant harm to the character and appearance of the host dwelling, street scene or the wider local character in which the site is situated.
- 1.3 Subject to conditions, the proposal would have an acceptable impact on neighbouring residential amenity and would not adversely affect highway safety, or cause harm in other respects.
- 1.4 Due regard has been given to residents' objections. However it is concluded that the proposal complies with the Development Plan and no material considerations indicate that a contrary decision should be taken.
- 1.5 The planning application is therefore recommended for approval subject to the conditions set out in Appendix 1.

2 The Site and Locality

- 2.1 The application property is a semi-detached two storey dwelling, located on the southern side of Fairfield Avenue, Ruislip (please refer to Figure 1 below). The property is adjoined to the north-west by its semi-detached paring, No. 45 Fairfield Avenue. Directly east of the application site lies the junction with Grasmere Avenue with the adjoining garage associated with No. 19 Grasmere Avenue abutting the south-western site boundary.
- 2.2 The surrounding area is residential in character with a predominantly uniform design, appearance and semi-detached housing forms. The application dwelling is finished in white render and brick and has a tiled hipped roof, characteristic of the area.
- 2.3 The application property benefits from front and rear gardens, providing off street parking accessed via a vehicular crossover and an attached side garage.

2.4 The site has a Public Transport Accessibility Rating Level of 1a (poor).

Figure 1: Location Plan (application site edged red)



Figure 2: Street View Image of the Application Property.



Figure 3: Existing rear elevation of the application site and its relationship with No. 45 Fairfield Avenue.



3 Proposal

- 3.1 The application proposes the erection of a single storey wraparound extension to the side and rear following demolition of the existing conservatory and conversion of the garage into habitable space. It is also proposed to install external steps from the proposed rear extension down to a small patio and then down to the garden. Please see the proposed drawings shown in Figures 4 and 5.
- 3.2 Amended plans were received during the application process, reducing the depth of the proposed rear extension to 3.6 metres beyond the original rear wall. The amended plans also omitted the front extension where it was originally proposed to integrate the proposed converted garage with the existing porch to create additional floorspace to the front. This is no longer proposed, and the existing garage is proposed to be converted rather than extended further forward.
- 3.3 It was not necessary to re-consult on this final revised plan, due to scale of the proposals being reduced.

Figure 3: Existing Elevations (please note – larger version of plan can be found in the Committee Plan Pack)



Figure 4: Proposed Elevations

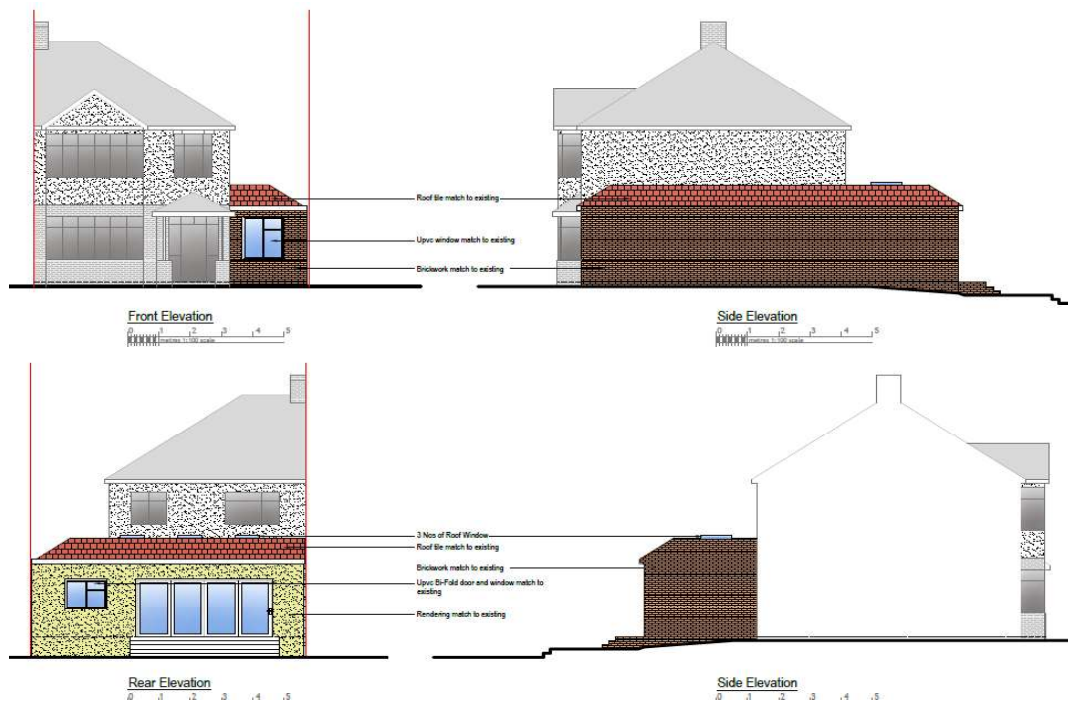
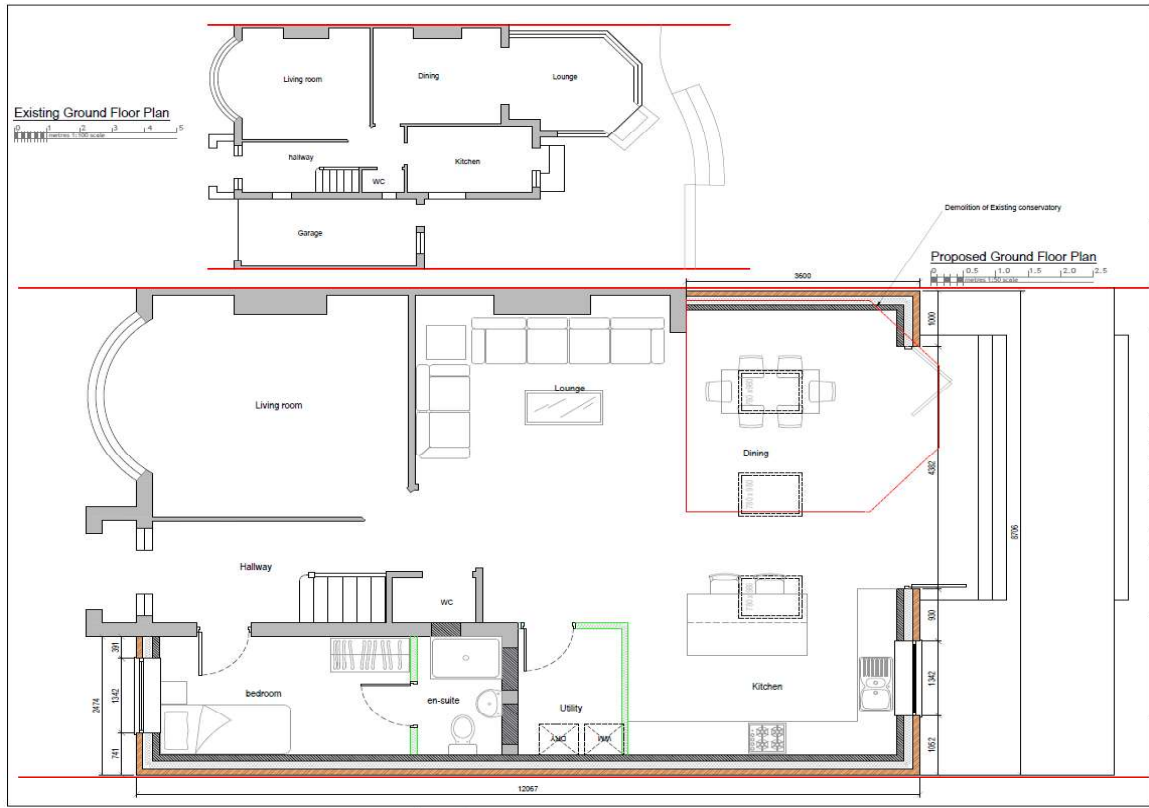


Figure 5: Existing and Proposed Plans



4 Relevant Planning History

4.1 No relevant planning history.

5 Planning Policy

5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

6 Consultations and Representations

6.1 Eight neighbouring properties and the Ruislip Residents' Association were consulted on 25th July 2024.

6.2 Representations received in response to public consultation are summarised in Table 1 (below). Internal consultee responses received are summarised in Table 2 (below). Full copies of the responses have been made available to Members.

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
<p>3no. individual letters of objection have been received.</p>	<p>I. Concerns about the stability of the adjoining garage structure and the party wall between the two garages which is not suitable for modern design standards.</p>	<p>Structural integrity is discussed briefly in paras. 7.14 and 7.23.</p> <p>Structural stability of the existing extensions and buildings are not a material planning consideration for this application. These matters would be dealt with under Building Regulations and also the Party Wall Act. An informative would be attached to any grant of planning permission reminding the applicant of the need to comply with other regulations outside the planning assessment.</p>
	<p>II. Will Building Regulation checks take place; concerns regarding structural calculations, demolition of the conservatory, foundations, the lack of architectural drawings associated with the building regs. Concerns regarding shared building services and potential impact on drainage and electrical outages.</p>	<p>The demolition of the conservatory and replacement with a single storey extension is acceptable from a planning perspective and sufficient drawings have been provided to make a recommendation on the planning application.</p> <p>Meeting Building Regulations (BR) is also a statutory requirement that follows after planning permission is received. For the planning assessment, there is no requirement to provide detailed structural drawings, calculations, and foundation details. This would be addressed</p>

		through the Building Regulation process. As part of a BR application, this would deal with drainage and location of existing services associated with the existing dwelling. An informative would be attached advising the applicant of the need to meet these regulations.
	III. Fence of No. 45 will need to be removed, and access sought through their garden.	This is not a material planning consideration. Access over other people's land to construct the development is a civil matter subject to agreement between the affected parties.
	IV. Loss of light to No. 45	Discussed at paragraphs 7.19– 7.21 of this report.
	V. Loss of privacy / overlooking to neighbouring properties.	Discussed at paragraphs 7.20– 7.22 of this report.
	VI. Concern about construction impact in terms of hours and noise/disturbance to the neighbours. The length of time to conduct the works was also raised as a concern.	Construction works would be required to adhere to all regulations to limit potential impacts on neighbours. The normal construction working hours would need to be complied with. An informative is also attached advising the applicant of these requirements.
	VII. Clarity on the number of site visits from building control and planning officer.	The site has been visited by the Planning Officer who has assessed the property in the context of the planning merits. The frequency of building control inspections is not a consideration under the planning assessment.

<p>This application has been 'called-in' by a Ward Councillor.</p> <p>The following summarised comments have also been provided.</p>	<p>My attention has been drawn to a planning application at a property at the end of Fairfield Avenue Ruislip involving the creation of a habitable living space in one of two joined garages, the other belonging to the residents in 19 Grasmere Avenue.</p> <p>The garages were built some years ago and there are concerns about the construction impact on the garage which is not being developed for the foundations and the retention of its structural integrity.</p> <p>There are concerns too over the proposed drainage arrangements and how they might impact on the other garage.</p> <p>Other concerns include potential loss of amenity to the garage which will remain as the owner sometimes loses power tools, and is concerned that if there will be in effect, a bedroom adjoining his garage, it will lead to complaints and pressure to cease the use of his garage for its usual function.</p>	<p>Structural integrity is discussed briefly in paras. 7.14 and 7.23.</p> <p>The structural impacts from construction work are not a material planning consideration for the purpose of this application. A Building Regulations application would consider structural integrity. Drainage matters would also be captured within a Building Regulations application.</p> <p>Any damage to the attached garage would be a civil matter between the relevant neighbours. The proposal may also require a Party Wall Agreement.</p> <p>The conversion of the attached garage to habitable accommodation is a typical householder application. Whilst the comments on noise are duly noted; it would be the applicant's responsibility to ensure that the new habitable space is fully insulated thereby mitigating any noise concerns. Again, insulation of a new room is ordinarily captured through the Building Regulation process. Also, the use of garage would not be commercial, but limited to domestic use.</p>
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Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
<p>Highways Officer</p> <p>The site is located within a predominantly residential catchment in Ruislip and is occupied by a semi-detached property with a garage located to the side and further parking availability on the frontage. Extension to the build is proposed necessitating the loss of the garage.</p> <p>The roadway is devoid of on-street parking restrictions and the address exhibits a public transport accessibility level (PTAL) rating of 1a which is considered 'very poor' thereby potentially increasing dependency on private car ownership and use.</p> <p>Parking Provision</p> <p>Hillingdon Local Plan: Part 2 Policy - DMT 6 requires that new development will only be permitted where it accords with the council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.</p> <p>London Plan (2021): Policy T6.1 (Residential Parking) requires that new residential development should not exceed the maximum parking standards as set out in table 10.3.</p> <p>However, these standards are not directly applicable to residential properties which are to be extended /altered with (or without) an increase in the number of habitable rooms on the strict proviso that the site envelope is not subject to a full replacement 'single tenure' build or conversion to multiple housing units.</p> <p>This is further reflected within the local parking standard for 'dwellings with curtilage' which equates to a maximum of 2 on-plot spaces which is irrespective of floorspace or bedroom numbers. This approach is also broadly maintained within the regional standard.</p>	<p>Noted.</p> <p>Highway matters are discussed at paragraphs 7.27-7.28 of this report.</p>

Therefore, in summary, the proposed extension and loss of garage are not expected to materially alter the parking scenario at this address given the remaining parking provision on the frontage which reduces the likelihood of undue parking displacement onto the neighbouring public highway.

Notwithstanding the above, although the proposed extension does not trigger a parking requirement, it is considered reasonable by the Highway Authority (HA) to impose an obligation to provide Electric Vehicle Charging Points (EVCP's) in line with the regional plan consisting of 1 'active' space. The applicant has not confirmed this aspect hence this should be remedied by way of suitable planning condition.

Conclusion

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan: Part 2 Development Management Plan (2020) - Policies DMT 1, DMT 2 & DMT 6 and Policies T4 and T6 of the London Plan (2021).

7 Planning Assessment

Principle of Development

- 7.1 The proposal is for extensions and alterations to an existing residential dwelling. As such, the principle of development is supported by national, regional and local planning policies, subject to the considerations set out below.

Design/Character and Appearance

- 7.2 Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.
- 7.3 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design.

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Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area.

- 7.4 Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extension of dwellings should not have an adverse cumulative impact on the character and appearance of the street scene and should appear subordinate to the main dwelling.
- 7.5 Policies DMHD 1 referenced above relate specifically to the extension and alteration of residential dwellings. This policy sets out detailed criteria for such developments (please refer to pages 4-6 of the Committee Report Part 3 - Policy Appendix document).
- 7.6 As part of the proposal, the existing rear conservatory which measures a depth of 4m to the deepest point would be demolished. This would be replaced with a single storey rear extension that would have a depth of 3.6m beyond the rear elevation and extend the full width of the rear elevation. It would also wraparound to the side, infilling the area between the existing rear wall of the garage and the original flank wall of the property. This would create a wraparound extension from the rear to the side.
- 7.7 The proposed rear extension has been reduced in depth during the course of the application, so that it complies with the policy requirement (Policy DMHD 1 - Local Plan Part 2: 2020) of not exceeding 3.6m for semi-detached dwellings. This depth would be slightly less than the existing conservatory and as such would ensure that the extension as a whole would not appear overly bulky when viewed from the rear garden and the neighbouring properties. Following conversion of the garage, the side extension would extend off the converted garage to a matching policy compliant width of 2.47m, extending to the same depth as the rear extension, culminating in a wraparound extension as proposed.
- 7.8 The proposed single storey side and rear extension would be characterised by a hipped roof which varies in height (as measured from ground level) due to the level changes within the site. It is noted that the rear garden level is lower than the existing floor level. As such, the overall height of the existing ranges from approximately 3.7m to the top of the roof along the side to 4/4.3m from the rear garden. The height of the extension where it meets the main rear wall would not be too dissimilar to the original mono pitched structure that currently projects into the rear garden. Sufficient visual space would be maintained between the top of the roof and the sills of the first-floor windows thereby ensuring the extension is of a suitable scale and subordinate in design.
- 7.9 The proposed extensions by virtue of their size and scale would still harmonise with the character and appearance of the original dwelling, and in regard to their position, being at the rear they would not be visible from the main road and therefore would have a negligible impact on the character of the street scene. The overall proposal wraps around the side and rear elevations and whilst this

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introduces an element of bulk to the existing dwelling, given that similar extensions and side/rear extensions are common in the vicinity, the proposed development would respect the architectural character and appearance of the existing dwelling and the surrounding area along this part of Fairfield Avenue.

- 7.10 The roof of the extension would contain three roof lights set in a sufficient distance from the perimeter of the roof. These rooflights would provide additional lighting to the kitchen/dining space without compromising the overall design finish to the extension. In terms of materials, along the flank the proposed wall would comprise brickwork matching the existing brickwork of the dwelling house. The rear wall serving the extension would be finished in render as is the case of the existing rear elevation. Roof tiles would also match the existing tiles. These matching materials would be secured by Condition 3.
- 7.11 Access to the rear garden would be served by a set of sliding doors with external steps directly outside these doors providing access to a small patio area. The steps down into the garden emphasize the level changes between the finished floor level and the garden. This level change directly outside the sliding doors would be approximately 0.75m between the lower garden and finished floor level. The steps would also be set in 1m from the boundary with No. 45 Fairfield Avenue which would mitigate any impacts on the amenity of this neighbour. A condition has also been included requiring details of a privacy screen at the side of the steps adjacent to this boundary with No. 45 Fairfield Avenue. The steps provide access down to a lower patio level which would be approximately 0.4m above the garden level. This patio height is just slightly above what is allowed under permitted development. Given the site already contains a patio area and due to its modest nature, it would not cause harm to the design finish or the character and appearance of the local area.
- 7.12 In regards the front of the property, amendments received have omitted a front extension. Initially the plans proposed to include a garage conversion and front projection whereby the new extension would integrate with the porch creating a larger front extension element. This has been removed and the proposal to the front would involve the conversion of the garage by removing the door and replacing with windows and associated brickwork and a roof structure that would match the existing façade and dwelling.
- 7.13 The proposed garage conversion is considered to align well with the architectural character of the host dwelling. Several similar examples exist in the vicinity albeit not on this section of the road, but it is a common conversion across the borough. Consequently, it is anticipated that the garage conversion would not have a negative impact on the visual amenity of the site or the surrounding area.
- 7.14 Concerns have been raised through the consultation process regarding the structural stability of the existing garage and the implications that the proposed works would have on the attached neighbouring garage which serves No. 19 Grasmere Avenue. Whilst these concerns are duly noted by Planning Officers, the structural integrity of the existing garage and its relationship with the adjoining

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garage would not represent a material consideration in the assessment of this application. The conversion of the garage to a habitable room is a standard planning application and these have been successfully converted in the past without causing structural issues with adjoining properties. Were the proposal to be considered acceptable, it would also be subject to other regulations that deal more specifically structural issues including Building Regulations and the Party Wall Act (if applicable).

- 7.15 Overall, the current proposal is considered to satisfactorily integrate with the appearance of the original dwelling and taking into account the surrounding context of neighbouring development it would not harm the character, appearance and visual amenities of the area. As such, the development proposal would accord with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local plan - Part Two (2020).

Residential Amenity

- 7.16 Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.
- 7.17 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.
- 7.18 The property is adjoined to the north-east by No. 45 Fairfield Avenue, a semi-detached two storey dwelling which currently has no existing extensions to the rear. Directly to the south and the southwest of the site, the site abuts the rear gardens of Nos. 19-27 Grasmere Avenue. It is also noted that the existing garage shares a party wall with the garage serving No. 19 Grasmere Avenue.

Extensions

- 7.19 The proposed rear extension would be of a modest policy compliant depth of approximately 3.6m, ensuring no undue overbearing or overshadowing impact upon adjoining No. 45 Fairfield Avenue, the adjoining neighbour. As discussed in earlier sections, the depth has been reduced and would now be less than the maximum depth of the existing conservatory which extends along this boundary with No 45 Fairfield Avenue. This ensures that the extension when built would have an at least commensurate relationship along the boundary with No. 45 Fairfield Avenue. Given the policy compliant depth, Officers are satisfied that there would be no adverse impact over and above the existing situation to this neighbouring property.

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- 7.20 It would also ensure that the extension would not lead to a sense of enclosure or loss of outlook. The nearest window serving No. 45 Fairfield Avenue would continue to receive sufficient outlook to their rear garden. There would be no harmful loss of privacy to No. 45, as the relationship would be similar to the existing situation and a planning condition (Condition 4) has been included to prevent the insertion of side facing windows in the rear extension in the future without express planning permission.
- 7.21 The external steps down from the extension into the rear garden would also be set in 1m from the common boundary to ensure this rear garden of this neighbour is protected from any adverse overlooking. These steps would be for access only and not of sufficient size to be used as an additional private amenity space. To further mitigate against potential overlooking, Condition 6 has been included requiring the submission of a privacy screen to the side of the highest steps adjacent to the boundary with No. 45. In terms of the lower patio level, this would be of modest height from ground level at 0.4m (just above what is allowed under permitted development 0.3m). The site arrangement already benefits from a similar patio area. It is not considered that the patio arrangement would cause to significant harm to the neighbours' private amenity space over and above the existing site circumstances.
- 7.22 To the south, the application site adjoins the residential garden boundaries of Nos. 19 to 25 Grasmere Avenue. The building separation distances would be sufficient to prevent any harmful overbearing or overshadowing effects from the proposed extensions. There are no concerns with the proposed ground floor rear fenestration as this would have a similar relationship to neighbouring properties as existing and would be acceptable.
- 7.23 Concerns were raised about the structural integrity of the garages, one belonging to No. 19 Grasmere Avenue. However through discussions with the agent/architect it is understood that no building work will take place on any walls or structural part of the neighbour's garage and party wall agreements will be put in place.
- 7.24 For the reasons outlined above, it is concluded that the proposal would have an acceptable impact on neighbouring residential amenity in compliance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Residential Amenity – Application Property

- 7.25 It is considered that all the proposed habitable rooms, and those altered by the proposed development, would maintain an adequate outlook and source of natural light, therefore complying with the requirements of Policy D6 of the London Plan (2021).

- 7.26 Sufficient private amenity space would be retained post development to meet the standards set out in Table 5.3 (Private Outdoor Amenity Space Standards) of the Hillingdon Local Plan Part 2: Development Management Policies (2020). The proposal, therefore, would not undermine the provision of external amenity space, in accordance with Policy DMHB 18 and Policy DMHD 1 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Highways and Parking

- 7.27 Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals must comply with the parking standards outlined in Appendix C Table 1 to facilitate sustainable development and address issues relating to congestion and amenity.
- 7.28 The existing driveway would be retained to accommodate at least one vehicle. In accordance with adopted Council parking standards, additional parking provision would not be required as adequate parking remains. It is noted that the Highways Officer has commented on imposing Electric Vehicle Charging Points within the site. This would be a modest sized householder extension that would not attract a significant increase in vehicular parking. The extension and alterations represent improvements to the existing house rather than lead to additional parking. The site would continue to provide the required amount of off-street parking. In this instance Planning Officers do not consider it necessary in planning terms or reasonable to request Electric Vehicle Charging Points.

Trees and Landscaping

- 7.29 The proposal would maintain the existing use of the site frontage for parking provision. As such, the 25% soft landscaping stipulation in Policy DMHD 1 of the Hillingdon Local Plan Part 2 (2020) would not be appropriate to impose as a planning condition in this case.
- 7.30 The existing site benefits from a large rear garden with mature vegetation and the proposed extensions are within existing hard standing areas with no existing landscaping being affected. No other significant issues are raised in respect of trees and landscaping.

Air Quality

- 7.31 The site does not lie within the Hillingdon Air Quality Management Area, nevertheless the proposal raises no significant issues in this regard due to the nature of the proposed development (householder development).

Drainage

- 7.32 The site is not identified as at particular risk from flooding or drainage issues. Drainage would be satisfactorily controlled through the Building Regulations in this case.

8 Other Matters

Human Rights

- 8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality

- 8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

Local Finance Considerations and CIL

- 8.3 Not applicable. The proposed development is not CIL liable.

9 Conclusion / Planning Balance

- 9.1 The proposal is considered to comply with the Development Plan and no material considerations indicate that a contrary decision should be taken. Consequently, the application is recommended for approval subject to the conditions set out in Appendix 1.

10 Background Papers

- 10.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillingdon.gov.uk.

APPENDICES

Planning Application

78928/APP/2024/1952

Appendix 1: Recommended Conditions and Informatives

Conditions

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 plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans numbered:

PL-01 Rev A

PL-02 Rev A

PL-04 Rev A

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2021).

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 DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

4. HO5 **No additional windows or doors**

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

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the

Hillingdon Local Plan Part 2 (2020).

5. HO7 No roof gardens

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

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

6. SUS8 Details of Privacy Screen

Prior to the commencement of any works on site above damp proof course level, details of a privacy screen at the top of the stairs adjacent the shared boundary with No. 45 Fairfield Avenue, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to first domestic use of the steps and patio, and shall be permanently retained for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

Informatives

1. 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).

2. I70 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 Local Plan Part

1, Local Plan Part 2, 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.

3. 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.

4. 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.

5.

The applicant is advised that the Building Regulations are legal requirements that apply to building work and are aimed at achieving minimum standards of construction to ensure the health and safety of people in or around buildings, including fire safety. Approval under the Building Regulations is a requirement and you are advised to seek advice of the Council's Building Control Service or an Approved Inspector prior to the commencement of works.

For more information on Building Regulations requirements and the Council own service please visit the following weblink below

<https://www.hillingdon.gov.uk/article/1025/Planning-and-building-control>

6. 13 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works.

Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).

7. 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.

8. 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.

153 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan 2021 and national guidance.

PT1.BE1(2012) Built Environment

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP D4(2021) Delivering good design

LPP D6(2021) Housing quality and standards

LPP D8(2021) Public realm

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

LPP D8 (2021) Public realm

Appendix 2: Relevant Planning History

Appendix 3: List of Relevant Planning Policies

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

LPP D8 (2021) Public realm

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Report of the Head of Development Management and Building Control Committee Report – Application Report

Case Officer: Becky Smith	79111/APP/2024/2762
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Date Application Valid:	23.10.2024	Statutory / Agreed Determination Deadline:	18.12.2024
Application Type:	Householder	Ward:	South Ruislip

Applicant: **London Borough of Hillingdon**

Site Address: **45 Cavendish Avenue, Ruislip**

Proposal: **Erection of a single storey rear extension**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 6 of the Planning Scheme of Delegation (the Council is the Applicant)**



Summary of Recommendation:

GRANT planning permission subject to the conditions set out in Appendix 1.

1 Executive Summary

- 1.1 The application seeks planning permission for the erection of a single storey rear extension. The application is brought forward to committee as the Council is the applicant.
- 1.2 The application site forms a semi-detached bungalow situated on the north westerly side of Cavendish Avenue, Ruislip. The front garden of the application site is an area of hard and soft landscaping and to the rear is an enclosed garden which acts as private amenity space. The proposed extension would have a maximum depth from the original rear elevation of 4.51m, a width of 6.201m and would be characterised with a pitched roof with a maximum height of 2.985m and an eaves height of 2.909m.
- 1.3 The overall design, size and scale of the extension would reflect the prevailing local character. It is acknowledged that the overall depth of the extension is greater than policy guidelines; notwithstanding this fact, the proposed extension would not extend beyond the single storey rear extension of the attached neighbouring property at No. 43 Cavendish Avenue. As such, a slight departure from the policy guidelines is acceptable in this instance, as it would not impact the established character along this section of Cavendish Avenue.
- 1.4 The proposal would have an acceptable impact on neighbouring residential amenity and would not adversely affect highway safety, or cause harm in other respects. No representations have been received from the public.
- 1.5 Given the site context, and the overall design and scale of the proposed extension, the proposed development would broadly comply with the objectives of Policies BE1 of the Local Plan part 1 (2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Local Plan part 2 (2020), Policy D3 of the London Plan (2021) and the National Planning Policy Framework (2023).
- 1.6 The planning application is recommended for approval, subject to conditions set out within Appendix 1.

2 The Site and Locality

- 2.1 The application site forms a semi-detached bungalow situated on the north westerly side of Cavendish Avenue, Ruislip. The front garden of the application

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site is an area of hard and soft landscaping and to the rear is an enclosed garden which acts as private amenity space.

2.2 The surrounding area is predominantly residential in character. However it does adjoin Odyssey Business Park to the northeastern side and rear of the site. Number 43 Cavendish Avenue is located to the southwest of the application site and forms the adjoining semi-detached dwelling.

2.3 The site also lies approximately 320m from RAF Northolt. The site is not designated within a Conservation Area or an Area of Special Local Character. The site does not contain any Listed Buildings. The site does not contain any Trees subject to a Tree Preservation Order. The site does not lie within a Surface Water Flood Zone or Critical Drainage Area.

Figure 1: Location Plan (application site edged red)

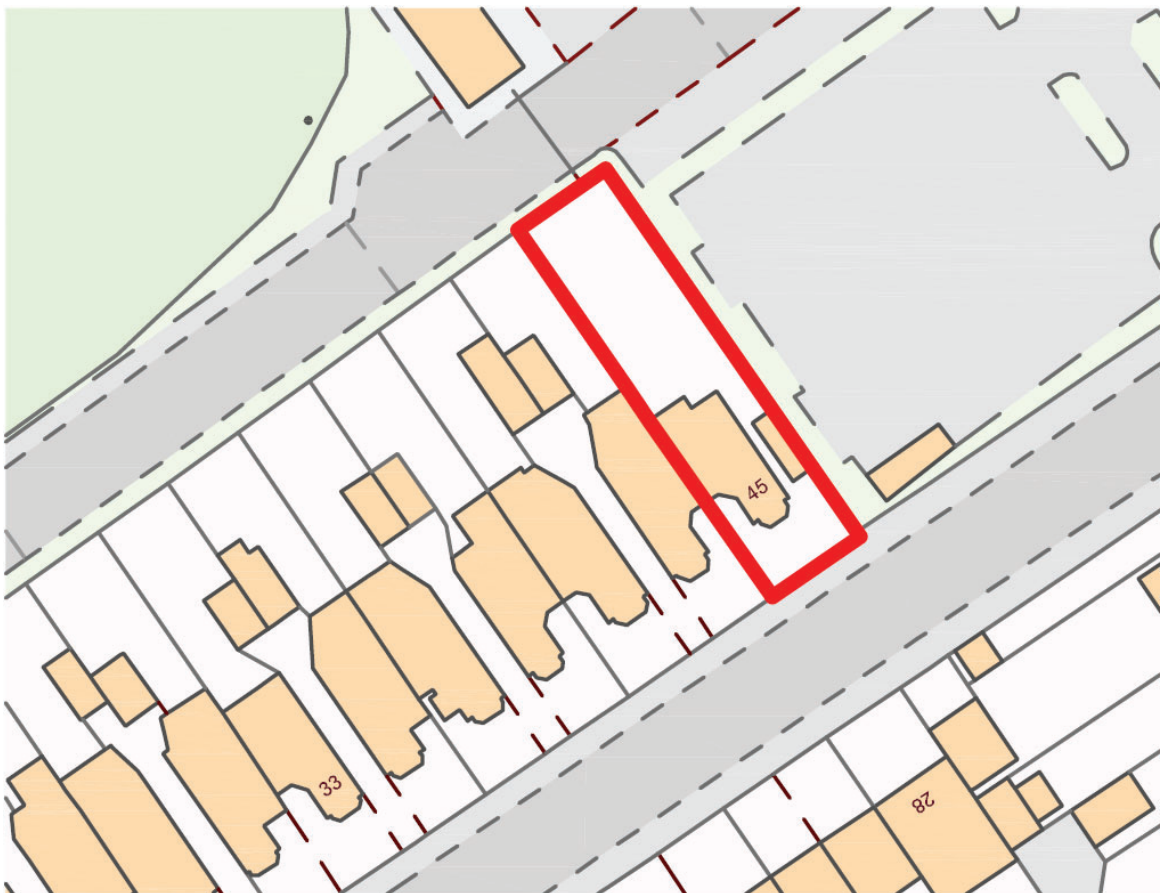


Figure 2: Photograph of the Application Site (Front)



Figure 3: Photograph of the Application Site (Rear)



3 Proposal

3.1 The application proposes the erection of a single storey rear extension. The proposed extension would have a maximum depth from the original rear elevation of 4.51m, a width of 6.201m and would be characterised with a slight pitched roof with a maximum height of 2.985m and an eaves height of 2.909m.

Figure 3: Existing and Proposed Ground Floor Plans (please note – larger version of plan can be found in the Committee Plan Pack)

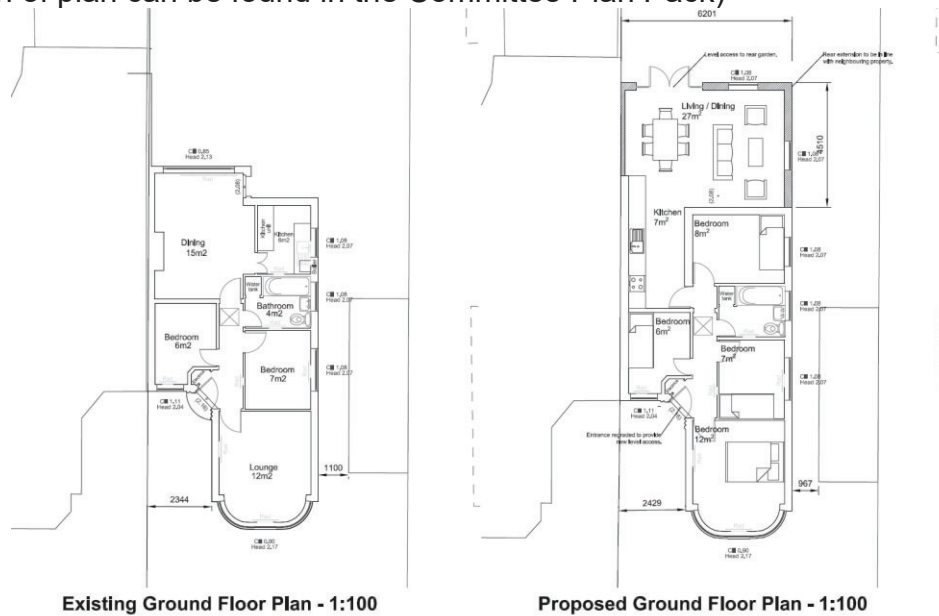
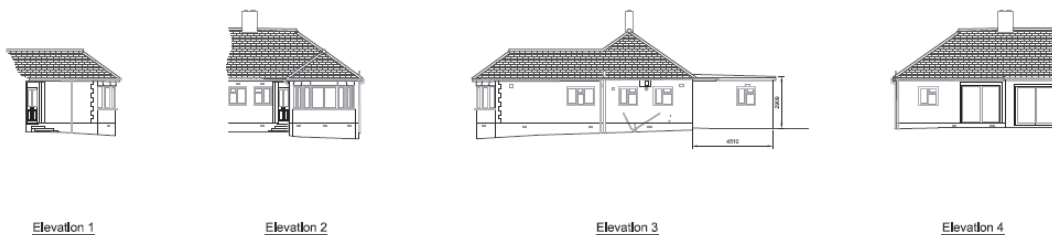


Figure 4: Proposed Elevations (please note – larger version of plan can be found in the Committee Plan Pack)



Proposed Elevations - 1:100

4 Relevant Planning History

4.1 No relevant planning history.

5 Planning Policy

- 5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

6 Consultations and Representations

- 6.1 Three neighbouring properties as well as South Ruislip Residents Association were consulted by letter dated 25th October 2024. The consultation period ended on 15th November 2024. No representations were received.
- 6.2 Further consultation letters were sent to an additional nine occupiers in the Odyssey Business Park on 12th November 2024. The consultation is due to end on 3rd December 2024. Any comments received will be reported to the Planning Committee.

7 Planning Assessment

Principle of Development

- 7.1 The site is in the developed area of the Borough, where the extension and alteration of an existing residential property is acceptable in principle, subject to compliance with other relevant policies as set out in this report.

Design / Impact on the Character and Appearance of the Area

- 7.2 Policies BE1 of the Hillingdon Local Plan Part 1 – Strategic Policies (2012), Policies DMHB 11, DMHB 12, DMHD 1 and DMHD 2 of the Hillingdon Local Plan Part 2 – Development Management Policies (2020) are all directly relevant to the proposal. These policies can be read in full in the Committee Report Part 3 - Policy Appendix, In summary, these policies seek to secure a high quality of design that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.
- 7.3 Policy DMHD 1 referenced above specifically relates to the extension and alteration of residential dwellings. This policy sets out detailed criteria for such development. Please refer to pages 4-6 of the Committee Report Part 3 – Policy Appendix document. However, in summary for single storey rear extensions on this site, the proposed depth should not exceed 3.6m. The maximum height should not exceed 3m for a flat roof, and 3.4m for a pitched roof.
- 7.4 The application proposes the erection of a single storey rear extension. The proposed extension would have a maximum depth from the original rear elevation of 4.51m, a width of 6.201m and would be characterised with a pitched roof with a maximum height of 2.985m and an eaves height of 2.909m.

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- 7.5 With a maximum depth from the original rear elevation of 4.51m, the proposed extension would exceed the depth set out within Policy DMHD 1 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020). Despite this, given the existing original stepped rear elevation, it would have a depth of 3.35m from the rear elevation adjacent to No. 43 Cavendish Avenue. In addition, it would not extend beyond the depth of the existing extension at this neighbouring property. Given this site context, the depth of the proposed extension is considered acceptable in this instance.
- 7.6 In terms of width and height, the proposal would meet the requirements of Policy DMHD 1 and given neighbouring precedent for larger rear extensions, the proposed extension is considered a subordinate addition to the host dwelling. The adjoining semi-detached dwelling No. 43 Cavendish Avenue benefits from a rear extension which was approved in 2011 under application ref. 68066/APP/2011/2295. As noted above, the rear elevation of the proposed extension would align with this neighbouring extension.
- 7.7 Other examples of larger rear extensions within the street scene include at No. 19 Cavendish Avenue, approved in 2020 under application ref. 40571/APP/2019/4121 and at No. 14 Cavendish Avenue, refused under application reference 7041/APP/2018/2458 but later allowed at appeal under ref. APP/R5510/D/18/3216072.
- 7.8 The proposed fenestration is considered appropriate, and the materials would match the existing materials thereby ensuring the extension blends in with the existing dwelling.
- 7.9 Overall, from a design perspective, it was clear from the site inspection that there is a variety of extensions to the rear of the properties along this section of Cavendish Avenue. The adjoining neighbouring property at No. 43 Cavendish Avenue has an existing single storey rear extension. This neighbouring extension projects a similar distance into the rear garden than what is proposed under the current application. The proposed depth would therefore not appear at odds with the immediate local character and despite the slight departure in the overall depth from the policy, it would retain a subordinate appearance in the context of the existing dwelling and the wider local character. Given the surrounding context, the proposed rear extension is considered a subordinate addition to the host dwelling which would not result in any undue harm to its character or appearance.
- 7.10 Sited solely to the rear of the dwelling, the proposed extension would not be visible from any public vantage points and would therefore not result in any undue harm to the character, appearance or visual amenity of the street scene.
- 7.11 As such, the proposed development would broadly comply with the objectives of Policies BE1 of the Local Plan Part 1 (2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Local Plan part 2 (2020), Policy D3 of the London Plan (2021) and the National Planning Policy Framework (2023).

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Residential Amenity

Impact on neighbours

- 7.12 Policy DMHB 11 of The Local Plan: Part 2 - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.
- 7.13 The surrounding area is predominantly residential in character; however, the site adjoins Odyssey Business Park to the side and rear. No. 43 Cavendish Avenue is located to the southwest of the application site and forms the adjoining semi-detached dwelling. To the northeast of the application site lies part of the car park for Odyssey Business Park.
- 7.14 No. 43 Cavendish Avenue benefits from a single storey rear extension which would have a depth the same as the proposed rear extension. Due to this, there would not be any harm to the amenity of this neighbour, in terms of access to daylight, sunlight, outlook, loss of privacy or an overbearing effect.
- 7.15 The Car Park of Odyssey Business Park is located to the northeast of the application site and therefore it is considered that there are no other neighbouring occupiers that would be impacted by the proposal.
- 7.16 For the reasons outlined above, it is concluded that the proposal would have an acceptable impact on neighbouring residential amenity in compliance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Quality of Residential Accommodation

Internal accommodation

- 7.17 The proposed development would involve internal alterations including two new bedrooms at ground floor level. One of the new bedrooms would have an internal floor area of 12 sqm and the other new bedroom would have an internal floor area of 8 sqm. These bedrooms would meet the minimum floor space standards for one additional double occupancy bedroom and one additional single occupancy bedroom respectively.
- 7.18 It is considered that all the proposed habitable rooms, and those altered by the proposed development, would maintain an adequate outlook and source of natural light, therefore complying with the requirements of Policy D6 of the London Plan (2021).

External accommodation

- 7.19 Following the proposed internal changes, the proposed development would result in the creation of a 4-bedroom property which would require at least 100sqm of private amenity space. Over 100sqm of private amenity space would be retained

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post development within the rear garden to meet the standards set out in Table 5.3 (Private Outdoor Amenity Space Standards) of the Hillingdon Local Plan Part 2: Development Management Policies (2020). The proposal, therefore, would not undermine the provision of external amenity space, in accordance with Policy DMHB 18 and Policy DMHD 1 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Highways and Parking

- 7.20 Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals must comply with the parking standards outlined in Appendix C Table 1 to facilitate sustainable development and address issues relating to congestion and amenity.
- 7.21 The existing property does not benefit from off street parking, and therefore the parking arrangement at the site would remain unchanged by the proposed single storey rear extension. Whilst it is recognised that the proposed extension would facilitate an additional two bedrooms for this family dwelling, it is not considered that this would lead to further parking stress or highway safety concerns. The development would therefore be consistent with Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).
- 7.22 Given the modest scale of the household extension, it is not considered necessary for a construction logistics management plan to be conditioned. However, the relevant informative note has been added which directs the applicant's attention to The Control of Pollution Act 1974 which covers nuisance from demolition and construction work.

Trees and Landscaping

- 7.23 The development would maintain current landscaping to the front garden which contains several plants and a level of soft landscaping. To the rear, the garden would maintain a generous amenity space. Given the modest size of this domestic extension, it would not be reasonable to include a landscaping plan by way of condition. No other significant issues are raised in respect of trees or landscaping.

Air Quality

- 7.24 The site lies within the Hillingdon Air Quality Management Area. However the proposal raises no significant issues in this regard due to the nature of the proposed development (householder development).

Drainage

- 7.25 The site is not identified as at particular risk from flooding or drainage issues. Drainage will be satisfactorily controlled through the Building Regulations in this case.

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8 Other Matters

8.1 Human Rights

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

8.2 Equality

Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

8.3 Local Finance Considerations and CIL

Not applicable. The proposed development is not CIL liable.

9 Conclusion / Planning Balance

9.1 The main body of the report demonstrates that, on balance, the proposed development complies with the objectives of the relevant policies set out in the Local Plan and no material considerations indicate that a contrary decision should be taken. It is therefore concluded, taking all matters into account, that planning permission should be granted subject to the conditions set out in Appendix 1.

10 Background Papers

10.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillington.gov.uk.

APPENDICES

Planning Application

79111/APP/2024/2762

Appendix 1: Recommended Conditions and Informatives

Conditions

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 drawings numbered:

11003-00-1120-S3.B - Site Location Plan
11003-00-3100-S3.B - Proposed Block Plan
11003-ZZ-0221 REV S3.C - Existing & Proposed Elevations
11003-00-0121 REV S3.E - Existing & Proposed Ground Floor Plans
11003-01-0121 REV S3.D - Existing & Proposed Roof Plans
11003-ZZ-0321 REV S3.C - Existing & Proposed Sections

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2021).

3. HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing dwelling on site 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 DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4. HO7 No roof gardens

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

REASON

To prevent overlooking to adjoining properties in accordance with policy policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

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 Local Plan Part 2 (2020), then London Plan Policies (2021). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

2. I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

3. 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.

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).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

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. 13 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning

works, and fire safety/means of escape works.

Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).

Appendix 2: Relevant Planning History

Appendix 3: List of Relevant Planning Policies

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D6 (2021) Housing quality and standards

NPPF12 -23 NPPF12 23 - Achieving well-designed and beautiful places

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Report of the Head of Development Management and Building Control Committee Report Part 2 – Application Report

Case Officer: Rhian Thomas	28236/APP/2024/2761
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Date Application Valid:	23-10-24	Statutory / Agreed Determination Deadline:	18-12-24
Application Type:	Householder	Ward:	West Drayton

Applicant: **London Borough of Hillingdon**

Site Address: **35 Berberis Walk, West Drayton, UB7 7TZ**

Proposal: **Erection of a single storey rear extension.**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 6 of the Planning Scheme of Delegation (the Council is the Applicant)**



	Summary of Recommendation:
	GRANT planning permission subject to the conditions set out in Appendix 1.
1	Executive Summary
1.1	Planning permission is sought for the erection of a single storey rear extension.
1.2	The proposed development complies with the objectives of the relevant planning policies and the proposal would not give rise to any harm to the character and appearance of the host dwelling nor the surrounding area.
1.3	It is concluded that the proposal complies with the Development Plan and no material considerations indicate that a contrary decision should be taken.
1.4	The planning application is therefore recommended for approval, subject to the conditions set out in Appendix 1.
2	The Site and Locality
2.1	The application site comprises a two-storey end of terraced dwelling located within the cul-de-sac on Berberis Walk, West Drayton. To the front of the site is an area of soft landscaping and to the rear is an enclosed garden which acts as private amenity space.
2.2	The site lies on former Nursery/Orchard Land.
2.3	The surrounding area is residential in character comprising mainly two storey terraced properties.
	<i>Figure 1: Location Plan (application site edged red)</i>



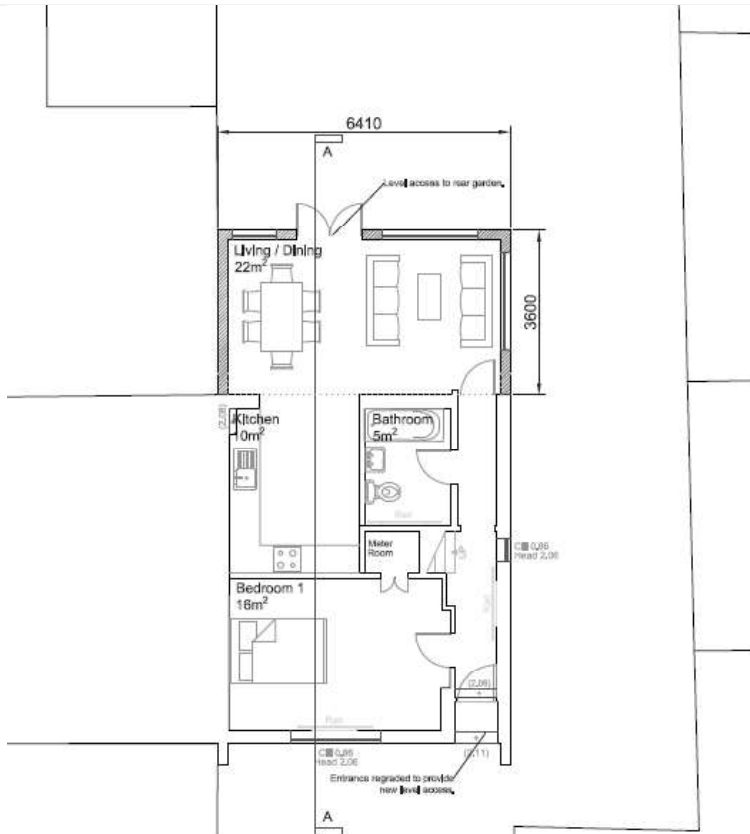
Figure 2: Street View Image of the Application Property



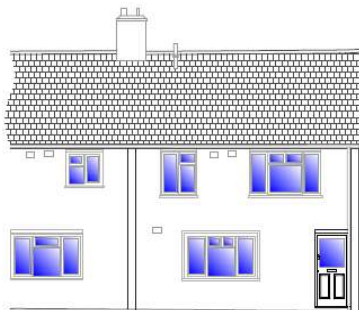
3 Proposal

3.1 Planning permission is sought for the erection of a 3.6m deep single storey rear extension.

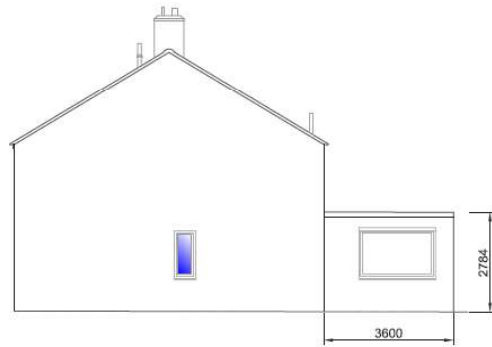
Figure 3: Proposed Plan (please note – larger version of plan can be found in the Committee Plan Pack)



Proposed Ground Floor Plan - 1:100



Elevation 1



Elevation 2



Elevation 3

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PART 1 – Members, Public & Press



Existing Section AA - 1:100



Proposed Section AA - 1:100

4 Relevant Planning History

4.1 There is no planning history for the site.

5 Planning Policy

5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

6 Consultations and Representations

6.1 Six neighbouring properties were consulted on the application by letter dated 24-10-24. The consultation period expired 14-11-24. One representation was received.

6.2 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

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PART 1 – Members, Public & Press

Representations	Summary of Issues Raised	Planning Officer Response
One neighbouring representation was received during the consultation process	i. The proposed development has been designed for a disabled tenant/resident. Has any consideration been given to how they will access the property.	The proposed development relates solely to the erection of a single storey rear extension. The application has not been applied for under a disability exemption. However, level access is shown on the entry and exit points of the dwelling for improved access. It should be noted that amendments to entry points other than within the extension proposed, do not require the benefit of planning permission.
	ii. Concerns regarding delivery vehicles and access to the property during construction phase given limited parking on the road.	Discussed at paragraph 7.18 – 7.19
	iii. There is no parking or designated disabled parking available.	Parking matters have been discussed at paragraph 7.16 to 7.19. It is not considered necessary for the proposed development to include additional parking as this solely relates to a single storey rear extension.

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
N/A	N/A

7	Planning Assessment
	<u>Principle of Development</u>
7.1	The site is located in the developed area of the Borough, where the extension and alteration of an existing residential property is acceptable in principle subject to compliance with other relevant policies as set out in this report.
	<u>Design / Impact on the Character and Appearance of the Area</u>
7.2	The proposed development involves the erection of a single storey rear extension. It would measure 3.6m in depth, span the full width of the rear elevation and measure approx. 2.8m in height characterised with a flat roof. The extension would include a side facing window within the eastern elevation, 2 windows and a door within the rear elevation facing onto the rear garden.
7.3	The proposed development would comply with Policy DMHD 1 of the Hillingdon Local Plan Part 2 – Development Management Policies (2020) in terms of its size.
7.4	The application site benefits from a large rear garden, as shown within Figure 4 below, and it is not considered that the proposed development would appear cramped within its plot.
	Figure 4: Photograph showing the rear of the site



7.5 The proposed extension would be sited to the rear of the property and would not be visible from the street scene, and due to its modest size, it would not cause harm to the character and appearance of the host dwelling, nor the surrounding area. A condition is to be added to the decision notice to ensure that materials used to construct the development match the existing external material pallet.

7.6 As such, the proposed development would comply with the objectives of Policies BE1 of the Local Plan Part 1 (2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Local Plan Part 2 (2020), Policy D3 of the London Plan (2021) and the NPPF (2023).

Residential Amenity

7.7 Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.

7.8	Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.
7.9	Number 33 Berberis Walk is sited west of the application site and forms part of the row of terraced properties. The proposed extension would extend 3.6m beyond the rear building line of this neighbour. The closest opening to the development would be a window serving a kitchen/dining area. Policy DMHD 1 sets prescribed measurements for the harm derived from domestic scaled extensions are limited and therefore acceptable. Given that the extension complies with these prescribed measurements, it is not considered that the modest depth and height of the proposed extension would cause a considerable amount of loss of light or overshadowing to this habitable room to warrant refusal. Nor would the extension cause a significant amount of overshadowing to the garden of this neighbouring property.
7.10	Number 90 Great Benty is located northeast of the application site and is separated from the host dwelling. There would be one new ground floor side facing window within the extension, however given the orientation of the properties, this would not face no.90 and therefore would not give rise to any unacceptable loss of privacy or overlooking. Given the position of the proposed extension to the rear of the host it would not have any harmful impact in terms of loss of light, loss of outlook, loss of outlook, nor would it be overbearing to this neighbour. As such the impact would be acceptable.
7.11	Given the distance to other neighbouring properties, there would be no harmful impact to the amenities of these neighbours.
7.12	For the reasons outlined above, it is concluded that the proposal would have an acceptable impact on neighbouring residential amenity in compliance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).
	<u>Quality of Residential Accommodation</u>
	<i>Internal accommodation</i>
7.13	The proposed development would involve internal alterations including a new bedroom at ground floor level. The bedroom would measure 16sqm and would meet the minimum floor space standard for a double occupancy bedroom.
7.14	It is considered that all the proposed habitable rooms, and those altered by the proposed development, would maintain an adequate outlook and source of natural light, therefore complying with the requirements of Policy D6 of the London Plan (2021).
	<i>External Amenity</i>

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PART 1 – Members, Public & Press

7.15	The proposed development would lead to a 4-bedroom property which would require at least 100sqm of private amenity space. Over 100sqm of private amenity space would be retained post development within the rear garden to meet the standards set out in Table 5.3 (Private Outdoor Amenity Space Standards) of the Hillingdon Local Plan Part 2: Development Management Policies (2020). The proposal, therefore, would not undermine the provision of external amenity space, in accordance with Policy DMHB 18 and Policy DMHD 1 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).
	<u>Highways and Parking</u>
7.16	Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity.
7.17	The existing property does not benefit from off street parking, however, the parking arrangement at the site would remain unchanged by the proposed development. As such, it would not lead to further parking stress or highway safety concerns in compliance with Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).
7.18	A neighbouring resident has expressed concern regarding the delivery of materials to the site and access to the property, citing the lack of parking available directly outside the dwelling. As the development is small-scale in nature, a formal Construction Management Plan (CMP) is not required. Given the scale of the works, no specific condition or advice regarding delivery management has been included. It is anticipated that deliveries will be handled in a manner that avoids significant disruption to the surrounding area, in line with general expectations for such projects.
7.19	In addition to this, the relevant informative note has been added which directs the applicant's attention to The Control of Pollution Act 1974 which covers nuisance from demolition and construction work.
	<u>Contamination</u>
7.20	The application site lies on former Nursery/Orchard Land. However, given the modest scale of the household extension, it is not considered necessary for any further details to be submitted.
8	Other Matters
	<u>Human Rights</u>
8.1	The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself.

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	This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.
	<u>Equality</u>
8.2	Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.
	<u>Local Finance Considerations and CIL</u>
8.3	Not applicable. The proposed development is not CIL liable.
9	Conclusion / Planning Balance
9.1	The proposal is considered to comply with the Development Plan and no material considerations indicate that a contrary decision should be taken. Consequently, the application is recommended for approval subject to the conditions set out in Appendix 1.
10	Background Papers
10.1	Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the Council's website here , by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillingdon.gov.uk .

APPENDICES

Planning Application

28236/APP/2024/2761

Appendix 1: Recommended Conditions and Informatives

Conditions

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 drawings numbered:

11003-00-1140 Rev S3.B
11003-00-3142 Rev S3.B
11003-ZZ-0341 Rev S3.B
11003-ZZ-3141 Rev S3.E
11003-ZZ-3241 Rev S3.C

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2021).

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 dwelling on site 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 DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4. HO7 **No roof gardens**

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

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the

Hillingdon Local Plan Part 2 (2020).

5. HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing number 33 Berberis Walk.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

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 Local Plan Part 2 (2020), then London Plan Policies (2021). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

2. I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other

than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

3. 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).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

4. 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.

Appendix 2: Relevant Planning History

Appendix 3: List of Relevant Planning Policies

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHD 1 Alterations and Extensions to Residential Dwellings

DMEI 12 Development of Land Affected by Contamination

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D6 (2021) Housing quality and standards

NPPF12 -23 NPPF12 23 - Achieving well-designed and beautiful places

Planning Committee Report Part 3:

Planning Policy Appendix - Frequently Cited Policies



Frequently Cited Planning Policies

Abbreviations

LP – London Plan (2021)

LP1 – Hillingdon Local Plan Part 1: Strategic Policies (2012)

LP2 – Hillingdon Local Plan Part 2: Development Management Policies (2020)

Topic	Policy	Page No.
Householder Policies	LP2 DMHD 1: Alterations and Extensions to Residential Dwellings	4
	LP2 DMHD 2: Outbuildings	6
	LP2 DMHD 3: Basement Development	6
Standard of Accommodation	LP D6: Housing quality and standards	7
	LP2 DMHB 16: Housing Standards	8
	LP2 DMHB 18: Private Outdoor Amenity Space	8
Housing	LP H2: Small sites	9
	LP H4: Delivering Affordable Housing?	9
	LP H10: Housing size mix	10
	LP1 H1: Housing Growth	10
	LP2 DMH 1: Safeguarding Existing Housing	11
	LP2 DMH 2: Housing Mix	11
	LP2 DMH 4: Residential Conversions and Redevelopment	11
	LP2 DMH 5: Houses in Multiple Occupation	11
	LP2 DMH 6: Garden and Backland Development	12
	LP2 DMH 7: Provision of Affordable Housing	12
Design (Including Heritage, Trees / Landscaping and Accessibility)	LP D3: Optimising site capacity through the design-led approach	13
	LP D5: Inclusive design	15
	LP D7: Accessible housing	15
	LP D8: Public realm	15
	LP D12: Fire safety	17
	LP HC1: Heritage conservation and growth	18
	LP G7: Trees and woodlands	19
	LP1 BE1: Built Environment	19
	LP2 DMHB 1: Heritage Assets	21

	LP2 DMHB 2: Listed Buildings	22
	LP2 DMHB 3: Locally Listed Buildings	22
	LP2 DMHB 4: Conservation Areas	23
	LP2 DMHB 5: Areas of Special Local Character	23
	LP2 DMHB 11: Design of New Development	23
	LP2 DMHB 12: Streets and Public Realm	24
	LP2 DMHB 14: Trees and Landscaping	25
	LP2 DMHB 15: Planning for Safer Places	25
Environmental	LP D13: Agent of change	25
	LP D14: Noise	26
	LP SI2: Minimising greenhouse gas emissions	27
	LP SI12: Flood risk management	27
	LP SI13: Sustainable drainage	28
	LP1 EM6: Flood Risk Management	29
	LP1 EM8: Land, Water, Air and Noise	29
	LP2 DMEI 2: Reducing Carbon Emissions	31
	LP2 DMEI 9: Management of Flood Risk	31
	LP2 DMEI 10: Water Management, Efficiency and Quality	31
	LP2 DMEI 12: Development of Land Affected by Contamination	33
LP2 DMEI 14: Air Quality	33	
Highways and Parking	LP T4: Assessing and mitigating transport impacts	33
	LP T5: Cycling	34
	LP T6: Car parking	35
	LP T6.1: Residential parking	36
	LP2 DMT 1: Managing Transport Impacts	37
	LP2 DMT 2: Highways Impacts	38
	LP2 DMT 5: Pedestrians and Cyclists	38
	LP2 DMT 6: Vehicle Parking	39

LP2 DMHD 1: Alterations and Extensions to Residential Dwellings

A) Planning applications relating to alterations and extensions of dwellings will be required to ensure that:

- i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;
- ii) a satisfactory relationship with adjacent dwellings is achieved;
- iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;
- iv) new extensions respect the design of the original house and be of matching materials;
- v) there is no unacceptable loss of outlook to neighbouring occupiers;
- vi) adequate garden space is retained;
- vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C;
- viii) trees, hedges and other landscaping features are retained; and
- ix) all extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials.

B) Rear Extensions

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and
- ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

C) Side Extensions

- i) side extensions should not exceed half the width of the original property;
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;

- iii) garages should reflect the size guidelines set out in Appendix C Parking standards;
- iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and
- vii) in Conservation Areas, single storey side extensions may be required to be set back.

D) Front Extensions

- i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;
- ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and
- iii) notwithstanding the above, at least 25% of the front garden must be retained.

E) Roof Extensions

- i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;
- ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;
- iii) raising of a main roof above the existing ridgeline of a house will generally not be supported;
- iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling; and
- v) in Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise with the existing building. The highest point of the dormer should be kept well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first floor windows.

F) Front Gardens and Parking

- i) new or replacement driveways should use permeable (porous) surfacing. Surfaces of more than five square metres will need planning permission for laying traditional, impermeable driveways; and
- ii) the design, materials and height of any front boundary must be in keeping with the character of the area to ensure harmonisation with the existing street scene.

LP2 DMHD 2: Outbuildings

The Council will require residential outbuildings to meet the following criteria:

- i) the building must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers;
- ii) the developed footprint of the proposed building must be proportionate to the footprint of the dwelling house and to the residential curtilage in which it stands and have regard to existing trees;
- iii) the use shall be for a purpose incidental to the enjoyment of the dwelling house and not capable for use as independent residential accommodation; and
- iv) primary living accommodation such as a bedroom, bathroom, or kitchen will not be permitted.

LP2 DMHD 3: Basement Development

A) When determining proposals for basement and other underground development, the Council require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability. The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. Developers will be required to demonstrate by methodologies appropriate to the site that their proposals:

- i) avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- ii) avoid cumulative impacts upon structural stability or the water environment in the local area;

B) Schemes should ensure that they:

- i) do not harm the amenity of neighbours;
- ii) do not lead to the loss of trees of townscape or amenity value;
- iii) do provide satisfactory landscaping, including adequate soil depth;
- iv) do not harm the appearance or setting of the property or the established character of the surrounding area, for example through the introduction of front lightwells; and
- v) do protect important archaeological remains.

C) The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding.

D) The Council will not permit basement schemes in Listed Buildings and will not permit them in Conservation Area locations where their introduction would harm the special architectural or historic character of the area.

LP D6: Housing Quality and Standards

- A) Housing development should be of high quality design and provide adequately-sized rooms (see Table 3.1) with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures.
- B) Qualitative aspects of a development are key to ensuring successful sustainable housing. Table 3.2 sets out key qualitative aspects which should be addressed in the design of housing developments.
- C) Housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirements of Part D in Policy D3 Optimising site capacity through the design-led approach than a dual aspect dwelling, and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating.
- D) The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.
- E) Housing should be designed with adequate and easily accessible storage space that supports the separate collection of dry recyclables (for at least card, paper, mixed plastics, metals, glass) and food waste as well as residual waste
- F) Housing developments are required to meet the minimum standards below which apply to all tenures and all residential accommodation that is self-contained.

Private internal space

1. Dwellings must provide at least the gross internal floor area and built-in storage area set out in Table 3.1.
2. A dwelling with two or more bedspaces must have at least one double (or twin) bedroom that is at least 2.75m wide. Every other additional double (or twin) bedroom must be at least 2.55m wide.
3. A one bedspace single bedroom must have a floor area of at least 7.5 sq.m. and be at least 2.15m wide.
4. A two bedspace double (or twin) bedroom must have a floor area of at least 11.5 sq.m.
5. Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (If the area under the stairs is to be used for storage, assume a general floor area of 1 sq.m. within the Gross Internal Area).
6. Any other area that is used solely for storage and has a headroom of 0.9-1.5m (such as under eaves) can only be counted up to 50 per cent of its floor area, and any area lower than 0.9m is not counted at all.
7. A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. Any built-in area in excess of 0.72 sq.m. in a double

bedroom and 0.36 sq.m. in a single bedroom counts towards the built-in storage requirement.

8. The minimum floor to ceiling height must be 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling.

Private outside space

9. Where there are no higher local standards in the borough Development Plan Documents, a minimum of 5 sq.m. of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sq.m. should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m. This does not count towards the minimum Gross Internal Area space standards required in Table 3.1

G) The Mayor will produce guidance on the implementation of this policy for all housing tenures.

LP2 DMHB 16: Housing Standards

All housing development should have an adequate provision of internal space in order to provide an appropriate living environment. To achieve this all residential development or conversions should:

- i) meet or exceed the most up to date internal space standards, as set out in Table 5.1; and
- ii) in the case of major developments, provide at least 10% of new housing to be accessible or easily adaptable for wheelchair users.

LP2 DMHB 18: Private Outdoor Amenity Space

A) All new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3.

B) Balconies should have a depth of not less than 1.5 metres and a width of not less than 2 metres.

C) Any ground floor and/or basement floor unit that is non-street facing should have a defensible space of not less than 3 metres in depth in front of any window to a bedroom or habitable room. However, for new developments in Conservation Areas, Areas of Special Local Character or for developments, which include Listed Buildings, the provision of private open space will be required to enhance the streetscene and the character of the buildings on the site.

D) The design, materials and height of any front boundary must be in keeping with the character of the area to ensure harmonisation with the existing street scene.

LP H2: Small sites

A) Boroughs should pro-actively support well-designed new homes on small sites (below 0.25 hectares in size) through both planning decisions and plan-making in order to:

1. significantly increase the contribution of small sites to meeting London's housing needs
2. diversify the sources, locations, type and mix of housing supply
3. support small and medium-sized housebuilders
4. support those wishing to bring forward custom, self-build and community-led housing
5. achieve the minimum targets for small sites set out in Table 4.2 as a component of the overall housing targets set out in Table 4.1.

B Boroughs should:

1. recognise in their Development Plans that local character evolves over time and will need to change in appropriate locations to accommodate additional housing on small sites
2. where appropriate, prepare site-specific briefs, masterplans and housing design codes for small sites
3. identify and allocate appropriate small sites for residential development
4. list these small sites on their brownfield registers
5. grant permission in principle on specific sites or prepare local development orders.

LP H4: Delivering Affordable Housing

A) The strategic target is for 50 per cent of all new homes delivered across London to be genuinely affordable. Specific measures to achieve this aim include:

1. requiring major developments which trigger affordable housing requirements to provide affordable housing through the threshold approach (Policy H5 Threshold approach to applications)
2. using grant to increase affordable housing delivery beyond the level that would otherwise be provided
3. all affordable housing providers with agreements with the Mayor delivering at least 50 per cent affordable housing across their development programme, and 60 per cent in the case of strategic partners
4. public sector land delivering at least 50 per cent affordable housing on each site and public sector landowners with agreements with the Mayor delivering at least 50 per cent affordable housing across their portfolio
5. industrial land appropriate for residential use in accordance with Policy E7 Industrial intensification, co-location and substitution, delivering at least 50 per cent affordable housing where the scheme would result in a net loss of industrial capacity.

B) Affordable housing should be provided on site. Affordable housing must only be provided off-site or as a cash in lieu contribution in exceptional circumstances.

LP H10: Housing size mix

A) Schemes should generally consist of a range of unit sizes. To determine the appropriate mix of unit sizes in relation to the number of bedrooms for a scheme, applicants and decision-makers should have regard to:

1. robust local evidence of need where available or, where this is not available, the range of housing need and demand identified by the 2017 London Strategic Housing Market Assessment
2. the requirement to deliver mixed and inclusive neighbourhoods
3. the need to deliver a range of unit types at different price points across London
4. the mix of uses in the scheme
5. the range of tenures in the scheme
6. the nature and location of the site, with a higher proportion of one and two bed units generally more appropriate in locations which are closer to a town centre or station or with higher public transport access and connectivity
7. the aim to optimise housing potential on sites
8. the ability of new development to reduce pressure on conversion, sub-division and amalgamation of existing stock
9. the need for additional family housing and the role of one and two bed units in freeing up existing family housing.

B For low-cost rent, boroughs should provide guidance on the size of units required (by number of bedrooms) to ensure affordable housing meets identified needs. This guidance should take account of:

1. evidence of local housing needs, including the local housing register and the numbers and types of overcrowded and under-occupying households
2. other criteria set out in Part A, including the strategic and local requirement for affordable family accommodation
3. the impact of welfare reform
4. the cost of delivering larger units and the availability of grant.

LP1 H1: Housing Growth

The Council will meet and exceed its minimum strategic dwelling requirement, where this can be achieved, in accordance with other Local Plan policies.

The borough's current target is to provide an additional 4,250 dwellings, annualised as 425 dwellings per year, for the ten year period between 2011 and 2021.

Rolled forward to 2026, this target equates to a minimum provision of 6,375 dwellings over the period of the Hillingdon Local Plan: Part 1- Strategic Policies. Sites that will contribute to the achievement of this target will be identified in the Hillingdon Local Plan: Part 2- Site Specific Allocations Local Development Document (LDD).

LP2 DMH 1: Safeguarding Existing Housing

A) The net loss of existing self-contained³ housing, including affordable housing, will be resisted unless the housing is replaced with at least equivalent residential floorspace.

B) The Council will grant planning permission for the subdivision of dwellings only if:

- i) car parking standards can be met within the curtilage of the site without being detrimental to the street scene;
- ii) all units are self contained with exclusive use of sanitary and kitchen facilities and provided with individual entrances and internal staircases to serve units above ground floor level;
- iii) adequate amenity space is provided for the benefit of residents; and
- iv) adequate living space standards are met.

LP2 DMH 2: Housing Mix

The Council will require the provision of a mix of housing units of different sizes in schemes of residential development to reflect the Council's latest information on housing need.

LP2 DMH 4: Residential Conversions and Redevelopment

Residential conversions and the redevelopment of dwellings into new blocks of flats will only be permitted where:

- i) it is on a residential street where the proposal will not result in more than 10% of properties being redeveloped into flats;
- ii) On residential streets longer than 1km the proposed redevelopment site should be taken as the midpoint of a 1km length of road for assessment purposes;
- iii) the internal floor area of the original building to be converted is at least 120 sqm; and
- iv) units are limited to one unit per floor for residential conversions.

LP2 DMH 5: Houses in Multiple Occupation (HMOs) and Student Accommodation

A) In all parts of the Borough

Proposals for the provision of large HMOs, residential hostels, student accommodation and secure accommodation will be required to demonstrate that:

- i) there is good accessibility to local amenities and public transport;
- ii) they accord with the Accessible Homes standards and provide satisfactory living conditions for the intended occupiers; and
- iii) there will be no adverse impact on the amenity of neighbouring properties or the character of the area.

B) In wards covered by an Article 4 Direction for HMOs

Planning applications for the change of use from dwelling house (Use Class C3) to HMO (Use Class C4 and Sui Generis) will only be permitted:

- i) where it is in a neighbourhood area where less than 20% of properties are or would be exempt from paying council tax (or in the case of Conservation Areas 10%) because they are entirely occupied by full time students, recorded on the Council's database as a licensed HMO, benefit from C4/Sui Generis HMO planning consent and are known to the Council to be HMOs;
- ii) in Conservation Areas where less than 10% of properties are exempt from paying council tax because they are entirely occupied by full time students, recorded on the Council's database as a licensed HMO, benefit from C4/Sui Generis HMO planning consent and are known to the Council to be HMOs and the change of use does not form a consecutive HMO use in a street frontage;
- iii) where less than 15% of properties within 100 metres of a street length either side of an application property are exempt from paying council tax because they are entirely occupied by full time students, recorded on the Council's database as a licensed HMO, benefit from C4/Sui Generis HMO planning consent and are known to the Council to be HMOs; and iv) where the accommodation complies with all other planning standards relating to car parking, waste storage, retention of amenity space and garages and will not have a detrimental impact upon the residential amenity of adjoining properties.

LP2 DMH 6: Garden and Backland Development

There is a presumption against the loss of gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases a limited scale of backland development may be acceptable, subject to the following criteria:

- i) neighbouring residential amenity and privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided;
- ii) vehicular access or car parking should not have an adverse impact on neighbours in terms of noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable;
- iii) development on backland sites must be more intimate in mass and scale and lower than frontage properties; and iv) features such as trees, shrubs and wildlife habitat must be retained or re-provided.

LP2 DMH 7: Provision of Affordable Housing

A) In accordance with national policy:

- i) developments with a capacity to provide 10 or more units will be required to maximise the delivery of on-site affordable housing;
- ii) subject to viability and if appropriate in all circumstances, a minimum of 35% of all new homes on sites of 10 or more units should be delivered as affordable housing, with the tenure split 70% Social/Affordable Rent and 30% Intermediate as set out in Policy H2: Affordable Housing of the Local Plan Part 1.

B) Affordable housing should be built to the same standards and should share the same level of amenity as private housing.

C) Proposals that do not provide sufficient affordable housing will be resisted.

D) To ensure that Policy H2: Affordable Housing of the Local Plan Part 1 is applied consistently and fairly on all proposed housing developments, the requirement for affordable housing will apply to:

i) sites that are artificially sub-divided or partially developed;

ii) phased developments where a housing development is part of a much larger development of 10 or more units (gross), affordable housing will be required as part of the overall scheme; and iii) additional units created through or subsequently amended planning applications, whereby the amount of affordable housing required will be calculated based on the new total number of units on the site. Affordable housing will be required where a development under the 10 unit threshold is amended to have 10 or more housing units in total (gross).

E) In exceptional circumstances, where on-site provision of affordable housing cannot be delivered and as a last resort, a financial contribution will be required to provide off-site affordable housing on other sites which may be more appropriate or beneficial in meeting the Borough's identified affordable housing needs.

LP D3: Optimising site capacity through the design-led approach

The design-led approach

A) All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth, and existing and planned supporting infrastructure capacity (as set out in Policy D2 Infrastructure requirements for sustainable densities), and that best delivers the requirements set out in Part D.

B) Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling, in accordance with Policy D2 Infrastructure requirements for sustainable densities. Where these locations have existing areas of high density buildings, expansion of the areas should be positively considered by Boroughs where appropriate. This could also include expanding Opportunity Area boundaries where appropriate.

C) In other areas, incremental densification should be actively encouraged by Boroughs to achieve a change in densities in the most appropriate way. This should be interpreted in the context of Policy H2 Small sites.

D) Development proposals should:

Form and layout

1. enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions
2. encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area
3. be street-based with clearly defined public and private environments
4. facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users

Experience

1. achieve safe, secure and inclusive environments
2. provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest
3. deliver appropriate outlook, privacy and amenity
4. provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity
5. help prevent or mitigate the impacts of noise and poor air quality
6. achieve indoor and outdoor environments that are comfortable and inviting for people to use

Quality and character

1. respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character
2. be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well
3. aim for high sustainability standards (with reference to the policies within London Plan Chapters 8 and 9) and take into account the principles of the circular economy
4. provide spaces and buildings that maximise opportunities for urban greening to create attractive resilient places that can also help the management of surface water.

E) Where development parameters for allocated sites have been set out in a Development Plan, development proposals that do not accord with the site capacity in a site allocation can be refused for this reason.

LP D5: Inclusive Design

A) Boroughs, in preparing their Development Plans, should support the creation of inclusive neighbourhoods by embedding inclusive design, and collaborating with local communities in the development of planning policies that affect them.

B) Development proposal should achieve the highest standards of accessible and inclusive design. They should:

1. be designed taking into account London's diverse population
2. provide high quality people focused spaces that are designed to facilitate social interaction and inclusion
3. be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment
4. be able to be entered, used and exited safely, easily and with dignity for all
5. be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.

C) Design and Access Statements, submitted as part of development proposals, should include an inclusive design statement.

LP D7: Accessible Housing

A) To provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children, residential development must ensure that:

1. at least 10 per cent of dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(3) 'wheelchair user dwellings'
2. all other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.

LP D8: Public Realm

Development Plans and development proposals should:

A) encourage and explore opportunities to create new public realm where appropriate

B) ensure the public realm is well-designed, safe, accessible, inclusive, attractive, well-connected, related to the local and historic context, and easy to understand, service and maintain. Landscape treatment, planting, street furniture and surface materials should be of good quality, fit-for-purpose, durable and sustainable. Lighting, including for advertisements, should be carefully considered and well-

designed in order to minimise intrusive lighting infrastructure and reduce light pollution

C) maximise the contribution that the public realm makes to encourage active travel and ensure its design discourages travel by car and excessive on-street parking, which can obstruct people's safe enjoyment of the space. This includes design that reduces the impact of traffic noise and encourages appropriate vehicle speeds

D) be based on an understanding of how the public realm in an area functions and creates a sense of place during different times of the day and night, days of the week and times of the year. In particular, they should demonstrate an understanding of how people use the public realm, and the types, location and relationship between public spaces in an area, identifying where there are deficits for certain activities, or barriers to movement that create severance for pedestrians and cyclists

E) ensure both the movement function of the public realm and its function as a place are provided for and that the balance of space and time given to each reflects the individual characteristics of the area. The priority modes of travel for the area should be identified and catered for, as appropriate. Desire lines for people walking and cycling should be a particular focus, including the placement of street crossings, which should be regular, convenient and accessible

F) ensure there is a mutually supportive relationship between the space, surrounding buildings and their uses, so that the public realm enhances the amenity and function of buildings and the design of buildings contributes to a vibrant public realm

G) ensure buildings are of a design that activates and defines the public realm, and provides natural surveillance. Consideration should also be given to the local microclimate created by buildings, and the impact of service entrances and facades on the public realm

H) ensure appropriate management and maintenance arrangements are in place for the public realm, which maximise public access and minimise rules governing the space to those required for its safe management in accordance with the Public London Charter

I) incorporate green infrastructure such as street trees and other vegetation into the public realm to support rainwater management through sustainable drainage, reduce exposure to air pollution, moderate surface and air temperature and increase biodiversity

J) ensure that appropriate shade, shelter, seating and, where possible, areas of direct sunlight are provided, with other microclimatic considerations, including temperature and wind, taken into account in order to encourage people to spend time in a place

K) ensure that street clutter, including street furniture that is poorly located, unsightly, in poor condition or without a clear function is removed, to ensure that pedestrian amenity is improved. Consideration should be given to the use, design and location of street furniture so that it complements the use and function of the space. Applications which seek to introduce unnecessary street furniture should be refused

L) explore opportunities for innovative approaches to improving the public realm such as open street events and Play Streets

M) create an engaging public realm for people of all ages, with opportunities for social activities, formal and informal play and social interaction during the daytime, evening and at night. This should include identifying opportunities for the meanwhile use of sites in early phases of development to create temporary public realm

N) ensure that any on-street parking is designed so that it is not dominant or continuous, and that there is space for green infrastructure as well as cycle parking in the carriageway. Parking should not obstruct pedestrian lines

O) ensure the provision and future management of free drinking water at appropriate locations in the new or redeveloped public realm.

LP D12: Fire Safety

A) In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

1. identify suitably positioned unobstructed outside space:
 - a - for fire appliances to be positioned on
 - b - appropriate for use as an evacuation assembly point
2. are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures
3. are constructed in an appropriate way to minimise the risk of fire spread
4. provide suitable and convenient means of escape, and associated evacuation strategy for all building users
5. develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
6. provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

B) All major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor.

The statement should detail how the development proposal will function in terms of:

1. the building's construction: methods, products and materials used, including manufacturers' details

2. the means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach
3. features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans
4. access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these
5. how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building
6. ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

LP HC1: Heritage Conservation and Growth

A) Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.

B) Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:

1. setting out a clear vision that recognises and embeds the role of heritage in place-making
2. utilising the heritage significance of a site or area in the planning and design process
3. integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
4. delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

C) Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

D) Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

E) Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

LP G7: Trees and Woodlands

A) London's urban forest and woodlands should be protected and maintained, and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London's urban forest – the area of London under the canopy of trees.

B) In their Development Plans, boroughs should:

1. protect 'veteran' trees and ancient woodland where these are not already part of a protected site¹³⁹
2. identify opportunities for tree planting in strategic locations.

C) Development proposals should ensure that, wherever possible, existing trees of value are retained.¹⁴⁰ If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments – particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy.

LP 1 BE1: Built Environment

The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should:

1. Achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place;
2. Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local

area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties;

3. Be designed to include “Lifetime Homes” principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly, 10% of these should be wheelchair accessible or easily adaptable to wheelchair accessibility encouraging places of work and leisure, streets, neighbourhoods, parks and open spaces to be designed to meet the needs of the community at all stages of people’s lives;

4. In the case of 10 dwellings or over, achieve a satisfactory assessment rating in terms of the latest Building for Life standards (as amended or replaced from time to time);

5. Improve areas of poorer environmental quality, including within the areas of relative disadvantage of Hayes, Yiewsley and West Drayton. All regeneration schemes should ensure that they are appropriate to their historic context, make use of heritage assets and reinforce their significance;

6. Incorporate a clear network of routes that are easy to understand, inclusive, safe, secure and connect positively with interchanges, public transport, community facilities and services;

7. Improve the quality of the public realm and provide for public and private spaces that are attractive, safe, functional, diverse, sustainable, accessible to all, respect the local character and landscape, integrate with the development, enhance and protect biodiversity through the inclusion of living walls, roofs and areas for wildlife, encourage physical activity and where appropriate introduce public art;

8. Create safe and secure environments that reduce crime and fear of crime, anti-social behaviour and risks from fire and arson having regard to Secure by Design standards and address resilience to terrorism in major development proposals;

9. Not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable areas;

10. Maximise the opportunities for all new homes to contribute to tackling and adapting to climate change and reducing emissions of local air quality pollutants. The Council will require all new development to achieve reductions in carbon dioxide emission in line with the London Plan targets through energy efficient design and effective use of low and zero carbon technologies. Where the required reduction from on-site renewable energy is not feasible within major developments, contributions off-site will be sought. The Council will seek to merge a suite of sustainable design goals, such as the use of SUDS, water efficiency, lifetime homes, and energy efficiency into a requirement measured against the Code for Sustainable

Homes and BREEAM. These will be set out within the Hillingdon Local Plan: Part 2- Development Management Policies Local Development Document (LDD). All developments should be designed to make the most efficient use of natural resources whilst safeguarding historic assets, their settings and local amenity and include sustainable design and construction techniques to increase the re-use and recycling of construction, demolition and excavation waste and reduce the amount disposed to landfill;

11. In the case of tall buildings, not adversely affect their surroundings including the local character, cause harm to the significance of heritage assets or impact on important views. Appropriate locations for tall buildings will be defined on a Character Study and may include parts of Uxbridge and Hayes subject to considering the Obstacle Limitation Surfaces for Heathrow Airport. Outside of Uxbridge and Hayes town centres, tall buildings will not be supported. The height of all buildings should be based upon an understanding of the local character and be appropriate to the positive qualities of the surrounding townscape. Support will be given for proposals that are consistent with local strategies, guidelines, supplementary planning documents and Hillingdon Local Plan: Part 2- Development Management Policies.

LP2 DMHB 1: Heritage Assets

A) The Council will expect development proposals to avoid harm to the historic environment. Development that has an effect on heritage assets will only be supported where:

- i) it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation;
- ii) it will not lead to a loss of significance or harm to an asset, unless it can be demonstrated that it will provide public benefit that would outweigh the harm or loss, in accordance with the NPPF;
- iii) it makes a positive contribution to the local character and distinctiveness of the area;
- iv) any extensions or alterations are designed in sympathy, without detracting from or competing with the heritage asset;
- v) the proposal would relate appropriately in terms of siting, style, scale, massing, height, design and materials;
- vi) buildings and structures within the curtilage of a heritage asset, or in close proximity to it, do not compromise its setting; and
- vii) opportunities are taken to conserve or enhance the setting, so that the significance of the asset can be appreciated more readily.

B) Development proposals affecting designated heritage assets need to take account of the effects of climate change and renewable energy without impacting negatively on the heritage asset. The Council may require an alternative solution which will protect the asset yet meet the sustainability objectives of the Local Plan.

C) The Council will seek to secure the repair and reuse of Listed Buildings and monuments and improvements to Conservation Areas on the Heritage at Risk Register, through negotiations with owners, the provision of advice and guidance, the use of appropriate legal action, and through bids for external funding for improvement works.

LP2 DMHB 2: Listed Buildings

A) Applications for Listed Building Consent and planning permission to alter, extend, or change the use of a statutorily Listed Building will only be permitted if they are considered to retain its significance and value and are appropriate in terms of the fabric, historic integrity, spatial quality and layout of the building. Any additions or alterations to a Listed Building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship.

B) Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the building and the impact of the proposals on its significance.

C) The substantial harm to or total loss of significance of a statutory Listed Building will only be permitted in exceptional circumstances when the nature of the heritage asset prevents all reasonable use of the building, no viable use can be found through marketing, grant-funding or charitable or public ownership and the loss is outweighed by bringing the site back into use. In such circumstances, full archaeological recording of the building will be required.

D) Planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building.

LP2 DMHB 3: Locally Listed Buildings

A) There is a general presumption in favour of the retention of buildings, structures and features included in the Local List. The Council will take into account the effect of a proposal on the building's significance and the scale of any harm of loss when considering planning applications, including those for major alterations and extensions. Proposals will be permitted where they retain the significance, appearance, character or setting of a Locally Listed Building.

B) Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the structure and the impact of the proposals on the significance of the Locally Listed Building.

C) Replacement will only be considered if it can be demonstrated that the community benefits of such a proposal significantly outweigh those of retaining the Locally Listed Building.

LP2 DMHB 4: Conservation Areas

New development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will:

- A) Require proposals for new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area.
- B) Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification.
- C) Proposals will be required to support the implementation of improvement actions set out in relevant Conservation Area Appraisals and Management Plans.

LP2 DMHB 5: Areas of Special Local Character

- A) Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area.
- B) Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings.
- C) The replacement of buildings which positively contribute to the character and local importance of Areas of Special Local Character will normally be resisted.

LP2 DMHB 11: Design of New Development

- A) All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:
 - i) harmonising with the local context by taking into account the surrounding:
 - scale of development, considering the height, mass and bulk of adjacent structures;
 - building plot sizes and widths, plot coverage and established street patterns;
 - building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;
 - architectural composition and quality of detailing;
 - local topography, views both from and to the site; and

- impact on neighbouring open spaces and their environment.
- ii) ensuring the use of high quality building materials and finishes;
- iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;
- iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and
- v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

C) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. In the case of proposals for major development sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs.

D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

LP2 DMHB 12: Streets and Public Realm

A) Development should be well integrated with the surrounding area and accessible. It should:

- i) improve legibility and promote routes and wayfinding between the development and local amenities;
- ii) ensure public realm design takes account of the established townscape character and quality of the surrounding area;
- iii) include landscaping treatment that is suitable for the location, serves a purpose, contributes to local green infrastructure, the appearance of the area and ease of movement through the space;
- iv) provide safe and direct pedestrian and cycle movement through the space;
- v) incorporate appropriate and robust hard landscaping, using good quality materials, undertaken to a high standard;
- vi) where appropriate, include the installation of public art; and
- vii) deliver proposals which incorporate the principles of inclusive design. Proposals for gated developments will be resisted.

B) Public realm improvements will be sought from developments located close to transport interchanges and community facilities to ensure easy access between different transport modes and into local community facilities.

LP2 DMHB 14: Trees and Landscaping

A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.

B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.

C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible.

D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.

LP2 DMHB 15: Planning for Safer Places

The Council will require all new development to ensure safe and attractive public and private spaces by referring to the Council's latest guidance on Secured by Design principles. Where relevant, these should be included in the Design and Access Statement. Development will be required to comprise good design and create inclusive environments whilst improving safety and security by incorporating the following specific measures:

- i) providing entrances in visible, safe and accessible locations;
- ii) maximising natural surveillance;
- iii) ensuring adequate defensible space is provided;
- iv) providing clear delineations between public and private spaces; and
- v) providing appropriate lighting and CCTV.

LP D13: Agent of Change

A) The Agent of Change principle places the responsibility for mitigating impacts from existing noise and other nuisance-generating activities or uses on the proposed new noise-sensitive development. Boroughs should ensure that Development Plans and planning decisions reflect the Agent of Change principle and take account of existing noise and other nuisance-generating uses in a sensitive manner when new development is proposed nearby.

B) Development should be designed to ensure that established noise and other nuisance-generating uses remain viable and can continue or grow without unreasonable restrictions being placed on them.

C) New noise and other nuisance-generating development proposed close to residential and other noise-sensitive uses should put in place measures to mitigate and manage any noise impacts for neighbouring residents and businesses.

D) Development proposals should manage noise and other potential nuisances by:

1. ensuring good design mitigates and minimises existing and potential nuisances generated by existing uses and activities located in the area
2. exploring mitigation measures early in the design stage, with necessary and appropriate provisions including ongoing and future management of mitigation measures secured through planning obligations
3. separating new noise-sensitive development where possible from existing noise-generating businesses and uses through distance, screening, internal layout, sound-proofing, insulation and other acoustic design measures.

E) Boroughs should not normally permit development proposals that have not clearly demonstrated how noise and other nuisances will be mitigated and managed.

LP D14: Noise

A) In order to reduce, manage and mitigate noise to improve health and quality of life, residential and other non-aviation development proposals should manage noise by:

1. avoiding significant adverse noise impacts on health and quality of life
2. reflecting the Agent of Change principle as set out in Policy D13 Agent of Change
3. mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on existing noise-generating uses
4. improving and enhancing the acoustic environment and promoting appropriate
5. separating new noise-sensitive development from major noise sources (such as road, rail, air transport and some types of industrial use) through the use of distance, screening, layout, orientation, uses and materials – in preference to sole reliance on sound insulation
6. where it is not possible to achieve separation of noise-sensitive development and noise sources without undue impact on other sustainable development objectives, then any potential adverse effects should be controlled and mitigated through applying good acoustic design principles
7. promoting new technologies and improved practices to reduce noise at source, and on the transmission path from source to receiver.

B) Boroughs, and others with relevant responsibilities, should identify and nominate new Quiet Areas and protect existing Quiet Areas in line with the procedure in Defra's Noise Action Plan for Agglomerations.

LP SI 2: Minimising Greenhouse Gas Emissions

A) Major development should be net zero-carbon.¹⁵¹ This means reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the following energy hierarchy:

1. be lean: use less energy and manage demand during operation
2. be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly
3. be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site
4. be seen: monitor, verify and report on energy performance.

B) Major development proposals should include a detailed energy strategy to demonstrate how the zero-carbon target will be met within the framework of the energy hierarchy.

C) A minimum on-site reduction of at least 35 per cent beyond Building Regulations¹⁵² is required for major development. Residential development should achieve 10 per cent, and non-residential development should achieve 15 per cent through energy efficiency measures. Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided, in agreement with the borough, either:

1. through a cash in lieu contribution to the borough's carbon offset fund, or
2. off-site provided that an alternative proposal is identified and delivery is certain.

D) Boroughs must establish and administer a carbon offset fund. Offset fund payments must be ring-fenced to implement projects that deliver carbon reductions. The operation of offset funds should be monitored and reported on annually.

E) Major development proposals should calculate and minimise carbon emissions from any other part of the development, including plant or equipment, that are not covered by Building Regulations, i.e. unregulated emissions.

F) Development proposals referable to the Mayor should calculate whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions.

LP SI 12: Flood Risk Management

A) Current and expected flood risk from all sources (as defined in paragraph 9.2.12) across London should be managed in a sustainable and cost-effective way in collaboration with the Environment Agency, the Lead Local Flood Authorities, developers and infrastructure providers.

B) Development Plans should use the Mayor's Regional Flood Risk Appraisal and their Strategic Flood Risk Assessment as well as Local Flood Risk Management

Strategies, where necessary, to identify areas where particular and cumulative flood risk issues exist and develop actions and policy approaches aimed at reducing these risks. Boroughs should cooperate and jointly address cross-boundary flood risk issues including with authorities outside London.

C) Development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. This should include, where possible, making space for water and aiming for development to be set back from the banks of watercourses.

D) Developments Plans and development proposals should contribute to the delivery of the measures set out in Thames Estuary 2100 Plan. The Mayor will work with the Environment Agency and relevant local planning authorities, including authorities outside London, to safeguard an appropriate location for a new Thames Barrier.

E) Development proposals for utility services should be designed to remain operational under flood conditions and buildings should be designed for quick recovery following a flood.

F) Development proposals adjacent to flood defences will be required to protect the integrity of flood defences and allow access for future maintenance and upgrading. Unless exceptional circumstances are demonstrated for not doing so, development proposals should be set back from flood defences to allow for any foreseeable future maintenance and upgrades in a sustainable and cost-effective way.

G) Natural flood management methods should be employed in development proposals due to their multiple benefits including increasing flood storage and creating recreational areas and habitat.

LP SI 13: Sustainable Drainage

A) Lead Local Flood Authorities should identify – through their Local Flood Risk Management Strategies and Surface Water Management Plans – areas where there are particular surface water management issues and aim to reduce these risks. Increases in surface water run-off outside these areas also need to be identified and addressed.

B) Development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. There should also be a preference for green over grey features, in line with the following drainage hierarchy:

1. rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)
2. rainwater infiltration to ground at or close to source
3. rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)

4. rainwater discharge direct to a watercourse (unless not appropriate)
5. controlled rainwater discharge to a surface water sewer or drain
6. controlled rainwater discharge to a combined sewer.

C) Development proposals for impermeable surfacing should normally be resisted unless they can be shown to be unavoidable, including on small surfaces such as front gardens and driveways.

D) Drainage should be designed and implemented in ways that promote multiple benefits including increased water use efficiency, improved water quality, and enhanced biodiversity, urban greening, amenity and recreation.

LP1 EM6: Flood Risk Management

The Council will require new development to be directed away from Flood Zones 2 and 3 in accordance with the principles of the National Planning Policy Framework (NPPF).

The subsequent Hillingdon Local Plan: Part 2 -Site Specific Allocations LDD will be subjected to the Sequential Test in accordance with the NPPF. Sites will only be allocated within Flood Zones 2 or 3 where there are overriding issues that outweigh flood risk. In these instances, policy criteria will be set requiring future applicants of these sites to demonstrate that flood risk can be suitably mitigated.

The Council will require all development across the borough to use sustainable urban drainage systems (SUDS) unless demonstrated that it is not viable. The Council will encourage SUDS to be linked to water efficiency methods. The Council may require developer contributions to guarantee the long term maintenance and performance of SUDS is to an appropriate standard.

LP1 EM8: Land, Water, Air and Noise

Water Quality

The Council will seek to safeguard and improve all water quality, both ground and surface. Principal Aquifers, and Source Protection Zones will be given priority along with the:

- River Colne
- Grand Union Canal
- River Pinn
- Yeading Brook
- Porter Land Brook
- River Crane
- Ruislip Lido

Air Quality

All development should not cause deterioration in the local air quality levels and should ensure the protection of both existing and new sensitive receptors.

All major development within the Air Quality Management Area (AQMA) should demonstrate air quality neutrality (no worsening of impacts) where appropriate; actively contribute to the promotion of sustainable transport measures such as vehicle charging points and the increased provision for vehicles with cleaner transport fuels; deliver increased planting through soft landscaping and living walls and roofs; and provide a management plan for ensuring air quality impacts can be kept to a minimum.

The Council seeks to reduce the levels of pollutants referred to in the Government's National Air Quality Strategy and will have regard to the Mayor's Air Quality Strategy. London Boroughs should also take account of the findings of the Air Quality Review and Assessments and Actions plans, in particular where Air Quality Management Areas have been designated.

The Council has a network of Air Quality Monitoring stations but recognises that this can be widened to improve understanding of air quality impacts. The Council may therefore require new major development in an AQMA to fund additional air quality monitoring stations to assist in managing air quality improvements.

Noise

The Council will investigate Hillingdon's target areas identified in the Defra Noise Action Plans, promote the maximum possible reduction in noise levels and will minimise the number of people potentially affected.

The Council will seek to identify and protect Quiet Areas in accordance with Government Policy on sustainable development and other Local Plan policies.

The Council will seek to ensure that noise sensitive development and noise generating development are only permitted if noise impacts can be adequately controlled and mitigated.

Land Contamination

The Council will expect proposals for development on contaminated land to provide mitigation strategies that reduce the impacts on surrounding land uses. Major development proposals will be expected to demonstrate a sustainable approach to remediation that includes techniques to reduce the need to landfill.

Water Resources

The Council will require that all new development demonstrates the incorporation of water efficiency measures within new development to reduce the rising demand on potable water. All new development must incorporate water recycling and collection facilities unless it can be demonstrated it is not appropriate. For residential

developments, the Council will require applicants to demonstrate that water consumption will not surpass 105 litres per person per day.

LP2 DMEI 2: Reducing Carbon Emissions

- A) All developments are required to make the fullest contribution to minimising carbon dioxide emissions in accordance with London Plan targets.
- B) All major development proposals must be accompanied by an energy assessment showing how these reductions will be achieved.
- C) Proposals that fail to take reasonable steps to achieve the required savings will be resisted. However, where it is clearly demonstrated that the targets for carbon emissions cannot be met onsite, the Council may approve the application and seek an off-site contribution to make up for the shortfall.

LP2 DMEI 9: Management of Flood Risk

- A) Development proposals in Flood Zones 2 and 3a will be required to demonstrate that there are no suitable sites available in areas of lower flood risk. Where no appropriate sites are available, development should be located on the areas of lowest flood risk within the site. Flood defences should provide protection for the lifetime of the development. Finished floor levels should reflect the Environment Agency's latest guidance on climate change.
- B) Development proposals in these areas will be required to submit an appropriate level Flood Risk Assessment (FRA) to demonstrate that the development is resilient to all sources of flooding.
- C) Development in Flood Zone 3b will be refused in principle unless identified as an appropriate development in Flood Risk Planning Policy Guidance. Development for appropriate uses in Flood Zone 3b will only be approved if accompanied by an appropriate FRA that demonstrates the development will be resistant and resilient to flooding and suitable warning and evacuation methods are in place.
- D) Developments may be required to make contributions (through legal agreements) to previously identified flood improvement works that will benefit the development site.
- E) Proposals that fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused.

LP2 DMEI 10: Water Management, Efficiency, and Quality

- A) Applications for all new build developments (not conversions, change of use, or refurbishment) are required to include a drainage assessment demonstrating that

appropriate sustainable drainage systems (SuDS) have been incorporated in accordance with the London Plan Hierarchy (Policy 5.13: Sustainable drainage).

B) All major new build developments, as well as minor developments in Critical Drainage Areas or an area identified at risk from surface water flooding must be designed to reduce surface water run-off rates to no higher than the pre-development greenfield run-off rate in a 1:100 year storm scenario, plus an appropriate allowance for climate change for the worst storm duration. The assessment is required regardless of the changes in impermeable areas and the fact that a site has an existing high run-off rate will not constitute justification.

C) Rain Gardens and non householder development should be designed to reduce surface water run-off rates to Greenfield run-off rates.

D) Schemes for the use of SuDS must be accompanied by adequate arrangements for the management and maintenance of the measures used, with appropriate contributions made to the Council where necessary.

E) Proposals that would fail to make adequate provision for the control and reduction of surface water run-off rates will be refused.

F) Developments should be drained by a SuDS system and must include appropriate methods to avoid pollution of the water environment. Preference should be given to utilising the drainage options in the SuDS hierarchy which remove the key pollutants that hinder improving water quality in Hillingdon. Major development should adopt a 'treatment train' approach where water flows through different SuDS to ensure resilience in the system. Water Efficiency

G) All new development proposals (including refurbishments and conversions) will be required to include water efficiency measures, including the collection and reuse of rain water and grey water.

H) All new residential development should demonstrate water usage rates of no more than 105 litres/person/day.

I) It is expected that major development proposals will provide an integrated approach to surface water run-off attenuation, water collection, recycling and reuse. Water and Wastewater Infrastructure

J) All new development proposals will be required to demonstrate that there is sufficient capacity in the water and wastewater infrastructure network to support the proposed development. Where there is a capacity constraint the local planning authority will require the developer to provide a detailed water and/or drainage strategy to inform what infrastructure is required, where, when and how it will be delivered.

LP2 DMEI 12: Development of Land Affected by Contamination

A) Proposals for development on potentially contaminated sites will be expected to be accompanied by at least an initial study of the likely contaminants. The Council will support planning permission for any development of land which is affected by contamination where it can be demonstrated that contamination issues have been adequately assessed and the site can be safely remediated so that the development can be made suitable for the proposed use.

B) Conditions will be imposed where planning permission is given for development on land affected by contamination to ensure all the necessary remedial works are implemented, prior to commencement of development.

C) Where initial studies reveal potentially harmful levels of contamination, either to human health or controlled waters and other environmental features, full intrusive ground investigations and remediation proposals will be expected prior to any approvals.

D) In some instances, where remedial works relate to an agreed set of measures such as the management of ongoing remedial systems, or remediation of adjoining or other affected land, a S106 planning obligation will be sought.

LP2 DMEI 14: Air Quality

A) Development proposals should demonstrate appropriate reductions in emissions to sustain compliance with and contribute towards meeting EU limit values and national air quality objectives for pollutants.

B) Development proposals should, as a minimum:

i) be at least “air quality neutral”;

ii) include sufficient mitigation to ensure there is no unacceptable risk from air pollution to sensitive receptors, both existing and new; and

iii) actively contribute towards the improvement of air quality, especially within the Air Quality Management Area.

TP T4: Assessing and Mitigating Transport Impacts

A) Development Plans and development proposals should reflect and be integrated with current and planned transport access, capacity and connectivity.

B) When required in accordance with national or local guidance, transport assessments/statements should be submitted with development proposals to ensure that impacts on the capacity of the transport network (including impacts on pedestrians and the cycle network), at the local, network-wide and strategic level, are fully assessed. Transport assessments should focus on embedding the Healthy Streets Approach within, and in the vicinity of, new development. Travel Plans,

Parking Design and Management Plans, Construction Logistics Plans and Delivery and Servicing Plans will be required having regard to Transport for London guidance.

C) Where appropriate, mitigation, either through direct provision of public transport, walking and cycling facilities and highways improvements or through financial contributions, will be required to address adverse transport impacts that are identified.

D) Where the ability to absorb increased travel demand through active travel modes has been exhausted, existing public transport capacity is insufficient to allow for the travel generated by proposed developments, and no firm plans and funding exist for an increase in capacity to cater for the increased demand, planning permission will be contingent on the provision of necessary public transport and active travel infrastructure.

E) The cumulative impacts of development on public transport and the road network capacity including walking and cycling, as well as associated effects on public health, should be taken into account and mitigated.

F) Development proposals should not increase road danger.

LP T5: Cycling

A) Development Plans and development proposals should help remove barriers to cycling and create a healthy environment in which people choose to cycle. This will be achieved through:

1. supporting the delivery of a London-wide network of cycle routes, with new routes and improved infrastructure
2. securing the provision of appropriate levels of cycle parking which should be fit for purpose, secure and well-located. Developments should provide cycle parking at least in accordance with the minimum standards set out in Table 10.2 and Figure 10.3, ensuring that a minimum of two short-stay and two long-stay cycle parking spaces are provided where the application of the minimum standards would result in a lower provision.

B) Cycle parking should be designed and laid out in accordance with the guidance contained in the London Cycling Design Standards. Development proposals should demonstrate how cycle parking facilities will cater for larger cycles, including adapted cycles for disabled people.

C) Development Plans requiring more generous provision of cycle parking based on local evidence will be supported.

D) Where it is not possible to provide suitable short-stay cycle parking off the public highway, the borough should work with stakeholders to identify an appropriate on-street location for the required provision. This may mean the reallocation of space

from other uses such as on-street car parking. Alternatively, in town centres, adding the required provision to general town centre cycle parking is also acceptable. In such cases, a commuted sum should be paid to the local authority to secure provision.

E) Where it is not possible to provide adequate cycle parking within residential developments, boroughs must work with developers to propose alternative solutions which meet the objectives of the standards. These may include options such as providing spaces in secure, conveniently-located, on-street parking facilities such as bicycle hangers.

F) Where the use class of a development is not fixed at the point of application, the highest potential applicable cycle parking standard should be applied.

LP T6: Car Parking

A) Car parking should be restricted in line with levels of existing and future public transport accessibility and connectivity.

B) Car-free development should be the starting point for all development proposals in places that are (or are planned to be) well-connected by public transport, with developments elsewhere designed to provide the minimum necessary parking ('car-lite'). Car-free development has no general parking but should still provide disabled persons parking in line with Part E of this policy.

C) An absence of local on-street parking controls should not be a barrier to new development, and boroughs should look to implement these controls wherever necessary to allow existing residents to maintain safe and efficient use of their streets.

D) The maximum car parking standards set out in Policy T6 .1 Residential parking to Policy T6 .5 Non-residential disabled persons parking should be applied to development proposals and used to set local standards within Development Plans.

E) Appropriate disabled persons parking for Blue Badge holders should be provided as set out in Policy T6 .1 Residential parking to Policy T6 .5 Non-residential disabled persons parking.

F) Where provided, each motorcycle parking space should count towards the maximum for car parking spaces at all use classes.

G) Where car parking is provided in new developments, provision should be made for infrastructure for electric or other Ultra-Low Emission vehicles in line with Policy T6 .1 Residential parking, Policy T6 .2 Office Parking, Policy T6 .3 Retail parking, and Policy T6 .4 Hotel and leisure uses parking.

All operational parking should make this provision, including offering rapid charging. New or re-provided petrol filling stations should provide rapid charging hubs and/or hydrogen refuelling facilities.

H) Where electric vehicle charging points are provided on-street, physical infrastructure should not negatively affect pedestrian amenity and should ideally be located off the footway. Where charging points are located on the footway, it must remain accessible to all those using it including disabled people.

I) Adequate provision should be made for efficient deliveries and servicing and emergency access.

J) A Parking Design and Management Plan should be submitted alongside all applications which include car parking provision, indicating how the car parking will be designed and managed, with reference to Transport for London guidance on parking management and parking design.

K) Boroughs that have adopted or wish to adopt more restrictive general or operational parking policies are supported, including borough-wide or other area-based car-free policies. Outer London boroughs wishing to adopt minimum residential parking standards through a Development Plan Document (within the maximum standards set out in Policy T6 .1 Residential parking) must only do so for parts of London that are PTAL 0-1. Inner London boroughs should not adopt minimum standards. Minimum standards are not appropriate for non-residential use classes in any part of London.

L) Where sites are redeveloped, parking provision should reflect the current approach and not be re-provided at previous levels where this exceeds the standards set out in this policy. Some flexibility may be applied where retail sites are redeveloped outside of town centres in areas which are not well served by public transport, particularly in outer London.

LP T6.1: Residential Parking

A) New residential development should not exceed the maximum parking standards set out in Table 10.3. These standards are a hierarchy with the more restrictive standard applying when a site falls into more than one category.

B) Parking spaces within communal car parking facilities (including basements) should be leased rather than sold.

C) All residential car parking spaces must provide infrastructure for electric or Ultra-Low Emission vehicles. At least 20 per cent of spaces should have active charging facilities, with passive provision for all remaining spaces.

D) Outside of the CAZ, and to cater for infrequent trips, car club spaces may be considered appropriate in lieu of private parking. Any car club spaces should have active charging facilities.

E) Large-scale purpose-built shared living, student accommodation and other sui generis residential uses should be car-free.

F) The provision of car parking should not be a reason for reducing the level of affordable housing in a proposed development.

G) Disabled persons parking should be provided for new residential developments. Residential development proposals delivering ten or more units must, as a minimum:

1. ensure that for three per cent of dwellings, at least one designated disabled persons parking bay per dwelling is available from the outset
2. demonstrate as part of the Parking Design and Management Plan, how an additional seven per cent of dwellings could be provided with one designated disabled persons parking space per dwelling in future upon request as soon as existing provision is insufficient. This should be secured at the planning stage.

H) All disabled persons parking bays associated with residential development must:

1. be for residents' use only (whether M4(2) or M4(3) dwellings)
2. not be allocated to specific dwellings, unless provided within the curtilage of the dwelling
3. be funded by the payment of a commuted sum by the applicant, if provided on-street (this includes a requirement to fund provision of electric vehicle charging infrastructure)
4. count towards the maximum parking provision for the development
5. be designed in accordance with the design guidance in BS8300vol.1
6. be located to minimise the distance between disabled persons parking bays and the dwelling or the relevant block entrance or lift core, and the route should be preferably level or where this is not possible, should be gently sloping (1:60-1:20) on a suitable firm ground surface.

LP2 DMT 1: Managing Transport Impacts

A) Development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner. In order for developments to be acceptable they are required to:

- i) be accessible by public transport, walking and cycling either from the catchment area that it is likely to draw its employees, customers or visitors from and/or the services and facilities necessary to support the development;
- ii) maximise safe, convenient and inclusive accessibility to, and from within developments for pedestrians, cyclists and public transport users;
- iii) provide equal access for all people, including inclusive access for disabled people;
- iv) adequately address delivery, servicing and drop-off requirements; and

v) have no significant adverse transport or associated air quality and noise impacts on the local and wider environment, particularly on the strategic road network.

B) Development proposals will be required to undertake a satisfactory Transport Assessment and Travel Plan if they meet or exceed the appropriate thresholds. All major developments¹¹ that fall below these thresholds will be required to produce a satisfactory Transport Statement and Local Level Travel Plan. All these plans should demonstrate how any potential impacts will be mitigated and how such measures will be implemented.

LP2 DMT 2: Highways Impacts

Development proposals must ensure that:

- i) safe and efficient vehicular access to the highway network is provided to the Council's standards;
- ii) they do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents;
- iii) safe, secure and convenient access and facilities for cyclists and pedestrian are satisfactorily accommodated in the design of highway and traffic management schemes;
- iv) impacts on local amenity and congestion are minimised by routing through traffic by the most direct means to the strategic road network, avoiding local distributor and access roads; and
- v) there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and committed roads, including along roads or through junctions which are at capacity.

LP2 Policy DMT 5: Pedestrians and Cyclists

A) Development proposals will be required to ensure that safe, direct and inclusive access for pedestrians and cyclists is provided on the site connecting it to the wider network, including:

- i) the retention and, where appropriate, enhancement of any existing pedestrian and cycle routes;
- ii) the provision of a high quality and safe public realm or interface with the public realm, which facilitates convenient and direct access to the site for pedestrian and cyclists;
- iii) the provision of well signposted, attractive pedestrian and cycle routes separated from vehicular traffic where possible; and
- iv) the provision of cycle parking and changing facilities in accordance with Appendix C, Table 1 or, in agreement with Council.

B) Development proposals located next to or along the Blue Ribbon Network will be required to enhance and facilitate inclusive, safe and secure pedestrian and cycle access to the network. Development proposals, by virtue of their design, will be

required to complement and enhance local amenity and include passive surveillance to the network.

LP2 DMT 6: Vehicle Parking

A) Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity. The Council may agree to vary these requirements when:

- i) the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity; and/or
- ii) a transport appraisal and travel plan has been approved and parking provision is in accordance with its recommendations.

B) All car parks provided for new development will be required to contain conveniently located reserved spaces for wheelchair users and those with restricted mobility in accordance with the Council's Accessible Hillingdon SPD.

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Hillingdon Planning Committee

Thursday 5th December 2024



HILLINGDON
LONDON

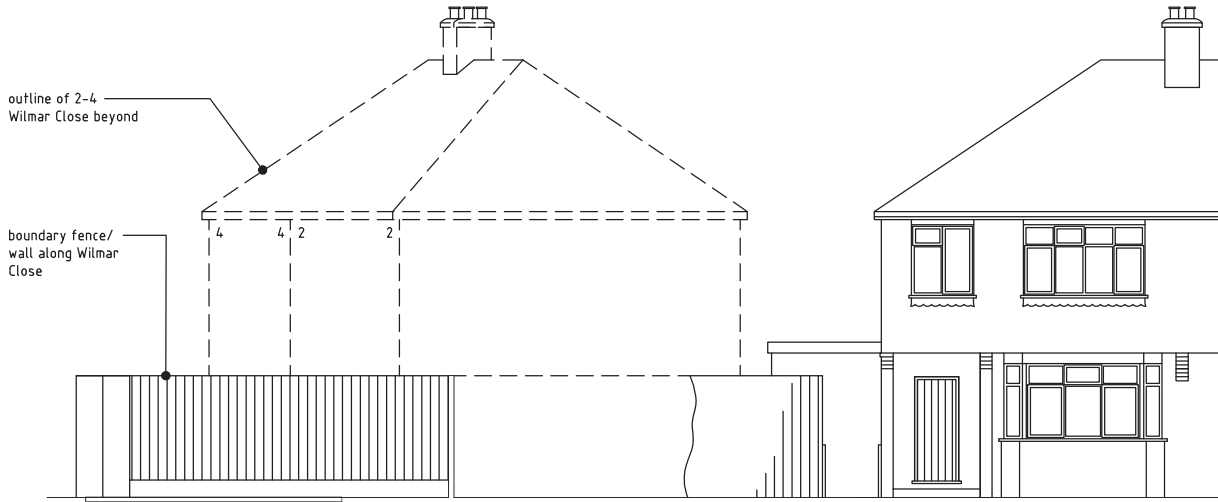
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Report of the Head of Development Management and Building Control

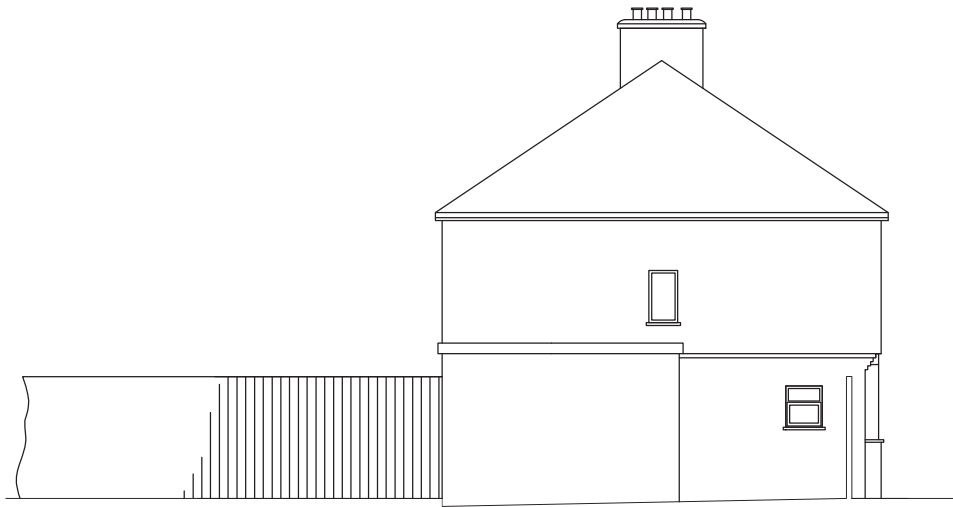
Address: 16 HAYES END DRIVE HAYES

Development: Erection of a part single part two storey side and rear extensions incorporating a loft rear dormer extension with 2 no. roof lights to the front roof slope and front porch.

LBH Ref Nos: 9105/APP/2024/1760



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

EXISTING

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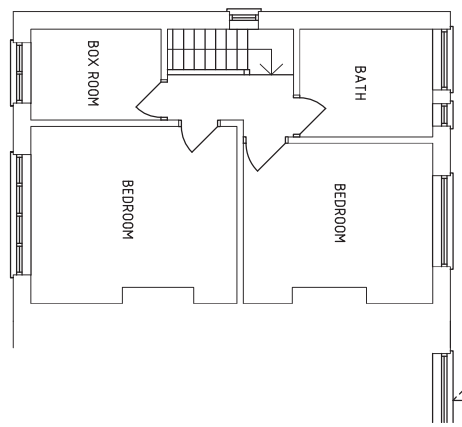
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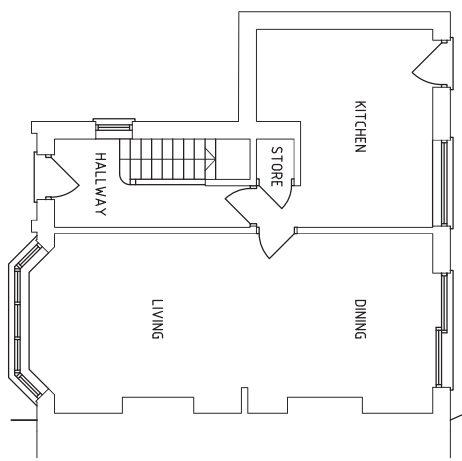
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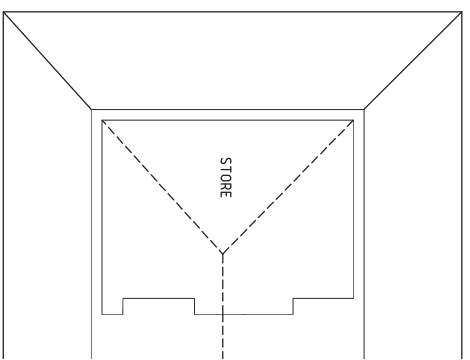
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GROUND FLOOR



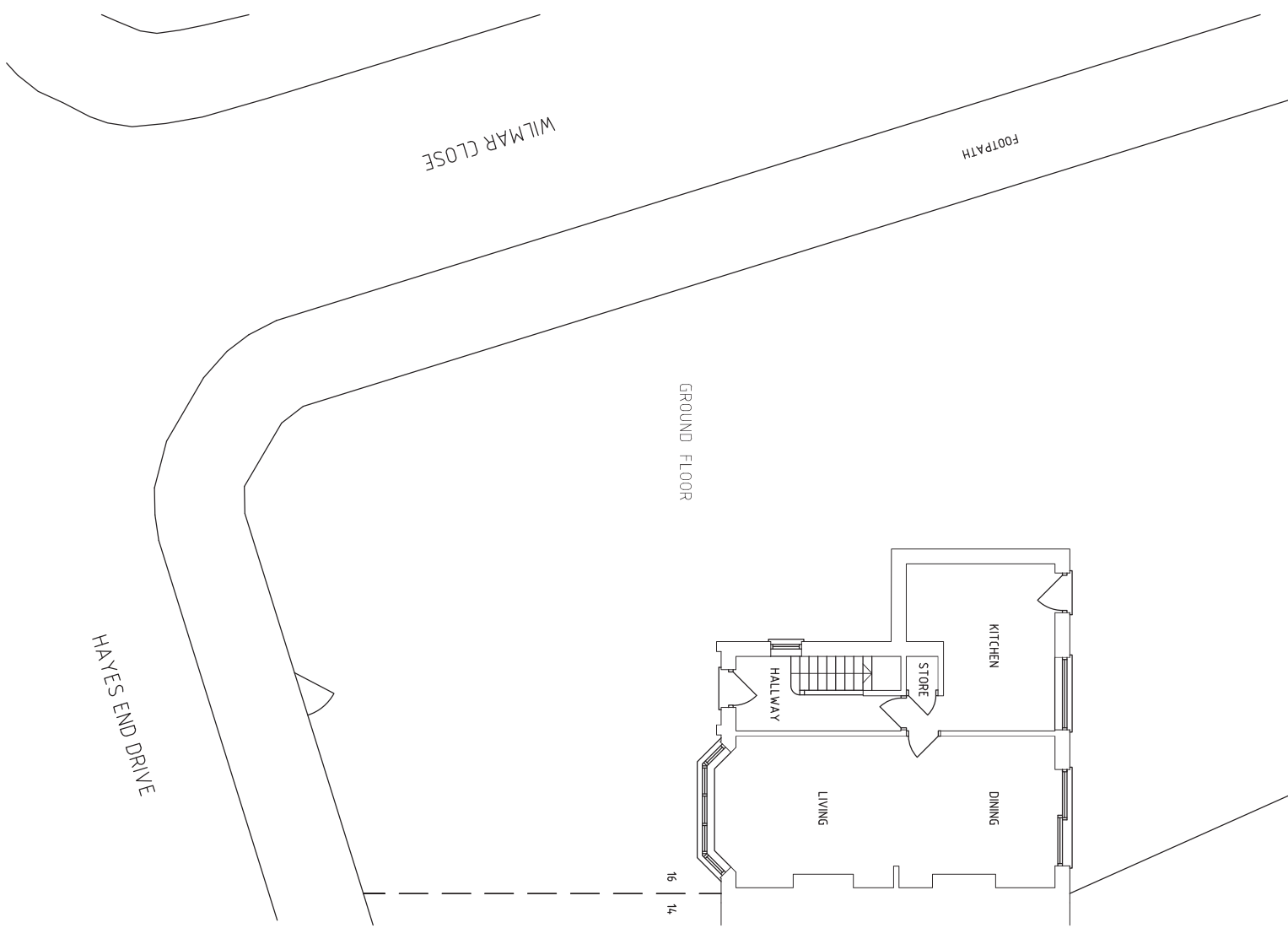
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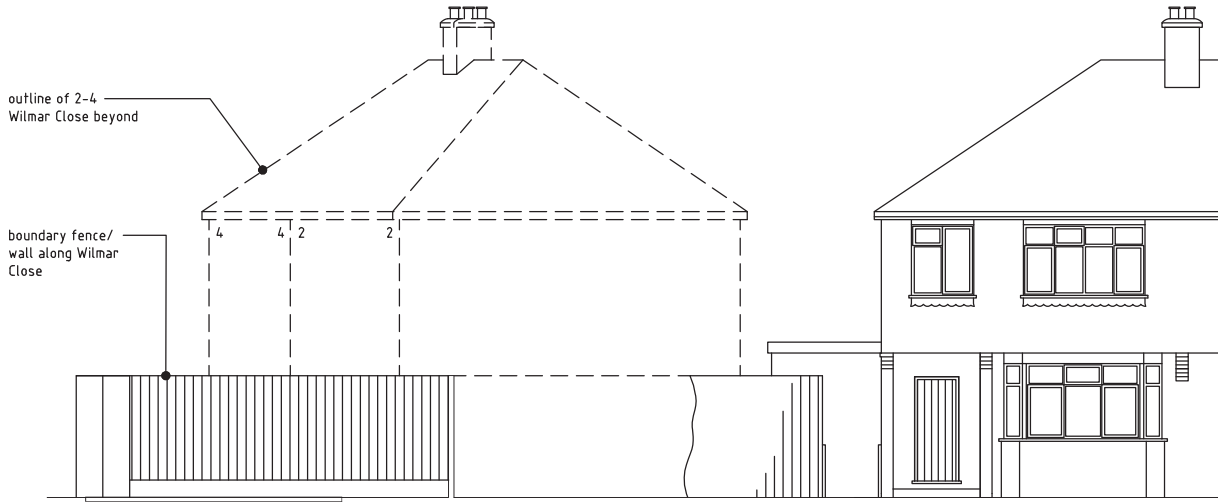


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CLIENT		UB4 8HB
DRAWING TITLE		EXISTING FLOOR PLANS
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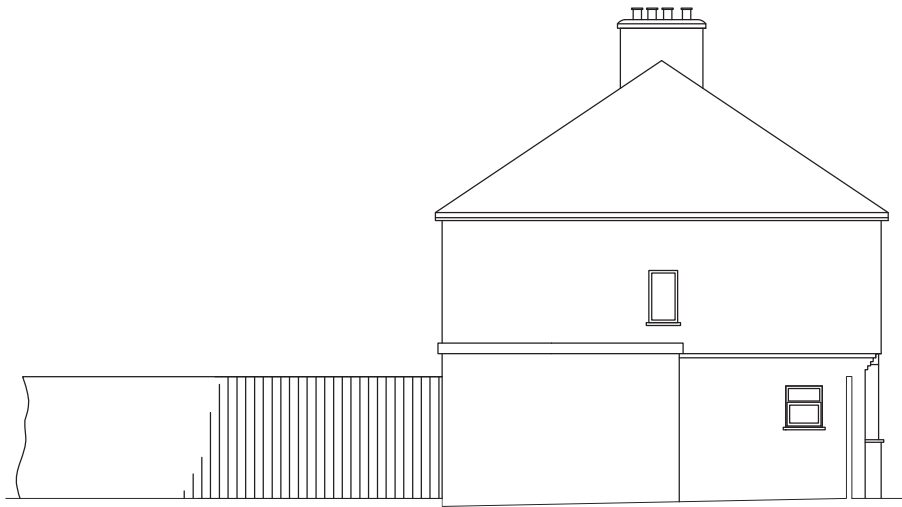
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FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

EXISTING

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CLIENT	HAYES
ARCHITECT	UBA BHB
DRAWING TITLE	EXISTING ELEVATIONS
SCALE	DATE
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DRAWING NO	16HEC-302-018

7 OGDON WAY
 2ND FLOOR
 ARCHITECTURE & BUILDING PRACTICE
 16 HAYES END DRIVE
 HAYES, MIDDLESEX UB4 8HB
 TEL: 0181 871 1111
 WWW.UBABHB.COM

FIRST FLOOR SIDE REAR EXTENSION
 APPROVED UNDER APPLICATION
 31660/APP/2014/2925

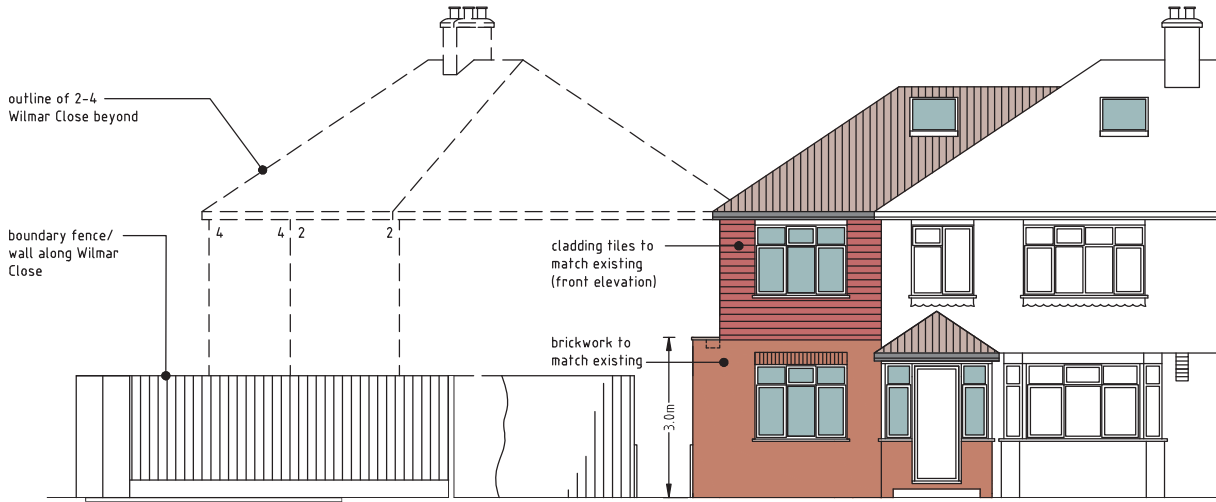


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 Contractor is responsible for all matters relating to the construction. Works should not commence before a Building Control approval is received. Attention shall be given to the dimensions of the work to be done. The drawing is for information only and cannot be used for construction purposes without the permission of the architect.
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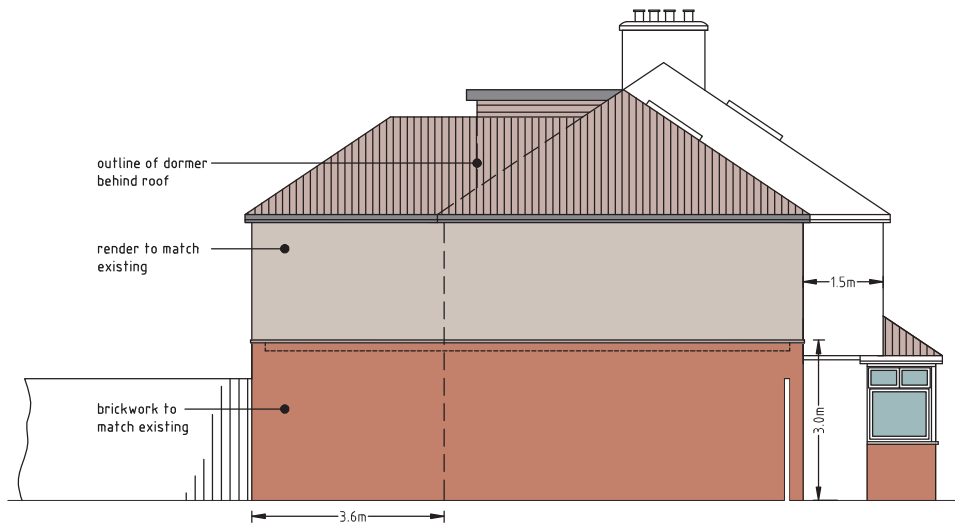
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2	CLIENT CHANGES	JUL '14
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4	PRELIMINARY ISSUE	JUL '14
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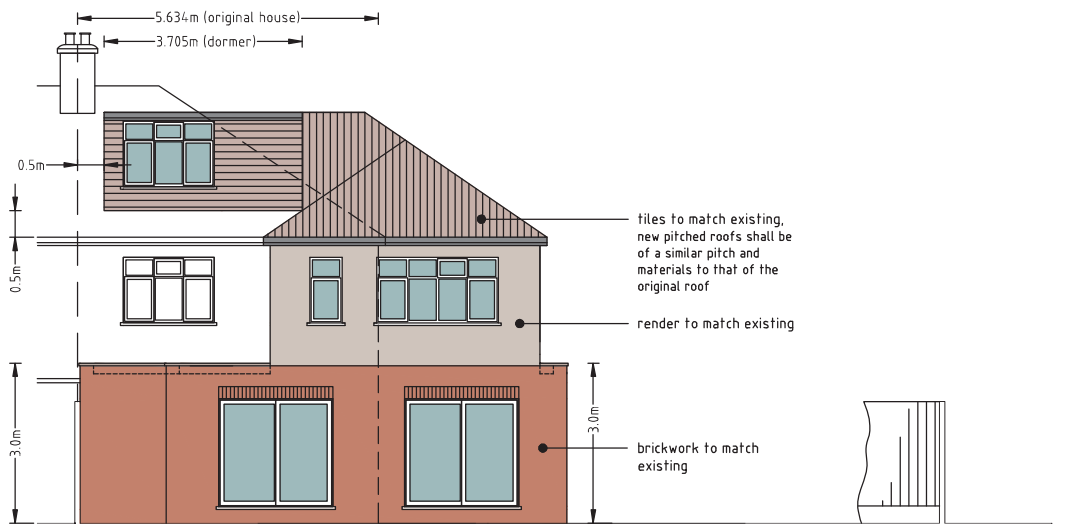
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FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

PROPOSED

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5	CLIENT CHANGES	JUL '24
6	PRELIMINARY ISSUE	JUL '24
7	REVISION	JUL '24

PROJECT
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UB4 8HB
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ELEVATIONS
SCALE
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JUL '24
DRAWING NO
16HEC-302-02G



KEY :  Site Boundary	ADDRESS : 16 Hayes End Drive		LONDON BOROUGH OF HILLINGDON RESIDENTS SERVICES PLANNING SECTION
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	PLANNING COMMITTEE :	DATE : December 2024	

Report of the Head of Development Management and Building Control

Address:

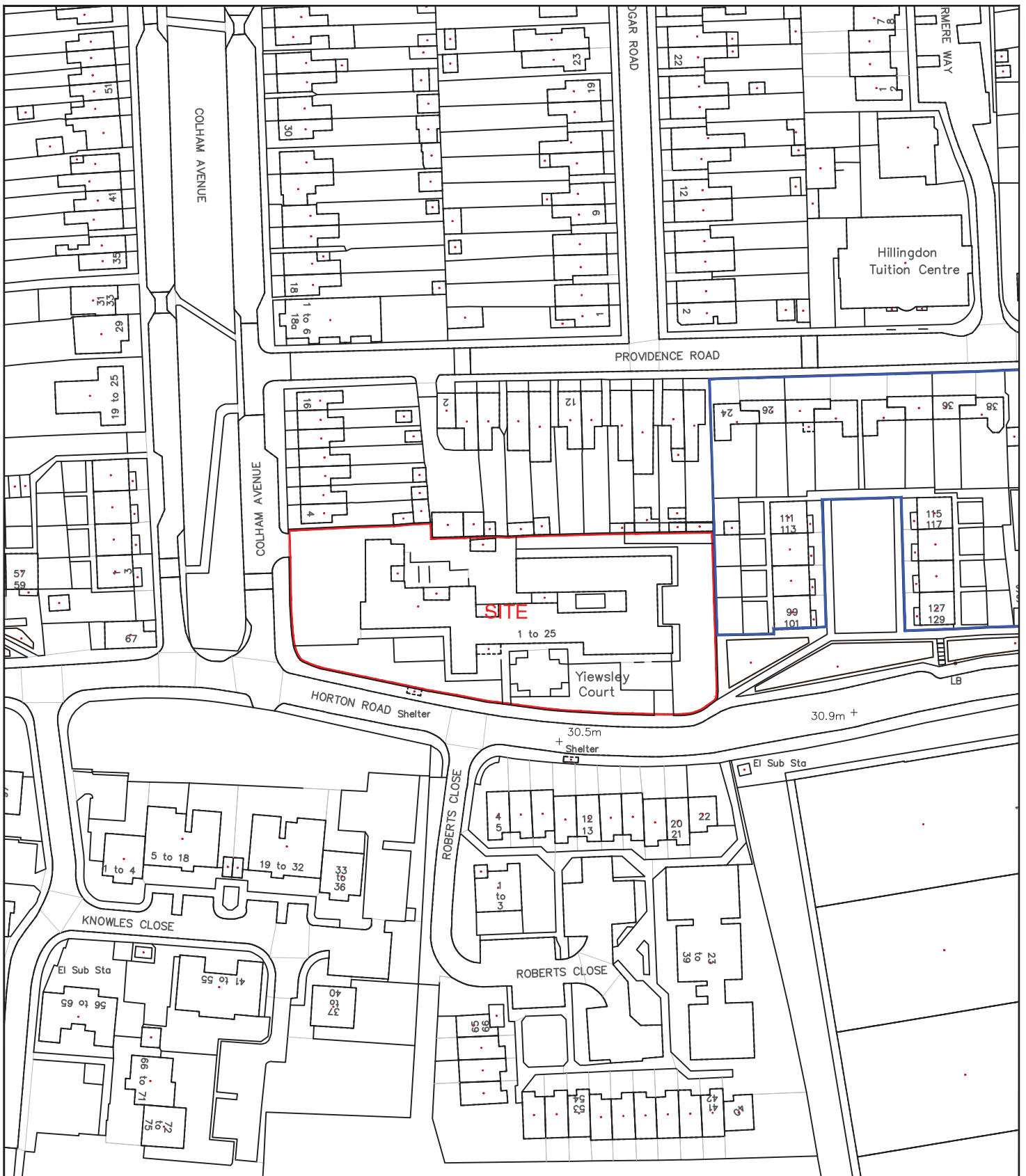
YIEWSLEY COURT HORTON ROAD YIEWSLEY

Development:

Proposed change of use of existing block of flats from Supported Housing (Class C2) to Short-Life accommodation (Sui Generis) including changes to the internal areas to provide 4 additional self-contained flats to accommodate a total of 29 units.

LBH Ref Nos:

18928/APP/2024/2272



Site Area= 4602m² and 0.43ha

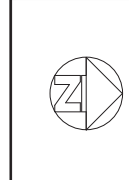
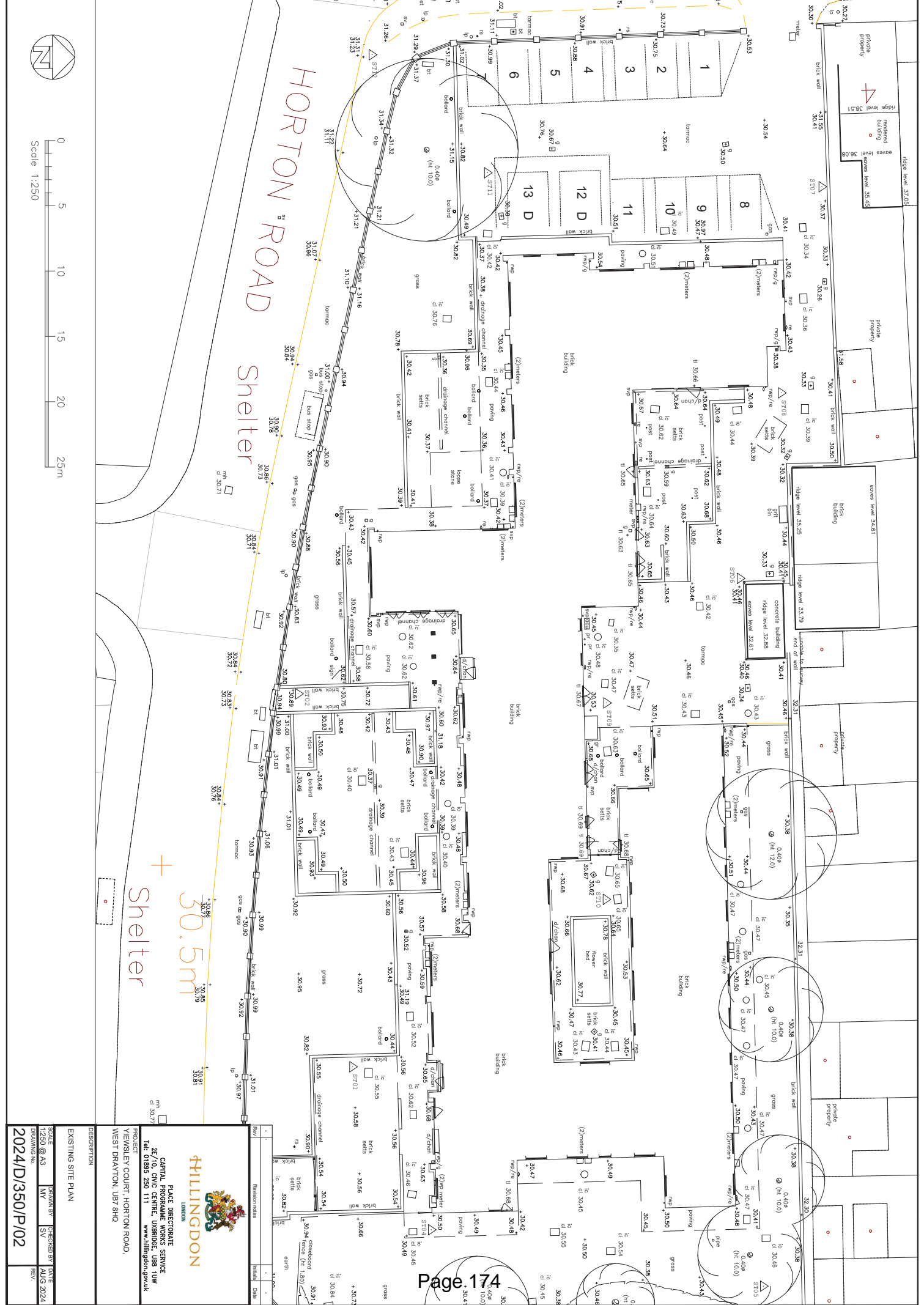


Scale 1:1250



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2E/10, CIVIC CENTRE, UXBRIDGE, UB8 1UW
Tel: 01895 250 111 www.hillingdon.gov.uk

Rev	Revision notes	Initials	Date
	Project YIEWSLEY COURT, HORTON ROAD, WEST DRAYTON, UB7 8HQ	Drawn by MY	
	Description SITE LOCATION PLAN	Date AUG 2024	Checked by SV
		Drawing No. 2024/D/350/P/01	Rev.



HORTON ROAD
Shelter

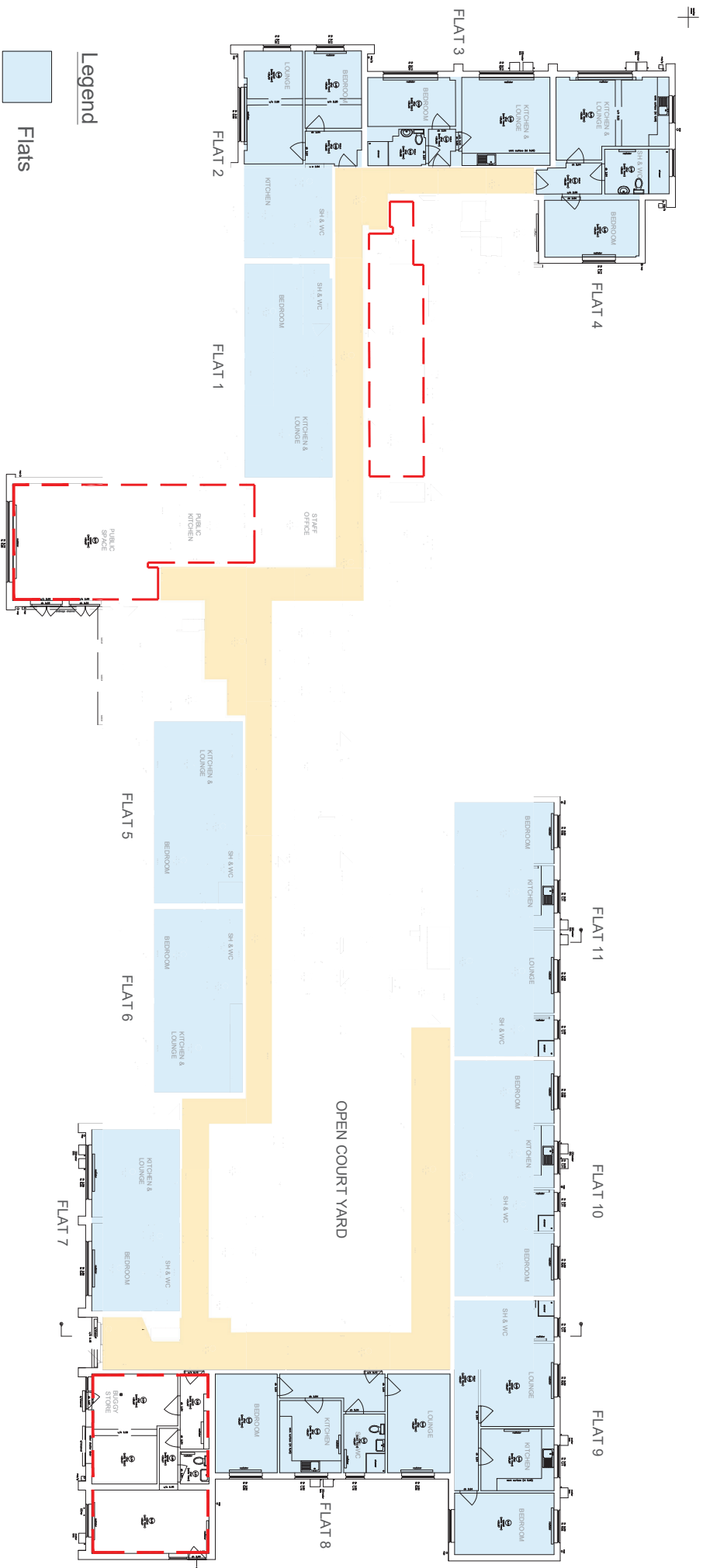
Shelter
30.5m

DESCRIPTION	EXISTING SITE PLAN
SCALE	1:250 @ A3
DRAWN BY	SV
CHECKED BY	SV
DATE	AUG 2024
DRAWING NO.	2024/D/350/P/02
REV	

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PROJECT
VIEWSLEY COURT, HORTON ROAD,
WEST DRAYTON, URB 8HD

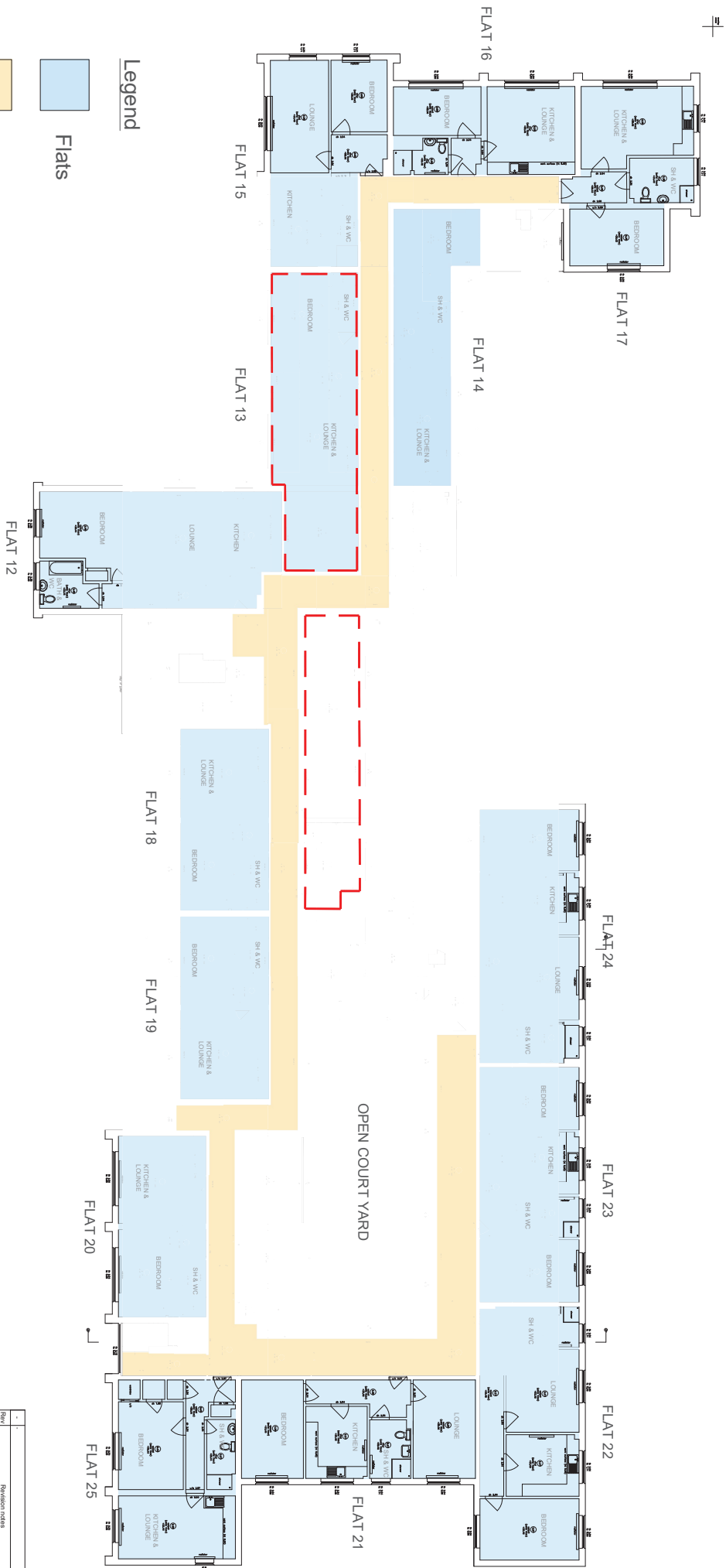


- Legend**
- Flats
 - Circulation
 - Site for Proposed Changes



GIFA = 1034m²

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Rev	Revision notes	Issued	Date						




Legend

- Flats
- Circulation
- Site for Proposed Changes



GIFA= 1159m²

Rev	Revision notes	Issued	Date



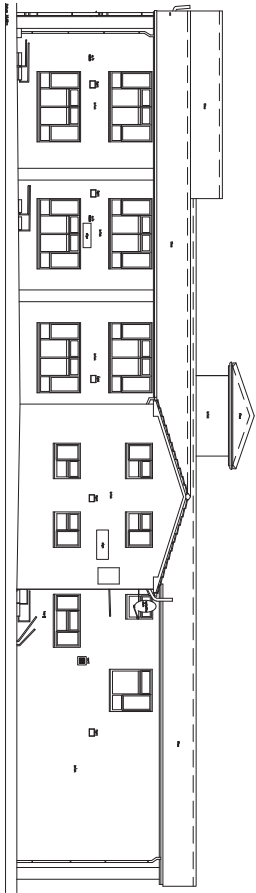
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CAPITAL PROGRAMME WORKS SERVICE
2E/10, CIVIC CENTRE, UXBROOK, UB8 1UW
Tel: 01895 250 111
www.hillingdon.gov.uk

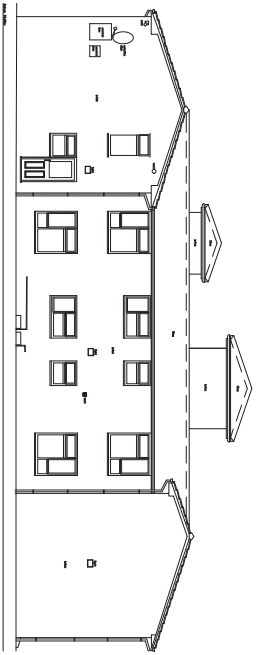
PROJECT: VIEWSLEY COURT, HORTON ROAD, WEST DRAYTON, UB7 8HQ

DESCRIPTION: EXISTING FIRST FLOOR PLAN

SCALE: 1:200 @ A3	DRAWN BY: IJV	CHECKED BY: SV
DATE: JUL 2024	REV:	



WEST ELEVATION



EAST ELEVATION



Rev	Revision notes	Issued	Date
-	-	-	-



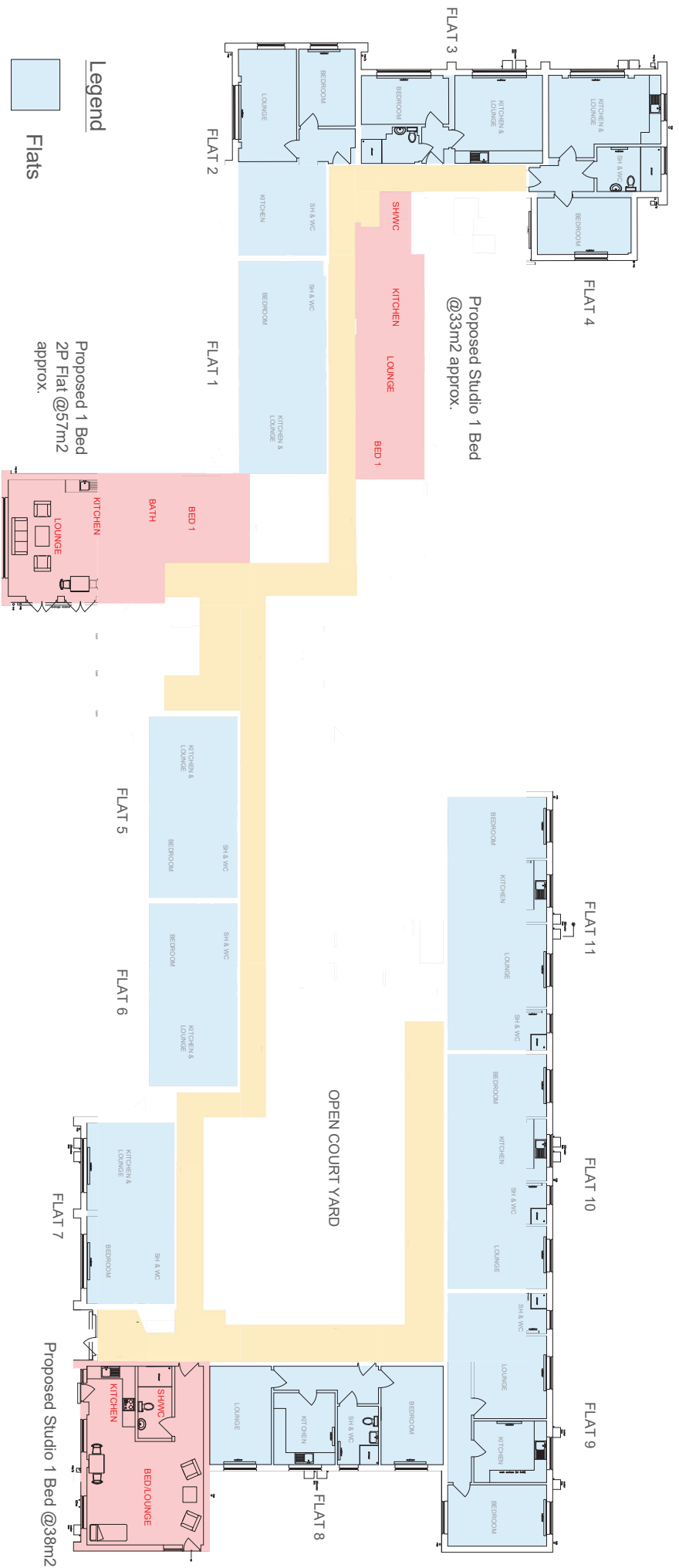
HILLINGDON

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 CAPITAL PROGRAMME WORKS SERVICE
 2E/10, CIVIC CENTRE, UXBRODE, UB8 1UW
 Tel: 01895 250 111
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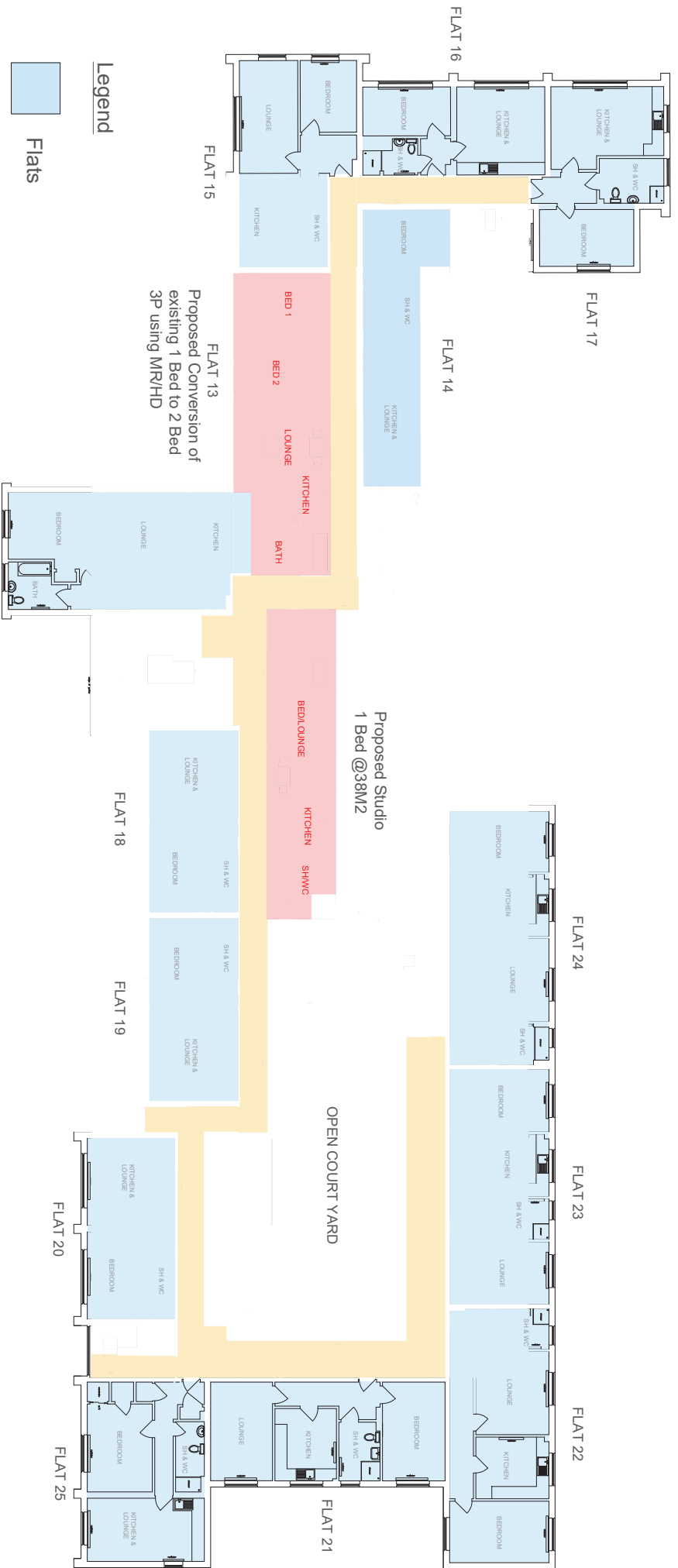
PROJECT
 VIEWSLEY COURT, HORTON ROAD,
 WEST DRAYTON, UB7 8HQ

SCALE	DRAWN BY	CHECKED BY	DATE
1:200 @ A3	WVY	SV	AUG 2024
DRAWINGS NO.			REV
2024/D/350/P/07			



Rev	Revision notes	Issued	Date


 <p>PLACE DIRECTORATE CAPITAL PROGRAMME WORKS SERVICE 2E/10, CIVIC CENTRE, UXBROOK, UB8 1UW Tel: 01895 250 111 www.hillingdon.gov.uk</p>	
PROJECT	VIENISLEY COURT, HORTON ROAD, WEST DRAYTON, UB7 8HQ
DESCRIPTION	PROPOSED GROUND FLOOR PLAN
SCALE	1:200 @ A3
DRAWN BY	MMV
CHECKED BY	SV
DATE	AUG 2024
DRAWING NO.	2024/D/350/P/08
REV	



- Legend**
- Flats
 - Circulation
 - Proposed Changes



Rev	Revision notes	Issued	Date



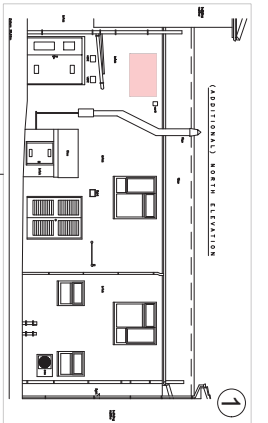
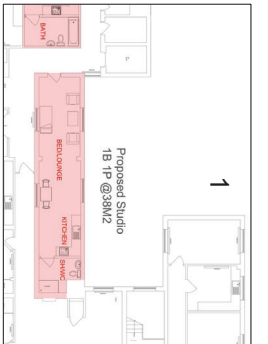
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Tel: 01895 250 111
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PROJECT: VIEWSLEY COURT, HORTON ROAD, WEST DRAYTON, UB7 8HQ

SCALE: 1:200 @ A3	DRAWN BY: IJV	DATE: JUL 2024
DRAWING NO: 2024/D/350/P/09	CHECKED BY: SV	REV:

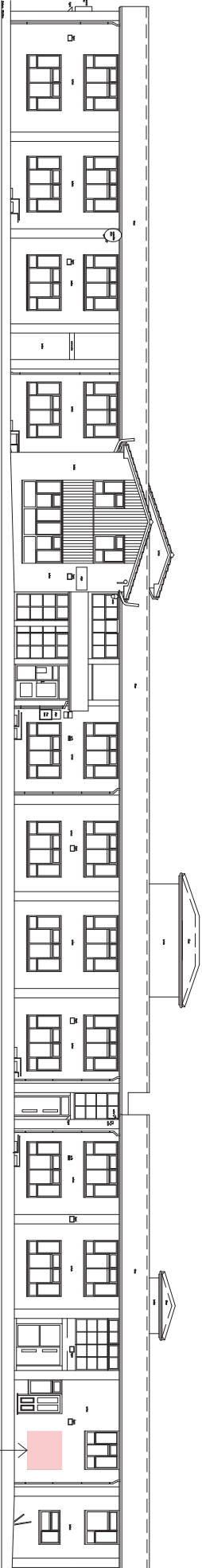
DESCRIPTION: PROPOSED FIRST FLOOR PLAN



First floor window to be removed, surrounding brickwork to match existing. Refer to existing building elevation image for current window location.




NORTH ELEVATION

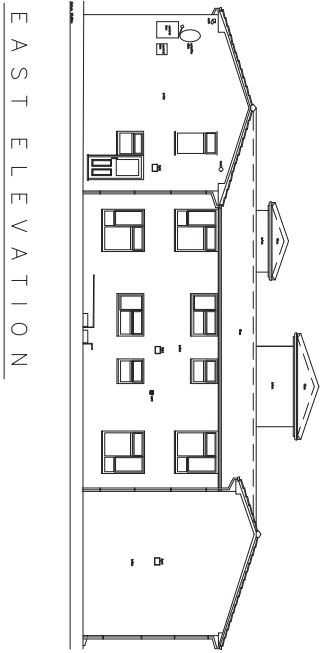
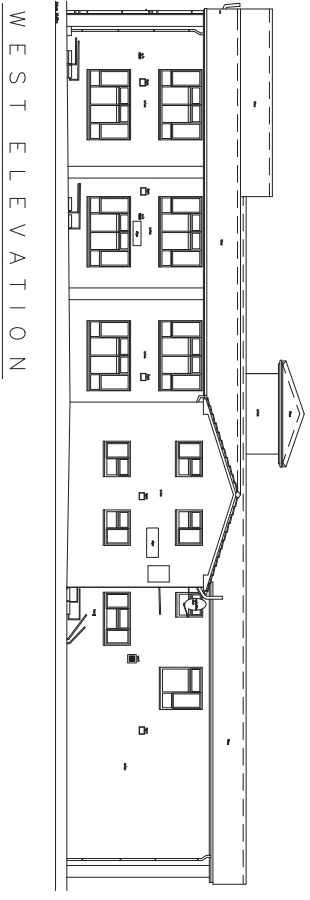


SOUTH ELEVATION


Existing roller shutter to be replaced with new PVC double-glazed window unit, to match existing windows and surrounding brickwork to match existing



Rev	Revision notes	Issued	Date
			
PLACE DIRECTORATE CAPITAL PROGRAMME WORKS SERVICE 2E/10, CIVIC CENTRE, UXBROOK, UB8 1UW Tel: 01895 250 111 www.hillingdon.gov.uk			
PROJECT VIEWSLEY COURT, HORTON ROAD, WEST DRAYTON, UB7 8HQ			
DESCRIPTION			
PROPOSED ELEVATIONS			
SCALE	DRAWN BY	CHECKED BY	DATE
1:200 @ A3	IMV	SV	AUG 2024
DRAWING NO.	REV		REV
2024/D/350/P/10			



Rev	Revision notes	Issued	Date
-	-	-	-


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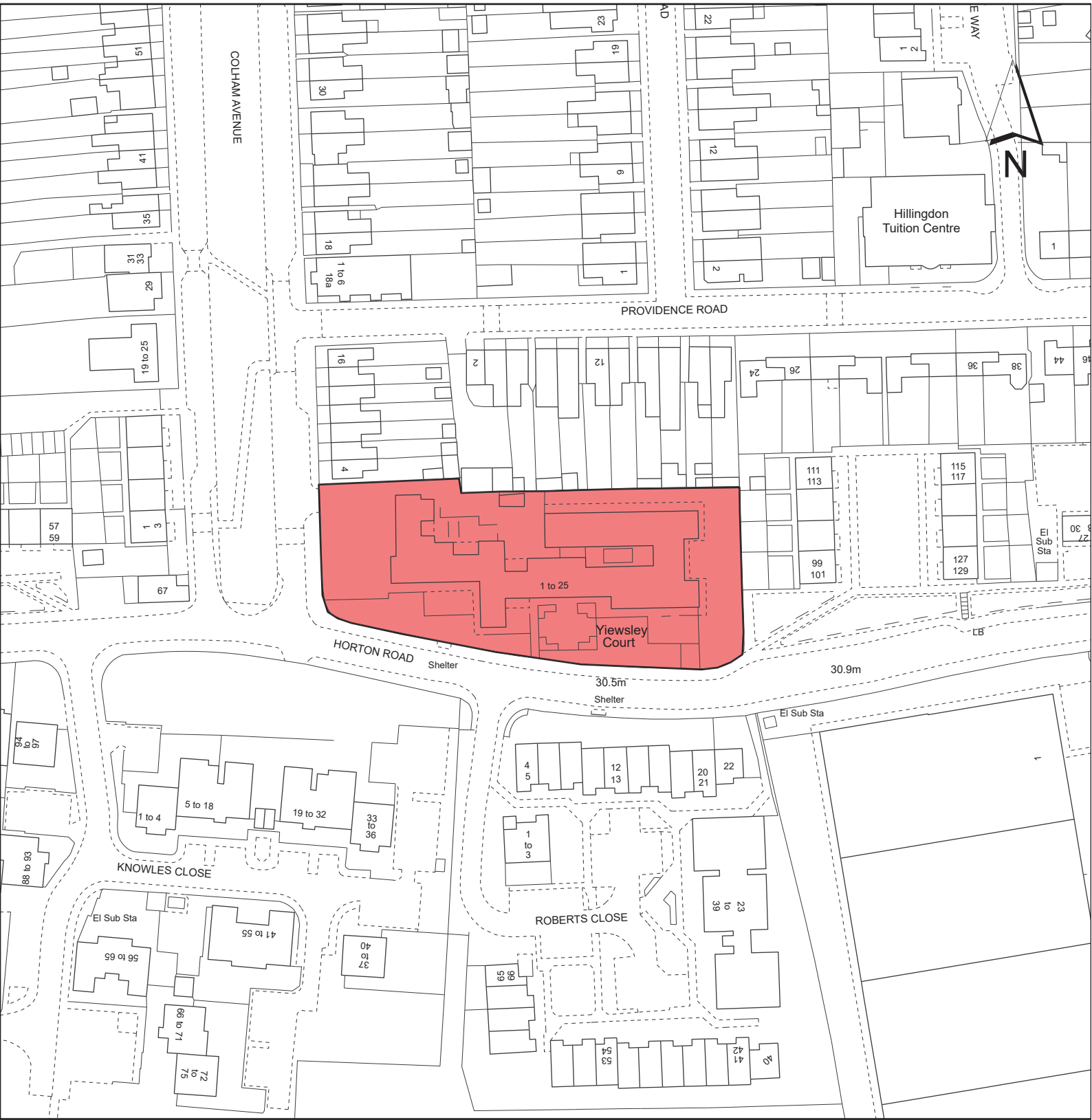
PLACE DIRECTORATE
 CAPITAL PROGRAMME WORKS SERVICE
 2E/10, CIVIC CENTRE, UXBRODE, UB8 1UW
 Tel: 01895 250 111
www.hillingdon.gov.uk



PROJECT
 VIEWSLEY COURT, HORTON ROAD,
 WEST DRAYTON, UB7 8HQ

DESCRIPTION
 PROPOSED ELEVATIONS

SCALE	DRAWN BY	CHECKED BY	DATE
1:200 @ A3	WV	SV	AUG 2024

DRAWINGS NO. **2024/D/350/P/11**



KEY :  Site Boundary	ADDRESS : Yiewsley Court		LONDON BOROUGH OF HILLINGDON RESIDENTS SERVICES PLANNING SECTION
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PLANNING COMMITTEE :		DATE : December 2024	

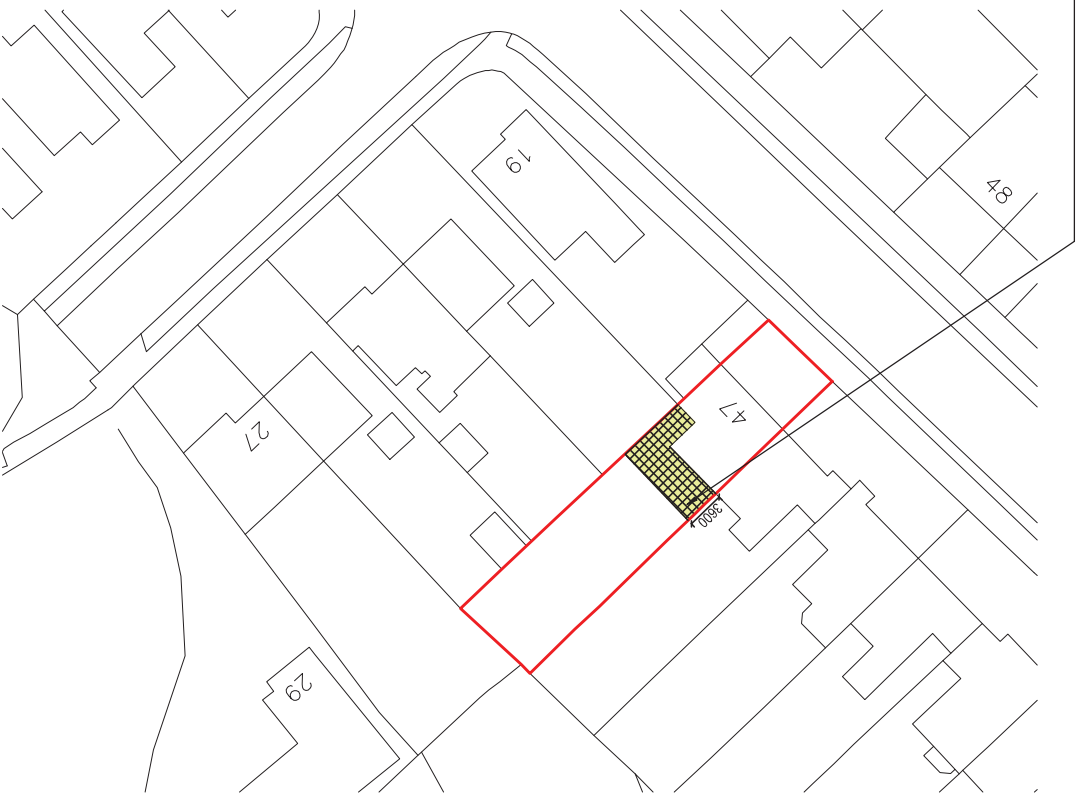
Report of the Head of Development Management and Building Control

Address: 47 FAIRFIELD AVENUE RUISLIP

Development: Erection of a single storey side and rear wraparound extension, conversion of garage into habitable space and installation of patio.

LBH Ref Nos: 78928/APP/2024/1952

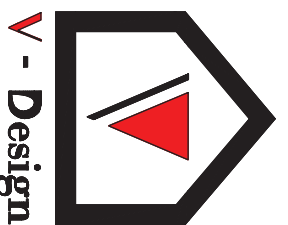
Proposed Extension



Block Plan



Site Location



Website: [V-Design CAD Services Ltd](http://v-designcad.com)
 Email Address: info@vdesigncad.co.uk

IMPORTANT NOTES

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 Email: [vdesigncad.co.uk](mailto:info@vdesigncad.co.uk) Mobile: 07971083995

PROJECT:

47 Fairfield Ave,
 Ruslip
 HA4 7PG

LEGENDS:

EXISTING:	PROPOSED:
Existing Wall	Proposed Wall
Internal Wall	Internal Wall
Site Boundary	Site Boundary
Windows	Windows
Doors	Doors

Drawing Title:

Block and Location Plans

Scale: 1:500, 1:1250 Paper Size: A3

REVISION COMMENTS

No.	Comments	Date
A	Reduced to 3.6 meters	08/11/2024

Drawn By: V/G

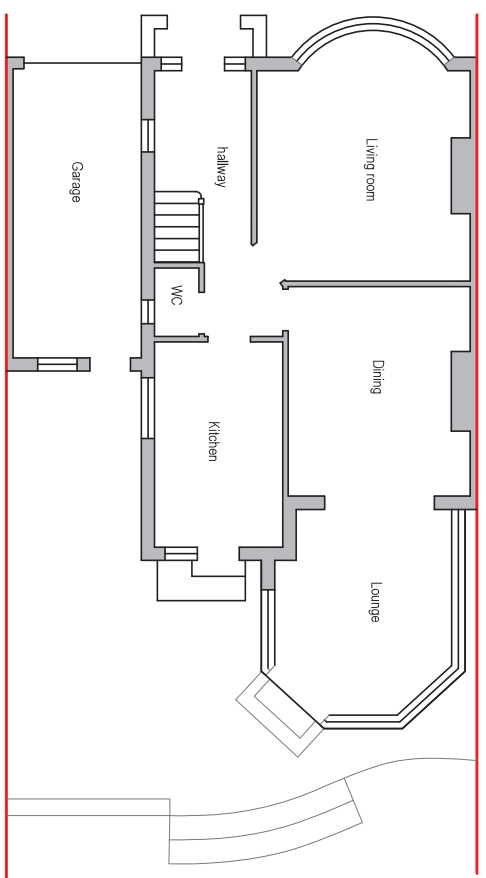
Job Ref: 24067

Date: Nov-2024

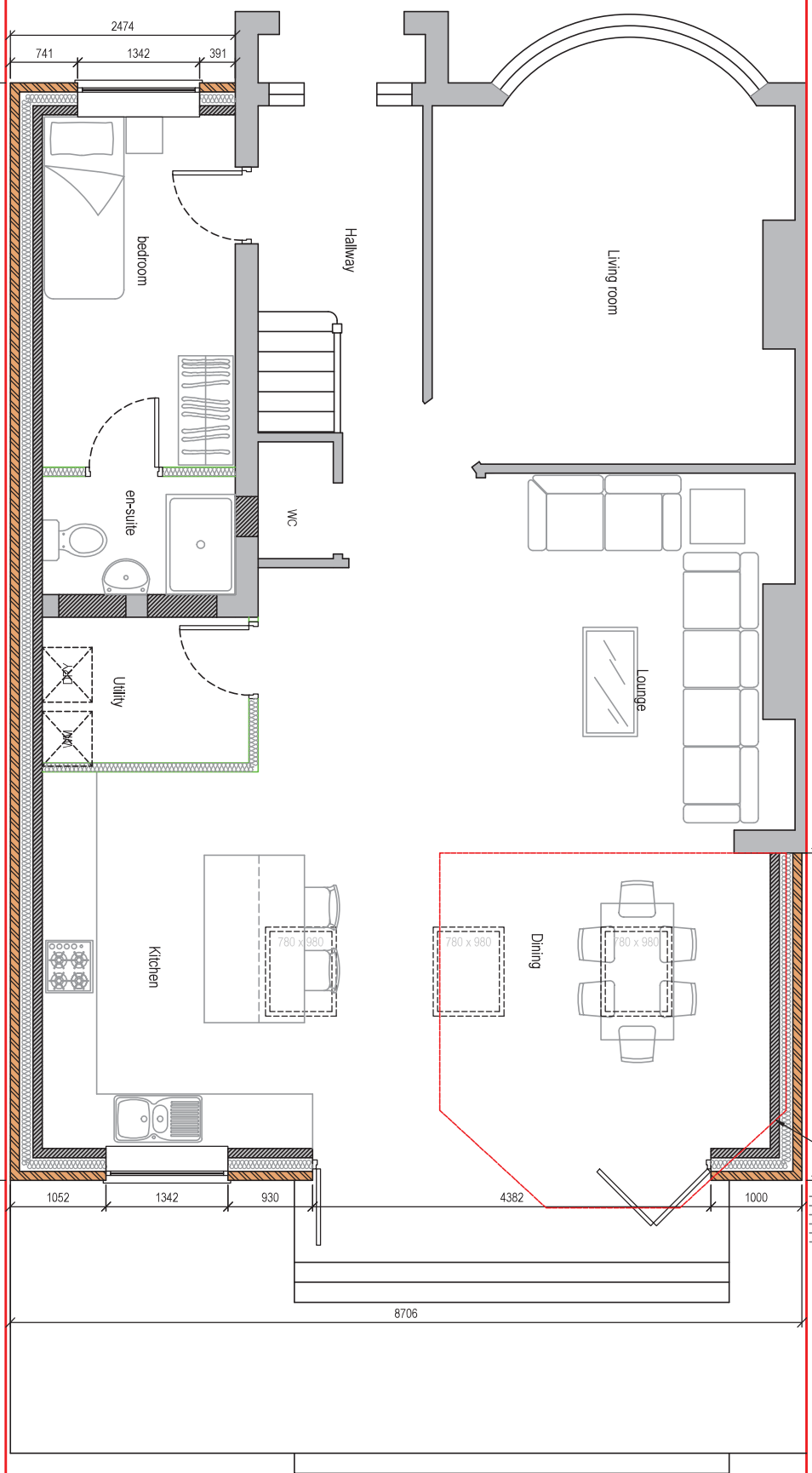
Drawing No. PL - 01 Rev A



Existing Ground Floor Plan



Proposed Ground Floor Plan



Demolition of Existing conservatory



Company: V-Design CAD Services Ltd
 Website: www.vdesigncad.co.uk
 Email Address: info@vdesigncad.co.uk
 Tel: +44 20 3488 4890
 Mobile: +44 7312015617

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LEGENDS:

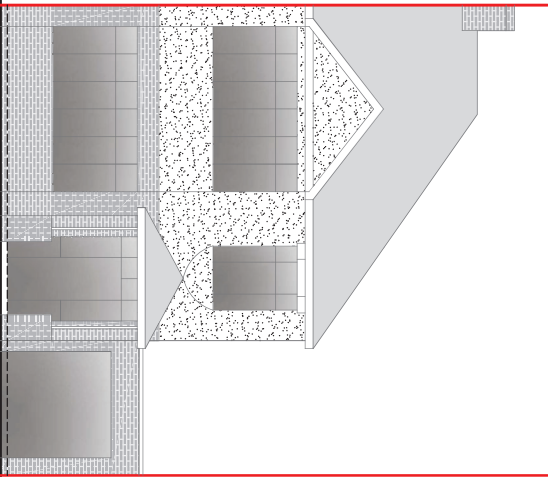
EXISTING:	PROPOSED:
Existing Wall	Cavity Wall
Internal Wall	Internal Wall
Site Boundary	Site Boundary
Windows	Windows
Doors	Doors

Drawing Title:
 Existing Ground Floor and Proposed Ground Floor Plan

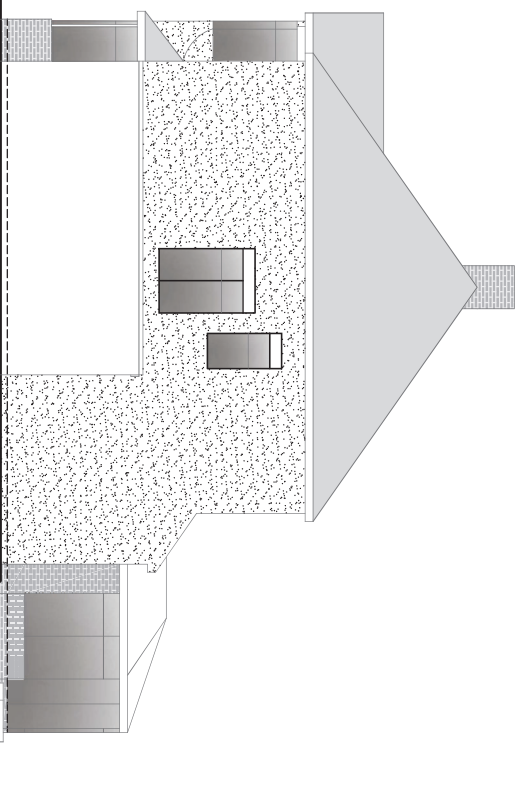
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REVISION COMMENTS:	Date:
No.	Comments
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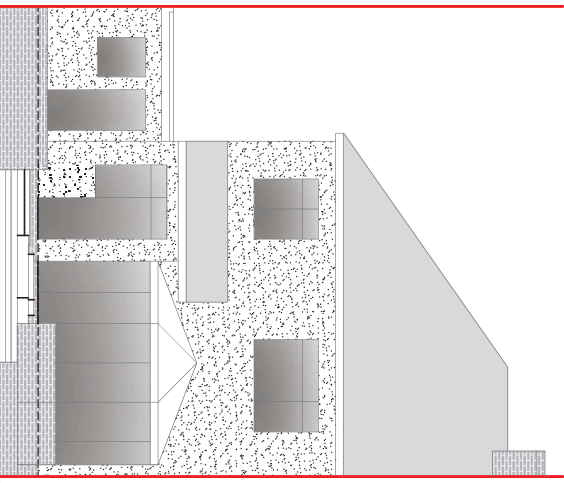
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Job Ref:	24067
Date:	Nov-2024
Drawing No.	PL - 02 Rev A



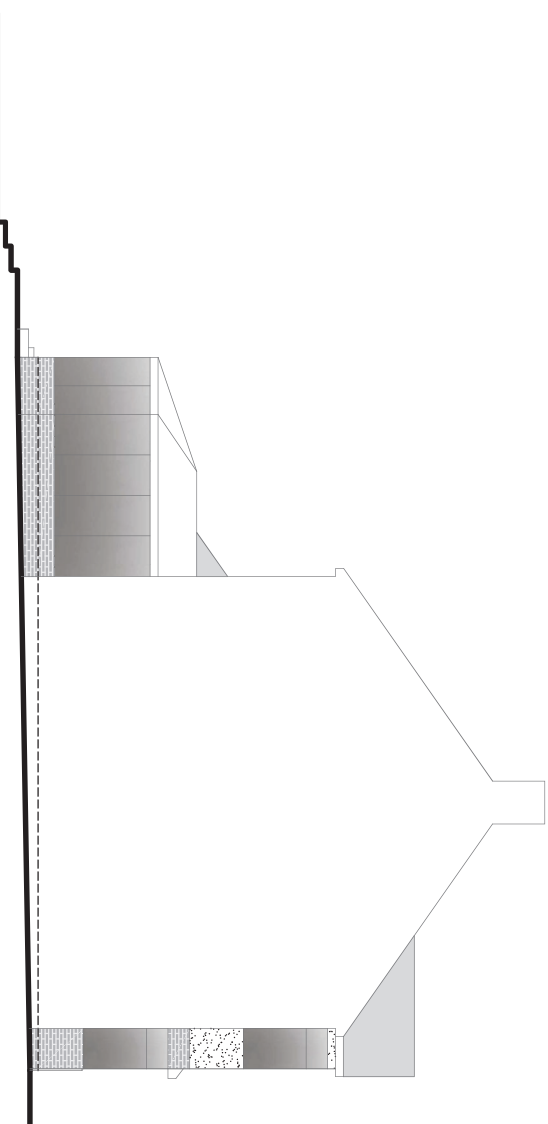
Front Elevation



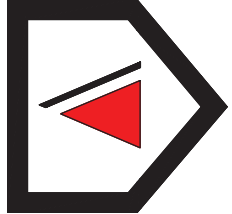
Side Elevation



Rear Elevation



Side Elevation



V - Design

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 Website: www.vdesigncad.co.uk
 Email Address: info@vdesigncad.co.uk
 Tel : +44 20 3488 4890
 Mobile: +44 7312015617

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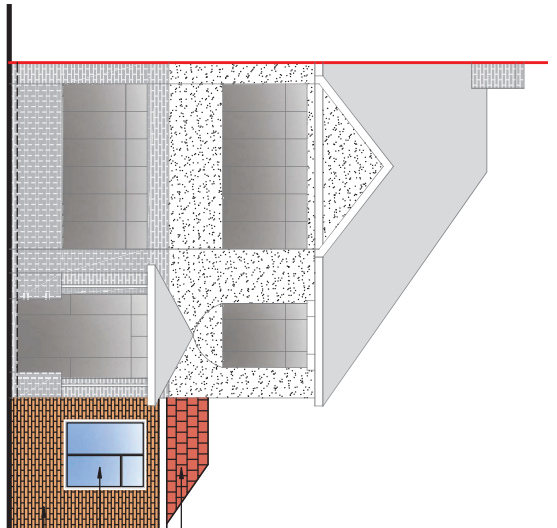
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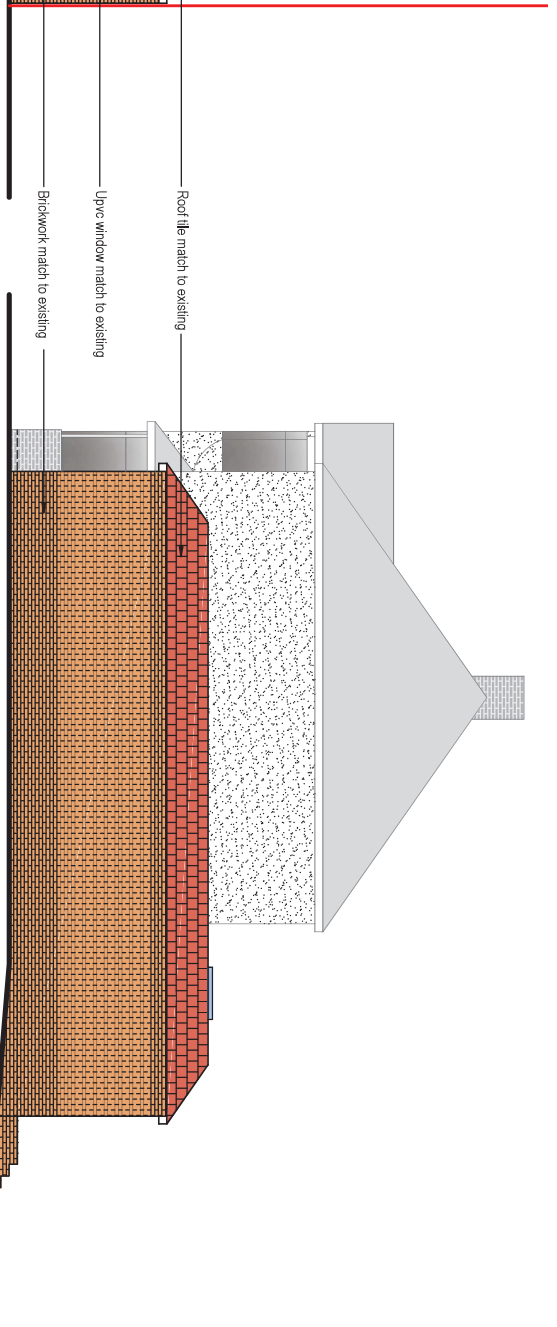
47 Fairfield Ave,
 Ruslip
 HA4 7PG

LEGENDS:		
EXISTING:	PROPOSED:	
Existing Wall	Cavity Wall	
Internal Wall	Internal Wall	
Site Boundary	Site Boundary	
Windows	Windows	
Doors	Doors	
Drawing Title:		
Existing Elevations		
Scale: 1:100	Paper Size: A3	
REVISION COMMENTS:		
No.	Comments	Date:

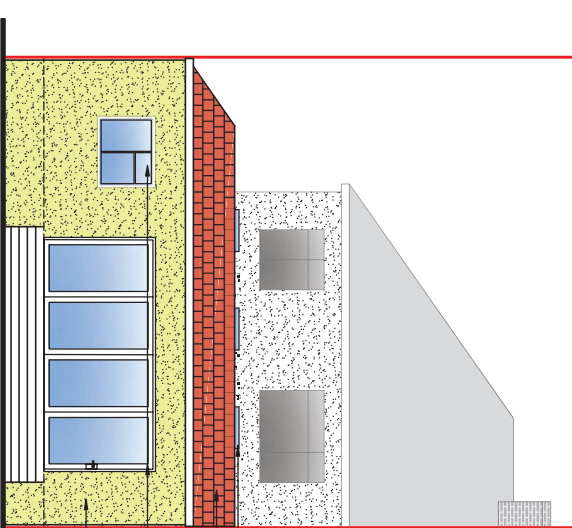
Drawn By:	VG
Job Ref:	24067
Date:	July-2024
Drawing No.	PL - 03



Front Elevation



Side Elevation



Rear Elevation



Side Elevation



Roof tile match to existing
 U PVC window match to existing
 Brickwork match to existing

3 Nos of Roof Window
 Roof tile match to existing
 Brickwork match to existing
 U PVC Br-td door and window match to existing
 Rendering match to existing

V - Design
 Company: V-Design CAD Services Ltd
 Website: www.vdesigncad.co.uk
 Email Address: info@vdesigncad.co.uk
 Tel : +44 20 3488 4890
 Mobile: +44 7312015617

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47 Fairfield Ave,
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 HA4 7PG

LEGENDS:

EXISTING:	PROPOSED:
Existing Wall	Cavity Wall
Internal Wall	Internal Wall
Site Boundary	Site Boundary
Windows	Windows
Doors	Doors



Drawing Title:
 Proposed Elevations

Scale: 1:100 Paper Size: A3

REVISION COMMENTS:		Date:
No.	Comments	
A	Reduced to 3.6 meters	08/11/2024

Drawn By:	VG
Job Ref:	24067
Date:	Nov-2024
Drawing No.	PL - 04 Rev A



KEY :  Site Boundary	ADDRESS : 47 Fairfield Avenue		LONDON BOROUGH OF HILLINGDON RESIDENTS SERVICES PLANNING SECTION
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	PLANNING COMMITTEE :	DATE : December 2024	

Report of the Head of Development Management and Building Control

Address: 45 CAVENDISH AVENUE RUISLIP
Development: Erection of a single storey rear extension
LBH Ref Nos: 79111/APP/2024/2762



NOTES:

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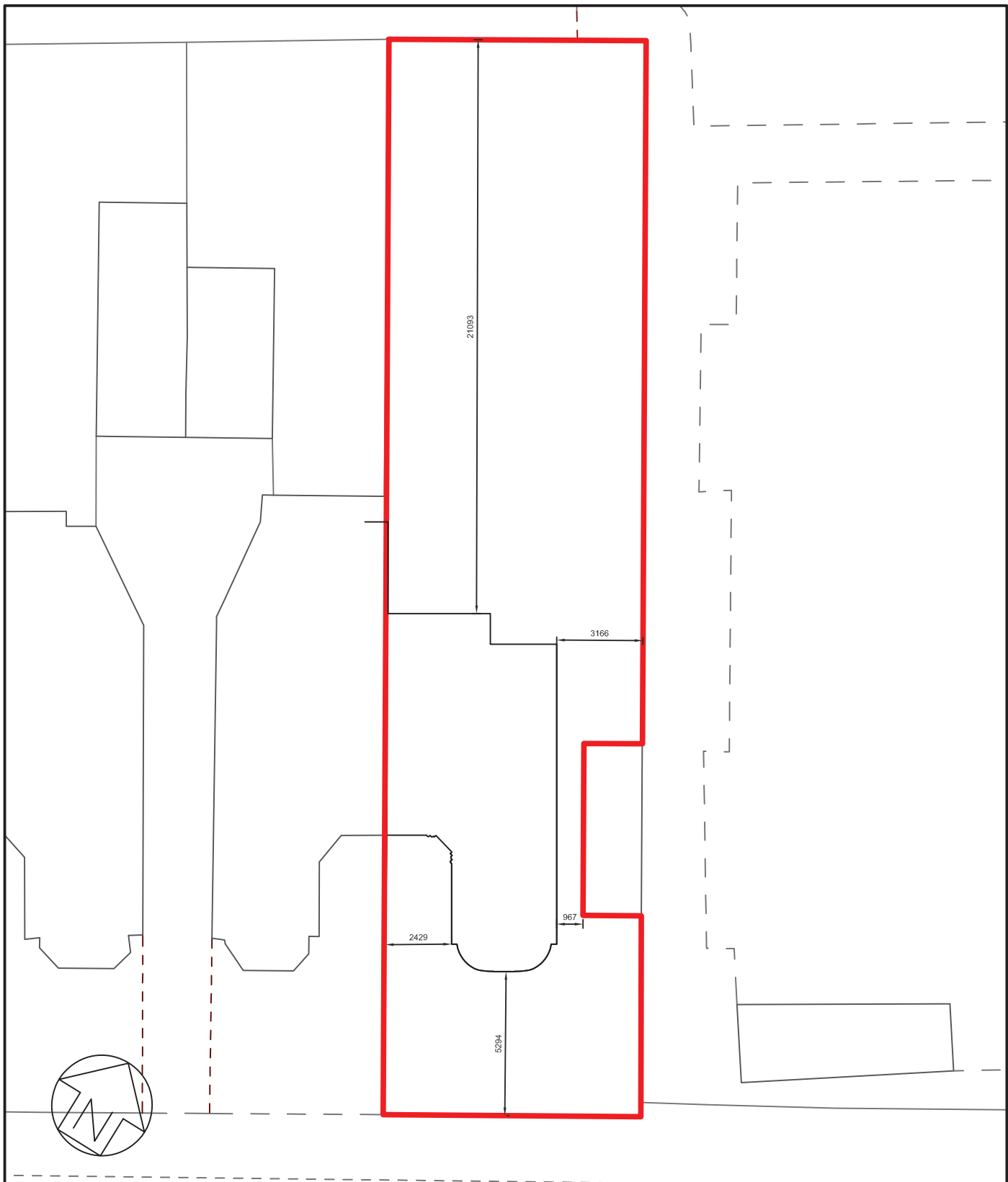
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TITLE PROJECT	45 Cavendish Avenue		DRAWN	DP	CHECK'D	DJ	
	Site Location Plan		DATE	16.10.24	SCALE	1:1250@A4	
CLIENT	LB Hill		DWG No.	11003-00-1120		REV.	S3.B



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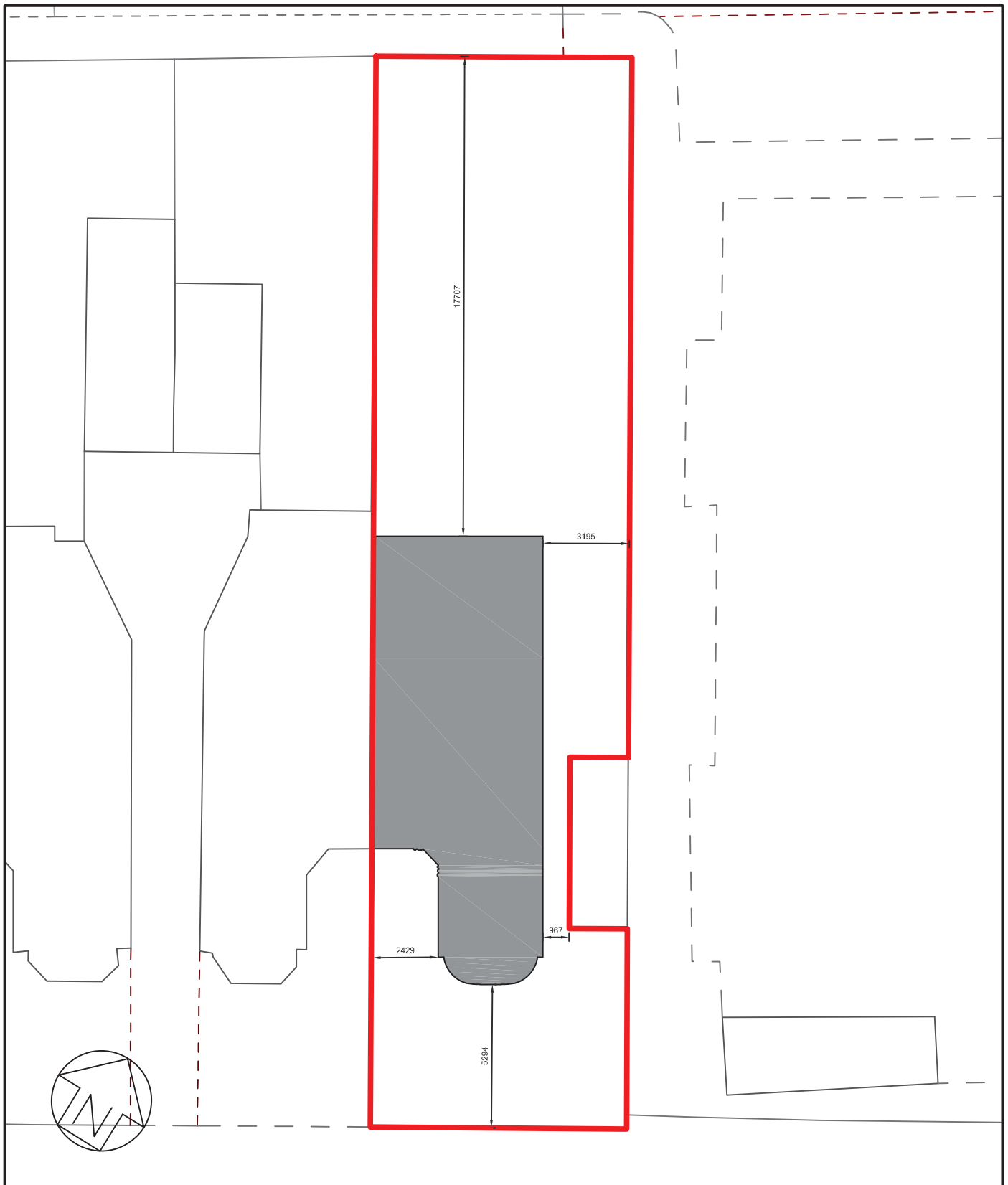
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PROJECT	45 Cavendish Avenue	DRAWN	SY	CHECKED	DJ
TITLE	Existing Block Plan	DATE	23.10.24	SCALE	1:200@A4
CLIENT	LB Hill	DWG No.	11003-00-1122	REV.	S3.A





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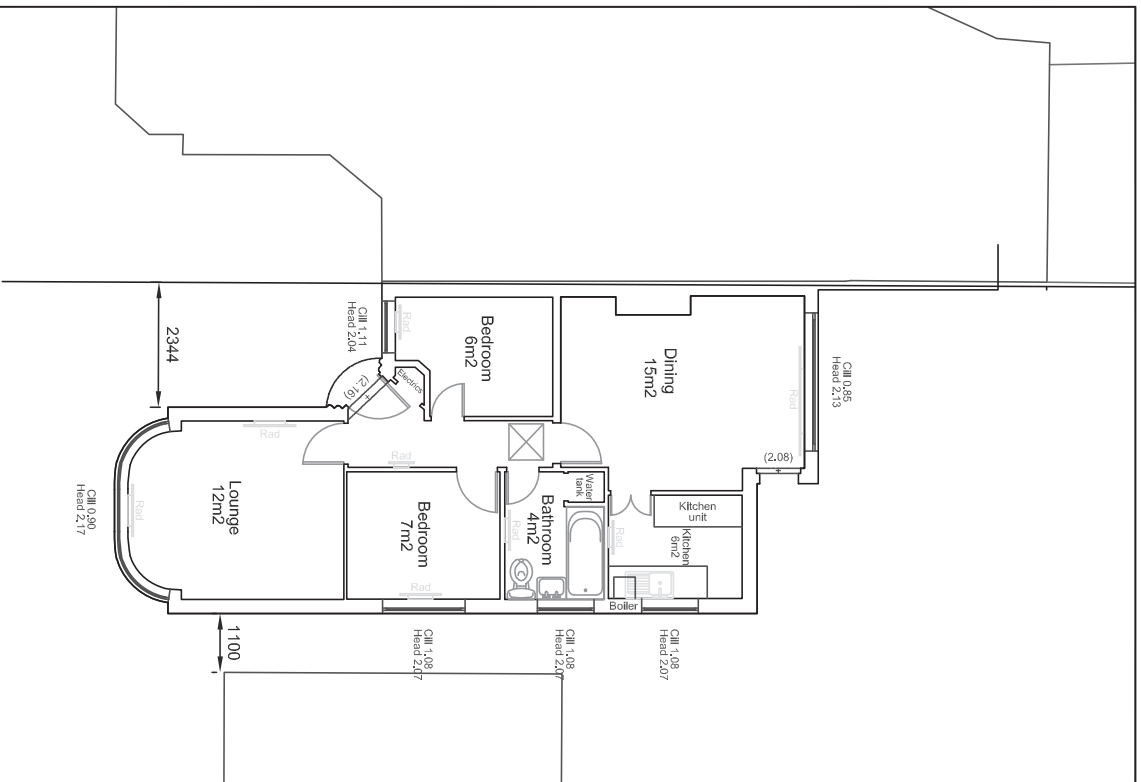
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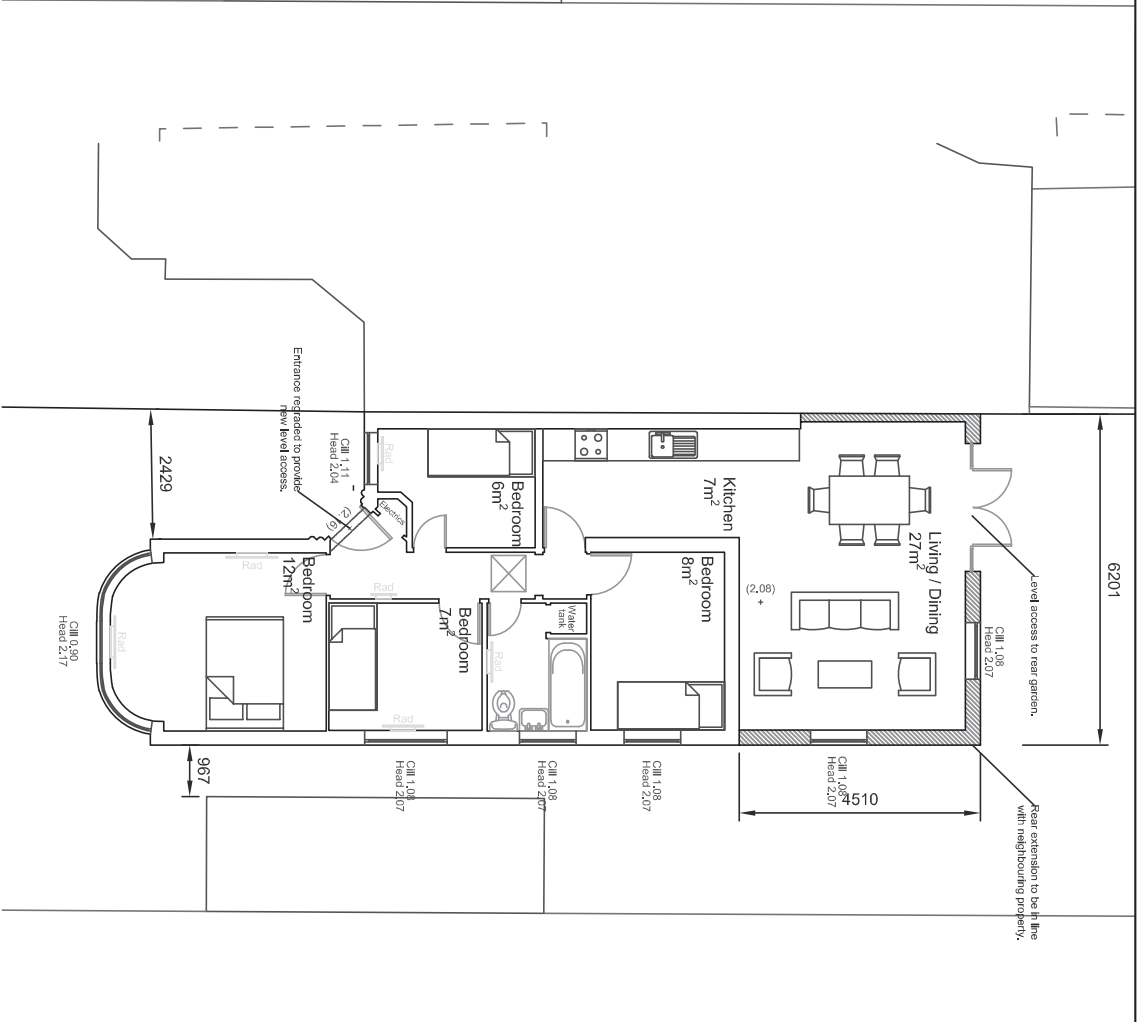
PROJECT	45 Cavendish Avenue	DRAWN	SY	CHECKED	DJ
TITLE	Proposed Block Plan	DATE	23.10.24	SCALE	1:200@A4
CLIENT	LB Hill	DWG No.	11003-00-3100	REV.	S3.B



Existing Ground Floor Plan - 1:100



Proposed Ground Floor Plan - 1:100



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REV	COMMENT	DATE
S3.E	Planning Drawing	06.10.24
S3.D	Planning Drawing	16.10.24
S3.C	Planning Drawing	05.10.24
S3.B	Planning Drawing	05.10.24
S3.A	Draft Proposals	26.09.24



PROJECT
 45 Cavendish Avenue
 Ruislip
 HA4 6QJ

TITLE
 Existing & Proposed
 Ground Floor Plan

CLIENT
 London Borough of
 Hillingdon

DRAWN
 DP

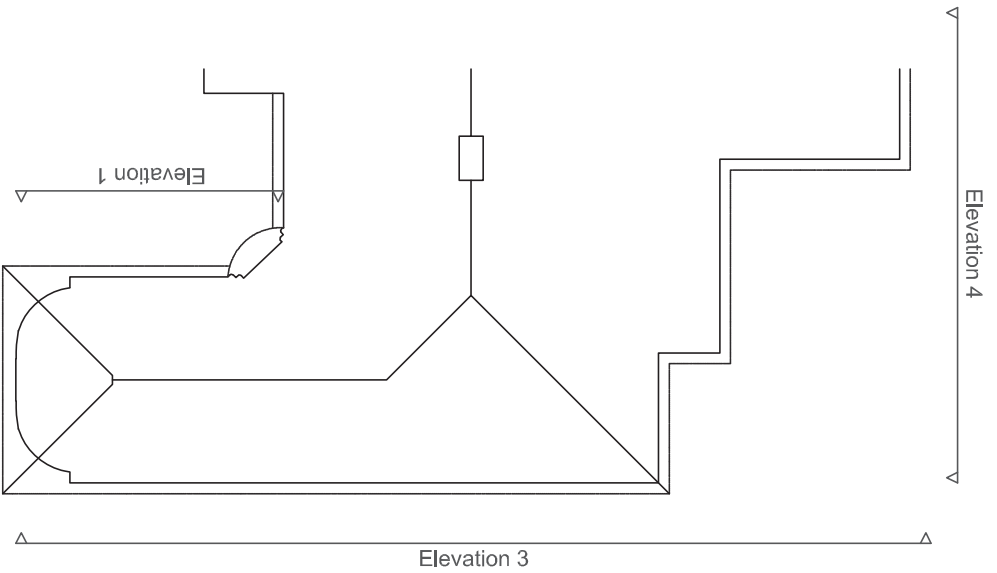
CHECK'D
 DJ

DATE
 04.10.24

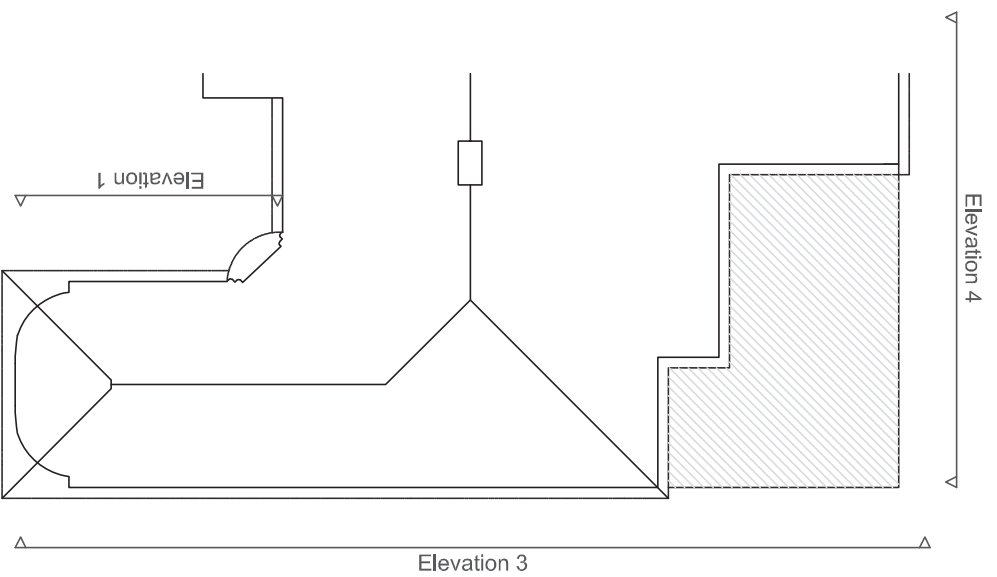
SCALE
 1:100@A3

DWG No.
 11003-00-0121

REV.
 S3.E



Existing Roof Plan - 1:100



Proposed Roof Plan - 1:100



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REV	COMMENT	DATE
S3,D	Planning Drawing	16.10.24
S3,C	Planning Drawing	15.10.24
S3,B	Planning Drawing	04.10.24
S3,A	Draft Proposals	29.09.24



PROJECT
 45 Cavendish Avenue
 Ruislip
 HA4 6QJ

TITLE
 Existing & Proposed Roof
 Plan

CLIENT
 London Borough of
 Hillingdon

DRAWN
 DP

CHECKED
 DJ

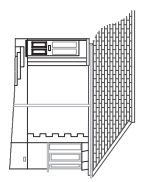
DATE
 04.10.24

SCALE
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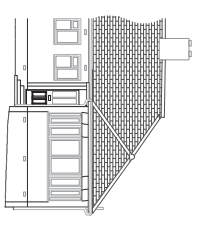
DWG No.
 11003-01-0121

REV.
 S3,D

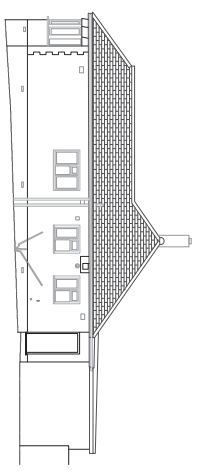
NOTES:
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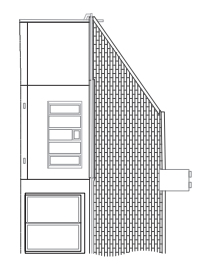
Elevation 1



Elevation 2

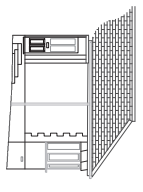


Elevation 3

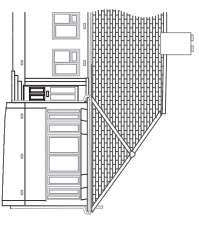


Elevation 4

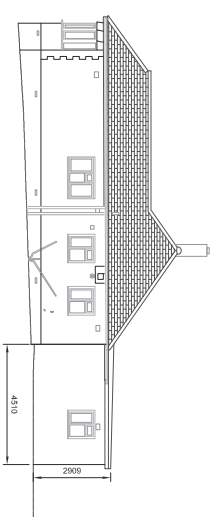
Existing Elevations - 1:100



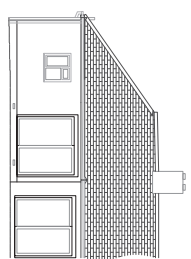
Elevation 1



Elevation 2



Elevation 3

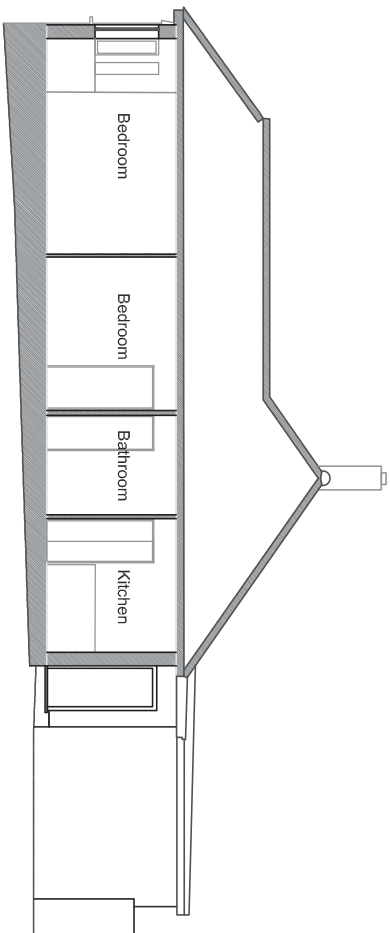


Elevation 4

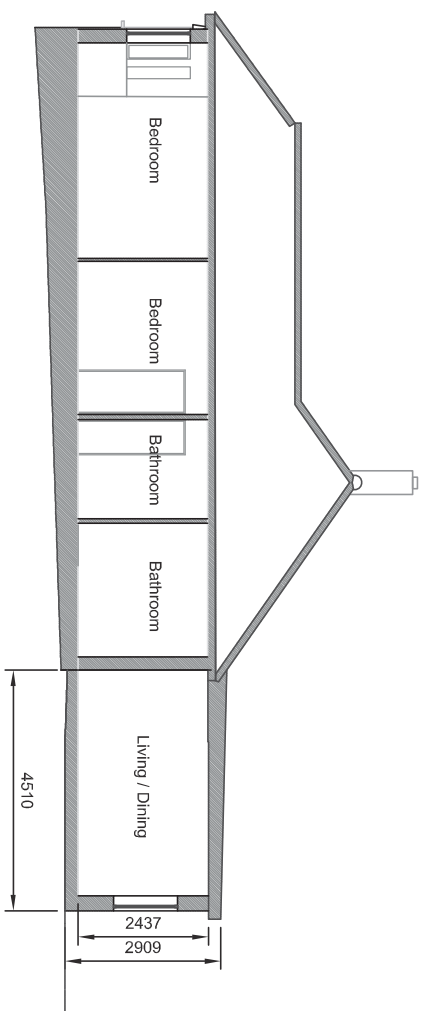
Proposed Elevations - 1:100



45 Cavendish Avenue Ruislip HA4 6QJ	
Existing & Proposed Elevations	
London Borough of Hillingdon	DP
15.10.24	1:100@A1
1003-ZZ-0221	S3/C



Existing Section - 1:100



Proposed Section - 1:100

Scale Bar 1:100



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REV	COMMENT	DATE
S3.C	Planning Drawing	10.10.24
S3.B	Planning Drawing	05.10.24
S3.A	Planning Drawing	09.10.24
1		09.10.24





PROJECT
 45 Cavendish Avenue
 Ruislip
 HA4 6QJ

CLIENT
 London Borough of Hillingdon

TITLE
 Existing & Proposed Sections

DWG No.	11003-ZZ-0321	REV.	S3.C
DATE	15.10.24	SCALE	1:100@A3
DRAWN	DP	CHECK'D	DJ



KEY :  Site Boundary	ADDRESS : 45 Cavendish Avenue		LONDON BOROUGH OF HILLINGDON RESIDENTS SERVICES PLANNING SECTION
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	PLANNING COMMITTEE :	DATE : December 2024	 HILLINGDON LONDON
Page 199			

Report of the Head of Development Management and Building Control

Address: 35 BERBERIS WALK WEST DRAYTON
Development: Erection of a single storey rear extension.
LBH Ref Nos: 28236/APP/2024/2761



NOTES:

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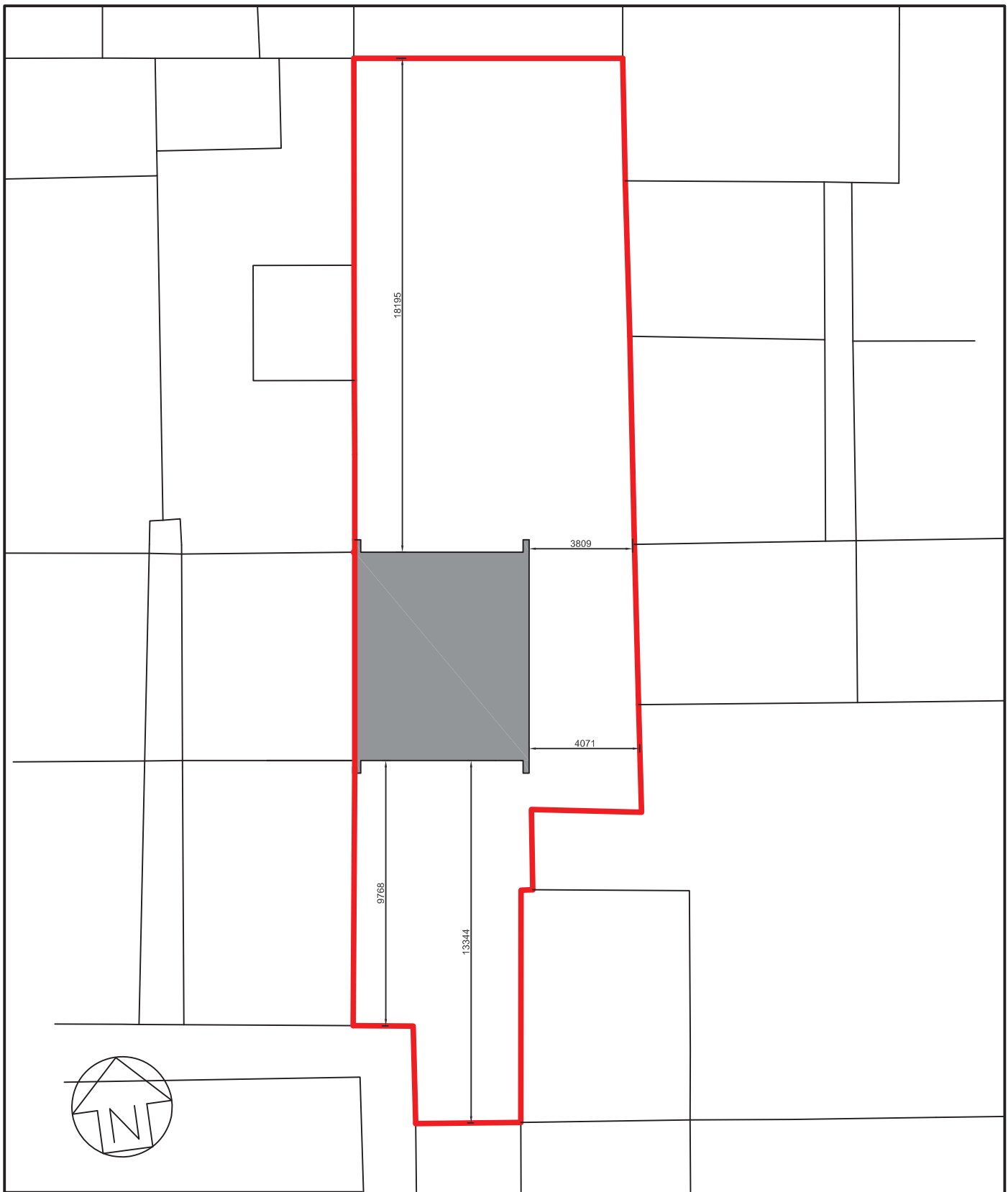
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TITLE	35 Berberis Walk	DRAWN	SY	CHECKED	DJ
	Site Location Plan	DATE	23.10.24	SCALE	1:1250@A4
CLIENT	LB Hillingdon	DWG No.	11003-00-1140	REV.	S3.B
	Page 201				



NOTES:

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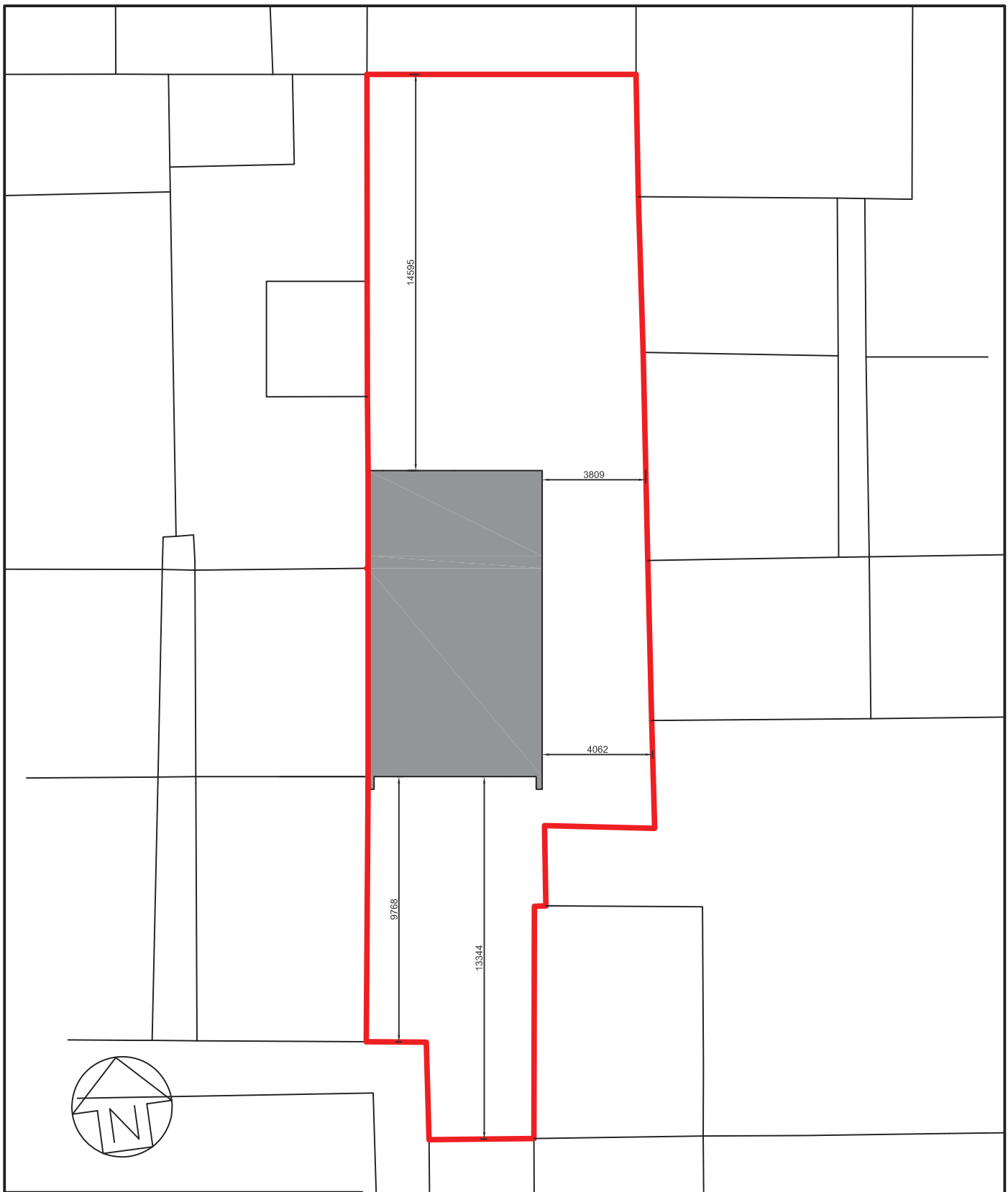
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TITLE	PROJECT	35 Berberis Walk	DRAWN	SY	CHECK'D	DJ
		Existing Block Plan	DATE	23.10.24	SCALE	1:200@A4
CLIENT	LB Hillingdon		DWG No.	11003-00-3142		REV.
	Page 202					S3.A



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TITLE	PROJECT	35 Berberis Walk	DRAWN	SY	CHECK'D	DJ
		Proposed Block Plan	DATE	23.10.24	SCALE	1:200@A4
CLIENT	LB Hillingdon		DWG No.	11003-00-3142		REV.
	Page 203					S3.B

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REV. COMMENT DATE

S3.D	Planning Drawings	16.10.24
S3.C	Planning Drawings	05.10.24
S3.B	Planning Drawings	02.10.24
S3.A	Draft Proposals	26.09.24



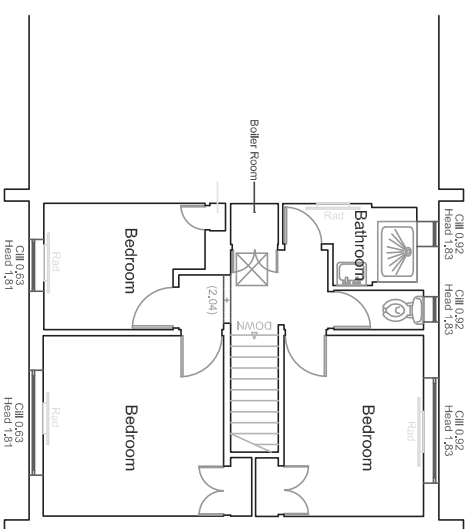
PROJECT
 35 Barberis Walk
 West Drayton
 UB7 7TZ

TITLE
 Existing Floor Plans

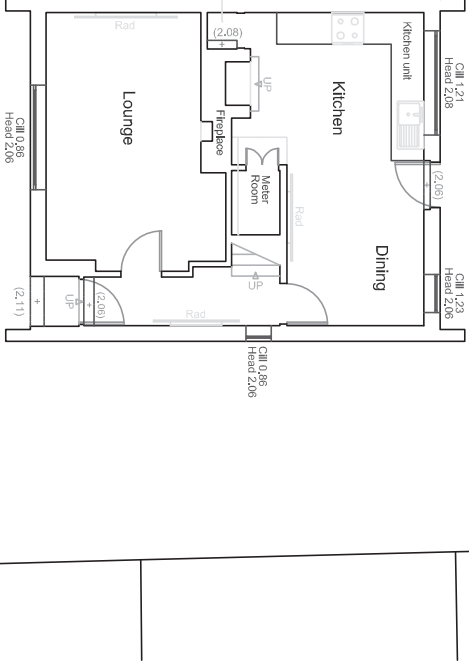
CLIENT
 London Borough of Hillingdon

DRAWN
 SY
CHECK'D
 DJ
DATE
 04.05.24
SCALE
 1:100@A3

DWG No.
 11003-ZZ-3141
REV.
 S3.D

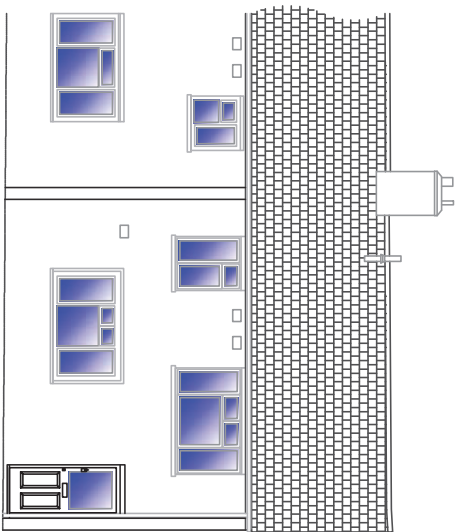


Existing First Floor Plan - 1:100

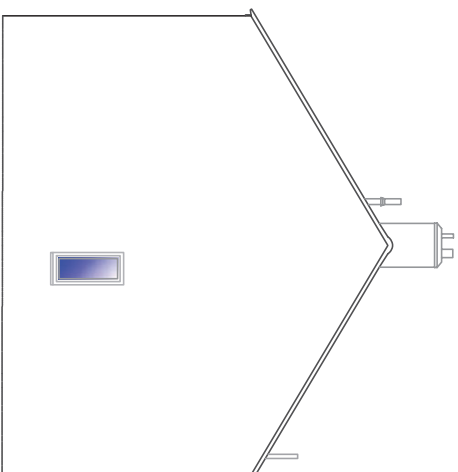


Existing Ground Floor Plan - 1:100

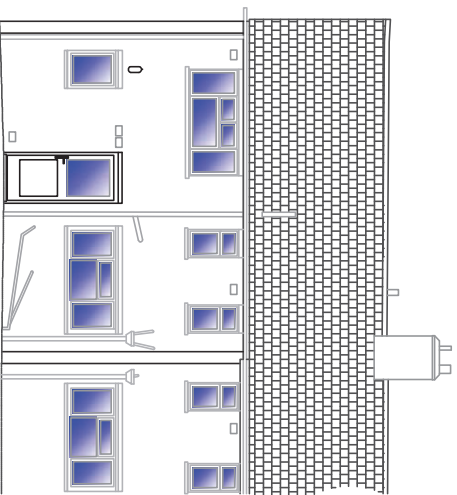




Elevation 1



Elevation 2



Elevation 3



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REV	S3.B	Planning Drawing	18/01/24	205
	S3.A	Draft Proposals	18/01/24	
CONVINT				



PROJECT
 35 Barberis Walk
 West Drayton
 UB7 7TZ

TITLE
 Existing Elevations

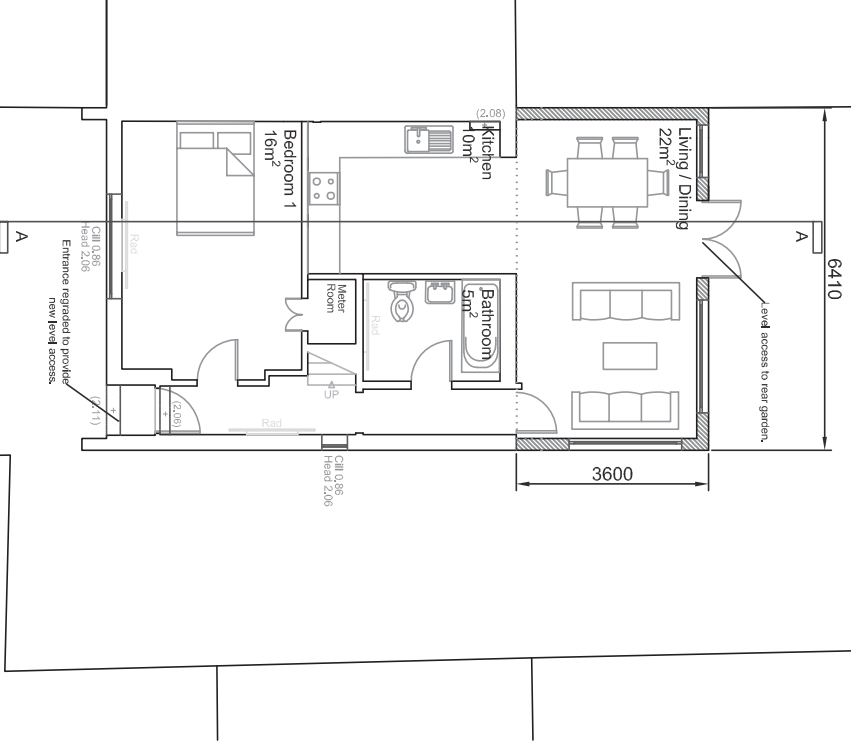
CLIENT
 London Borough of
 Hillingdon

DRAWN
 SY
CHECK'D
 DJ

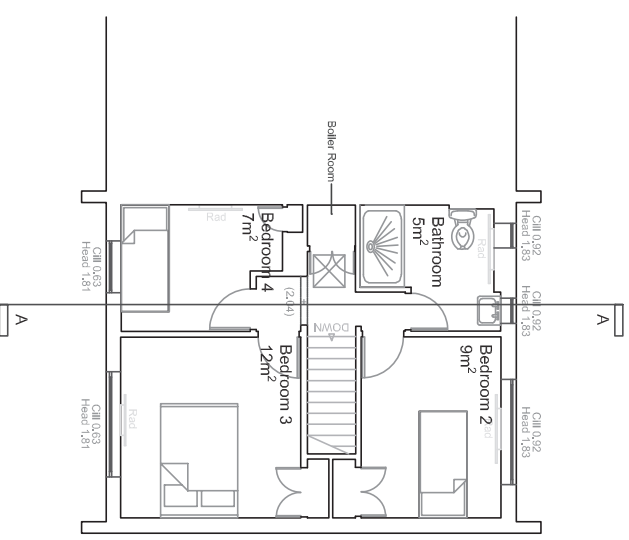
DATE
 15.10.24
SCALE
 1:100@A3

DWG No.
 11003-ZZ-1241
REV.
 S3.B

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Proposed Ground Floor Plan - 1:100

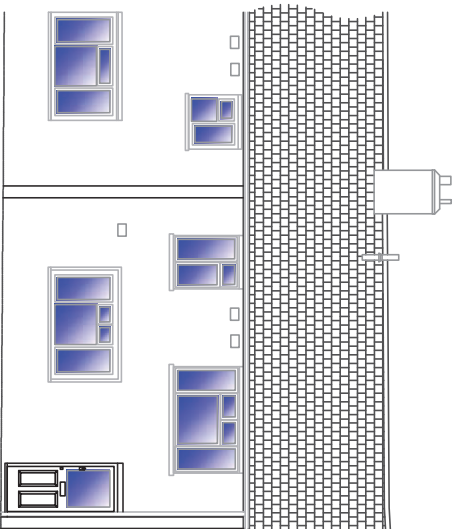


Proposed First Floor Plan - 1:100

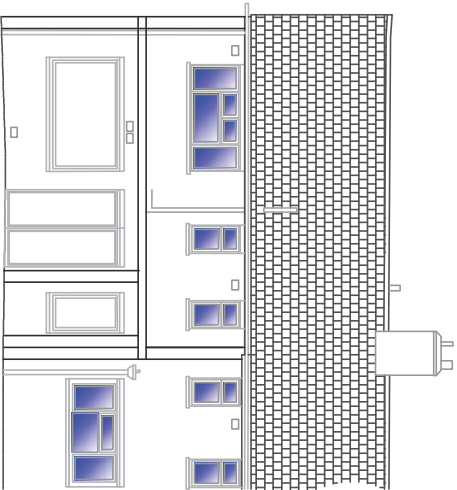


<p>SY 04.05.24</p> <p>DJ 1:100@A3</p>	<p>PLAYLE & PARTNERS</p> <p>35 Barberis Walk West Drayton UB7 7TZ</p> <p>Proposed Floor Plans</p> <p>London Borough of Hillingdon</p>	<p>16.10.24 16.10.24 02.10.24 20.09.24</p> <p>S3.E S3.D S3.C S3.B S3.A</p> <p>Planning Drawings Planning Drawings Planning Drawings Draft Proposals</p>
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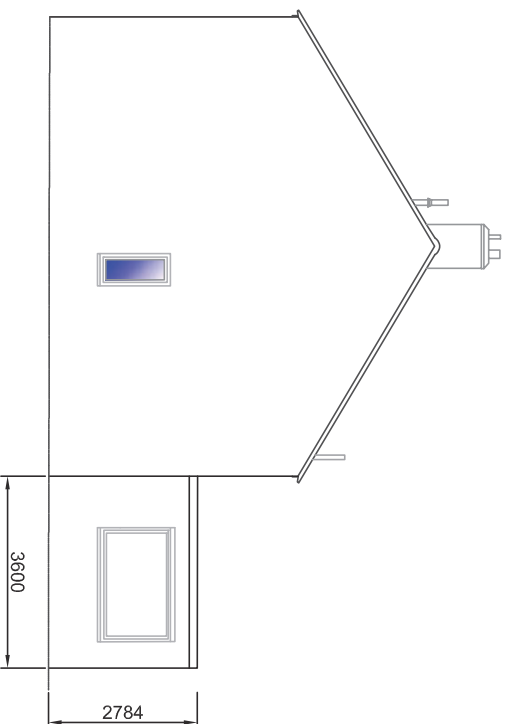




Elevation 1



Elevation 3



Elevation 2



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REV	COMMENT	DATE
S3.C	Planning Drawings	15/10/24
S3.B	Planning Drawings	15/10/24
S3.A	Draft Proposals	15/10/24



PROJECT
 35 Barberis Walk
 West Drayton
 UB7 7TZ

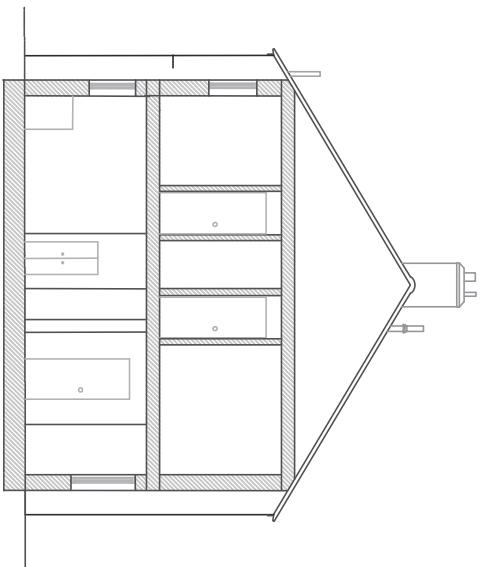
TITLE
 Proposed Elevations

CLIENT
 London Borough of
 Hillingdon

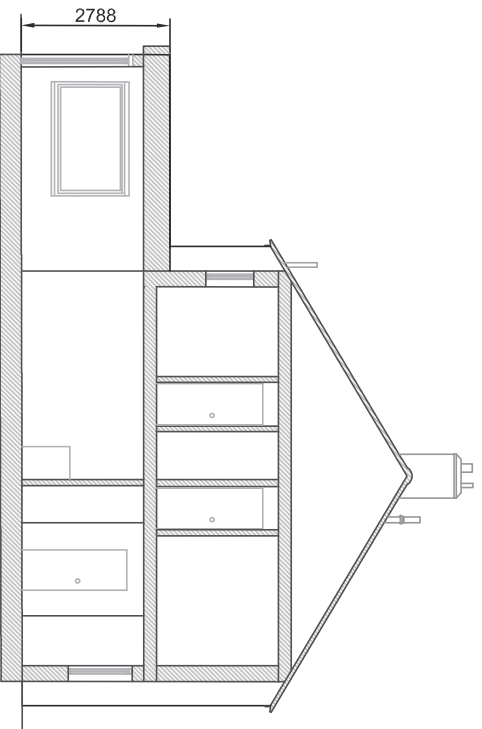
DRAWN
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CHECKED
 DJ

DATE
 15.10.24
SCALE
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DWG No.
 11003-ZZ-3241
REV.
 S3.C



Existing Section AA - 1:100



Proposed Section AA - 1:100



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REV	S3.B	10/10/24	208
	S3.A	16/01/24	
CONV	DATE	DATE	
COMMENT			



PROJECT
 35 Barberis Walk
 West Drayton
 UB7 7TZ

TITLE
 Existing and Proposed
 Sections

CLIENT
 London Borough of
 Hillingdon

DRAWN
 SY

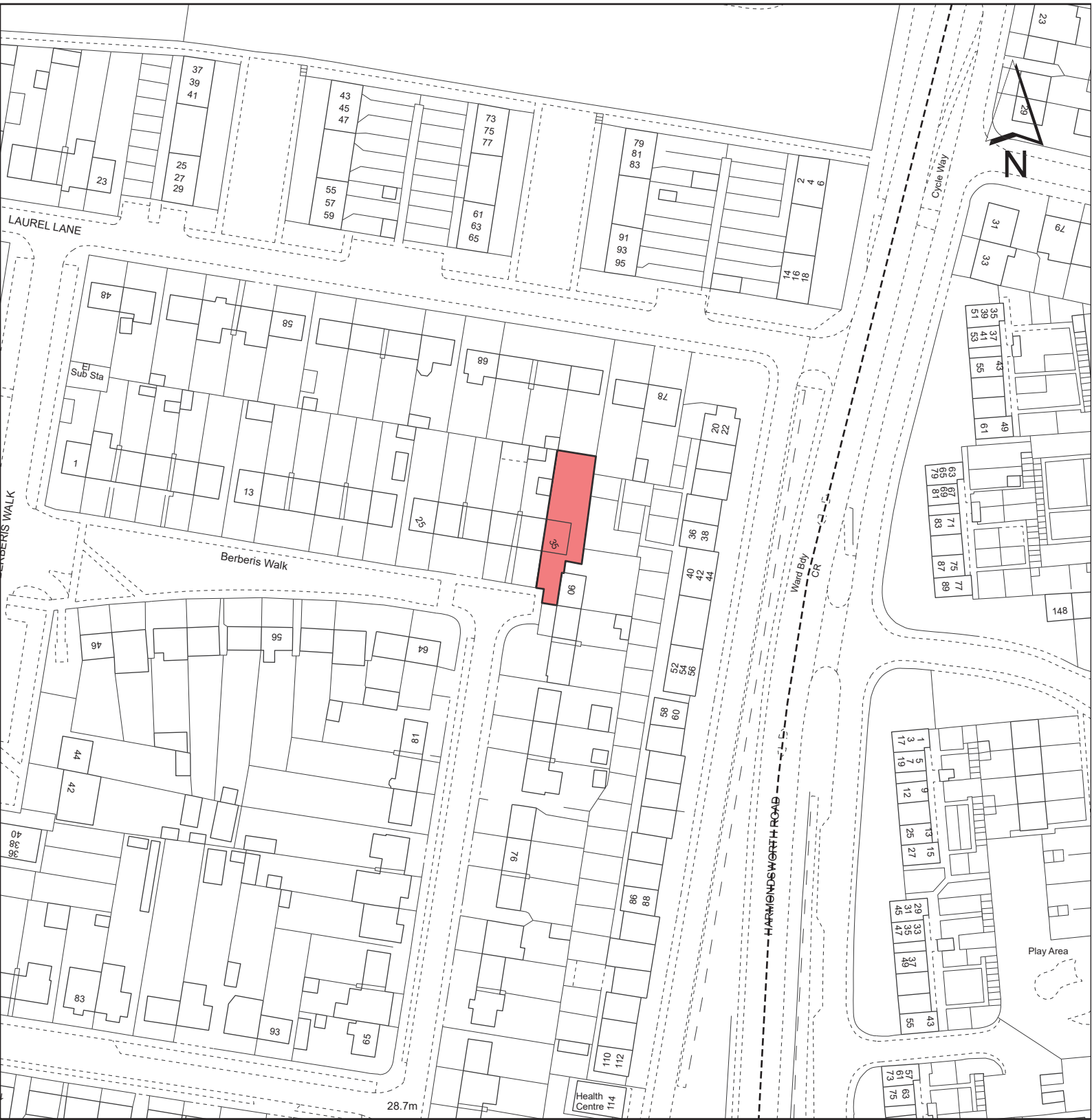
CHECK'D
 DJ



DATE
 04.05.24

SCALE
 1:100@A3

DWG No.
 11003-ZZ-0341

REV.
 S3.B



KEY :  Site Boundary	ADDRESS : 35 Berberis Walk		LONDON BOROUGH OF HILLINGDON RESIDENTS SERVICES PLANNING SECTION
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	PLANNING COMMITTEE :	DATE : December 2024	

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