

Report of the Head of Planning, Sport and Green Spaces

Address 88 THE LARCHES HILLINGDON

Development: Part two storey, part single storey side/rear extension and conversion from 1 x 3-bed dwelling to 2 x 2-bed self contained flats

LBH Ref Nos: 71105/APP/2015/4180

Drawing Nos: Location Plan (1:1250)
RPA/88/TL/100
RPA/88/TL/101
RPA/88/TL/102
RPA/88/TL/103 Rev. A
RPA/88/TL/104
RPA/88/TL/105
RPA/88/TL/106

Date Plans Received: 13/11/2015 **Date(s) of Amendment(s):**

Date Application Valid: 21/12/2015

1. SUMMARY

Planning permission is sought for a part two storey, part single storey side/rear extension and for the change of use of the property from 1 x 3-bed dwelling to 2 x 2-bed self-contained flats.

It is considered that the access to external amenity areas for the first floor flat is inadequate and as such unusable, the prominently located waste storage areas would be detrimental to the visual amenity of the street scene and it has not been demonstrated that the proposed off street parking has sufficient manoeuvring space to be usable.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The development would fail to provide accessible and conveniently located amenity space in relation to the proposed first floor flat to the detriment of the residential amenity of future occupiers and contrary to Policies BE23 and H7 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The proposal has not demonstrated that sufficient off street parking with sufficient manoeuvring space would be provided, and therefore the development is considered to result in sub-standard car parking provision to the Council's approved car parking standard, leading to on-street parking/queuing to the detriment of public and highway safety and contrary to policies AM14 and H7 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The proposed waste storage facilities, by reason of their size, scale and prominent position in relation to the surrounding residential properties, would result in a visually intrusive feature, to the detriment of the visual amenity of the street scene and the character and appearance of the wider area. The proposal would therefore be contrary to policies BE13, BE15 and BE19 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
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

3 I59 **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 (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

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. The Council's supports pre-application discussions in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

3. CONSIDERATIONS

3.1 Site and Locality

This planning application relates to a semi-detached dwelling located on the south side of The Larches, adjacent to its junction with The Dingle. The application dwelling is located within a residential estate off Long Lane. The Larches is the primary route through the residential estate and is characterised by semi-detached dwellings that are identical to the application property. There are smaller terraces containing maisonettes located along The Dingle.

The application site falls within the 'Developed Area' as defined within Hillingdon Local Plan: Part Two - Saved Policies (2012).

There are no existing extensions to the application property however, there is a small single storey store room attached to the west flank elevation. The application dwelling is set back 6 metres from the highway. The garden in front of the house is grassed and bounded by a low brick wall. The front garden extends across the front of the house and beyond the line of the flank elevation, following the back of the pavement on the junction mouth between The Larches and The Dingle. The low boundary wall culminates at an existing dropped kerb vehicle crossover located within The Dingle approximately 10 from the mouth of the junction, over which access to an area of hard standing is provided to the side of the dwelling, adjacent to the external store room.

The drop kerb denotes the edge of the application property, beyond which there is a grassed verge that abuts against the rear of the house where there is a 2 metres high brick wall that bounds the rear garden. Off-street Car Parking for no.44 The Dingle is provided at the rear of the application property.

There is a an existing conservatory attached to the adjoining property no.90 The Larches.

3.2 Proposed Scheme

The application proposal is seeking planning permission for a part two storey, part single storey side/rear extension and for the change of use of the property from 1 x 3-bed dwelling

to 2 x 2-bed self-contained flats.

Following the removal of the external store, the application proposal comprises a two storey side extension that would be set back 1 metre from the front of the dwelling, and, extend 2.62 metres beyond the side elevation, would project across the side elevation (7.2 metres) and extend 1.8 metres beyond the rear elevation. The two storey extension would comprise a hipped roof measuring 5.32 metres to the eaves and 7.08 metres to the ridge of the roof. The overall height of the property to the ridge of the main house is over 8 metres.

The proposed extension would wrap around the house at the ground floor level to extend the ground floor of the house 3.3 metres beyond the rear elevation.

The application proposal involves the conversion of the extended property to 2 x 2-bed self-contained flats. The existing front entrance to the property would be retained to provide entry to a shared hallway comprising two separate entrances to the upper and lower flat.

The ground floor flat would combine the existing living room, dining room and kitchen into a single large room to serve as a lounge kitchen and/dining area, and the proposed side and rear extensions would be used as bedrooms with en-suite facilities. Access to external amenity space is provided via bedroom 1 at the rear of the property, which contains French windows. Each room is serviced by a single window.

The upper floor flat would combine two existing bedrooms into one large room serving as a lounge kitchen and /dining area. The layout of the upper floor of the dwelling is altered so that an existing bedroom is converted to a main bathroom for the flat. The two storey side and rear extensions would form a bedroom and, the area currently utilised as a bathroom, incorporated into the first floor rear extension to form a second bedroom.

The rear garden would be subdivided into two plots to provide external amenity space. Two car parking spaces are retained at the side of the house behind a refuse storage and collection area.

3.3 Relevant Planning History

71105/APP/2015/2881 88 The Larches Hillingdon

Single storey rear two storey side and part first floor extension and conversion to form 2 x 2 bedroom flats

Decision: 25-09-2015 NFA

Comment on Relevant Planning History

There is no planning history relevant to this development.

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.
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
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
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

10 neighbouring occupiers and The Larches Residents Association were consulted by letter on 24th December 2015. On expiration of the consultation on 14th January 2016, one objection had been received from a neighbouring property raising the following points:

1. Conversion into flats would substantially change the use for the property.
2. Increased disturbance to neighbouring properties due to additional use of the upper floor of the

building and an increased in car parking.

3. Extra traffic with school near by would create potential parking problems.

4. The house would be out of character with the rest of the properties in The Larches.

5. Loss of of a family dwelling to create 2 flats would not be suitable for a potential family with children and would result in unnecessary crowding.

Internal Consultees

ACCESS OFFICER: No comments to make.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

Policy H7 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) states that the Local Planning Authority will regard the conversion of residential properties into more units as acceptable in principle provided this can be achieved without causing demonstrable harm to the residential amenities or character of the area or the amenity of adjoining occupiers and the following criteria are met:-

(i) It can be demonstrated that adequate sound insulation is provided;

(ii) Car parking to the standards adopted by the local planning authority can be provided within the curtilage of the site and can be accommodated without significant detriment to the street scene;

(iii) All units are self-contained with exclusive use of sanitary and kitchen facilities and with individual entrances, and internal staircases are provided to serve units above ground floor level;

(iv) Adequate amenity space is provided for the benefit of residents of the proposed development.

Furthermore, both the London Plan policies and the National Planning Policy Framework (NPPF) encourage the delivery of new housing and the use of previously developed land, subject to its compliance with all other relevant policies and guidance relating to the impact of the proposal upon the character and appearance of then existing area, the amenity of nearby residents and the future occupants of the proposed dwelling.

Therefore, given the residential character of the surrounding area, there is no in principle objection to the conversion of the existing dwelling to provide additional residential accommodation, subject to 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. These issues are discussed below.

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

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, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development complements, improves and/or harmonises with the character and visual amenity of a streetscene and surrounding residential area in which it is situated.

The Council's adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions at paragraph 5.1, states that the Council requires two storey extensions to be set back a minimum of 1 metre from the side boundary of the property, for the full height of the building. Corresponding, Policy BE22 Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires that all residential extensions of two or more storeys be set back a minimum of 1m from the side boundary of the property for the full height of the building. The aim of the policy is to protect the character and appearance of the street scene by preventing the closing of gaps between properties and visual terracing. However, paragraph 5.3 goes on to say that where the two storey or first floor extension adjoins a road or open space there may be scope to relax the requirement for a 1m set-in where the openness of the corner plot would be maintained and the return Building line is not breached.

The proposed two storey side extension would replace and occupy space where currently there is an existing external store room. Whilst a two storey side extension represents a significant increase in terms of size, scale and mass, it would not extend the side of the existing dwelling beyond the width of the existing external store (2.82 metres), and would in fact represents a decrease in width (2.62 metres). Currently the west elevation of the external store is aligned with the return building line along The Dingle. Therefore, it is not considered that the proposed side extension would breach the return building line of The Dingle.

Paragraph 5.6 of HDAS requires a 1 metre set back from the front building line, and paragraph 5.10 limits the width of such extensions to between half and two thirds the width of the original house. The proposed side extension incorporates a set back of 1 metre in compliance with this requirement. The width of the original house measures 6.2 metres and width of the proposed side extension is 2.62 metres. As such the proposed development would be compliant with paragraph 5.10 of the SPD.

The proposed side development would incorporate a hipped roof to match the existing roof, the ridge of which would be at least 0.5m lower than the ridge of the main roof and would integrate into the main roof of the house as required by paragraph 5.9 of the SPD.

It is proposed to continue the style of windows as per the existing dwelling, and the applicant has given indication there is the intention use appropriate matching materials in the construction of the extension.

The proposed single storey rear extension would have a flat roof measuring 2.84 metres in height. Given the site is bounded by a 2.0 metre brick wall, it is likely only the top edge of

the extension would be visible from the back of the dwelling and it would not be widely prominent within the street scene.

A key feature of the immediate vicinity is the openness of The Larches/The Dingle junction. The proposed two storey side and rear extension would be highly prominent and open to views looking East along The Larches and views looking north from The Dingle. The current external store room and the main dwelling generally, are in a state of disrepair. The proposed extension would remove a highly visible but defunct aspect of the existing dwelling and replace it with an appropriately designed extension. The proposed extension is considered to comply with policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (2012) and to the adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions.

7.08 Impact on neighbours

Policies within Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) work together to safeguard the residential amenity of neighbours and that of future occupiers of residential development.

UDP Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that new buildings should not result in loss of residential amenity due to the loss of daylight sunlight and that an adequate outlook should be maintained from habitable rooms and that the siting, scale and bulk should not be overbearing upon neighbouring properties.

Policy BE20 is reflected in paragraph 5.19 of the SPD, which recommends that suitable daylight to a habitable room achieved where a 25 degree vertical angle taken from a point 2 metres above the floor of the fenestrated elevation is kept unobstructed. The nearest property no.44 The Dingle is located over 16 metres to the south of the application property and would not obstruct daylight entering any habitable light rooms within the application dwelling. Neither would the proposed extension result in loss of amenity to the neighbouring properties due to a loss of light.

The two storey side extension would extend beyond the rear elevation by 1.8 metres, with a hipped roof covering. Paragraph 6.4 of the SPD states the first floor should not extend beyond a 45-degree line of sight take from a first floor habitable room of the neighbouring property, and in any case such extension should be limited to 3.6 metres depth. The proposed two storey extension to the rear is located on the southern side of the house away from the neighbouring property and as such it is not considered the proposed development would adversely impact upon the residential amenity of the neighbouring property due to loss of light or privacy nor have an overbearing effect impact.

In relation to single storey rear extensions, paragraph 3.3 of the SPD limits the depth of single storey rear extension to 3.6m and paragraph 3.7 limits the height of the extension to 3.4m. The application proposes a single storey extension that would extend to a depth of 3.3 metres with a flat roof covering which would measure 2.84 metres to its overall height.

Furthermore, there is an existing single storey rear conservatory attached to the neighbouring dwelling no.90 The Larches that abuts against the shared boundary with the application property. The two extensions would relate in terms of depth and height therefore it is not considered the proposed extension would have an overbearing impact.

The development is therefore considered to be in accordance with 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. The proposal is for 2 x 2 bedroom, 4-person flats for which the standard space requirement is a GIA of at least 70 sq. metres. The plans submitted indicate a gross internal floor area for the proposed flats would be some 99sq.m for the ground floor flat and 78sq.m for the first floor flat, which would comply with the requirements.

The proposed development has demonstrated minimum door width of 780mm in accordance with the standard and Part M of the building regulations.

Double bedrooms should be a minimum of 11.5 sq.m with a minimum width of at least 2.75m

The plans submitted indicate a gross internal floor area for all bedrooms within both flats would exceed the 11 sq. metre requirements:

Ground Floor Flat Bedroom 1. - 16.5 sq. metres
Flat Bedroom 2. - 13.0 sq. metres

First Floor Flat Bedroom 1. - 15.0 sq. metres
Flat Bedroom 2. - 11.5 sq. metres

It is considered that the proposed flats would meet the Housing Standards (MALP) March 2016.

- Private amenity space

Policy BE23 seek to ensure residential development provides adequate external amenity space. Private amenity space is addressed in paragraph 4.17 of the adopted Supplementary Planning Document (SPD) HDAS: Residential Layouts, which states that developments should incorporate usable, attractively laid out and conveniently located garden space in relation to the flats they serve, the policy indicates a minimum requirement of 25 sq metres per flat a 2 bed flat. The proposed development would subdivide the existing garden area between the two flats and allocate 41 sq. metres of garden area for each flat.

However, there is no direct route leading from the upper floor flat to its allocated external amenity space, and the only access from the ground floor would be the ground floor flat. Thus, in reality the first floor does not have any external amenity space. The proposed development is, therefore considered not to comply with polices BE23 and H7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layout.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The Larches is a residential street and is located within the vicinity of Long Lane, which has a bus route. The site is located in an area with a Public Transport Accessibility Level (PTAL) of 1a, which is very low. In such a situation, the Council would require the provision of maximum parking which meets the standard. The proposal would require the provision of 3 spaces.

Two spaces are proposed, which, in itself falls short of the requirement. However, this is compounded by the fact that the proposed parking spaces are located in such a manner that they would be difficult to access independently of each other. The proposal has therefore not demonstrated that sufficient off street parking which has sufficient manoeuvring space would be provided, and therefore the development is considered to result in sub-standard car parking provision to the Council's approved car parking standards, leading to on-street parking to the detriment of public and highway safety and contrary to policies AM14 and H7 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

7.11 Urban design, access and security

These issues are covered within Sections 7.07 and 7.12 of the report.

7.12 Disabled access

The development would be required to meet with Part M of the Building Regulations and had the application been acceptable in all other respects, this could have been conditioned

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

There are no trees or special features within the site.

7.15 Sustainable waste management

The waste storage facilities are located at the front of the dwelling adjacent to the pavement and would be fully visible within the context of the street scene as a whole. It is not considered that this is the ideal location for such facilities as they appear as an unwelcome addition to the street scene which, would appear as an incongruous feature within the street scene contrary to policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layout.

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

It is not consider the proposed development would lead to increased disturbance as this is a residential development within a residential area and is appropriate development for this location.

The other issues raised are covered in the main body of the report.

7.20 Planning obligations

The Council's Community Infrastructure Levy Charging Schedule was adopted on 1st August 2014. The additional habitable floor space created will be chargeable at £95 per

square metre.

On the 1st April 2012 the Mayoral Community Structure Levy came into force. The London Borough of Hillingdon falls within Charging Zone 2, therefore, a flat rate fee of £35 per square metre would be required for each net additional square metre added to the site as part of the development.

The total CIL for the development is currently calculated as £8,576.65.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

There are no other issues.

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 applicable to this application.

10. CONCLUSION

Notwithstanding the merits of the application proposal, it is considered the proposed development would be unacceptable as the access to external amenity area for the first floor flat is inadequate and as such unusable, the prominently located waste storage areas would be detrimental to the visual amenity of the street scene and it has not been demonstrated that the proposed off street parking has sufficient manoeuvring space to be usable.

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

Contact Officer: Peter Morgan

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 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.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

88 The Larches

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

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

Planning Application Ref:
71105/APP/2015/4180

Scale:
1:1,250

Planning Committee:
Central & South

Date:
June 2016



HILLINGDON
 LONDON