

Report of the Head of Planning, Sport and Green Spaces

Address 26 WINDSOR AVENUE HILLINGDON

Development: Two storey side extension and single storey rear extension and conversion of dwelling to 1 x 3-bed and 1 x 2-bed houses with associated amenity space

LBH Ref Nos: 63542/APP/2015/4473

Drawing Nos: 8128/P/05 Rev. A
Design and Access Statement
8128/P/01
8128/P/02
8128/P/03
8128/P/04

Date Plans Received: 07/12/2015 **Date(s) of Amendment(s):**

Date Application Valid: 17/12/2015

1. SUMMARY

This application is seeking planning permission to erect a two storey side extension and single storey rear extension for conversion to two separate dwellings.

The proposed development is not considered to conform to policy due to its design, appearance and impact upon the street scene. Furthermore, it would result in unacceptable residential accommodation.

The application is therefore recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal would provide an overall internal floor space of an unsatisfactory size. The proposal would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policy 3.5 and Table 3.3 of the London Plan including the The Housing Standards (Minor Alterations to the London Plan) March 2016 and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2 NON2 Non Standard reason for refusal

The proposal by reason of its size, scale, bulk, width, siting, proximity to the side boundary and projection forward of the established building line on Richmond Avenue, in this open prominent position would result in the loss of an important gap characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the character and visual amenities of the area and to this existing open area of the street scene. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.4 of the London Plan (2015) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The proposal has not demonstrated that sufficient off street parking and access arrangements would be provided, and therefore the development is considered to result in substandard car parking provision to the Council's adopted car parking standard, leading to on-street parking/queuing to the detriment of public and highway safety and contrary to policy AM14 of the of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Hillingdon's Adopted Parking Standards (of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4 NON2 Non Standard reason for refusal

The proposed development, by virtue of its failure to provide amenity space of sufficient size and quality commensurate to the size and layout of the said unit would result in an over-development of the site to the detriment of the residential amenity of future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) 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.
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.
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 7.4	(2015) Local character
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the west side of Windsor Avenue at its junction with Richmond Avenue. Windsor Avenue is a residential road bounded by green open space and recreational land.

The wider area is residential in character and appearance. The application property is unusual in that it is detached and sited in deep plot whereas dwellings within Windsor Avenue are typically terraced properties within blocks of 4 dwellings.

The application property comprises a detached two-storey dwelling with a garage to the southern flank elevation and porch attached to the rear entrance. These appear as part of the original house. The property is currently vacant and has fallen into disrepair.

The application property comprises a large garden surrounding the dwelling on three sides. The garden measures over 14 metres at its widest point at the front of property and tapers towards the rear of the dwelling narrowing to 11 metres in width at the rear where it abuts no.123 Richmond Avenue.

As well as the existing garage, there is one car parking space provided at the front of the house.

3.2 Proposed Scheme

This application is seeking planning permission to erect a two storey side extension and single storey rear extension for conversion to two separate dwellings.

The proposed dwelling would measure 4.11 metres in width and 6.71 metres in depth, covering the entire south flank elevation of the host dwelling, plus a further 3 metres beyond the rear elevation of the host to measure a total depth of 9.71 metres.

Two new windows are proposed within the ground floor rear elevation of the proposed dwelling, and there is a first floor window serving a stairwell within the flank elevation directed toward Richmond Avenue.

The development proposal also consists of a single storey rear extension to the host dwelling. The extension has a 'stepped' design, to account for the existing rear porch protrusion. The proposed rear extension would measure 3 metres in depth where it abuts the rear extension of the proposed dwelling house, and 4.5 metres in depth where previously there was the rear porch. The proposed extension would have a flat roof measuring 3.0 metres in height.

Alterations to the rear elevation include inserting a new rear door opening and a single casement window.

The proposed dwelling would have a hipped roof covering, measuring 5.75 metres to the eaves, which corresponds with the eaves height of the host dwelling, and 8.17 metres to the ridge of the roof. The ridge height of the main roof measures 8.64 metres.

The proposed dwelling is similar in style to the host. The front elevation comprises bow-styled bay windows at ground floor and first floor levels with a gable-ended dual-pitch roof facing onto the street. The front elevation of the proposed dwelling is set back from the main building line by approximately 1.0 metre. However, the main entrance to the proposed dwelling is located within its southern flank elevation at the point where the flat roof rear extension is joined to the main dwelling.

3.3 Relevant Planning History

63542/APP/2007/2802 26 Windsor Avenue Hillingdon

ERECTION OF TWO STOREY SIDE AND PART TWO STOREY, PART SINGLE STOREY REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING GARAGE, CONSERVATORY AND REAR ADDITION).

Decision: 29-11-2007 Approved

Comment on Relevant Planning History

Planning permission was granted under application reference planning application 63542/APP/2007/2802 for the erection of a two-storey side and part two-storey part single storey rear extension.

This approval was not implemented and is now expired.

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.

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.

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 7.4	(2015) Local character
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

5. Advertisement and Site Notice

- 5.1** Advertisement Expiry Date:- Not applicable
- 5.2** Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Nine neighbours and Oak Ridge Farm Residents Association were notified on 18.12.15 and a site notice was posted on 08.01.16. Two responses were received, commenting as follows:

- I am concerned the new dwelling will affect my view of the street opposite
- It will not be in line with the properties on Richmond avenue.
- It will obscure natural daylight to my property
- The extra parking will be problematic
- There will be disruption during construction.
- The area is already very densely massed.
- It will affect light
- Create additional on street parking in an area that is already affected by insufficient parking.
- Second or third vehicles from the existing properties in Windsor Ave already park in Richmond Avenue, and sometimes leave their vans and cars there for a fortnight or more.
- I note in their design statement that they suggest that the area needs more properties, that is interesting that the form was completed and submitted by engineers from Edgware and not a local. A local would say that the area is heavily massed already and does not warrant any further development.
- There are plenty of new properties elsewhere in the borough
- If the house was to stay as one property we would have less of an objection, but they aren't doing that, they are clearly looking to build separate properties and take a quick profit and I would hope that our Council and our planners will appreciate that and prevent this and further types of this development spoiling the area.
- the new property too close to the junction for safe parking on and off the property on what is a bus route and busy junction.

Defence Estate Safeguarding:
No objection

Internal Consultees

TREE AND LANDSCAPE OFFICER

Landscape Planning designations: There are no Tree Preservation Orders and no Conservation Area designations affecting trees within the site.

Landscape constraints/opportunities: Adopted Local Plan, Policy BE1 seeks high quality design of the built and external environment.

· 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.

LANDSCAPE CONSIDERATIONS:

- No trees or other landscape features of merit will be affected by the proposal.
- The new arrangement may create the need for additional parking in the front and the sub-division of the external amenity/garden space to the rear.
- If the application is 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.

RECOMMENDATIONS: No objection, subject to the above observations and RES9 (parts 1, 2, 4, 5 and 6).

ACCESS OFFICER

No comments to make.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within the Developed Area as identified within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the prevailing character of the immediate area is residential.

The NPPF has a requirement to encourage the effective use of land by re-using land. This is an existing residential unit set in a corner plot. The proposal is not considered to be backland development and whilst a small proportion of garden land would be developed, is not considered to be "garden grabbing."

Given the residential character of the surrounding area, there is no in principle objection to the development of the site to provide additional residential accommodation, subject to an appropriate density and design, and the proposal being in accordance with all of the relevant planning policies and supplementary guidance relating to the impact of the proposal upon the character and appearance of the existing area, the amenity of nearby residents and the future occupants of the proposed dwellings as well as parking provision, access arrangements and the provision of adequate waste and recycle facilities.

7.02 Density of the proposed development

London Plan Policy 3.4 states that development should optimise housing output for different types of location within the relevant density range as shown in the table of the plan. According to the density matrix the site would have the potential to accommodate 200 to 450 habitable rooms per hectare, given its urban location and Public Transport Accessibility Level (PTAL).

The proposed development would equate to 150 habitable rooms per hectare. Whilst numerically the development would be below the density range considered appropriate in the London Plan, given the constraints of the site and concerns relating to the impact upon the visual amenity of the area, it is considered that the development would in actual fact constitute a cramped form of development. Furthermore, given its design, the development

would not conform to the general form of dwellings within the street scene or wider area and would be out of character and appear as an incongruous feature within the street scene.

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.

Policies BE13 and BE19 seek to ensure that new development complements, improves and/or harmonises with the character and visual amenity of the street scene and surrounding residential area in which it is situated. The scale, bulk and siting of buildings are key determinants in ensuring that the amenity and character of established residential areas are not compromised by new development.

This application has been designed to add a further property to the existing. However, it is designed as an extension to the existing detached property and would be read as such within the wider context. Section 4.27 of the SPD HDAS: Residential Layouts states careful consideration should be given to building lines, and these should relate well to the existing street pattern. The existing property already projects forward of the well defined return building line along Richmond Avenue. The proposed development would further impinge into this, leaving a minimum gap of one metre to the boundary with Richmond Avenue, although it is acknowledged that this increases towards the front of the site, and to that limited extent would comply with the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document: Residential Extensions. However, the proposed dwelling would significantly erode the existing space to the side of this property and would project further beyond the return building line established by the properties in Richmond Avenue. The proposed extension would therefore detract from the open character of this junction. The set back of the properties on Richmond Avenue and the space to the side at the application property, albeit including a single storey element, gives an element of spaciousness about the street scene alongside this section of road. The proposed house would fill in a significantly large portion of the space to the side of the existing and would bring the built form into an uncharacteristically close relationship to the road such that it would become visually intrusive in the street scene. This is exacerbated by the depth of the proposed extensions along Richmond Avenue, its height close to the boundary, its width in comparison to the existing property and its design, which tapers to finish in an uncharacteristic crown roof element.

The prevailing character of the area comprises mainly terrace and semi-detached dwellings of the same character set within narrow plots with narrow gardens. However, the application site, being located on a junction is an unusually larger plot compared to neighbouring properties. In terms of the urban design of the street, the application site, being set on a junction has 'rounding-off' effect for the row of dwellings in which it sits along both Windsor Avenue and those to its rear along Richmond Avenue. It provides a conclusion and thereafter contributes to the openness of the junction to views of Richmond Avenue when from Windsor Avenue. The proposed development would be highly

prominent and impinge upon the openness of the junction and to views along the street scene which would be detrimental to the character of the area. It would appear as a cramped form of development and constitute an over development of the site, and would appear incongruous within the street scene.

It is considered that the overall siting, mass, bulk and design of the proposed development detracts from the visual amenities of the street scene. It is therefore considered that the proposed development would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

UDP policy BE21 of the adopted Hillingdon Unitary Development Plan states that planning permission will not be granted for new development which by reason of its siting, bulk and proximity, would result in a significant loss of residential amenity through loss of outlook or overbearing impact. Likewise UDP policy BE20 and BE24 resists any development which would have an adverse impact upon the amenity of nearby residents and occupants through loss of daylight and privacy.

With regard to the impact of the amenities on the adjoining occupiers, Section 4.9 of the SPD: Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-domination, and 15m will be the minimum acceptable distance. This proposal would comply with this advice with the distance to the rear boundary at 20m. Furthermore, the proposed dwelling would use the same front building line and would extend past the rear building line, at single storey level, by a depth of 3m. Given the separation between No.28 and the application property and the limited depth and height of the extension proposed on this boundary the proposal would not result in a material loss of residential amenity. Therefore this proposal is considered to comply with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

With regard to loss of privacy, the windows shown in the front and side are not considered to result in any loss of privacy as these would look out onto public frontage areas and the rear facing windows would be sited such that they look out over the front garden area of No.123 Richmond Avenue. Therefore the proposal would comply with policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the SPD HDAS: Residential Layouts: Section 4.12.

It is considered that the proposed development would not result in a loss of residential amenity to neighbouring properties due to loss of privacy, a loss of light, or over dominance. As such, and in this regard, the proposed development would conform to Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan.

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. This identifies that the minimum space standards for a two storey, two bed, four person dwelling a minimum Gross Internal Area (GIA) of 79sqm plus 2sqm of built in storage would be required. The proposed development would provide an internal floor space of 60 sq. metres which is considerably below the minimum required and would result in the provision of sub-standard accommodation to the detriment of the amenity of future occupiers.

The proposed development would maintain an adequate level of outlook and source of natural light both for the proposed dwelling and the host dwelling.

Paragraph 3.13 of the SPD HDAS: Residential Layouts recommends that a house with two or three bedrooms should retain at least 60sq.m of usable garden space. The garden for the proposed dwelling is 50sq. metres which is considerably below the minimum required and would result in the provision of sub-standard amenity space to the detriment of the amenity of future occupiers and would not comply with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed development would not provide adequate internal or external space contrary to Policy 3.5 of the London Plan (2015), Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The site is located in an area with a Public Transport Accessibility Level of 1b, which is considered to be very low. In this situation, the proposal would be required to provide the maximum level of parking. Thus both the existing and the proposed properties would each require 2 parking spaces.

Details of the parking arrangements have not submitted as part of this application. The Design and Access Statement has stated existing parking would be retained. However, the garage would be removed and not replaced and the frontage of the site is not capable of accommodating the number of spaces required and providing sufficient planting/landscaping to mitigate the visual impact of excessive hardstanding. The amenity space for the proposed dwelling is already well below the minimum required and any parking provision to the rear will further reduce this. Thus, it is considered that the development would be incapable of providing the required number of parking spaces and would result in overspill on-street parking from future occupiers and visitors associated with the proposed development and overall would be prejudicial to pedestrian and highway safety, contrary to UDP Policies AM7 and AM14.

7.11 Urban design, access and security

See Section 7.07.

7.12 Disabled access

The London Plan Policy 3.8 (c) states that 90% of new housing meets Building Regulation requirement M4(2) 'accessible and adaptable dwellings' and had the application been acceptable in all other respects this could have been covered by a condition.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Local Plan Policy BE1 seeks high quality design of the built and external environment and

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.

The Council's Trees and Landscape Officer notes that there are no trees or other landscape features of merit will be affected by the proposal, but is concerned over parking at the front of the house and the sub-division of the external amenity/garden space to the rear and the inevitable impact this may have on the character and local distinctiveness of the surrounding natural and built environment. He proposed that an approve be suitably conditioned to ensure the site is landscaped to an acceptable level.

7.15 Sustainable waste management

Waste storage facilities would be adequately located within the rear garden area.

7.16 Renewable energy / Sustainability

The proposal would be required to achieve appropriate standards of sustainable design and reduce water consumption in accordance with policies contained within section 5 of the London Plan. Had the development been acceptable in other respects this matter could have been dealt with by way of appropriate conditions.

7.17 Flooding or Drainage Issues

It is considered that a condition could be imposed requiring details of sustainable urban drainage should the development be granted that this would be adequate to ensure appropriate mitigation of flooding and drainage implications.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The issues raised have been covered in the main body of the report.

7.20 Planning obligations

Based on the information before officers at this stage the scheme would be liable for payments under the Community Infrastructure Levy which currently are calculated to amount to:

Hillingdon CiL: £6,660.42

Mayor of London CiL: £2,607.89

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.

10. CONCLUSION

Overall, it is considered that the proposed development would be harmful to the visual amenity of the site and wider setting, the proposed residential accommodation would be substandard and there would be insufficient level of off street parking. The application is therefore recommended for refusal.

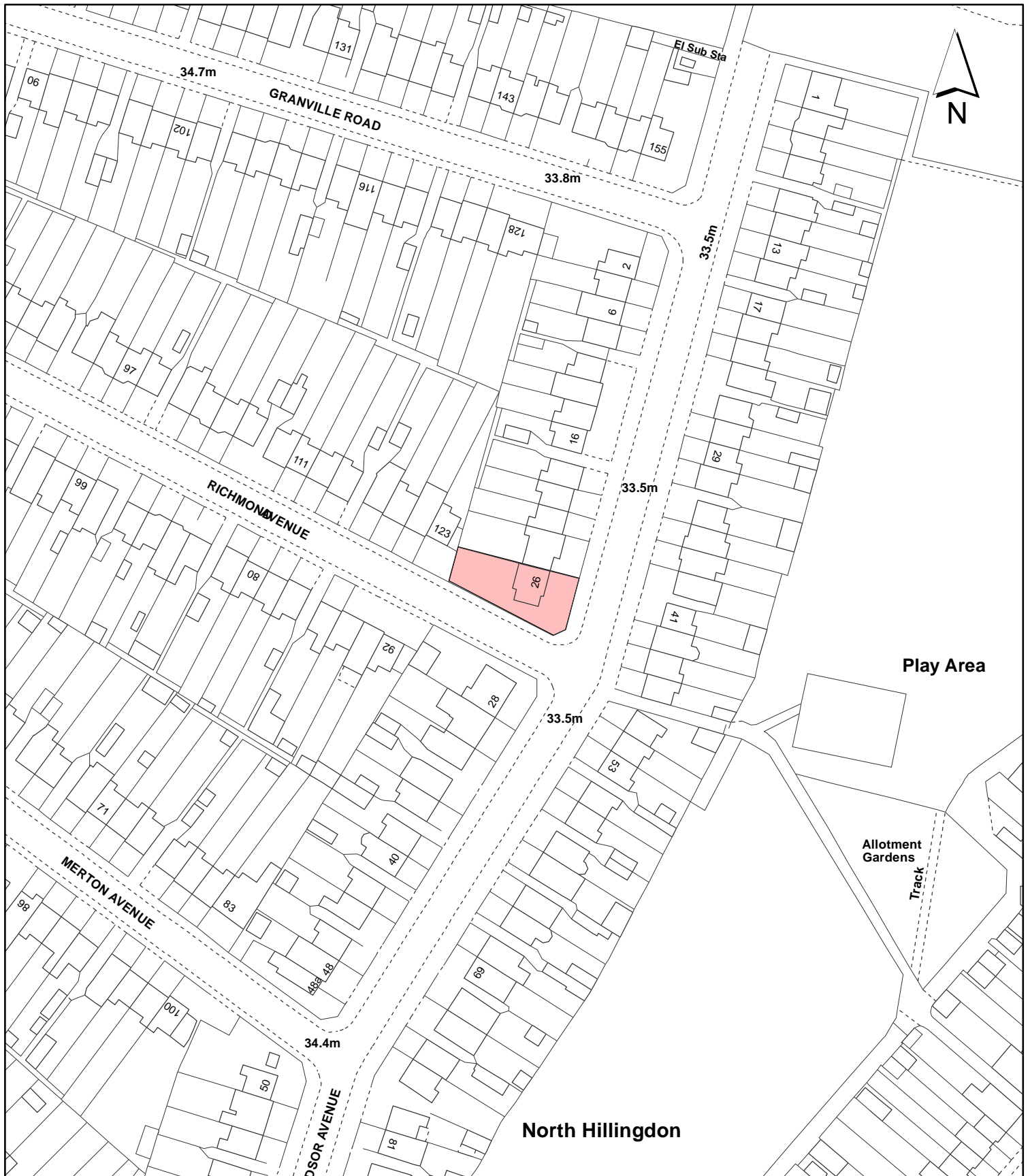
11. Reference Documents

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

The London Plan (2015)
Mayor of London's adopted Supplementary Planning Guidance - Housing (November 2012)
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework
The Housing Standards (Minor Alterations to the London Plan) March 2016

Contact Officer: Peter Morgan

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Notes:

 Site boundary

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Site Address:

26 Windsor Avenue

Planning Application Ref:

63542/APP/2015/4473

Planning Committee:

Central & South

Scale:

1:1,250

Date:

April 2016

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW
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