

Report of the Head of Planning & Enforcement Services

Address LAND FORMING PART OF 9 WOODLANDS AVENUE RUISLIP

Development: Two storey detached building to create 2 x 2 bed dwellings with associated parking and amenity space, involving enlargement of existing crossover to side and demolition of existing single storey side extension.

LBH Ref Nos: 66096/APP/2012/1731

Drawing Nos: WA/1579/1
Design and Access Statement
Location Plan to Scale 1:1250
ABC-097-4
ABC-097-2
Block Plan to Scale 1:200
ABC-097-3
ABC-097-5
ABC-097-6
WA/1579/2
ABC-097-7
WA/1579/3

Date Plans Received: 17/07/2012

Date(s) of Amendment(s):

Date Application Valid: 03/08/2012

1. SUMMARY

This scheme proposes to erect a detached two storey block to replace an existing single storey side extension in order to provide 2 x two bedroom dwellings. It is considered that the scheme would be detrimental to the visual amenities of the streetscene on this prominent corner plot and would fail to leave an appropriate undeveloped gap between this and the side elevation of No.9 Woodlands Avenue. Furthermore, the scheme would fail to provide a satisfactory standard of residential accommodation for its future occupiers in terms of its internal floorspace and amenity space provision and not meeting lifetime home standards. The proposed development would also be detrimental to the amenities of the occupiers of the host property.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal, by reason of its overall size, reduced ridge height, siting, rear projection and design, would appear as an incongruous and intrusive addition to the street scene on this prominent corner plot. The proposal would give rise to a cramped form of development and erosion of the open character of this corner plot, which would be detrimental to the visual amenities of the street scene and character and appearance of the surrounding area. The proposal is therefore contrary to Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007), Policies 3.5 and 7.4 of the London Plan (2011), Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The proposed building, by reason of its overall size, design, siting and proximity to the side boundary, would fail to retain a minimum 2m gap for the full height of the proposed development between this and the side elevation of the neighbouring property, No.9 Woodlands Avenue, giving rise to a cramped form of development, which would be detrimental to the visual amenities of the street scene and character and appearance of the surrounding area. The proposal is therefore contrary to Policies BE13, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The size, scale, bulk and projection of the first floor rear element of the proposed development would be detrimental to the residential amenities of the existing property at 9 Woodlands Avenue, by reason of overdomination, visual intrusion, loss of daylight and a loss of sunlight. Therefore the proposal would be contrary to Policies BE19, BE20 and BE21 of the Hillingdon Unitary Development Plans (Saved Policies September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

4 NON2 Non Standard reason for refusal

The proposed units, due to their size, fail to provide an adequate amount of internal floor space, and therefore would fail to afford an adequate standard of residential amenity for their future occupiers. The proposal is therefore contrary to policy BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007), Policy 3.5 and Table 3.3 of the London Plan (2011) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

5 NON2 Non Standard reason for refusal

The proposal would fail to provide an adequate amount of amenity space for the occupiers of the proposed units, and therefore would provide a sub-standard form of residential accommodation and as such, would be likely to result in an overintensive use of the areas provided to the detriment of the amenity of the neighbouring occupiers and character of the area. The proposal is therefore contrary to policies BE19 and BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

6 NON2 Non Standard reason for refusal

The proposal fails to provide a tree survey and the Local Planning Authority has therefore been unable to assess the impact of proposal upon trees on and close to the site and the scheme's landscape impact, contrary to policy BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

7 NON2 Non Standard reason for refusal

The proposal fails to satisfy Lifetime Homes Standards to the detriment of future occupiers contrary to policy 3.8 of the London Plan (2011), Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies,

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

2 I53 Compulsory Informative (2)

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

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 5.6	(2011) Decentralised Energy in Development Proposals
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character

3. CONSIDERATIONS

3.1 Site and Locality

The application site forms part of the curtilage of No.9 Woodlands Avenue, which occupies a corner plot located on the north western side of Woodlands Avenue at its junction with Newnham Avenue. No.9 is a semi-detached property which has been extended with single storey side and rear extensions and there is a detached garage at the end of its rear garden, accessed from Newnham Avenue. The application site comprises the left hand side of the plot, from the side elevation of the original house and has a maximum width of 8.6m, which tapers to a width of 6.8m at the rear, adjoining the garage access, with an overall length of 33.7m.

The surrounding area is primarily characterised by semi-detached houses, although the adjoining properties on Newnham Avenue, Nos.17 to 23, are semi-detached bungalows. The area forms part of the 'developed area' as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

3.2 Proposed Scheme

The proposed scheme is for the demolition of the existing side extension at No.9 and the erection of a two-storey detached building to provide 2 x two bedroom flats with associated parking and amenity space and for the enlargement of existing crossover to the side to facilitate the parking provision.

The proposed development has been described by the applicant as the provision of '2 x one-bedroom' units. However it is clear from the plans that the 'study room' in each of the units was annotated in the previously refused scheme as being a second bedroom. The study room, in terms of its shape and size is clearly capable of being used as a second bedroom and does not differ in any respects from the plans previously submitted for the development of the site for a two bedroom unit. Therefore the proposed development has been assessed on this basis.

The building would align with the front elevation of the adjoining pair of semi-detached properties, projecting 3m beyond their main rear elevation at first floor level, but aligning with their single storey rear extensions on the ground floor.

The property would measure 4.67m wide and 11.0m deep. The building would have a hipped roof design, 5.1m high to eaves level and 7.5m high to its ridge and would incorporate 1m deep two storey bay windows on the front elevation, and a ground floor bay window on the rear elevation.

The building would be divided vertically to provide front and rear duplex houses laid out in tandem, with the rear garden area divided to provide separate amenity space for the two units.

The front house (Unit 9A) would be accessed from a front door on Woodlands Avenue and the rear house (Unit 9B) would be accessed by a side door from Newnham Avenue. The rear garden would be divided across its width, so that the adjoining part of the rear garden would serve Unit 9B, accessed from rear French windows to its living room and the rear part of the garden, serving Unit 9A would be accessed via the 0.85m wide passageway between the new building and No.9 Woodlands Avenue and the side of Unit 9B's amenity space.

The flats would be set out over two floors comprising an open planned living room and kitchen area and WC on the ground floors and two bedrooms (one of which is annotated as a study) and a bathroom on the first floors. Unit 9A would have an internal floor area of 56 square metres with 43 square metres of amenity space. Flat Unit 9B would have an internal floor area of 51.0 square metres with 43 square metres of amenity space.

Windows on the south-western side elevation would serve the living area and hall on the ground floor and bathroom and staircase on the first floors. The windows on the north-eastern side elevation would serve the living room, hall and bathroom and staircase on the first floor. WC's would be provided at ground floor level.

One off-street parking space would be provided for each unit, at the front garden and to the rear of the amenity space. The existing garage would be retained for the host property

together with the hardstanding area in front of it.

The proposed scheme would differ to the previously refused scheme application ref. 66096/APP/2009/1238, discussed in the Planning History Section below, on the following basis:

- i) The proposed units are described as 'one-bedroom units with an additional 'study'
- ii) A W.C has been incorporated on the ground floor of each unit
- iii) The boundary line has moved northwards adjacent to the flank wall of the host property No.9, subsequently increasing the plot width, marginally increasing the separation gap between No.9 and the application site and the width of the access path to the rear amenity space of Unit 9B
- iv) The first floor bay window to the rear of the property has been removed

3.3 Relevant Planning History

66096/APP/2009/1238 Land Forming Part Of 9 Woodlands Avenue Ruislip

Erection of two storey building comprising of 2 two-bedroom duplex units with associated parking and new vehicular crossover.

Decision: 27-08-2009 Refused

66096/APP/2011/3122 Land Forming Part Of 9 Woodlands Avenue Ruislip

DEMOLITION OF EXTENSION AND ERECTION OF A TWO STOREY BUILDING PROVIDING TWO FLATS

Decision: 30-01-2012 NFA

Comment on Relevant Planning History

Planning permission was refused on the 27 August 2009 application reference: 66096/APP/2009/1238 for a similar scheme to the submitted scheme comprising the demolition of the existing single storey side extension and the erection of a two-storey detached building providing two x 2 bedroom duplex apartments. The scheme was refused on the following grounds:

1. The proposal, by reason of its excessive density, overall size, reduced ridge height, siting, rear projection and design, would appear as an incongruous and intrusive addition to the street scene on this prominent corner plot. The proposal would give rise to a cramped form of development and erosion of the open character of this corner plot, which would be detrimental to the visual amenities of the street scene and character and appearance of the surrounding area. The proposal is therefore contrary to Policy 3A.3 and Table 3A.2 of the London Plan (February 2008), Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

2. The proposed building, by reason of its overall size, design, siting and proximity to the side boundary, would fail to retain a minimum 2m gap for the full height of the proposed development between this and the side elevation of the neighbouring property, No.9 Woodlands Avenue, giving rise to a cramped form of development, which would be detrimental to the visual amenities of the street scene and character and appearance of the surrounding area. The proposal is therefore contrary to Policies BE13, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September

2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

3. The proposed development by reason of the siting of the proposed first floor rear bedroom window(s) would result in the direct overlooking of the rear gardens of the adjoining properties, Nos. 9 and 11 Woodlands Avenue, causing an unacceptable loss of privacy and residential amenity to the adjoining occupiers. The proposal is therefore contrary to policies BE19 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

4. The proposed units, due to their size, fail to provide an adequate amount of internal floor space, and therefore would fail to afford an adequate standard of residential amenity for their future occupiers. The proposal is therefore contrary to policy BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

5. The proposal would fail to provide an adequate amount of amenity space for the occupiers of the proposed units, and therefore would provide a sub-standard form of residential accommodation and as such, would be likely to result in an overintensive use of the areas provided to the detriment of the amenity of the neighbouring occupiers and character of the area. The proposal is therefore contrary to policies BE19 and BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

6. The proposal fails to provide a tree survey and the Local Planning Authority has therefore been unable to assess the impact of proposal upon trees on and close to the site and the scheme's landscape impact, contrary to policy BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

7. The proposal fails to provide adequate off-street car parking in accordance with the Council's adopted car parking standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved policies, September 2007). As such, the proposal is likely to give rise to additional demand for on-street car parking, which is limited in the area. The proposal is therefore likely result in additional competition for on-street car parking, detrimental to the residential amenity of the area, contrary to policy AM7, AM14 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

8. The proposal, due to the widening of an existing double driveway and the lack of a visibility splay for the new off-street car parking space for Unit B, would be likely to result in drivers emerging from the car parking space being unsighted of pedestrians using the adjoining public footpath on a length of footpath that would have a reduced pedestrian refuge area. The proposal is therefore likely to be detrimental to pedestrian and highway safety, contrary to policy AM7(ii) of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

9. The proposal fails to satisfy 'Lifetime Homes' Standards, contrary to policies 3A.5, 3A.13, 3A.17 and 4B.5 of the London Plan (February 2008) and the Council's adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

Planning permission was refused 19th October 2007 for the construction of a dummy pitched roof over the existing side extension (Retrospective Application) application reference. 25318/APP/2007/2680, for the following reason:

1. The dummy pitched roof above the single storey side extension by reason of its overall size, bulk, scale and height in relation to the original house represents an incongruous and visually intrusive addition on this prominent corner site. It detracts from the appearance of the original house and the street scene generally, contrary to Policies BE13, BE15 and BE19 of the Borough's adopted Unitary Development Plan and section 4.0 of the Hillingdon Design & Accessibility Statement: 'Residential Extensions'.

4. Planning Policies and Standards

On the 7th November 2012 the adoption of the Council's Local Plan: Part 1 - Strategic Policies was agreed at the Full Council Meeting. Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) is relevant to this application and in particular the following parts:

BE1

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;.....
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 (7.20), 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 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. 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.

Support will be given for proposals that are consistent with local strategies, guidelines, supplementary planning documents and development management policies Hillingdon Local Plan: Part 2 -Development Management Policies.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- | | |
|----------|---|
| AM14 | New development and car parking standards. |
| AM7 | Consideration of traffic generated by proposed developments. |
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE22 | Residential extensions/buildings of two or more storeys. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| HDAS-LAY | Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006 |
| LPP 3.3 | (2011) Increasing housing supply |
| LPP 3.4 | (2011) Optimising housing potential |
| LPP 3.5 | (2011) Quality and design of housing developments |
| LPP 3.8 | (2011) Housing Choice |
| LPP 5.3 | (2011) Sustainable design and construction |
| LPP 5.6 | (2011) Decentralised Energy in Development Proposals |
| LPP 7.1 | (2011) Building London's neighbourhoods and communities |
| LPP 7.2 | (2011) An inclusive environment |
| LPP 7.4 | (2011) Local character |

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

18 neighbours were consulted on the 7 August 2012. A site notice was erected on the 9 August 2012. 6 replies including one from the Eastcote Village Conservation Area Panel received, objecting to the proposal on the following grounds:

- i. Bulk and density of the extension is unacceptable;
- ii. Projection of building line in Newnham Avenue is unacceptable;
- iii. Amenity space is inadequate;
- iv. Extension of the drive would cause safety concerns;
- v. The proposed development is not in keeping with the area;
- vi. The proposed development will result in overspill parking, already experienced due to local school and 'park and ride' associated with Eastcote Station;
- vii. No. 7 (the adjoining property) will submit a similar application;
- viii. There is little difference to the refused application;
- ix. The units are 2 bedroom not 1 bedroom units;
- x. The units are 'back-to-back' houses not flats;
- xi. Siting to side boundary would fail to maintain 2m gap;
- xii. 1st floor windows resulting in overlooking;
- xiii. Inadequate internal floor area for 2 bed unit;
- xiv. No tree survey.

Internal Consultees

HIGHWAY ENGINEER:

As part of the proposals, the existing vehicle crossover located along Newnham Avenue will be extended to enable access to be provided to the proposed parking area located at the rear of the site.

When undertaking assessment of the development it is noted that the PTAL index within the area is 3, which is classified as moderate. Therefore, it is considered that the proposed parking provision of 1 space per dwelling is considered acceptable in this instance.

In terms of the proposals to extend the existing vehicle crossover along Newnham Avenue, it is noted that adequate pedestrian visibility is provided from the proposed hardstanding area. However, there is an existing street lighting column that is located within the extended crossover, which will be required to be relocated. Therefore, it is considered that the development proposals would not be contrary to the Policies of the adopted Hillingdon Unitary Development Plan and an objection is

not raised in this instance. However, a suitably worded condition is required to be imposed on the planning consent, stating that the proposed extension to the existing vehicle crossover shall be undertaken in accordance with the council standard details for the provision of a double width vehicle crossover. In addition, the existing street lighting column located within the extended crossover is required to be relocated in accordance with the requirements of the Council's Street lighting department, before commencement of any work at the site.

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. The entrance to the proposed duplex flats is shown to be stepped, which would be contrary to the above policy requirement.
2. The entrance level WC and first-floor bathroom 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. To this end, the entrance level toilet cubicle should be enlarged to allow the above dimensions to be achieved.
3. To allow the entry level WC and first-floor bathroom to be used as a wet room in future, plans should indicate floor gulley drainage.
4. The proposed development should indicate on plan a convenient location for a future through-floor lift.

Conclusion: unacceptable

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

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The single storey side extension has little or no architectural merit and no objections are raised to its demolition. Furthermore, this is an established residential area. As such the principle of a further building for residential purposes is acceptable subject to compliance with the Council's policies and standards.

7.02 Density of the proposed development

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units.

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

Policies BE13 and BE19 of the Saved UDP seek to ensure that new development complements and improves the character and amenity of the area. Paragraph 3.4 of HDAS Residential Layouts states that development within garden areas of existing residential properties must seek to enhance the local character of the area. Policy BE22 seeks to ensure that residential development of two or more storeys maintains a minimum gap of 1m from the side boundary.

The Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on the 7th November 2012 and Policy BE1 of this document is relevant and in particular parts 1, 2, 3 and 9, as set out above, are relevant to this application.

The application site forms part of a prominent corner plot. The proposed building would

maintain the front building line of properties on this side of Woodlands Avenue, match their eaves height and mimic their front two storey projecting bays. Furthermore, the proposed building would have a width of approximately 6m which compares to the adjoining properties. However, these properties are semi-detached and have linked hipped roofs which run parallel with the street as opposed to the proposal which has a ridge which is perpendicular to Woodlands Avenue. As a result, whilst the roof pitch is similar to surrounding development, the overall ridge height of the roof is much reduced by approximately 0.8m and the two storey building appears out of character. Also, at the rear, the building would project beyond the main rear building line of the adjoining properties by 3m, which is not a feature found at the rear of surrounding properties.

Properties fronting this side of Newnham Avenue have a staggered siting so that there is no clearly defined return building line. Furthermore, given the distance to the nearest property on Newnham Avenue, which is a bungalow, together with the screening provided by existing trees in the rear garden, it is considered that the proposed development would not be viewed in the context of the existing buildings on Newnham Avenue. However, the proposed two storey building would, at the front, maintain a maximum gap of approximately 1.6m to the side boundary of the plot on Newnham Avenue, which reduces to 0.9m at the rear. It is considered that the two storey building with this siting would erode the open character of this corner plot, to the detriment of the streetscene.

The surrounding area is characterised by semi-detached houses, which typically have shared driveways and garages at their sides, which separate the pairs of properties by distances of approximately 2.5m and 5m respectively. Further to the previously refused scheme, the boundary line between the proposed development and the host property has moved northwards, subsequently increasing the gap between the flank walls and the access path to the rear amenity space. The gap between the proposed side flank wall and boundary with No.9 is 1.0m, which would normally be sufficient in compliance with Policy BE22 of the Saved UDP, however the 1m gap to the boundary also abuts the side flank wall of No.9. This 1m gap between the side flank wall of the proposed property and the host property No.9 would be insufficient and out of character with the streetscene as a 1m gap is required on either side of the boundary, resulting in a 2m gap between properties.

Overall, it is considered that the proposal, would fail to maintain the openness of the corner plot and would result in an unduly cramped development. Further it is considered that the layout and appearance of the proposed development would fail to harmonise with or complement the existing streetscene. The proposal is therefore considered to represent an incongruous and intrusive form of development in the street scene, contrary to Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007), Policies 3.5 and 7.4 of the London Plan (2011) and the Supplementary Planning Document (SPD) HDAS Residential Layouts.

7.08 Impact on neighbours

Both Nos.9 and 11 Woodlands Avenue have single storey rear extensions of a similar depth to that of the proposal. Paragraph 4.11 of HDAS Residential Layouts states that the 45° principle will be applied to new development to ensure the amenity of adjoining occupiers and future occupiers are protected. On the first floor, the proposed development would project 3m beyond the rear elevation of No.9 and would thus encroach upon the 45° line of sight from the nearest first floor rear window of No.9, which serves a bedroom. It is considered that the bulk, siting and design of the first floor would therefore cause an unacceptable detrimental effect on No.9 in terms of overdominance, undue visual intrusion and loss of daylight and sunlight.

As regards to the potential for overlooking, the only side windows proposed would serve non-habitable rooms or are secondary and therefore could be obscure glazed and be made non-opening to safeguard the privacy of neighbouring properties.

At the rear, the proposal would mainly overlook the front garden of No.23 Newnham Avenue, and would be sited more than 21m from any windows in this property. To the front, the proposal would be sited no closer to the properties on the opposite side of the road than existing properties.

The removal of the bay window (which had chamfered side windows) on the first floor of the previous scheme, would prevent overlooking onto the gardens of Nos.9 and 11 Woodlands Avenue.

It is therefore considered that overall the proposed development would constitute an un-neighbourly form of development contrary to Saved Policies BE19, BE20 and BE21 of the Saved UDP and Section 4.0 of HDAS Residential Layouts.

7.09 Living conditions for future occupiers

The units would have separate accesses and their habitable rooms would have adequate outlook and natural lighting. Paragraphs 4.6 to 4.8 and Table 2 of the Council's SPD HDAS: Residential Layouts advises that two bedroom units should have a minimum floor area of 63 square metres, which has not been met as unit 9A provides 56 square metres of internal floor space and unit B provides 51 square metres. London Plan Policy 3.5 and Table 3.3 does not have a standard for 2 storey 2 bedroom, 3 person units, however, it does specify that a 2 bedroom flat, 3 person flat should have a minimum size of 61 sq.m which the proposal fails to meet.

Mayor's London Housing Design Guide Interim Edition (August 2010) requires the minimum area for a single bedroom to be 8 square metres and a minimum area for a double to be 12 square metres. Further, the combined areas for kitchen/dining and living to be 23 square metres. The larger double bedrooms comply with this standard at approximately 10 and 13 square metres respectively, however the smaller bedrooms (annotated in the plans as a 'study') do not meet these standards at 5.78 square metres and 5.8 square metres. The combined kitchen/living and dining areas however do comply at 23 square metres.

HDAS advises in paragraphs 4.14 to 4.16 that two bedroom houses should have a minimum amenity area of 60 square metres, the proposed units do not meet these standards each providing approximately 43 square metres of amenity space.

All new development is expected to Meet 16 Lifetime Home Standard in accordance with London Plan Policy 3.8 and the Council's Supplementary Planning Document 'Accessible Hillingdon. The proposed development fails to meet these standards which is considered as unacceptable by the Council's Access Officer.

It is considered that the proposed development would provided sub-standard two-bed units in terms of the total floor space and amenity space; and fail to comply with Lifetime Homes standards. It is therefore considered that the proposed development would be Contrary to Policy BE23 of the Saved UDP, Section 4.0 of HDAS Residential Layouts and The London Plan (2011) and the Mayor's London Housing Design Guide Interim Edition (August 2010).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The plans show that the host property No.9 Woodlands Avenue would be served by the

existing garage to the rear of the site which would be retained together with the hardstanding area in front. This would be accessed by an existing crossover (which would require widening to facilitate Unit 9B's car parking space). Unit 9A would have one off-street car parking space in the front garden, served by the existing vehicular crossover. Unit 9B would be served by a 4.8m by 2.4m off-street space that would be provided adjacent to the existing garage, which would require a widening of the existing rear access.

The proposed parking provision of one per dwelling is considered adequate given the PTAL of 3, therefore the parking provision complies with the Council's parking standards. The widening of the existing double crossover is also considered acceptable subject to the repositioning of the existing streetlight, which could be conditioned.

7.11 Urban design, access and security

Please refer to section 7.09

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

There are trees and mature shrubs on and close to the site. In the absence of a Tree Survey, it has not been possible to assess the impact of proposal upon these trees, if any. As such, the scheme is contrary to Policy BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

7.15 Sustainable waste management

Policy 5.6 of the London Plan requires development to have regard to and contribute to a reduction in waste produced. This could have been conditioned had the scheme been recommended favourably.

7.16 Renewable energy / Sustainability

Policy 5.3 of the London Plan requires the highest standards of sustainable design and construction in all developments to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime. This could have been conditioned had the scheme been recommended favourably.

7.17 Flooding or Drainage Issues

The application site is not within a Flood Risk Area and the issue of sustainable urban drainage could have been conditioned had the scheme been recommended favourably.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The comments made by the petitioners and individual responses are noted and are considered within the main report.

7.20 Planning Obligations

The proposed development would exceed 100sq.m and therefore there would be a requirement to make a CIL contribution, which has been acknowledged by the applicant.

The loss of the existing side extension to the host property would result in a loss of 3 x habitable rooms, and the erection of the two new houses provides 8 habitable rooms. Therefore, the net gain of 5 habitable rooms would not trigger the requirement for educational contributions.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Not applicable to this application.

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

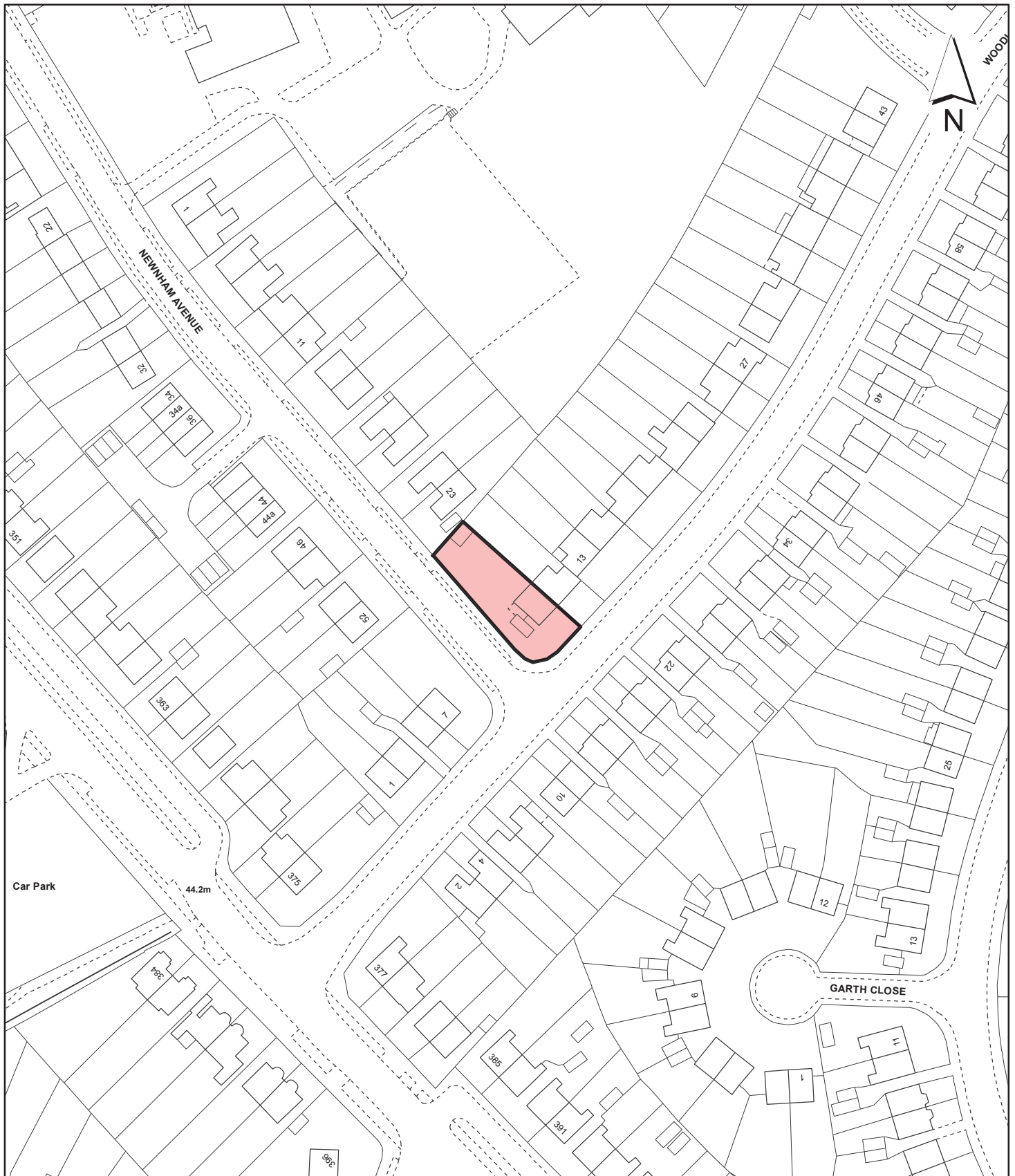
It is considered that overall the scheme has not addressed the reasons for refusal for the previously refused scheme and is Contrary to the Saved UDP Policies, HDAS Residential Layouts and the London Plan (2011), and is therefore be recommended for refusal.



11. Reference Documents

Hillingdon Unitary Development Plan (Saved Policies September 2007).
Hillingdon Design and Access Statement 'Residential Layouts'
The London Plan 2011
The Mayor's London Housing Design Guide Interim Edition (August 2010)
Supplementary Planning Document 'Accessible Hillingdon'
National Planning Policy Framework

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<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2012 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>Land forming part of 9 Woodlands Avenue Ruislip</p>		<p>LONDON BOROUGH OF HILLINGDON Planning, Environment, Education & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>66096/APP/2012/1731</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>North</p>	<p>Date</p> <p>November 2012</p>	