

## Report of the Head of Planning, Sport and Green Spaces

**Address** 128 QUEENS WALK RUISLIP

**Development:** Conversion of two storey, 4-bed dwelling house into 2 x 1-bed self contained flats involving alterations to rear

**LBH Ref Nos:** 70076/APP/2015/1490

**Drawing Nos:** Location Plan (1:1250)  
ASB190-05FPA2  
ASB190-04FPA2  
ASB190-03FPA2  
ASB190-02FPA2  
ASB190-01FPA2

**Date Plans Received:** 23/04/2015 **Date(s) of Amendment(s):**

**Date Application Valid:** 11/05/2015

### 1. SUMMARY

The property is located within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). This proposal considers the subdivision of the two storey semi-detached property into 2 separate residential units with associated parking and amenity space.

There are no external alterations to the dwelling proposed but the proposed conversion would utilise approved certificate of lawfulness and prior approval developments comprising a single storey rear extension and loft conversion to provide the floorspace for 2 flats.

Although the description of the proposal is for 2 x 1 bed flats, the floor plans submitted for the first floor flat show a large kitchen dining area and a separate lounge area in the loft. This layout is essentially the same as previously submitted for the 2 bed flat and can easily be used without alteration as a 2 bed property. Accordingly, the development has been assessed on the basis of this potential worst case scenario.

Flat 1 would have a floor area of 72sqm and flat 2, 68sqm. This is compliant with gross internal area standards. The internal layouts are acceptable and fairly sizeable and well laid out with no oppressive visual outlook and no habitable windows in the side elevation which would lead to overlooking. As such, the development would not create an unacceptable living environment for future and neighbouring occupiers. Therefore, the development is considered compliant with the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the London Plan (2015).

The proposal would also provide parking in accordance with the Council's adopted standards.

Accordingly, approval is recommended.

### 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 ASB190-05FPA2, ASB190-04FPA2, ASB190-03FPA2 and ASB190-02FPA2.

**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 (2015).

**3 RES15 Sustainable Water Management (changed from SUDS)**

No development approved by this permission shall be commenced until a scheme to demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall:

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

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

**REASON**

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2015) Policy 5.12.

**4 RES18 Lifetime Homes/Wheelchair Units**

All residential units within the development hereby approved shall be built in accordance with Lifetime Homes Standards, as set out in the Council's Supplementary Planning Document HDAS: 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 (2015) Policies 3.1, 3.8 and 7.2

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

The decision to APPROVE 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 (2015) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
H4	Mix of housing units
H7	Conversion of residential properties into a number of units
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 7.2	(2015) An inclusive environment
NPPF	National Planning Policy Framework
LPP 5.4	(2015) Retrofitting
LPP 5.12	(2015) Flood risk management

### **3 159 Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Council's 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 (2015). 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.

### **4 147 Damage to Verge - For Council Roads:**

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).

**5            12            Encroachment**

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

**6            15            Party Walls**

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

**7            16            Property Rights/Rights of Light**

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

**8            115            Control of Environmental Nuisance from Construction Work**

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The site relates to a two storey semi-detached dwelling located on the eastern side of Queens Walk. The building is set back from the highway, benefits from off road parking (2 spaces) to the front driveway and the external walls of the building have been finished in brick and render. The property already benefits from a loft conversion with a gable ended roof and a rear dormer window gained under permitted development and a rear extension with part flat and part pitched roof. The dwelling has semi-detached properties to the north and south and has a flat enclosed garden to the rear which is east facing.

The street scene is residential in character and appearance and the application site lies within the developed area as identified in the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (Nov 2012)

The site has a PTAL rating of 1a (very poor).

#### 3.2 Proposed Scheme

Planning permission is sought for a change of use from a single dwelling into 2 flats. There are no external alterations to the dwelling proposed but the proposed conversion would utilise the approved certificate of lawfulness and prior approval developments comprising a single storey rear extension and loft conversion to provide the floorspace for what is described as 2 x 1 bed flats. However it is noted that the floor plans for flat 2 show a large kitchen/dining room at first floor level with a separate lounge in the loft space. Given that the upper room is currently a bedroom with an en-suite it is realistic to assume that this room could be used as a second bedroom. The proposal is therefore assessed on the basis of the provision of 1 x 1 bed and 1 x 2 bed flats

Flat 1 (ground floor flat) would have a floor area of 72sqm and flat 2 (first floor and loft space), 68sqm. The rear garden would be divided resulting in 38sqm for flat 1 and 45sqm of garden space for flat 2.

#### 3.3 Relevant Planning History

70076/APP/2014/2152 128 Queens Walk Ruislip

Erection of a single storey rear extension, which would extend beyond the rear wall of the origin house by 6 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 3 metres

**Decision:** 29-07-2014 Refused

70076/APP/2014/2765 128 Queens Walk Ruislip

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 3 metres

**Decision:** 11-09-2014 PRN

70076/APP/2014/2973 128 Queens Walk Ruislip

Conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision:** 28-10-2014 Approved

70076/APP/2015/217 128 Queens Walk Ruislip

Conversion of 2 storey dwelling into 2 x 2-bed self contained flats

**Decision:** 02-04-2015 Withdrawn

#### **Comment on Relevant Planning History**

70076/APP/2015/217 - Conversion of 2 storey dwelling into 2 x 2 bed self contained flats (withdrawn)

70076/APP/2014/2973 CLD - Conversion of roof space to habitable use including a rear dormer (approved)

70076/APP/2014/2765 PAH - Single storey rear extension (PRN)

## **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:

AM7 Consideration of traffic generated by proposed developments.

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.

BE23 Requires the provision of adequate amenity space.

BE24	Requires new development to ensure adequate levels of privacy to neighbours.
H4	Mix of housing units
H7	Conversion of residential properties into a number of units
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 7.2	(2015) An inclusive environment
NPPF	National Planning Policy Framework
LPP 5.4	(2015) Retrofitting
LPP 5.12	(2015) Flood risk management

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

11 neighbouring owner/occupiers were consulted for a period of 21 days expiring on the 2nd June 2015.

Nine responses were received from adjoining neighbours raising the following issues:

- The plans state work has not commenced but work has been on-going since last August and it looks as though the property has already been converted into flats and been displayed for rent/has been let
- It is not in keeping with the other residential properties/family homes on the road, it will change the character of the area
- Increased parking on the road and traffic congestion
- The drawings show the flats with a separate dining room which can easily be converted making them two bedroom flats for which planning permission was previously withdrawn
- It would set a precedent for other properties to be converted
- Increased pressure on shared drains
- The existing layout as shown is not correct and has not been converted as shown in the previous plans
- Over intensification of use
- Insufficient parking provision
- Increased noise pollution
- Health and safety issues with increased wiring and appliances overloading the capabilities for a property of this size

- No evidence the materials used comply with fire, safety and noise insulation requirements
- Land Registry Documents state 'No flats or tenement houses shall be erected on the said land or any part thereof'. This to us means no conversions of family residences.
- A Juliette balcony has been installed in the loft reducing our privacy
- The application refers to 2 x 1 bed flats, however the advertisement of spareroom.co.uk ref 3866413 shows they are offering 2 double bedrooms with kitchen and lounge
- Increased risk of crime

A petition of objections with 102 signatures has also been received raising concerns that the development would:

- set a precedent,
- compromise the street scene,
- put stain on drainage and sewerage services,
- cause parking problems,
- and that there have been previous enforcement issues at the site.

South Ruislip Residents Association - no response

### Internal Consultees

EPU: No objection

## 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

The site has a Public Transport Accessibility Level (PTAL) of 1a (very poor). The London Plan (2011) range for sites with a PTAL of 0 to 1 in an urban area is 150-200 habitable rooms per hectare and 35-65 units per hectare. Based on a total site area of 0.026ha the site would have a residential density of 76 units per hectare and 307 habitable rooms per hectare.

The proposed development is marginally above the requirement. However, density is only on indicator for the acceptance of the scheme and other considerations such as impact to the character of the area, internal floor areas and external amenity space would carry far more weight.

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

Not applicable to the consideration of this application as the site is not located within an Archaeological Priority Area, Conservation Area or Area of Special Local Character.

### 7.04 Airport safeguarding

No objections are raised to the scheme in terms of airport safeguarding.

### 7.05 Impact on the green belt

Not applicable, the site is not located within the green belt.

### 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.

There are no external alterations to the property as a result of this proposal. The alterations already carried out comprise of recent developments under prior approval and permitted development to the rear of the property at ground floor and in the loft. It is considered, in visual terms, that this proposal 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).

#### **7.08 Impact on neighbours**

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) that uses that become detrimental to the amenity of the adjoining occupiers or area will not be approved.

The proposed development would not involve any extensions that have not already been approved via the permitted development or the neighbour notification scheme and it is noted that these would not breach the 45-degree line from any neighbouring occupiers. There are no new windows in any elevation and the windows proposed to serve the habitable rooms already serve habitable rooms and would result in no significant overlooking of any neighbouring property. Therefore, the situation would not be dissimilar to the existing relationship.

The proposed development would not cause any undue visual intrusion, loss of daylight, loss of sunlight or overlooking. Therefore, it is considered that the proposed development would not result in an un-neighbourly form of development in compliance with Policies BE20, BE24 and OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (2012).

#### **7.09 Living conditions for future occupiers**

The London Plan seeks to ensure that all housing developments are of the highest quality, both internally and externally, and in relation to their context. It 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 and HDAS - Residential Layout recommends that a 1 bedroom flat should have a minimum floor area of 50m<sup>2</sup> and a 2 bed flat a minimum floor area of 63m<sup>2</sup>. The proposed flats would have internal floor areas of 72m<sup>2</sup> and 68m<sup>2</sup>, which complies with the London Plan requirement and said Council adopted guidance. The internal layouts are fairly sizeable and well laid out with no oppressive visual outlook. The proposal is therefore considered to provide suitable living conditions for future occupiers and is acceptable.

#### **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 which set out that this type of development should provide up to a maximum provision of 1.5 off-street parking spaces for each dwelling.

The submitted plans show the provision of 2 off street car parking spaces to the front of the

dwelling, which are accessed using the existing crossover. This would comply with the Council's adopted parking standards and would mean that each unit would be provided with a parking space.

The current layout sees access for parking to the front of both of numbers 128 and 130 provided by a shared drive positioned between the two properties. Whilst not demonstrated on the submitted plans, this layout means that each of the spaces proposed would be independently accessible.

It is acknowledged that the applications site is within an area of low accessibility to public transport, however the development does comply with the Council's adopted parking standards and it is not considered that a refusal reason in respect of inadequate parking provision could be justified and upheld at appeal.

Accordingly, the proposal would comply with Policy AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

The plans identify the provision of secure cycle storage in the rear gardens of both proposed properties.

#### **7.11 Urban design, access and security**

Section 4 of the Council's HDAS: Residential Layouts states that developments should incorporate usable attractively laid out and conveniently located garden space in relation to the flats which they serve. It should be of an appropriate size, having regard to the size of the flats and the character of the area. A minimum of 20m<sup>2</sup> for a 1 bed flat and 25m<sup>2</sup> for a 2 bed flat would be required. The submitted plans show that the flats would have separate private gardens, divided by a close boarded fence at 1.8m, with areas of approximately 38m<sup>2</sup> and 45m<sup>2</sup> respectively. This is in accordance with Policy BE23 of the Local Plan and HDAS guidance.

#### **7.12 Disabled access**

The Access Officer has not raised any concerns with relation to this application.

#### **7.13 Provision of affordable & special needs housing**

Not relevant to this application.

#### **7.14 Trees, Landscaping and Ecology**

The frontage of the application site is already hard surfaced and this would remain the case in the proposed situation. Accordingly, the proposal is not considered to give rise to any concerns regarding trees, landscaping or ecology.

#### **7.15 Sustainable waste management**

A covered bin store is identified to the rear of the property adjacent to the shared access path.

#### **7.16 Renewable energy / Sustainability**

A condition is recommended to be attached to this consent requiring the implementation of measures to reduce the use of potable water. As such the proposed development is considered to be in accordance with policies 5.4 and 5.14 of the London Plan (March 2015)

#### **7.17 Flooding or Drainage Issues**

Not relevant to this application.

#### **7.18 Noise or Air Quality Issues**

No details have been submitted to demonstrate that adequate sound insulation could be provided, however these details would be covered by Building Control regulations.

### **7.19 Comments on Public Consultations**

Most of the objections received to the scheme have been addressed within the body of the report. Concern has been raised regarding the Juliette balcony resulting in loss of privacy, however this was installed under permitted development rights and is not part of the considerations for this application.

Other issues raised such as pressure on services and health and safety issues through increased use, would be controlled through CIL where appropriate.

The clause within the Land Registry Documents is a civil issues and separate from any planning consideration. Should planning approval be given for the proposed scheme, this would not override any requirements relating to other legislation.

The only enforcement investigation under consideration by the Council relates to the sub-division of the unit, which is the matter for consideration under this application.

### **7.20 Planning Obligations**

Not relevant to this application.

### **7.21 Expediency of enforcement action**

Not relevant to this application.

### **7.22 Other Issues**

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. It is considered that a condition could be imposed to secure full compliance with the Lifetime Homes Standards.

## **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**

Not relevant to this application.

## **10. CONCLUSION**

The proposed development complies with the adopted development plan and accordingly approval is recommended.

## **11. Reference Documents**

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan Part 2 - UDP Saved Policies (November 2012)  
The London Plan (2015)  
Supplementary Planning Document HDAS: Accessible Hillingdon  
National Planning Policy Framework.

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**128 Queens Walk  
 Ruislip**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Residents Services  
 Planning Section

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

Planning Application Ref:

**70076/APP/2015/1490**

Scale:

**1:1,250**

Planning Committee:

**North**

Date:

**August 2015**



**HILLINGDON**  
 LONDON