

Report of the Head of Planning, Sport and Green Spaces

Address 23 VICTORIA AVENUE HILLINGDON

Development: Two storey side extension and part two storey, part single storey rear extension to allow for conversion of existing dwelling to 2 x 2-bed self contained flats with associated parking and amenity space to include the installation of bay windows to front, canopy to side, and vehicular crossover to front involving demolition of attached side garage

LBH Ref Nos: 12211/APP/2014/238

Drawing Nos: Design and Access Statement
331089-01A
331089.20A rev 27.03.2014

Date Plans Received: 23/01/2014 **Date(s) of Amendment(s):** 23/01/2014

Date Application Valid: 29/01/2014

1. SUMMARY

The application seeks planning permission for the erection of a two storey side extension and part two storey, part single storey rear extension to allow for conversion of the existing dwelling to 2 x 2-bed self contained flats with associated parking and amenity space.

The property has an extant consent for the proposed extensions to the property which were granted under application reference 12211/APP/2013/3009, so the main consideration of the application is the conversion of the building into 2 x 2 bedroom flats.

It is considered that the proposal would be in keeping with the character and appearance of the locality, would not detract from the residential amenities of neighbouring occupiers and would not detract from highway safety and convenience. Furthermore the future residents of the property would enjoy an acceptable standard of living accommodation in accordance with Policy 3.5 of the London plan 2011 and the advice contained within the Mayor of London's Housing Supplementary Planning Guidance (November 2012)

2. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 331089-01A, 331089.20A rev 27.03.2014 and Design and Access Statement.

REASON

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

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) 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.

REASON

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

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

6 RES5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Amenity Space [331089-20A]

Parking [331089-20A]

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

REASON

To ensure that the development complies with the objectives of Policies AM14 & BE23 of the Hillingdon Local Plan (November 2012).

7 RES9 Landscaping (car parking & refuse/cycle storage)

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

1. Details of Soft Landscaping

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

2. Details of Hard Landscaping

- 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Hard Surfacing Materials
- ### 2.2 External Lighting

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 surfacing/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

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011)

8 RES18 Lifetime Homes/Wheelchair Units

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further 10% of the units hereby approved shall be designed and constructed to be fully wheelchair accessible or easily adaptable for residents who are wheelchair users, 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

9 NONSC Non Standard Condition

Level access shall be provided to and into the dwelling houses, designed in accordance with technical measurements and tolerances specified by Part M to the Building Regulations 2010 (2004 edition, incorporating 2010/13 amendments), and shall be retained in perpetuity.

REASON

To ensure adequate access for all, in accordance with London Plan policy 3.8, is achieved and maintained, and to ensure an appropriate standard of accessibility in

accordance with the Building Regulations.

INFORMATIVES

1 152 Compulsory Informative (1)

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

2 153 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (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
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.3	(2011) Sustainable design and construction

3 147 Damage to Verge

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

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

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

4 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies.

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.

3. CONSIDERATIONS

3.1 Site and Locality

The application property comprises of an end terraced property located on the corner of Victoria Avenue with Richmond Avenue within the Developed Area as identified within the Hillingdon Local Plan (November 2012). The property is constructed of pebble dash render with a plain tiled roof. The property is currently enclosed by hoarding and has a sizeable garden to the side and rear of the property, which is overgrown, indicating that the unit has been vacant for some time.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey side extension and part two storey, part single storey rear extension to allow for conversion of existing dwelling to 2 x 2-bed self contained flats with associated parking and amenity space to include the installation of bay windows to front, canopy to side, and vehicular crossover to front involving demolition of attached side garage. The ground floor flat is proposed to provide a lounge measuring 15m² and two double bedrooms each measuring 15m². The first floor bedroom would provide a lounge measuring 14.7m² and a two double bedrooms measuring 15.7m² and 14.5m². Each flat would be allocated 80m² of outdoor amenity space and three parking spaces are proposed to the front of the dwelling.

The external differences to the recent approval for extensions to the property relate to the following:-

1. The re-positioning of the entrance door (north elevation)
2. The window to the Ground floor bathroom 2 re-positioned to allow wardrobe space (north elevation)
3. Bathroom window reduced in width (east elevation)

3.3 Relevant Planning History

12211/APP/2013/1688 23 Victoria Avenue Hillingdon

Two storey side extension, single storey rear extension and installation of bay window to front involving demolition of existing attached garage and installation of vehicular crossover

Decision: 19-08-2013 Withdrawn

12211/APP/2013/3009 23 Victoria Avenue Hillingdon

Two storey side extension, part single, part two storey rear extension, installation of bay

windows to front, installation of canopy to side and installation of vehicular crossover to front involving demolition of existing attached garage

Decision: 13-12-2013 Approved

Comment on Relevant Planning History

Planning application reference 12211/APP/2013/3009 was granted recently for the erection of a two storey side extension, part single, part two storey rear extension, installation of bay windows to front, installation of canopy to side and installation of vehicular crossover to front involving demolition of existing attached garage. This permission has not been implemented to date.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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

LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

LPP 3.5 (2011) Quality and design of housing developments

LPP 5.3 (2011) Sustainable design and construction

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

8 neighbouring properties including the Residents Association were consulted by letter dated 30.1.14. A site notice was also displayed which expired on 1.3.14. 2 letters of objection have been received, one of which was from the Oak Farm Residents Association, raising concerns that flats are not in keeping with the character of the area. Concerns were also raised in respect of increased pressure for parking and traffic in the area.

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

Internal Consultees

Highways Officer -

The 3 car parking spaces comply with the Council's Max. parking standards. A double cross over was approved with a previous application. Whilst an even wider cross over is now proposed no objections are raised in this instance as there are other examples of wide cross overs on the street. As such no objections are raised on highway grounds.

Access Officer -

This proposal seeks the conversion from an existing single dwelling to two, two-bedroom flats. It is understood that the proposed alterations would involve only minimal changes to the elevations. Plans indicate that significantly reconfiguration would be required to achieve the proposed layout, and therefore Policy 3.8 of the 2011 London Plan should be applied.

Reference should be made to the Council's Supplementary Planning Document "Accessible Hillingdon" adopted May 2013. 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. Details of level access to and into the proposed dwelling should be submitted. A fall of 1:60 in the areas local to the principal entrance should be incorporated to prevent rain and surface water ingress. In addition to a levels plan showing internal and external levels, a section drawing of the level access threshold substructure, and water bar to be installed, including any necessary drainage, should be submitted.
2. Further detail should be submitted to demonstrate that the bathrooms for both flats with the compliant with the Lifetime Home Standards. To this end, a minimum of 700 mm should be provided to one side of the toilet pan, with 1100 mm in front to any obstruction opposite.
3. To ensure that the bathrooms could be converted into a wet room at some future point, plans should indicate floor gully drainage.

Conclusion: an additional Condition, as set out below, should be attached to any planning permission:

ADDITIONAL CONDITION

Level access shall be provided to and into the dwelling houses, designed in accordance with

technical measurements and tolerances specified by Part M to the Building Regulations 2010 (2004 edition, incorporating 2010/13 amendments), and shall be retained in perpetuity.

REASON: to ensure adequate access for all, in accordance with London Plan policy 3.8, is achieved and maintained, and to ensure an appropriate standard of accessibility in accordance with the Building Regulations.

CASE OFFICER COMMENTS: Amended plans have been submitted and it is considered that subject to conditions, the proposal would comply with policy 3.8 of the London plan 2011 and the Council's guidance Accessible Hillingdon.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site lies within an established residential area where there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable, in accordance with Policy H7 of the Hillingdon Local Plan (November 2012).

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2011) seeks to ensure that new development 'takes into account local context and character, the design principles in Chapter 7 and public transport capacity development should optimise housing output for different types of location within the relevant density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.'

The site has a Public Transport Accessibility Level (PTAL) of 2. The London Plan (2011) range for sites with a PTAL of 2 to 3 in a suburban area is 150-250 habitable rooms per hectare and 35-65 units per hectare. Based on a total site area of 0.04ha the site would have a residential density of 50 units per hectare and 150 habitable rooms per hectare which is in line with the London Plan density range.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

The only external alterations to the property, when compared to the extant permission for the extensions at the site, comprise of the re positioning of the front door and ground floor bathroom window in the northern elevation and the reduction of the bathroom window in the eastern elevation. It is considered, in visual terms, that these alterations would not result in any harm to the visual amenity of the area and that it would be in accordance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Part 3 of the Council's HDAS SPD Residential Layouts 2006 notes that the redevelopment of more than 10% of properties on a residential street to flats is unlikely to be acceptable.

A check of the planning history of sites along Victoria Avenue shows that approval has been given for conversion of the house at 43 Victoria Avenue into 2 flats (ref: 23423/APP/2007/3229). The planning case officer has also undertaken a visual check of Victoria Avenue properties to try and identify if any other flat developments exist. The check did not reveal any blocks of flats.

Including corner properties, there are 65 properties in Victoria Avenue, and therefore this current proposal would not result in more than 10% of sites in Victoria Avenue being redeveloped into flats.

7.08 Impact on neighbours

The proposed subdivision of the property would result in the re positioning of the front door and ground floor bathroom window in the northern elevation and the reduction of the bathroom window in the eastern elevation. All remaining windows remain as previously approved, although some habitable room uses are shown to be amended. As such, the proposal would not unacceptably harm the residential amenities of the occupants of neighbouring properties through loss of privacy. The proposal would therefore comply with Local Plan Policies BE20 and BE24.

7.09 Living conditions for future occupiers

London Plan Policy 3.5 seeks to ensure that all housing developments are of the highest quality, both internally and externally, and in relation to their context.

The London Plan sets out the minimum internal floor spaces required for flat developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The London plan recommends that a two bedroom 3 person flat should have a minimum internal floor area of 61m², and a two bedroom 4 person flat of 67m². The total internal floor area for the ground floor flat would be 64m² and the first floor flat would be 62m² which exceeds the guidance for a 3 person flat and represents a small shortfall of between 2 and 5m² on the four person flat. The size of the smallest bedroom in the upstairs flat would be 12.5m², which is considered as suitable for double occupancy. Whilst the dwelling is below the minimum requirement of 67 square metres, it would be counter productive to seek a 0.6sqm reduction in the size of the bedroom to make it single occupancy, as the most likely method of achieving this would be to increase the size of a corridor, which would increase the non-habitable space within the dwelling. Therefore, the proposal would, on balance, provide an adequate level of internal amenity space and an appropriate standard of living accommodation for the future occupiers of the two flats in accordance with Policy 3.5 of the London plan 2011 and the advice contained within the Mayor of London's Housing Supplementary Planning Guidance (November 2012).

The proposal includes the provision of a private amenity space measuring 96m² for the ground floor flat to the rear and a separate private amenity space to the side measuring 35m² with a further less private front garden for the first floor flat. The side garden would be enclosed by a 1.8m close boarded fence and is considered to be sufficiently private and suitable for use. The garden area allocated to the first floor flat is proposed to be accessed by a path to the front of the bedroom windows to the ground floor flat. The submitted plan does show some defensive planting to the front of these windows and should be conditioned as such. The proposal is therefore considered acceptable in this respect and is in accordance with Policy BE23 of the Local plan.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a maximum provision of three off-street parking spaces for each dwelling.

The submitted plans show the provision of three parking spaces and a widened crossover. The site is located in an area with a PTAL score of 2 and the proposal would require the provision of 3 parking spaces with the retention of 25% of the frontage as a soft landscaped area and as such would comply with Policy AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012). This view is supported by the Council's Highways Officer who confirms that the 3 car parking spaces comply with the Council's Maximum parking standards. A double cross over was approved with a previous application. Whilst an even wider cross over is now proposed no objections are raised in this instance as there are other examples of wide cross overs on the street

7.11 Urban design, access and security

No secure cycle storage is proposed under this application. However, it is considered that this could be secured by condition should the application be acceptable in all other respects.

7.12 Disabled access

London Plan Policy 3.8 requires all new housing to be built to Lifetime Homes Standards. The Council's SPD HDAS: Accessible Hillingdon also requires all new housing to be built to Lifetime Homes Standards.

The Council's access officer has requested amended plans to demonstrate that the Lifetime Homes Standards can be achieved. Amended plans have been submitted and it is considered that subject to conditions, the proposal would comply with policy 3.8 of the London plan 2011 and the Council's guidance Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the retention of landscape features of merit and new landscaping and planting where possible. No trees would be lost by the proposal and that both the front and rear gardens area of little landscape merit. Should the scheme be considered acceptable in all other respect, a suitable condition could be imposed to secure additional landscaping.

7.15 Sustainable waste management

No objections are raised with respect to waste management, which could be dealt with by condition in the event of an approval.

7.16 Renewable energy / Sustainability

Not applicable to this application, as the proposal is for the conversion of the existing building.

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

2 letters of objection were raised in respect of the increased pressure for parking in the area and the development being out of character with the area which consists of family homes. It is considered that the proposal would not detract from the character of the area or result in increased demand for on-street parking within the area as addressed in previous sections of the report.

7.20 Planning obligations

The proposal would not result in a net increase of 6 habitable rooms and therefore would not fall within the threshold for seeking a contribution towards school places.

The proposal would attract a CIL liability of £1,562.29.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No additional issues raised.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning

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

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

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

9. Observations of the Director of Finance

None received.

10. CONCLUSION

The property has an extant consent for the extensions to the property. The current application seeks permission to convert the extended dwelling into 2 x two bedroom flats with associated parking and amenity space to include the widening of the approved crossover. It is considered that the proposal would be in keeping with the character and appearance of the locality, would not detract from the residential amenities of neighbouring occupiers and would not detract from highway safety and convenience. Furthermore the future residents of the property would enjoy an acceptable standard of living accommodation in accordance with Policy 3.5 of the London plan 2011 and the advice contained within the Mayor of London's Housing Supplementary Planning Guidance (November 2012).As such the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).

Hillingdon Local Plan Part 2.

The London Plan (July 2011).

Mayor of London's Housing Supplementary Planning Guidance (November 2012).

Supplementary Planning Document HDAS: Accessible Hillingdon.

National Planning Policy Framework.

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**23 Victoria Avenue
 Hillingdon**

Planning Application Ref:
12211/APP/2014/238

Planning Committee
Central & South

Scale
1:1,250

Date
April 2014

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

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



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