

Report of the Head of Planning & Enforcement Services

Address 32 EAST MEAD RUISLIP

Development: Conversion of existing dwelling into 2 x 1 bed self contained flats to include part two storey, part single storey rear extension and two storey extension to side to create 2 x 1-bed self contained flats, with associated parking and amenity space and installation of a vehicular crossover to front

LBH Ref Nos: 68276/APP/2012/1240

Drawing Nos: 12/24/3 Rev. D
12/24/4 Rev. B
12/24/1
11/29/2 Rev. D
Location Plan to Scale 1:1250 Received 8th August 2012
Design and Access Statement Rev. A

Date Plans Received:	22/05/2012	Date(s) of Amendment(s):	22/05/2012
Date Application Valid:	28/05/2012		23/07/2012
			08/08/2012

1. SUMMARY

The proposal is for the extension and conversion of the end terrace of three dwellings to four x one bedroom flats.

The principle of development is considered to be in accordance with the Policies set out in the Hillingdon Unitary Development Plan, Saved Policies September 2007. The development proposed for this site complies with local and regional space standards. In this it complies with, and in some cases, exceeds internal and external space standards, amount and convenience of parking and external amenity space, as described in the main body of the report. As such it is considered that the resulting impacts from this development would not have a detrimental effect upon the amenities of the neighbouring properties nor create adverse living conditions for the future occupiers of the development. The application is thus recommended for approval subject to conditions.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 Time Limit

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

REASON

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

2 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 11/29/2 Rev D, 12/24/4 Rev B, 12/24/3 Rev D and Design and Access Statement Rev. dated 19/7/12.

REASON

To ensure the development complies with the provisions of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the London Plan (July 2011).

3 HO4 Materials

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

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 which would face any/either of the adjoining properties.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 HO7 No roof gardens

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

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 RES16 Code for Sustainable Homes

Flats 1 and 2 shall achieve Level 4 of the Code for Sustainable Homes. No development shall commence until a signed design stage certificate confirming this level has been received. The design stage certificate shall be retained and made available for inspection by the Local Planning Authority on request.

The development must be completed in accordance with the principles of the design stage certificate and the applicant shall ensure that completion stage certificate has been attained prior to occupancy of each dwelling.

REASON

To ensure that the objectives of sustainable development identified in London Plan (July 2011) Policies 5.1 and 5.3.

7 RES18 Lifetime Homes/Wheelchair Units

All residential units within the development hereby approved shall be built in accordance with Lifetime Homes Standards, as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (July 2011) Policies 3.1, 3.8 and 7.2

8 RES24 Secured by Design

The dwelling(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No dwelling shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

9 RES9 Landscaping (including refuse/cycle storage)

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

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

2. Details of Hard Landscaping
 - 2.a Means of enclosure/boundary treatments
 - 2.b Car Parking Layouts
 - 2.c Hard Surfacing Materials

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

4. Schedule for Implementation

5. Other
 - 5.a Existing and proposed functional services above and below ground
 - 5.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details and no dwelling shall be occupied until the outdoor amenity area serving that dwelling as shown on the approved plans has been made available for the use of residents of the development.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE23,

BE38 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 5.12.

11 NONSC Non Standard Condition

The approved parking arrangements shall be implemented prior to the occupation of the development hereby approved and shall be retained as such for as long as the development remains in existence.

REASON

To ensure that adequate facilities are provided in accordance with Policies AM14 and the parking standards as set out in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

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 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 will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

4 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 - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

5 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 Planning

& Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

6 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).

7 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
H7	Conversion of residential properties into a number of units
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.3	(2011) Sustainable design and construction
LPP 6.13	(2011) Parking
LPP 8.3	(2011) Community infrastructure levy

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Thames Water provide the following advice:

Surface Water Drainage: It is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk

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You are advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy. The applicant will be liable to pay the Community Infrastructure Levy to the sum of £5,075 on commencement of this development. A separate liability notice will be issued by the Local Planning Authority, however you are advised that it is your responsibility to notify the Local Planning Authority of the anticipated commencement date and any changes in liability through submission of the appropriate forms.

Should you require further information please refer to the Council's Website (<http://www.hillingdon.gov.uk/index.jsp?articleid=24738>).

3. CONSIDERATIONS

3.1 Site and Locality

The application site is on the south east side of East Mead and comprises a two storey end-of-terrace property constructed in brick and tile with a wider than average road frontage (compared with other properties in East Mead). The site is opposite a school, which stands to the north and to the south of the school are properties purpose-built as flats. The site is approximately 1km from South Ruislip underground station and bus connections providing it with a PTAL rating of 1b. The application site lies within the Developed Area as identified in the Adopted Hillingdon Unitary Development Plan (UDP) (Saved Policies, September 2007).

3.2 Proposed Scheme

Planning permission is sought for the conversion and extension of the application property to create four x one bedroomed flats. All entrances to the flats would be from the front of the property. The existing front door entrance would be extended to create two separate

front doors and a new front door created on the end of the terrace providing independent access to the ground floor wheelchair accessible unit.

The proposed two storey side extension would extend 5.8m from the side of the original house, under the 2/3rds width guidelines of HDAS. It would match the depth of the existing house of 7.66m to finish flush with the existing back wall. The proposed two storey side extension would have a pitched roof and follow the line of the front wall of the terrace. The pitch of the proposed new roof would match those of the existing dwelling as would the ridge height and eaves lines.

To the rear, a single storey extension would project 3.6m from the rear wall which would extend the entire width of the existing property and the two storey side extension, at 12.27m. It would have a flat roof of 2.78m high that would be finished with a parapet wall 3m high. No windows are proposed in the flank walls. The rooms behind would be lit by two, two-light windows and two pairs of patio doors leading into dedicated gardens for the two ground floor flats.

A new two storey rear extension would be constructed that would be sited 2.78m from the shared side boundary with No.30 to the north east and 2.48m from the side boundary to the shared access road to the south west and it would be 7.20m wide. It would project to the extent of the proposed single storey extension. The roof would sit 0.5m below the ridge of the original property.

Flat 1, Ground floor one-bedroomed flat: Floor area: 59.98m² and garden area: 26m²

Flat 2, Ground floor one-bedroomed flat: Floor area: 50.94m² and garden area: 22m²

Flat 3, First floor one-bedroomed flat: Floor area: 50.45m² and garden area: 26m²

Flat 4, First floor one-bedroomed flat: Floor area: 52m² and garden area: 22m²

Garden space would be provided for all flats by dividing the existing large rear garden into four. For the ground floor flats they would be directly accessible. The gardens for the two first floor flats would be provided behind the gardens of the ground floor flats and be accessed from the side alleyway.

A total of five spaces would be provided with one accessible space to the front of the property and the remaining four at the rear. The proposal would use the existing side vehicular access through the alleygate to provide the four remaining spaces to the rear of the property. Four secure cycle spaces are proposed, which meet London Plan standards.

3.3 Relevant Planning History

68276/APP/2011/3112 32 East Mead Ruislip

Conversion of existing dwelling into 2 x 2 bed flats to include conversion of existing roofspace to habitable space with roof lights, part two storey part single storey rear extension with habitable roof space with rooflights, two storey extension to side to create 1 x 1 bed and 1 x 2 bed flats with habitable roofspace, associated parking and amenity space, to include first floor rear and single storey rear extensions and installation of a vehicular crossover to front

Decision: 01-03-2012 Withdrawn

Comment on Relevant Planning History

None.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

AM7 Consideration of traffic generated by proposed developments.

AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

AM14 New development and car parking standards.

H7 Conversion of residential properties into a number of units

OE1 Protection of the character and amenities of surrounding properties and the local area

OE3 Buildings or uses likely to cause noise annoyance - mitigation measures

R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities

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

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LPP 3.5 (2011) Quality and design of housing developments

LPP 5.3 (2011) Sustainable design and construction

LPP 6.13 (2011) Parking

LPP 8.3 (2011) Community infrastructure levy

5. Advertisement and Site Notice

Not applicable

5.1 Advertisement Expiry Date:-

5.2 Site Notice Expiry Date:- **2nd July 2012**

6. Consultations

External Consultees

35 Neighbours and the South Ruislip Residents Association were consulted on 29 May 2012.

A petition with 20 signatures and 5 letters of objection have been received objecting on the following grounds:

1. Proximity to St Swithun Wells school will mean increased traffic congestion due to loss of kerb space.
2. Change of street character as the only other development is at the top of the road with eight purpose built maisonettes with purpose built garages built around the time the houses were erected.
3. Before the security gates were installed around 5 years ago, there were frequent burglaries and anti-social behaviour, ie kids drinking and smoking in back alley, graffiti sprayed on garages. With the only access to parking bays, bicycle store and first floor flats gardens concerned this could cause security problems if the gates are not locked after use. This access is not what the alleyway was designed for.
4. Over-development of site.
5. The proposed development will give the appearance of flats, not an 'additional house'.
6. The proposed plan indicates that the west side of the new part of the building will be fully up to the passageway ('access road') whereas existing properties that are adjacent to the passageways/access roads are approx 2½-3 feet from the property boundaries. Any proposed development should provide a similar gap.
7. The plans seem to indicate that there will be a pathway from the side of the passageway/access road in to the gardens. The passageway is not there for such purposes! Any agreed development of No. 32 should allow for those living there to gain access to their gardens and the other rear areas of the property from within the property boundaries and not via the passageway, which is there to enable other residents of East Mead to access garages etc at the rear of their properties.
8. Building of the proposed development right up to the boundary with the passageway will mean that the passageway will be obstructed.
9. Decrease the value of property.
10. Noise from new build works for shift worker.
11. Set precedent for more flat conversions in the street.
12. Inaccurate plans show gates moved forward and will jeopardise security.

Case Officer note: Points 9 and 10 are not planning issues. Point 12, the plans have been amended to show position of the gate retained in its original location. The other points are addressed within the body of the report.

Thames Water Utilities: No objections. Provides advice on sewer connections which is recommended as an informative.

Ministry of Defence: No objections.

National Air Traffic Services (N A T S), N E R L Safeguarding: No objections.

Internal Consultees

Trees and Landscape Officer: The proposal has been amended through negotiations and has now overcome previous concerns.

Access Officer: The scheme should be revised and compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

The following access observations are provided:

1. Level access should be achieved and specified on plan. Entry to the proposed new ground floor flat appears to be stepped, which would be contrary to the above policy requirement.
2. The bathrooms/ensuite facilities should be designed in accordance with Lifetime Home Standards. At least 700mm should be provided to one side of the WC, with 1100mm provided between the front edge of the toilet pan and a door or wall opposite.
3. To allow the bathrooms to be used as a wet room in future, plans should indicate floor gully drainage.

Conclusion: Revised plans should be requested as a pre-requisite to any planning approval.

Environmental Protection Unit: No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

This is an established residential area and there would therefore be no objections in principle to the extension of an existing property and its conversion to provide additional residential accommodation subject to meeting the demands and constraints of site context, capacity, manner of execution and associated impacts and compliance with local and regional standards. In particular for East Mead, the principle for converting an existing house to create additional dwellings would be acceptable, as not more than 10% of the dwellings have been converted in East Mead (HDAS Residential Layout Design Guide Section 3 paragraph 3.5).

7.02 Density of the proposed development

Policy 3.4 of the London Plan seeks to ensure that planning decisions 'optimise housing output for different types of location within the relevant density ranges shown in Table 3.2' subject to local context.

Achieving local and regional space and parking standards is a key indicator of whether a proposal would constitute over-development of a site. The HDAS provides locally specific guidance and standards for extensions and new residential development. By providing its own standard sizes for gardens and new units it seeks to achieve a balance of permitting new development whilst maintaining residential amenities for current and future occupiers of the proposed development and surroundings. One of the issues is distance from neighbouring properties. HDAS Residential Layouts, para. 4.9, provides guidance on acceptable distances of new development from existing properties of 15m minimum where no new facing windows are proposed. In terms of side space, the convention in the road is of distances between side walls of properties flanking service entrance roads is between 4 and 5m. The remaining distance between No. 32 and the property on the other side of the service road, No. 34, would follow this convention.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Section 4.27 of the SPD states careful consideration should be given to building lines, and these should relate well to the existing street pattern. The frontage of the proposal would appear as a continuation of the terrace, appearing as fourth property whilst the proposed extension would follow the design of the host dwelling using the same eaves and ridge height. The design of the new extensions is considered to reflect the style of the existing property, and the character of the street scene in general, including the overall size and shape of the hipped roof, together with the window and door arrangements which are considered to be in-keeping with the appearance of the surrounding area.

With regard to Policy BE22 of the Hillingdon UDP (Saved Policies, September 2007), two storey buildings should be set in a minimum distance of 1m from the side boundaries. Notwithstanding the proposed extension that would be built abutting the side boundary, it is considered that the accessway would provide sufficient gap between the properties so as not to close down street views, which is the intention of the guidance. In this instance this relationship is considered to be acceptable. The proposed extension would therefore comply with the requirements of policies BE13, BE19 and BE22 of the Unitary Development Plan (Saved Policies September 2007) and the intent of the Supplementary Planning Document HDAS: Residential Extensions.

The proposed single storey rear extension complies with the recommended depth guidance in the SPD HDAS: Residential Extensions. The proposed fenestration details would reflect the proportions and style of the existing property, and therefore comply with section 3.11 of the SPD and with regard to the roof design the extension is shown to have a flat roof at an appropriate tie-in level. It is therefore considered that this single storey rear extension would be both clearly articulated and visually subordinate to the main dwelling and would therefore comply with policies BE13, BE15, and BE19 of the UDP (Saved Policies September 2007).

The appearance of the parking area for the proposed new flats would accord with Section 4.37 of the SPD: Residential Layouts, by seeking to provide suitable boundary treatment and the retention of mature and semi-mature trees. Four of the five proposed spaces would be provided at the rear of the property, which would enable a substantial proportion of the front garden to remain as garden, greater than the required 25%, and the planting of an ornamental tree. This element complies with policy BE38 of the UDP (Saved Policies September 2007).

7.08 Impact on neighbours

Section 4.9 of the HDAS: Residential Layouts, states that all residential developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected. The proposed two-storey rear extension would be sited so that the morning sun would primarily place the host building itself into shade. Furthermore, it would not impinge on the 45 degree line of sight from any habitable room within the adjoining properties. It is therefore not considered to increase shadowing to any significant amount or result in an overly dominant and un-neighbourly development. Therefore, this proposal is considered to comply with Policies BE20 and BE21 of the Adopted Hillingdon UDP (Saved Policies, September 2007).

The HDAS: Residential Extensions: Section 3.1 states that extensions should not protrude too far from the rear wall of the original house and that for this type of property the

extension should not exceed 3.6m in depth, and the proposal would comply with this advice. With regard to the height of this addition, Section 3.9 of the document states that if a parapet wall is to be used this should not exceed 3.1m in height which is the case here. It is considered that the proposed single storey extension would not cause an unacceptable loss of light or outlook to adjoining occupiers. As such, the single storey rear extension to the property is considered to comply with Policies BE20 and BE21 of the Adopted Hillingdon UDP (Saved Policies, September 2007).

With regard to loss of privacy, there would be no first floor window in the flank elevations of the proposed extensions. In relation to the ground floor openings, boundary treatments are included within the recommended conditions for permission which would avoid any overlooking at ground floor level. The proposal is considered not to result in unacceptable overlooking of neighbours houses within 21m. Therefore, subject to appropriate safeguarding conditions, the proposal would comply with policy BE24 of the UDP (Saved Policies September 2007).

7.09 Living conditions for future occupiers

Section 4.7 of the SPD HDAS: Residential Layouts, states careful consideration should be given in the design of the internal layout, and that satisfactory indoor living space and amenities should be provided. The proposed internal floor space would meet and exceed the 50m² guidances of the London Plan.

With regard to the size of the garden, the SPD: Residential Layouts: Section 4.15 states that one bedroomed flats should have a minimum shared amenity space of 20m². These areas, at between 22m² and 26m² comply with and exceed the requirements and comply with the standards contained in para. 4.17 of HDAS: Residential Layouts and policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The access from the shared service road accessway is considered to be acceptable due to proximity to the entrance of the service road providing some convenience of use. Parking and other access to gardens could be taken from the service road by other properties in the area, as it is in other parts of the Borough.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The application proposes five off-street parking spaces and four secure cycle spaces which comply with the provisions required in Policy 6.13 of the London Plan (2011).

7.11 Urban design, access and security

As above at paragraph 7.07.

7.12 Disabled access

The submitted plans and accompanying Design and Access Statement demonstrate a commitment to accessibility and the Lifetime Homes Standards, and the design is therefore fundamentally acceptable. A condition is imposed requiring details to be provided to ensure full compliance with these standards, particularly in respect of threshold gradient and drainage gullies. Therefore the proposal would comply with Policy 7.2 of the London Plan and the Council's SPD: Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Amended plans have been received showing retention and enhancement of a significant proportion of the front garden, greater than the 25% minimum requested. Conditions should be imposed recommending retention of landscape proposals in association with the residential development to ensure a satisfactory standard of living conditions for future

occupiers of the site and neighbouring properties in line with Policies BE23 and BE38 of the UDP.

7.15 Sustainable waste management

Paragraphs 40 - 4.41 of the HDAS: Residential Layouts require that adequate bin stores should be provided for, and wheelie bin stores should not be further than 9m from the edge of the highway. The layout plan shows the siting of refuse and recycling collection points towards the front and side of the site which are well sited and screened meaning the proposal complies with this requirement.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The side access gate lies outside the application site. However, in response to neighbour concerns, amended plans were requested and form part of the amendments to this application that include retention of the access gates in their current position. The remaining issues raised have been considered in the main report.

7.20 Planning Obligations

The need for an education contribution has been considered and the child yield associated with the development would not necessitate a contribution. Therefore the proposal complies with Policy R17 of the Hillingdon UDP Saved Policies September 2007.

The development would however be liable for a contribution of £5,075 under the Mayoral Community Infrastructure Levy and an informative is included to this effect.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of

these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

10. CONCLUSION

The proposal, in meeting local and regional internal and external space standards, parking and amenity space requirements and furthermore considered to not adversely impact upon the amenities of future occupiers of the development and its neighbours is considered to be acceptable and comply with the policies and intent of the Hillingdon Unitary Development Plan (Saved Policies September 2007), HDAS: Residential Layouts, Residential Extensions and Accessible Hillingdon, and The London Plan (2011).

11. Reference Documents


Hillingdon Unitary Development Plan Saved Policies September 2007
HDAS: New Residential Layouts: July 2006
HDAS: Residential Extensions: December 2008
Accessible Hillingdon: January 2010
The London Plan (2011)

Contact Officer: Clare Wright

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address	
32 East Mead, Ruislip	
Planning Application Ref:	Scale
68276/APP/2012/1240	1:1,250
Planning Committee	Date
North	July 2012

**LONDON BOROUGH
OF HILLINGDON**
 Planning,
 Environment, Education
 & Community Services
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111



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