

Report of the Head of Planning, Sport and Green Spaces

Address 9 BAXTER CLOSE HILLINGDON

Development: Two storey front and side extensions to include habitable roofspace and installation of rear dormer and 1 x side rooflight, single storey side and rear extensions, involving part demolition of existing dwelling and alterations to roof of remaining element.

LBH Ref Nos: 38913/APP/2013/2254

Drawing Nos: BC PP 02 G
BC PP 01 A
BC PP 03 E

Date Plans Received: 06/08/2013 **Date(s) of Amendment(s):** 06/08/0013

Date Application Valid: 13/08/2013

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the southern side of Baxter Close, which is a residential cul-de-sac, and currently accommodates a bungalow with a generously sized garden. The application site is larger than the plots of other houses in the Close and is of an irregular shape, wrapping around the rear boundary of No. 7 Baxter Close to the east.

The majority of the neighbouring properties are detached 2 storey houses on plots smaller than the application site with garages at their sides, which results in a degree of separation between houses, particularly at first floor level. This and the uniform width of the houses results in a regular pattern to the street scene.

The site is bounded to the east by the side and rear boundary of No. 7 Baxter Close and the rear boundary of No. 1 Baxter Close. To the south is a row of detached properties fronting onto Charville Lane West. To the west, adjacent to the property, is No. 13 Baxter Close and the substantial Parkfield House which is a Grade II Listed Building and is in use as a nursing home. There are also two linked cottages at the front of the building known as 1 and 2 Parkfield Cottages. A boundary wall associated with the listed building also forms part of the western side boundary between the application site and the adjoining properties to the west.

It should be noted that the site slopes downhill from front to rear, resulting in the existing bungalow being relatively inconspicuous within the street scene.

The site is situated within the developed area as identified in the policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

The application seeks to enlarge the existing bungalow by the erection of single and two storey extensions, resulting in the appearance of a two storey dwelling.

The proposal would result in a portion of the existing bungalow being demolished towards its frontage, to be replaced by a two storey element with a hip ended pitched roof over. A substantial footprint of the rear portion of the existing bungalow would be retained, albeit with a pitched roof with a flat roof crown.

From the western boundary, the 1m would be trimmed off the original bungalow, resulting in the ground floor flank wall of the proposal being around 2m away from the western boundary. The proposed first floor western flank wall would be a further 1.2m set in from the ground floor flank wall, resulting in the proposed first floor western flank wall being set in around 3.2m from the respective boundary.

The main front wall of the proposed two storey dwelling would be set 2.5m forward of the original front wall of the existing bungalow, with a central forward projecting gable feature projecting a further 1.8m forward.

Part of the existing bungalow measuring 4.6m x 7.5m that abuts the eastern boundary of the site with No.7 Baxter Close is proposed to be demolished as part of the proposal. This would be replaced by a single storey side addition that would be 2.3m wide and 9.66m in length.

There would be a single storey rear extension with a depth varying between 5m and 5.715m, due to the stepped nature of the rear elevation of the original property.

The ground floor elements of the proposal located to the rear would have a pitched roof with a flat roof crown achieving a maximum height of 3.6m. The two storey portion of the proposal located towards the frontage would have a pitched roof with a maximum height of 7.7m.

The proposal would comprise typical living accommodation on the ground floor including 1 bedroom, with the first floor having a total of 4 bedrooms.

The hardstanding parking area to the frontage would be retained, with space for several vehicles.

It is to be noted that the application is similar to that approved under reference 38913/APP/2012/2888 on 29/05/2013, however, with a number of additions. In addition to that proposed as part of scheme 38913/APP/2012/2888, there would be a 2.3m wide, 9.66m in length extension to the side of the dwelling, which would replace an existing, larger side projection. There would also be a single storey rear extension, similar to that depicted as part of the Prior Notification application 38913/APP/2013/1413, granted 10/07/2013.

1.3 Relevant Planning History

38913/APP/2003/2426 9 Baxter Close Hillingdon

ERECTION OF 2 FIVE-BEDROOM HOUSES WITH FRONT DETACHED GARAGE TO PLOT 1 AND INTEGRAL GARAGE TO PLOT 2 (INVOLVING DEMOLITION OF EXISTING HOUSE)

Decision Date: 27-11-2003 Refused **Appeal:**

38913/APP/2004/2610 9 Baxter Close Hillingdon

ERECTION OF 2, FOUR-BEDROOM, TWO STOREY DETACHED DWELLINGHOUSES WITH

ASSOCIATED CAR PARKING (INVOLVING DEMOLITION OF EXISTING DWELLINGHOUSE)

- Decision Date:** 16-11-2004 **Approved** **Appeal:**
38913/APP/2007/1397 9 Baxter Close Hillingdon
ERECTION OF A TWO STOREY BUILDING WITH ROOFSPACE ACCOMMODATION TO PROVIDE 3 ONE-BEDROOM AND 5 TWO-BEDROOM FLATS, FIVE FRONTAGE PARKING SPACES AND FOUR GARAGE SPACES AND A 1.8 METRE HIGH BOUNDARY FENCE (INVOLVING DEMOLITION OF THE EXISTING BUNGALOW).
- Decision Date:** 04-08-2008 **Not Determined** **Appeal:**04-AUG-08 **Dismissed**
38913/APP/2010/1327 9 Baxter Close Hillingdon
Erection of 2, two storey semi-detached buildings with habitable roofspace comprising 4, two-bedroom dwellings with associated parking and amenity space and installation of vehicular crossover to front, involving demolition of existing dwelling.
- Decision Date:** 03-08-2010 **Withdrawn** **Appeal:**
38913/APP/2010/637 9 Baxter Close Hillingdon
To demolish the existing house and erect a detached building with the appearance of a pair of semi-detached houses but comprising internally of 4 x 2 bedroom houses with associated parking and amenity.

FEE TRANSFERED TO NEW APPLICATION 38913/APP/2010/1327
- Decision Date:** 06-07-2010 **NFA** **Appeal:**
38913/APP/2011/90 9 Baxter Close Hillingdon
Part two storey, part single storey detached building with habitable roof space to provide 4 two-bedroom back to back houses, with associated parking, amenity space and vehicle crossover to front involving demolition of existing detached dwelling
- Decision Date:** 22-06-2012 **Not Determined** **Appeal:**22-JUN-12 **Dismissed**
38913/APP/2012/2888 9 Baxter Close Hillingdon
Part two storey, part single storey front/side extension to existing bungalow, involving demolition of existing single storey front/side elements
- Decision Date:** 29-05-2013 **Approved** **Appeal:**
38913/APP/2013/1413 9 Baxter Close Hillingdon
Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by between 5m and 5.72m and for which the total height of the flat roof from the ground would be 2.9m.
- Decision Date:** 10-07-2013 **Approved** **Appeal:**
38913/B/89/0882 9 Baxter Close Hillingdon
Erection of single storey front and side extension
- Decision Date:** 30-08-1989 **Approved** **Appeal:**
38913/D/89/1944 9 Baxter Close Hillingdon
Erection of detached single-storey building for billiard room
- Decision Date:** 24-01-1990 **Approved** **Appeal:**

38913/E/99/0296

9 Baxter Close Hillingdon

Erection of detached single storey building at rear to accommodate 4 bedrooms for bed and breakfast accommodation, conversion of existing garage to habitable room, re-arrangement of parking area at front (including retention of bungalow as single family dwelling and demolition of garden shed)

Decision Date: 23-06-1999

Refused

Appeal: 13-MAR-00

Dismissed

Comment on Planning History

Prior Notification application 38913/APP/2013/1413 for 'Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by between 5m and 5.72m and for which the total height of the flat roof from the ground would be 2.9m' was approved on 10/07/2013. Construction of this extension had not commenced at the time of the site visit.

Planning application 38913/APP/2012/2888 for 'Part two storey, part single storey front/side extension to existing bungalow, involving demolition of existing single storey front/side elements' was approved on 29/05/2013.

Planning application 38913/APP/2011/90 for 'Part two storey, part single storey detached building with habitable roof space to provide 4 two-bedroom back to back houses, with associated parking, amenity space and vehicle crossover to front involving demolition of existing detached dwelling' was Appealed for non-determination. The Council refused the application for the following reasons:

1/ The proposed building, by reason of its size, siting, design and elevational treatment and extensive hardstanding of the front garden, would appear as a cramped form of development that fails to harmonise with the pattern, scale and form of surrounding residential development. The proposal 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) and Section 4.0 of the Council's HDAS Design Guide: Residential Layouts.

2/ The proposed development by reason of its overall size, height, siting and proximity to the side boundary would result in an overdominant / visually obtrusive form of development in relation to the neighbouring property, No. 7 Baxter Close and as such would constitute an un-neighbourly form of development, resulting in a material loss of residential amenity. The proposal is therefore contrary to Policies BE19 and BE21 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and Section 4.0 of the Council's HDAS Design Guide: Residential Layouts.

3/ The proposal fails to make adequate arrangements and provision for off-street car parking and involves an excessively wide vehicular crossover. As such, the proposal would be likely to give rise to demand for additional on-street car parking and be prejudicial to highway and pedestrian safety, contrary to Policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's adopted Parking Standards (adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

4/ The proposal, by reason of the proposed siting of refuse/recycling storage in the rear

gardens, would fail to provide adequate and convenient facilities for the future occupiers of the units, that would be likely to result in the open storage of refuse within the front garden. As such, the proposal would be likely to be harmful to the visual amenities of the street scene and threaten highway and pedestrian safety, contrary to Policies BE19, OE1 and AM7(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

5/ The development is estimated to give rise to a number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted London Borough of Hillingdon Planning Obligations Supplementary Planning Document (July 2008).

The Appeal was dismissed on 22/06/2012.

Planning application 38913/APP/2010/1327 for 'Erection of 2, two storey semi-detached buildings with habitable roofspace comprising 4, two-bedroom dwellings with associated parking and amenity space and installation of vehicular crossover to front, involving demolition of existing dwelling' was withdrawn on 03/08/2010.

38913/APP/2007/1397: Planning permission was also sought to erect a two storey detached building comprising 3 one-bedroom and 5 two-bedroom flats with parking for 5 vehicles within the front garden. This application was dismissed at appeal on 4 August 2008.

38913/APP/2004/2610: A subsequent application for the erection of 2 four bedroom houses was considered to have adequately addressed these issues and was approved on 16 November 2004.

38913/APP/2003/2426: Permission for the erection of 2 five bedroom houses was refused in November 2003 due to (i) the overshadowing and loss of light to Nos. 7 and 13 Baxter Close, (ii) over dominance and visually intrusive to neighbouring properties, (iii) direct overlooking of No. 7 Baxter Close and Parkfield Nursing Home, (iv) a proposed dormer being out of character with the proposed house and (iv) the proposed house on plot 2 adjoining No. 13 Baxter Close would close the undeveloped gap.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

Eleven neighbouring properties were consulted on 14/08/2013.

Four objections were received alongside a petition with 31 signatures, with the following comments:

- The original plans for this building were passed after many unsuccessful attempts, since

then another addition has been added on and passed, now a further addition has also been proposed, making this a massive 6 bedroom house which was originally in the first plan that was put forward and rejected by the committee, this is the owners way of trying to get around the planning rules and eventually turning this build into a room to let accommodation. This cul-de-sac is just not big enough to accommodate such a large project and is not in keeping with the street scene. Also the plans submitted state there are no trees near the building, I can see three trees in the front garden and various trees in the back.

- Despite what the application states this is a THREE storey house. The "playroom and bathroom" within the roof space will be used for nothing other than an en-suite bedroom. This application is just a rehash of previous separately granted applications grafted together, with more ground floor space, and misleading use of roof space. It therefore leads one to suspect the applicant is trying to subvert the planning process by stealth

- The Close and environs are being subjected to yet another planning application re. 9 Baxter Close. This after the March 13 application was granted, then two days later a planning application to extend the original bungalow format was received. Puzzled, a visit to the planning office revealed that both applications had been approved but only one could be built, so the thought that the latest application (the extension) was on. Wow, Great!. How naive of me. It becomes clear because of the change to planning guidelines.

- Nice one Gov! We now have a situation where this new application has included the new extension thereby increasing the footprint and living space resulting in yet more pressure on this small Close and environs. This has been designated as a family dwelling - but how large is this going to get. These 'add ons' have been subtly introduced throughout the bungalow's planning history, gradually bringing it up to the very original application, although refused. One wonders if this 'family dwelling' might be in name only

- PT1, BE1, BE24 - I object to the dormer window overlooking my property. It is also completely out of keeping with all other properties in the area. Applying UDP designations Part 1 & 2 Policies. PT.1 BE1 Clearly this property is very much out of keeping with surrounding properties. BE22 The application states "2 storey side and front extensions." This is incorrect, obviously it is a "3 storey proposal" BE13 Heights of this proposal are not quoted relative to surrounding properties. BE15, BE21 and BE24 I object to the 5m advance of the ground floor towards my property. Also I am deeply suspicious of the future use of the "Playroom" with a bathroom. AM14 & BE38 I question the veracity of the vehicle parking arrangements.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2011) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings, the provision of acceptable residential amenity for the property and the availability of parking.

Policy BE13 requires development to harmonise with the existing street scene or other features of the area which are considered desirable to retain or enhance. Policy BE15 allows proposed extensions to existing buildings where they harmonise with the scale, form, architectural composition and proportions of the original building. BE19 ensures new development complements or improves the amenity and character of the area.

Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) is relevant to this application. Section 1 of this policy requires development to be of a high quality of design which enhances the local distinctiveness of the area and section 2 requires that it makes 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.

The site is located within the 'developed area' as shown on the Unitary Development Plan Proposals Map. Furthermore, the site does not fall in a Conservation Area or Area of Special Local Character. As such, there is no objection in principle to the part demolition of the existing bungalow and the erection of ground and two storey extensions, as this principle has already been established under the previous permission at the site.

The application proposes to convert the existing bungalow into a two storey house comprising a part-single, part-two storey side and front extension.

Baxter Close and the adjoining section of Charville Road West are characterised by detached houses that have retained a general uniformity of character, being of similar size, siting, proportion, design and materials, with distinctive side garages with steep mono-pitched roofs. The presence of these garages results in the properties having a regular spacing, so that at first floor level, they are separated by typical gaps of 3.5m. The existing bungalow on this site does not conform to this general character. However,

being of a limited size and height, and set well back from the road with an element of screening, it does not intrude upon and detract from the general character and visual amenities of the street scene.

Although the 2 storey dwelling would be more visible within the street scene given its larger size than the existing bungalow, it would still be set back from the street frontage in relation to the two storey dwellings to either side, No. 7 and No. 13. The set back from the street frontage coupled with the ground level being lower and the gaps of the built form retained from either side boundary would not result in the enlarged property being an overly dominant feature within the street scene. The elevational treatment to the frontage, with various parts of the property being set back/set in from the main footprint would assist in reducing the visual impact of the proposal. It is to be noted that the existing bungalow, given its single storey nature, is an anomaly within the street scene.

As aforementioned, the current application is similar to that approved under reference 38913/APP/2012/2888 on 29/05/2013, however, with a number of additions. In addition to that proposed as part of scheme 38913/APP/2012/2888, there would be a 2.3m wide, 9.66m in length extension to the side of the dwelling, which would replace an existing, larger side projection. There would also be a single storey rear extension, similar to that depicted as part of the Prior Notification application 38913/APP/2013/1413, granted 10/07/2013. There is no objection raised to the side addition, given it would be significantly narrower than the original side projection that it would replace. Although the previously approved application 38913/APP/2012/2888 was considered acceptable from a visual perspective, the current application, with a large single storey rear addition cannot be considered in the same light. It is noted that a similar 5m - 5.715m deep extension was approved as part of a Prior Notification application, however, the visual impact of such extensions is unable to be considered as part of Prior Notification applications. It is considered that such a large rear extension, dwarfing HDAS depth guidance of 4m, would not be considered a subordinate addition and in conjunction with the substantial enlargements proposed, the overall footprint and size of the resultant dwelling would be considered excessive and an overdevelopment.

The proposed rear extension, due to its excessive depth and design, would result in a development that would be considered to be excessively large, bulky and dominating and in conjunction with the other extensions proposed, would result in an overdevelopment of the site. It is therefore concluded that the proposal would be detrimental to the character and appearance of the dwelling and wider area, contrary to Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy BE20 of the UDP states that the Local Planning Authority will seek to ensure that buildings are laid out so that adequate daylight and sunlight and the amenities of existing houses are safeguarded. Policy BE21 of the UDP states that planning permission will not be granted for new development, which by reason of its siting, bulk and proximity, would result in a significant loss of residential amenity to established residential areas.

Furthermore, Policy BE24 states that the design of new buildings should protect the privacy of occupiers and their neighbours.

The Hillingdon Design and Accessibility Statement (HDAS) SPD: Residential Layouts, deals with Sunlight and Daylight, and suggests that where a two or more storey building abuts a property or its boundary, adequate distance should be maintained to overcome possible domination. The SPD states that the distance provided will be dependent on the

bulk and size of the building but generally, 15m will be the minimum acceptable distance.

The SPD further states that as a guide, the distance between habitable room windows should not be less than 21m. From windows above ground floor an angle of 45 degrees each side of the normal is assumed in determining facing, overlooking distances.

The existing bungalow is set back some 29m from the furthest part of the rear boundary. As the footprint of much of the rear of the bungalow would be retained, the ground floor of the resultant dwelling would also be located 29m from the rear boundary. The nearest part of the first floor element of the proposal would be located around 35m from the rear of the site boundary. With regard to loss of privacy the proposed rear facing windows at first floor level would look out over the rearmost part of the gardens of Nos. 27, 29, and 31 Charville Lane West, due to the distances involved and given the existing overlooking to these areas by existing properties, it is not considered that a material loss of privacy would arise.

In relation to the properties either side, there are no main habitable room windows in the side elevation of No.7 Baxter Close and its flank elevation would be sited 5.2m from the first floor flank wall of the proposal. However, the proposed first floor would be located 5m to the rear of No.7. It has been calculated that the 45 degree line taken from the nearest first floor rear habitable room window (the nearest window serves a bathroom) from No.7 would not be impinged by the proposal. It is to be further noted that a 4.6m wide portion of the existing bungalow that abuts the boundary with No.7 Baxter Close would be removed as part of the application proposal and replaced with a significantly smaller addition, thereby reducing the impact on this neighbouring property.

In terms of the impact upon properties to the west, No. 13 Baxter Close is orientated by 90° so that its rear elevation faces the application site, although at a stagger, as it is located closer to the street frontage. It has a garage at the end of its rear garden, adjoining the side boundary of the application site, with the intervening garden area covered by a wooden canopy with corrugated plastic sheeting. The proposed two storey building would be sited some 15m from the nearest part of its rear elevation and not directly encroach upon its outlook. In such a position and distance, the proposed building would not appear unduly dominant from the rear elevation of this property.

Parkfield House does not contain any bedroom windows in its flank elevation facing the application site and the north facing bedroom windows are adequately separated from the application site so that they would not be affected by the proposal.

Therefore, the proposal would not result in a loss of residential amenity to neighbouring occupiers, and would be in accordance with Policies BE19 and BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Paragraph 4.9 of the HDAS: Residential Layouts.

In terms of the retained garden area, HDAS Guidance suggest that at least 100sq.m of rear garden should be retained to provide adequate amenity space for extended dwellings of this size. The resultant amenity space following this development would be significantly over 100sq. metres, which would be in excess of the requirements of the adopted Supplementary Planning Document HDAS: Residential Extensions and Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The habitable room windows would be provided with clear glazed windows providing

outlook and light, whilst bathrooms and landing windows would be obscure glazed. All the proposed habitable rooms, and those altered by the development would still maintain an adequate outlook and source of natural light, therefore complying with Policies BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.5 of the London Plan (2011).

Given the poor level of access to public transport it is considered that 2 off street parking spaces should be provided for the resultant dwelling. The proposed plan indicates an excessive number of parking space (4 in number) which would be contrary to policy AM14 of the UDP, and there is a need to balance car parking provision with landscaping in the frontage of the development in accordance with Policy BE38. The existing trees on the site are relatively small and have relatively low values. However, given the Inspector's comments in 2007 about the landscaping of the front of the site, including the retention and/or the replacement of the existing trees, the proposals for the development of the site should make provision for landscaping.

In this instance it is considered that a grampian condition preventing the commencement of development until alternative parking and landscaping details relating to the frontage of the site could appropriately address this issue. Accordingly, this matter should not represent a reason for refusal in this case.

Due to the increase in floorspace proposed the development will be liable for a payment towards the Mayoral Community Infrastructure Levy in the event of any approval of planning permission.

The application is therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed rear extension, due to its excessive depth and design, would result in a development that would be considered to be unacceptably large, bulky and dominating and in conjunction with the other extensions proposed, would result in an overdevelopment of the original building. It is therefore concluded that the proposal would be detrimental to the character and appearance of the dwelling and wider area, contrary to Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

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

Standard Informatives

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national

Part 1 Policies:

PT1.BE1 (2012) Built Environment

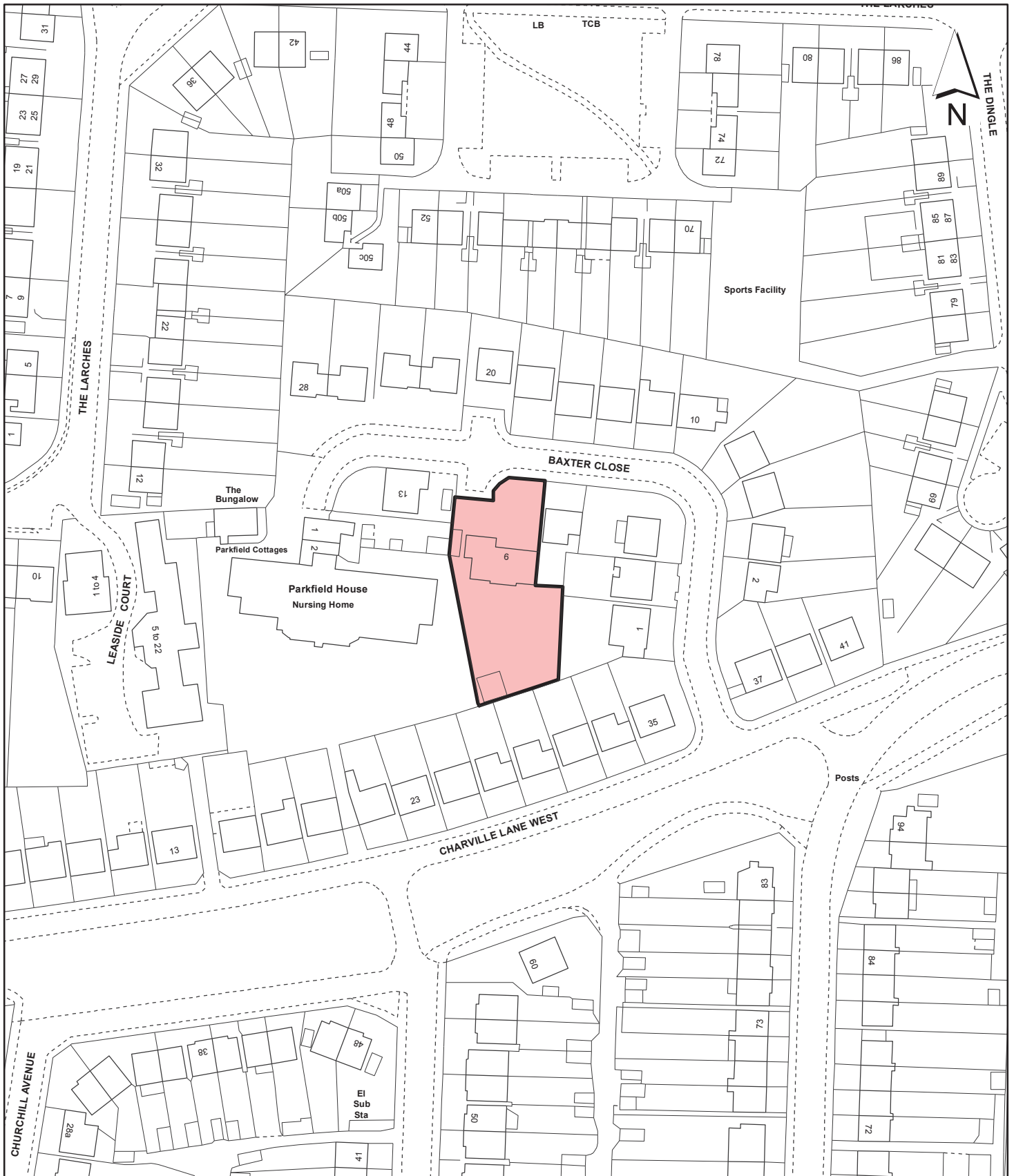
Part 2 Policies:

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2011) Quality and design of housing developments

guidance.

Contact Officer: Jazz Ghandial

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Notes

 Site boundary

For identification purposes only.

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Site Address

**9 Baxter Close
Hillingdon**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

38913/APP/2013/2254

Scale

1:1,250

Planning Committee

Central & South

Date

**November
2013**



HILLINGDON
LONDON