

Report of the Head of Planning, Sport and Green Spaces

Address 22 BROADWATER GARDENS HAREFIELD

Development: Change of use from Use Class C4 (HMO) to Sui Generis to increase occupancy in HMO from 6 to 8 persons

LBH Ref Nos: 35700/APP/2014/1220

Drawing Nos: 3420/01 Rev B
2608/3 Existing
2608/3 Proposed
061511
Location Plan

Date Plans Received: 08/04/2014 **Date(s) of Amendment(s):** 14/04/2014
Date Application Valid: 17/04/2014 17/04/2014
08/04/2014

1. SUMMARY

A HMO has been operating at the application property for around ten years, with up to eight persons sharing the present accommodation up to October 2013 when the applicant purchased the property. The dwelling has never benefited from planning permission and a previous application which sought to authorize the change of use to an HMO for eight persons was refused in 2006 and dismissed on appeal the following year.

The status of smaller Houses in Multiple Occupation (3 to 6 persons) has been acknowledged by the changes in permitted development introduced in 2010 but there have been no changes either in the layout of the application property, the immediate surrounding area or the Council's own policies since the appeal decision.

Thus whilst it is readily accepted that eight persons could share and enjoy a reasonable standard of accommodation within the present layout, the external impact of the use remains a primary consideration in order to justify approval of the use for up to eight persons which is now sought again.

To this end, following the advice of the Council's Trees/Landscape Officer, the applicant has indicated the provision of permanent planted landscaping areas within the front parking forecourt. In this regard therefore, the continued use would visually contribute more than it does at present to the character and appearance of the immediate surrounding area in Broadwater Gardens, which is formed of housing with established front gardens.

In particular, the existing wide expanse of uninterrupted hard standing across the frontage of the application site would be softened by the border planted areas including Prunus (Laurel) hedges to the side boundaries and Hypericum (Ornamental Flowering) plants in front of the dwelling with the effect that the use of the property would to all intents and purposes become largely indistinguishable from that of a single dwelling.

Accordingly, on this basis, the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2608/3 and 34201/1 Rev B and shall thereafter be retained/maintained for as long as the development remains in existence.

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 RES9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until details of the maintenance of the approved landscape scheme have been submitted to and approved in writing by the Local Planning Authority including:

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

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4 NONSC Occupancy Restriction

The property shall only be used on the basis of multiple occupation with shared facilities and no more than 8 bedrooms. Not more than 8 persons shall occupy the premises at any time.

REASON

To ensure the development would not result in an unacceptable degree of intensification, which could result in an increase in noise and disturbance, in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the Council's Supplementary Planning Guidance: Houses in Multiple Occupation 2004.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

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.

H2	Restrictions on changes of use of residential properties
H7	Conversion of residential properties into a number of units
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

3 159 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 site is located on the western side of Broadwater Gardens off Broadwater Lane in South Harefield and comprises of an end-of- terrace two storey house, which has been extended from the original building by the addition a two storey side and single storey rear extensions.

The property is currently occupied as a House in Multiple Occupation for six persons and comprises of six bedrooms (two on the ground floor; four at first floor), a communal lounge/dining room, a kitchen, entrance hall and three bathrooms (one at ground floor). There are also two currently unused spare rooms, one on each floor.

The front garden is given entirely over to hard standing, providing off-road parking space for up to four vehicles. There is a rear garden of 20 metres depth available the occupants, beyond which are allotments accessed along the lane between Nos. 20/22 on land falling gradually down towards the Grand Union Canal.

The surrounding area is characterised by semi-detached houses and maisonettes and the site forms part of the Developed Area of the Borough as defined in the Hillingdon Local Plan.

3.2 Proposed Scheme

The proposal is to change the use of the existing House in Multiple Occupation falling under Class C4 of the use Town and Country Planning (Use Classes) Order, to a sui generis use as a House in Multiple Occupation (HMO) for eight persons.

Internally, this would involve re-use of the two spare rooms as bedrooms, both of which have previously been occupied as such but no physical alterations or other changes in the existing room layout.

The existing parking arrangement for four off road vehicles to the front of the property would be unchanged, all served by a continuous vehicle crossover.

A landscaping scheme for the borders of the front garden indicates Laurel hedge planting along both of the side boundaries (1 metre/0.5m in width, maximum height 0.9 metre) and ornamental flowering plants adjacent to the front wall of the dwelling in two separate areas of 1 metre/1.6m depth. In total, these would provide soft landscaped areas of 18.6 square metres or 25% of the whole front garden (73.6 sq.m.).

3.3 Relevant Planning History

35700/APP/2002/1497 22 Broadwater Gardens Harefield
ERECTION OF A TWO STOREY SIDE/SINGLE STOREY REAR EXTENSION

Decision: 20-08-2002 Refused

35700/APP/2002/2452 22 Broadwater Gardens Harefield
ERECTION OF TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS

Decision: 10-12-2002 Approved

35700/APP/2006/511 22 Broadwater Gardens Harefield
USE OF DWELLINGHOUSE FOR MULTIPLE OCCUPANCY (HMO) (8 BEDROOMS)
(RETROSPECTIVE APPLICATION).

Decision: 29-12-2006 Refused **Appeal:** 23-10-2007 Dismissed

Comment on Relevant Planning History

An application seeking retrospective approval for the use of the dwellinghouse for multiple occupancy (HMO) with 8 bedrooms was refused (under ref. 35700/APP/2006/511) in December 2006 for the following reason:

The proposal, by reason of the provision of hardstanding across the whole of the front garden, fails to preserve the character of the street scene and is therefore contrary to section 4.8 of the Council's Supplementary Design Guide "Houses in Multiple Occupation and other non-self contained housing" and to Policies H2 & H7 of the adopted Hillingdon Unitary Development Plan 1998.

The subsequent appeal was dismissed in October 2007. The Inspector, in his decision letter concluded that whilst there were other examples of houses with hard standing, none was as extensive as that found at the appeal site, which thus detracted from the modest, well ordered pattern of front gardens elsewhere, most of which were enclosed by walls or boundary vegetation and planting.

Though accepting the need for this type of accommodation, this was balanced against the impact of the development on the character and appearance of the building and street scene and in this regard, planted front gardens help to provide character.

Whilst the proposal failed to comply with the Council's off-street parking provision under the adopted Supplementary Planning Guidance, Houses in Multiple Occupation and other non-self contained housing, nonetheless the Inspector saw no evidence which suggested that the use of the site lead to more on-street parking.

Finally, he concluded that the fact that the development had been in operation for some time did not justify allowing a scheme that adversely affected the character and appearance of the area.

A shared use of the single dwelling house commenced during 2004 and the property was subsequently registered for use as a House in Multiple Occupation in January 2005, licensed for 8 occupants, under the Housing Act 2004 HMO Transitional Licensing Scheme.

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:

- H2 Restrictions on changes of use of residential properties
- H7 Conversion of residential properties into a number of units
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

6 no. neighbouring occupiers were consulted (25.4.2016) and in addition, a site notice was displayed from 12.5.2016. There has been one response received together with a petition against (with 29 signatures) and two other representations made, including one in support, with the following objections and comments (summarised):

PARKING

- parking down street is on one side only/more parking/already problems with too many cars;
- Broadwater Gardens, which also serves Hinkley Close and Gore Close, is the only exit out for all cars;
- problems in past with visitors/residents from No.22 Broadwater Gardens parking over drive causing problems for exiting;
- there is more than enough parking for eight persons.

TRAFFIC

- many old people living in road who frequently have to call ambulances (often leads the ambulance having to park in the middle of the road due to restricted parking availability); and
- volume of traffic in and out is already cause for major concern;
- Broadwater Gardens is becoming a dangerous road.

There have been no responses received in response to the further consultation carried out (on 23.9.2014) following receipt of the amended site layout landscaping plan.

Harefield Tenants and Residents Association - strongly object to planning application which has been submitted before went to appeal and lost. Have also received neighbour complaints on various issues about which the Council has been contacted. Any more tenants would cause more problems.

Amended site layout landscaping plan (23.9.2014) - comment on worrying trend to allow HMO in the first instance/concern for the neighbours and disruption to their lives.

Internal Consultees

Principal Environmental Housing Surveyor (HMO's) - makes the following comments:

No objection to this property being granted as an 8 bedroom 8 person HMO as this property has historically been used as an HMO since 2004 with no management concerns or issues during this time.

It has adequate bathroom facilities for the number of tenants but would want to ensure it has two

cookers and a double bowl sink and drainer/or two sinks in order to cater for the proposed 8 tenants.

Principal Access Officer - no objection raised with the following comments:

The proposal to increase the occupancy of this House of Multiple Occupancy from 6 to 8 persons would result in only minor material alterations to the building. It is considered that there is no scope to improve accessibility within the remit of this application.

Trees/Landscape Officer - considers the proposal to be unacceptable, unless the parking spaces can be reduced and additional soft landscaping secured to the front of the house. Makes the following comments:

LANDSCAPE CHARACTER/CONTEXT:

The site is occupied by an extended end of terrace house on the west side of Broadwater Gardens. The front garden is dominated by hard-standing, providing off-street parking for four cars at the expense of any soft landscape. The area is characterised by predominantly semi-detached houses with established gardens, some of which provide off-street parking. There are no trees, protected or otherwise, close to the site and no Conservation Area designations.

LANDSCAPE CONSIDERATIONS:

Saved Policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

- no trees or other landscape features of merit will be affected by the proposal;
- the retention of the four parking spaces and total hard landscape within the front garden to accommodate four parked cars is currently detrimental to the character and appearance of this residential area;
- the current arrangement is contrary to Hillingdon's design guidance, which seeks to retain a reasonable proportion (25%) of soft landscape within front gardens;
- this application seeks to increase the occupancy within the building, which is likely to increase the pressure on parking space;
- if recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment. This will require the removal of at least one of the parking spaces.

Amended site layout landscaping plan (23.9.2014) - additional information requested to specify plant species, numbers/densities, height etc.

Revised landscaping plan (received 15.10.2014) - considers acceptable. Plants will need to be established and maintained by the landlord / management company. Details of the maintenance operations and management should be conditioned as per RES9 (part 4).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of an HMO use on this site has been established by the current occupation over a number of years and by the changes in both the Use Classes Order, which introduced the new Class C4 (Houses in Multiple Occupation, 3 to 6 persons) and then the General Permitted Development Order which permitted changes of use from dwellings (Class C3) to such uses falling within Class C4, in April and October 2010.

The current use of No. 22 Broadwater Gardens as an HMO for up to six persons is thus permitted. The previous use for an eight person HMO was never established as lawful either by its continuation over a period of ten years or otherwise through the grant of planning permission. Its registration for an HMO (8 persons) under the Housing Act in

January 2005 does not confer this status upon it in terms of the current authorized planning use of the property, which thus remains as Class C4 (HMO for 3-6 persons).

The change of use now being sought therefore by definition falls within no recognised use class (known as Sui Generis) as did all HMOs, registered or otherwise and whatever their size in the past.

7.02 Density of the proposed development

Not applicable to this application.

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

The provision of four car parking spaces meets the Council's car parking standards for such uses (one space per two habitable rooms excluding communal living areas) but as the site is currently laid out is strictly contrary to the Council's adopted Supplementary Planning Guidance, Houses in Multiple Occupation (August 2004) which seeks to avoid the provision of hardstanding across the whole of the front gardens and thus change the appearance and character of the street.

Similarly, Policy H7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) which allows for conversions of residential properties, requires adequate car parking to be provided within the curtilage without demonstrable harm to residential amenities or the character of the area to the street appearance.

The applicant has argued that the hard standing is already in place and has been in place for at least 8 years and at the time the Council chose not to pursue any action against the owner. Thus, whether or not planning is granted or refused, there will be no change to the hard standing area and therefore the appearance of the property or have any impact whatsoever on the character of the street.

Notwithstanding, the conclusion of the appeal Inspector in October 2007 was that the development had a negative impact on the character and appearance of the building and street scene, with the lack of planting to the front garden noted.

Accordingly, the proposal has been amended to indicate a revised site layout to the front of the dwelling with soft landscaping and planting features to be introduced in the only practicable areas for doing so, which are alongside the two side boundaries and adjacent to the front of the building.

If minded to grant approval, it is accepted that most of the front of the site would still be given over to hard standing, which is not controlled here as it has been in place for more than four years (as an operational development). Nonetheless, the planted areas would help to visually soften the edges of the parking forecourt even when it is in full use and this can be considered to represent some improvement in the appearance of this part of the street and thus a contribution to the general residential amenity of the area.

The alternative, if seeking to refuse the proposal, would leave the Council in no position to insist on new planting and a continued shared use of the dwelling for six persons, typically

with three parked vehicles.

For these reasons therefore, it is considered that the proposal would achieve the objectives of the adopted SPG on Houses in Multiple Occupation and those of Policies BE13 (street scene), BE19 (residential amenity) and H7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The potential impacts of the additional number of residents at No. 22 Broadwater Gardens upon the adjoining neighbours in terms of the additional noise, greater comings and goings to the property, vehicle movements (etc.) that would be the case with eight persons in shared occupation rather than six can not easily be assessed.

These identified impacts relate primarily to social and behavioral issues, which for private dwellings can not be controlled under planning legislation and are not necessarily any more likely to occur in a shared household than in a single family dwelling house. Although there have been complaints in the past relating to several matters since an HMO use commenced at No. 22, these are investigated individually and appropriate warnings/action taken if absolutely necessary. However, these occurrences should be taken as being the exception and an increase in two persons living at the application property would be unlikely to give rise to significant increase in the likelihood of these disturbances.

The most significant impact on neighbours that can be assessed is the change in the physical character of the area, which is dealt with elsewhere in this report.

7.09 Living conditions for future occupiers

In accordance with the Housing Surveyors recommendation, the applicant has confirmed that it is their intention to re-fit the kitchen and design to meet this standard should planning permission be granted and if this was a legal requirement, to so comply. Nonetheless, the existing license was granted on the basis that there were adequate provisions within the kitchen.

7.10 Traffic impact, car/cycle parking, pedestrian safety

In his conclusions the appeal Inspector in October 2007 commented that there was no evidence to suggest that the use of the appeal site lead to more on-street parking. At this time, all 8 rooms were being utilised within the property and remained at this level until the applicant purchased the property in October 2013.

The proposal would not therefore result in any change in on-street parking availability in this area, which may in any case have reduced in the intervening years due to there being generally more cars in the area. The potential number of vehicles at the application property will not be any different to that of the past 8 years.

The applicant suggests that there is ample parking in the area which is heavily monitored by traffic wardens and notes that persons renting rooms cannot often afford cars, hence the reasonable percentage of the tenants at No. 22 do not own a car. This potential level of car ownership was duly taken account in the Council's SPG on HMO's in 2004.

The proposal can not therefore be refused on lack of parking provision within the site for future occupants, which meets the Council's requirements in this regard and thus accords with Policy AM14 of the Local Plan.

7.11 Urban design, access and security

The Housing Surveyor's recommendation in terms of the kitchen facilities are referred to

above.

The Access Officer has raised no objection regarding accessibility as the proposal seeks only to increase the number of persons without any physical changes to the internal layout, access and WC/shower facilities already provided.

There is sufficient outdoor amenity space of over 180 square metres provided in the rear garden for future occupants.

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

Policy BE38 of the Local Plan seeks to retain and utilise topographical and landscape features of merit and the provision of new landscaping and planing wherever possible.

In order to enhance the character of the surrounding and meet this criteria, more landscaping would need to be provided, preferably without the need to remove any of the parking spaces which given the increased occupancy of the dwelling proposed, would inevitably lead to pressure on local street parking.

In this regard, the applicant was requested to provide suitable layout plans to indicate a minimum of 25% landscaping to the front of the building, with the four car parking spaces shown to be retained. It was suggested that planting and landscaping areas should include borders and as much of the frontage as possible. The inclusion of plants or shrubs of such a height that may obstruct driver visibility when reversing out would clearly be impractical but the landscaping should take the form of permanent soft low level planting areas.

The applicant has responded by pointing out that there are no topographical and landscape features of merit present at the property to retain and haven't been for 8 years and that therefore the proposal would have no detrimental effect in this area. However, the landscaping proposals that have now been provided indicate that it is possible to provide areas of permanent and appropriate soft landscaping covering up to 25% of the forecourt whilst at the same time retaining the 4 parking spaces that are required to comply with the Council's car parking standards (for the occupation by 8 persons). In its fully established state, this planting would undoubtedly help to soften the appearance of the property frontage.

The Council Trees/Landscape Officer's advice with regard to this landscaping provision has been taken into account and he considers that a suitable landscaping scheme has been provided that in time would have the effect of improving the character and appearance of the street and surrounding residential area generally. In particular, the specified planting details in the proposal, including suitable Laurel hedge and flowering species within the borders of the front garden, are acceptable and there would be a minimum of 25% of soft landscaping within the front garden in the proposed site layout.

Accordingly, for these reasons, the proposal is now considered to comply with the objectives of Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The comments relating to parking have been addressed in the report above.

7.20 Planning Obligations

None applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

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

10. CONCLUSION

The proposal raises the same issues as those considered at appeal in 2007, since when there has been no significant change in the character and appearance of the residential area surrounding the application site.

An additional two persons occupying the property would have no effect on the appearance of the area or the amenities of neighbouring occupiers in itself.

The Inspector at that appeal considered that the extensive hard standing detracted from the well ordered pattern of front gardens elsewhere. The retention of the parking hard standing across the front of the site with landscaped borders introduced would improve the appearance and contribute to the residential amenity of the area.

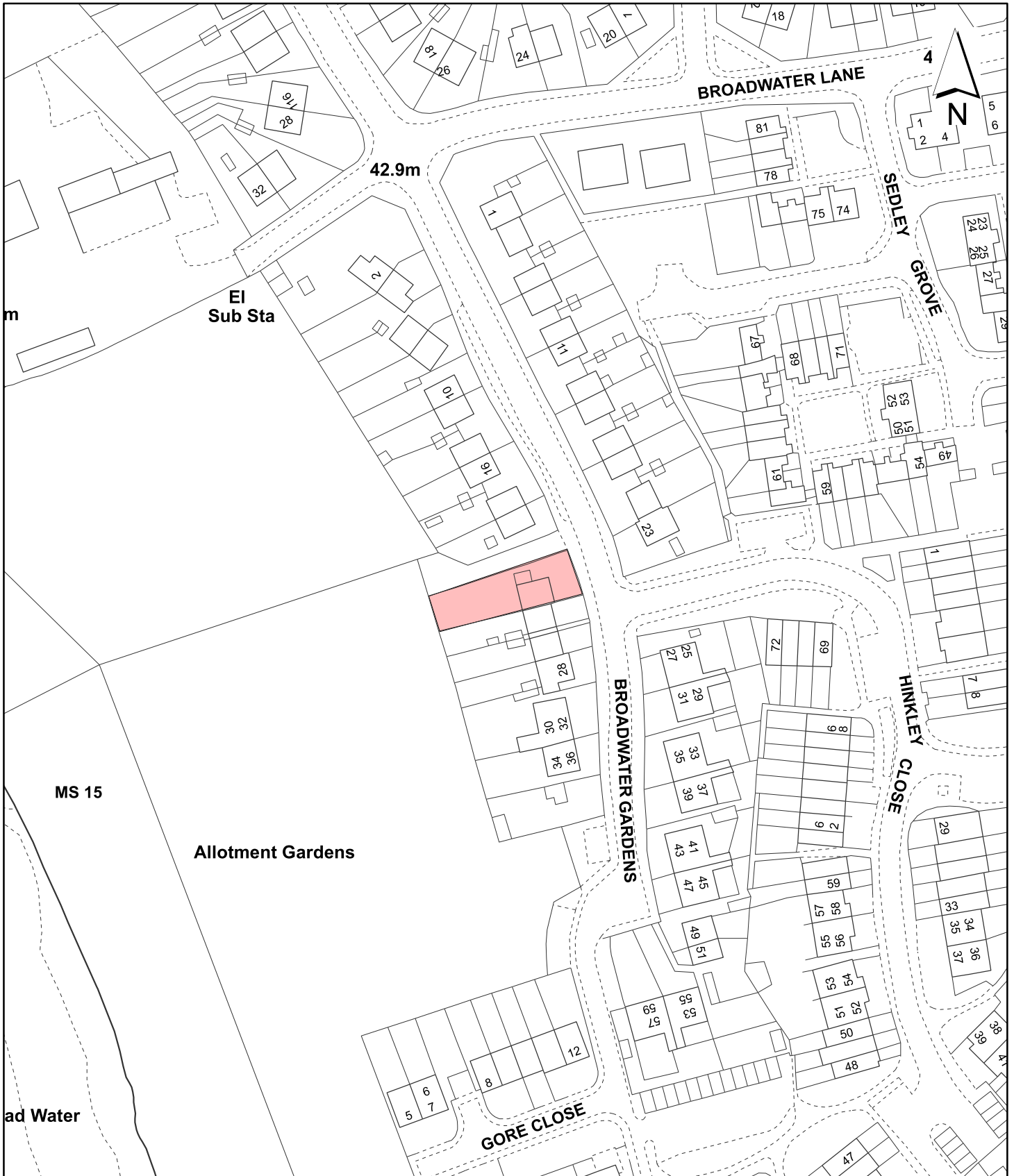
In conclusion, the proposal as amended is now considered acceptable.



11. Reference Documents

Hillingdon Local Plan (November 2012);
The London Plan (July 2011);
National Planning Policy Framework;
Hillingdon Supplementary Planning Document: Planning Obligations (July 2008) and Revised Chapter 4 (September 2010)
Hillingdon Design and Accessibility Statement: Residential Layouts (July 2006)
Hillingdon Design and Accessibility Statement: Accessible Hillingdon (May 2013)
GLA's Supplementary Planning Guidance - Housing;

Contact Officer: Daniel Murkin

Telephone No: 01895 250230



<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 2014 Ordnance Survey 100019283</p>	<p>Site Address</p> <p align="center">22 Broadwater Gardens Harefield</p>		<p align="center">LONDON BOROUGH OF HILLINGDON</p> <p align="center">Residents Services Planning Section</p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>	
	<p>Planning Application Ref:</p> <p align="center">35700/APP/2014/1220</p>	<p>Scale</p> <p align="center">1:1,250</p>		 <p align="center">HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p align="center">North</p>	<p>Date</p> <p align="center">October 2014</p>		