

Report of the Head of Planning, Sport and Green Spaces

Address 24 GORDON ROAD YIEWSLEY

Development: Part two storey, part single storey side/rear extension and conversion from 1 x 3-bed dwelling to 2 x 3-bed flats with associated parking and amenity space

LBH Ref Nos: 19783/APP/2016/266

Drawing Nos: TPP1911201508
TPP1911201502
TPP1911201501
TPP1911201509
TPP1911201510
TPP1911201503 Rev. A
TPP1911201506 Rev. B
TPP1911201505 Rev. B
TPP1911201504 Rev. B

Date Plans Received: 22/01/2016 **Date(s) of Amendment(s):** 26/02/2016
Date Application Valid: 01/03/2016 22/01/2016
12/02/2016

1. SUMMARY

The application seeks planning permission for a part two storey, part single storey side/rear extension and conversion from 1 x 3-bed dwelling to 2 x 3-bed flats with associated parking and amenity space

The proposed extensions are considered to have an acceptable impact upon the character and appearance of the original dwelling and the visual amenities of the street scene and the conversion complies with the Council's and London Plan policy requirements.

2. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers TPP1911201503 Rev. A, TPP1911201505 Rev. B and TPP1911201506 Rev. B.

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 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

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

5 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 22 Gordon Road or Rabbsfarm Primary School.

REASON

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

6 NONSC Non Standard Condition

The parking areas shown on the approved plans, shall be constructed, designated and allocated for the sole use of the occupants prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Local plan - Saved UDP Policies (November 2012).

7 NONSC Non Standard Condition

The residential units within the development hereby approved shall be in accordance with Part M4(2) of the Building regulation standards as set out in the Council's adopted 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.

8 RES23 Visibility Splays - Pedestrian

The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both

directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

In the interests of highway and pedestrian safety in accordance with policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
H7	Conversion of residential properties into a number of units
OE1	Protection of the character and amenities of surrounding properties and the local area
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
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
NPPF	National Planning Policy Framework
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

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

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (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 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 application site comprises of a two storey semi-detached dwelling situated on the end of Gordon Road, Yiewsley. The property is characterised by a two storey bay window with a hipped roof and benefits from a detached single garage to the northern flank. The front garden is of a fair size consisting of dense vegetation with a low level brick wall along the front boundary and a single off road parking space. The rear garden is of an extensive length.

The property falls within a residential area of Yiewsley, with the row of properties along Gordon Road and the immediate surroundings consisting of a similar form, design and size. The site is within walking distance of Yiewsley High Street, and the main transport road.

3.2 Proposed Scheme

Full planning permission is sought for a two storey side/rear extension and conversion from 1 x 3 bed to 2 x 3 bed flats with associated parking and amenity space.

The proposed part two storey side/rear extension would be constructed to the northern flank elevation of the existing house and would be set back 1m from the principal elevation, would project 3.6m beyond the rear wall to partially wrap across the rear wall up to 5.5m in width and would be characterised by a hipped roof set 320mm below the main ridgeline. The part single storey rear extension would infill the gap between the shared boundary and the inside wall of the proposed part two storey side/rear extension to become flush in depth, and would be characterised by a flat roof with a maximum height of 3m.

The application site benefits from planning permission for the two storey side/rear extension Ref: 19783/APP/2015/4561 and now seeks to convert the application property from a single dwelling into 2 x 3 bed flats.

The ground floor would comprise of 3 bedrooms, a bathroom and an open plan lounge and kitchen. The first floor would benefit from 3 bedrooms with one en suite, an open plan kitchen/lounge and shared bathroom.

3.3 Relevant Planning History

19783/APP/2015/4561 24 Gordon Road Yiewsley

Part two storey, part single storey side/rear extension involving demolition of existing garage to side

Decision: 23-02-2016 Approved

Comment on Relevant Planning History

19783/APP/2015/4561 - Part two storey, part single storey side/rear extension involving demolition of existing garage to side - Approved

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:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

H7 Conversion of residential properties into a number of units

OE1 Protection of the character and amenities of surrounding properties and the local area

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
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
NPPF	National Planning Policy Framework
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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A total of 5 neighbouring properties including Rabbsfarm Primary School were consulted via letter dated 02.03.16.

A Site Notice was also displayed adjacent to the premises on 11.03.16.

Two objections were received summarised below.

Rabbsfarm Primary School Received on 29.03.16:

1. School is directly adjacent, and effectively a 6 bed dwelling would double the required parking.
2. Area is highly congested, with the front garden relatively small to provide off road parking.
3. Previous approval gave no considerations to building access arrangements.
4. The site is adjacent to a school, and any access onto our land for footings will be extremely limited.
5. Request a site visit at school pick up and drop off times to appreciate our concerns in regards to overdevelopment of the site.
6. Change from original character of a 3 bedroom property to two flats would change the make up of the area.
7. Will add pressure to local facilities e.g, doctors, schools.

Ward Councillor: Requests that the application is considered by committee.

OFFICER COMMENTS:

Parking: The car parking standards as stated within Annex 1 of the Hillingdon Local Plan Part Two: Saved UDP Policies (November 2012) states flats and houses without individual curtilages with communal parking in garages or open car parking areas should provide a maximum of 1.5 spaces per dwelling. The application site proposes 2 off road parking spaces to comply with Policy AM14 and Annex 1.

Off road parking too small: The proposed two off road parking spaces would measure 2.8m x 5.2m

each to comply with the maximum car parking bay standard as stated within Annex 1 of the Hillingdon Local Plan Part Two: Saved UDP Policies (November 2012).

Footings: The proposed two storey side extension would be set in 1m from the site boundary with a side access retained.

Change of character to street and pressure on local facilities: The proposed extensions and conversions are considered to comply with Policies BE13, BE15, BE19 which seek to preserve the character and appearance of the original dwelling and the visual amenities of the street scene. Policy H7 seeks to ensure conversions achieve a satisfactory living and amenity standard. The flats are considered to meet the required standards of room sizes, amenity areas and car parking spaces and by reason of an additional occupier within the same dwelling would not result in a detrimental impact upon the street scene.

Overdevelopment of the site: The proposed extensions are considered subservient and in proportion to the main dwelling, and would retain approximately 300sqm of rear usable amenity area. Both flats would meet the minimum room and amenity size standards to comply with Policy H7 of the Hillingdon Local Plan and the London Plan (2015).

Internal Consultees

Highways Officer:

Gordon Road is a narrow road with on-street parking taking place along both sides. It is also busy during school drop and pick up times, as it serves the Rabbsfarm primary school.

There are a number of crossovers in Gordon Road, therefore the available on-street parking is restricted.

The site has a PTAL score of 2, demonstrating low accessibility to public transport.

The development will result in conversion of a 3 bed house to 2 x 3 bedroom flats.

The development includes 2 car parking spaces (1 space per flat), accessed through an extended crossover. Whilst the parking area is not desirable being adjacent to the school access, nonetheless it is an existing situation.

In terms of the level of car parking provision, the proposal is short of 1 car parking space on the basis of the Council's maximum car parking standards of 1.5 spaces per flat.

Notwithstanding the shortfall in car parking and undesirable access arrangements, considering the existing situation, the proposal is not considered to merit refusal in the context of the NPPF.

A condition securing 2.4m x 2.4m pedestrian visibility splays is recommended to be attached with any permission.

Trees and Landscape:

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). Policy H7 pertains to house conversions and serves to ensure that conversions achieve satisfactory environmental and amenity standards. The Council seeks to ensure that houses suitable for conversion should be over 120m² in internal floor area. In this case, the internal floor area of the dwelling is approximately 180m².

7.02 Density of the proposed development

Not applicable to this application.

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

The application site falls within a residential area of Yiewsley and does not fall within the reimits of a Conservation Area, Listed Building or Area of Special Local Character.

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

With regard to the effect of the development on the character and appearance of the original building Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. Policy BE13 requires the layout and appearance of extensions to harmonise with the existing street scene and Policy BE19 ensures any new development complements or improves the amenity and character of the area. Policy BE22 requires all development of two or more storeys to retain a minimum of 1m from the side boundary to retain the visual openness of the area.

The Council's Adopted SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) or HDAS, contains design guidance (below) for all types of extensions which should appear subordinate in scale to the original building.

Section 5.0 Side and First Floor Side Extensions should retain a minimum of 1m distance from the side boundary at both levels, and if to a semi-detached dwelling should be set back 1m from the front building line at both levels, as well as set down from the original ridge line by 0.5m. The width should be considerably less than that of the original house and be between half and two thirds depending on size and character of the area.

Section 6.0 Rear and First Floor Rear Extensions: Two Storey states there will be a general presumption against two storey rear extensions to semi-detached houses where the extension would abut or come close to the shared boundary of the adjoining house. Semi-detached dwellings on a plot more than 5m wide, a depth of 3.6m would be acceptable. The roof lines should be parallel to the existing house and have a ridge height at least 0.5m lower than the original roof.

Section 3.0 Single Storey Rear Extensions states semi-detached houses with a plot more than 5m wide, an extension up to 3.6m deep is acceptable. Pitched roofs are appropriate and must not exceed 3.4m at its highest point.

The proposed part two storey rear/side extension would be set back 1m from the principal elevation as well as 1m from the side boundary for the full height. The extension would measure approximately half the width of the main dwelling, would extend 3.6m beyond the rear wall and would be characterised by a hipped roof set 320mm below the original main ridgeline, with the eaves measuring level. The part single storey rear extension would finish

flush in depth with the rear wall of the proposed two storey rear/side element and would be characterised by a flat roof with a maximum height of 3m.

The proposed extensions, virtue of their size, scale, design and roof form would appear subservient and would have an acceptable impact upon the character and appearance of the main dwelling and the visual amenities of the street scene.

These proposed extensions have already been approved under Planning Application Ref: 19783/APP/2015/4561.

7.08 Impact on neighbours

Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires new extensions by virtue of their siting, bulk and proximity would not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 should protect the privacy of the occupiers and their neighbours.

The proposed part two storey side/rear extension would project 3.6m beyond the original rear wall as well as retaining a separation gap of approximately 3.5m from the shared boundary with the adjoining semi at No. 22 Gordon Road. By virtue of its depth and separation distance from the shared boundary, it is considered not to have a detrimental impact upon the residential amenities and light levels of the occupiers of No.22 Gordon Road.

Rabbs Farm Primary School shares the adjoining boundary to the northern flank, however it is considered by reason of the set in of 1m from the boundary, and the proposed first floor window to the northern flank elevation which is to be obscure glazed, there would be no adverse loss of amenities, light and privacy.

The conversion of the single family dwelling is considered not to result in an unacceptable loss of residential amenity to occupants of nearby properties.

The proposed extension is considered to comply with the objectives set out in Policies BE20, BE21, BE22 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 statement requires a 3 bedroom 5 person flat to have a minimum internal floor area of 86sqm and a 3 bedroom 4 person flat to have a minimum internal floor area of 74sqm.

The proposed layout has an internal floor area for flat 1 at ground floor level (3 bed 5 person) of 86sqm. The proposed floor plan shows two double bedrooms measuring a minimum of 11.5sqm and 14.5m, with the single bedroom measuring 9.5sqm and each

providing a reasonable source of outlook. The proposed internal layout is therefore deemed sufficient to provide a satisfactory living environment for its future occupiers.

Flat 2 at first floor level (3 bed 4 person) would measure a minimum of 79sqm and would benefit from 2 single bedrooms and 1 double bedroom. The single bedrooms would measure 9sqm and 9.5sqm with the double bedroom measuring 13sqm and each would benefit from a reasonable source of outlook with front and rear facing windows. The proposed internal layout of Flat 2 is considered sufficient in regards to floor area and adequate outlook to provide a satisfactory living environment for its future occupiers.

It is therefore considered Flat 1 and Flat 2 would accord with the minimum internal floor area for a 3 bed 5 person and 3 bed 4 person flat and would provide an acceptable standard of residential amenity for its future occupiers to comply with Policy 3.5 of the London Plan 2015 and the Housing Standards (MALP) March 2016.

It is considered that the main living areas would have an adequate outlook and source of natural light. Therefore it is considered that the proposal complies with the SPD: Residential Layouts: Section 4.9 and 4.12.

Policy BE23 requires amenity space provision commensurate with the size of the dwelling proposed. A 3+ bed flat would require a minimum of 30sqm therefore totalling 60sq.m. The application site benefits from a substantial sized rear garden, with the rear amenity area for Flat 1 measuring 127sqm, and Flat 2, 154sqm.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Hillingdon Local Plan: Part Two Policy AM7 considers the traffic generation of proposals and will not permit development that is likely to prejudice the free flow of traffic or pedestrian safety generally. Policy AM14 states the need for all development to comply with the Council's adopted parking standards. The Council's maximum parking requirement for off street parking (1.5 spaces per dwelling) would require three spaces in total.

The application site currently benefits from a single detached garage and a single off road parking space directly in front. The application proposes an alteration to the parking arrangements following the demolition of the garage to provide two off road car parking spaces directly to the front. Each flat would additionally benefit from two cycle parking spaces within the rear amenity areas.

The development includes 2 car parking spaces (1 space per flat), accessed through an extended crossover. Whilst the parking area is not desirable being adjacent to the school access, nonetheless it is an existing situation.

In terms of the level of car parking provision, the proposal is short of 1 car parking space on the basis of the Council's maximum car parking standard of 1.5 spaces per flat.

However, the Council's Highway Engineer has advised that although there is a shortfall in car parking, considering the existing situation, the proposal is not considered to merit refusal in the context of the NPPF. On this basis it would be difficult to justify a refusal, and defend it at appeal, only on the shortfall of one parking space.

7.11 Urban design, access and security

See Sections 7.07 and 7.12.

7.12 Disabled access

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 intends to adopt the new national technical standards through a minor alteration to The London Plan. This alteration is in the form of the Housing Standards Policy Transition Statement and it sets out how the existing policies relating to Housing Standards in The London Plan should be applied from October 2015. Appendix 1 of the Transition Statement sets out how the standards stemming from the policy specified in the 2012 Housing SPG should be interpreted in relation to the national standards. The issues relating to disabled access are to be addressed under the Building Regulations.

The building regulations now contains optional elements. The Government has issued guidance that for those areas where authorities have existing policies on access (like London) that planning permissions can be granted subject to conditions requiring compliance with the optional elements of the Building Regulations.

Under the London Plan (March 2015), Policy 3.8 c - requires all new homes to be built to lifetime homes standards. From October 2015 the Mayor's Housing Standards: Transition Policy Statement confirms that this should be interpreted as homes should meet building regulation M4 (2) 'accessible and adaptable dwellings'. This is secured by condition.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

The Tree and Landscape Team were consulted whom raised no objections. There are no Tree Preservation orders and no Conservation Area designations affecting the site.

The front garden area is currently characterised by an area of hardstanding with a limited area comprising of hedging and bushes scattered to the right hand side. The proposal would result in two off road parking spaces within a section of the existing hardstanding area and retention of soft landscaping and hedging along the front and side boundary of the site.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The site does not lie within Flood Zones 1, 2 or 3.

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

The application is liable for the Community Infrastructure Levy which equates to £10,374.98.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The proposed two storey side/rear extension would be a subordinate addition to the main dwelling by reason of its size, scale and design and would harmonise with the character and appearance of the original dwelling and the visual amenities of the street scene.

Policy H7 pertains to house conversions and serves to ensure that conversions achieve satisfactory environmental and amenity standards. The Council seeks to ensure that houses suitable for conversion should be over 120m² in internal floor area. In this case, the internal floor area of the dwelling is approximately 180m². In addition the conversion of the dwelling into 2 x 3 bed flats would achieve a high standard of living conditions and residential amenity.

The proposed development is considered to comply with Policies BE13, BE15, BE19 and H7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), The London Plan (2015) and Hillingdon Design and Accessibility Statement for Residential Layouts and Extensions, and .

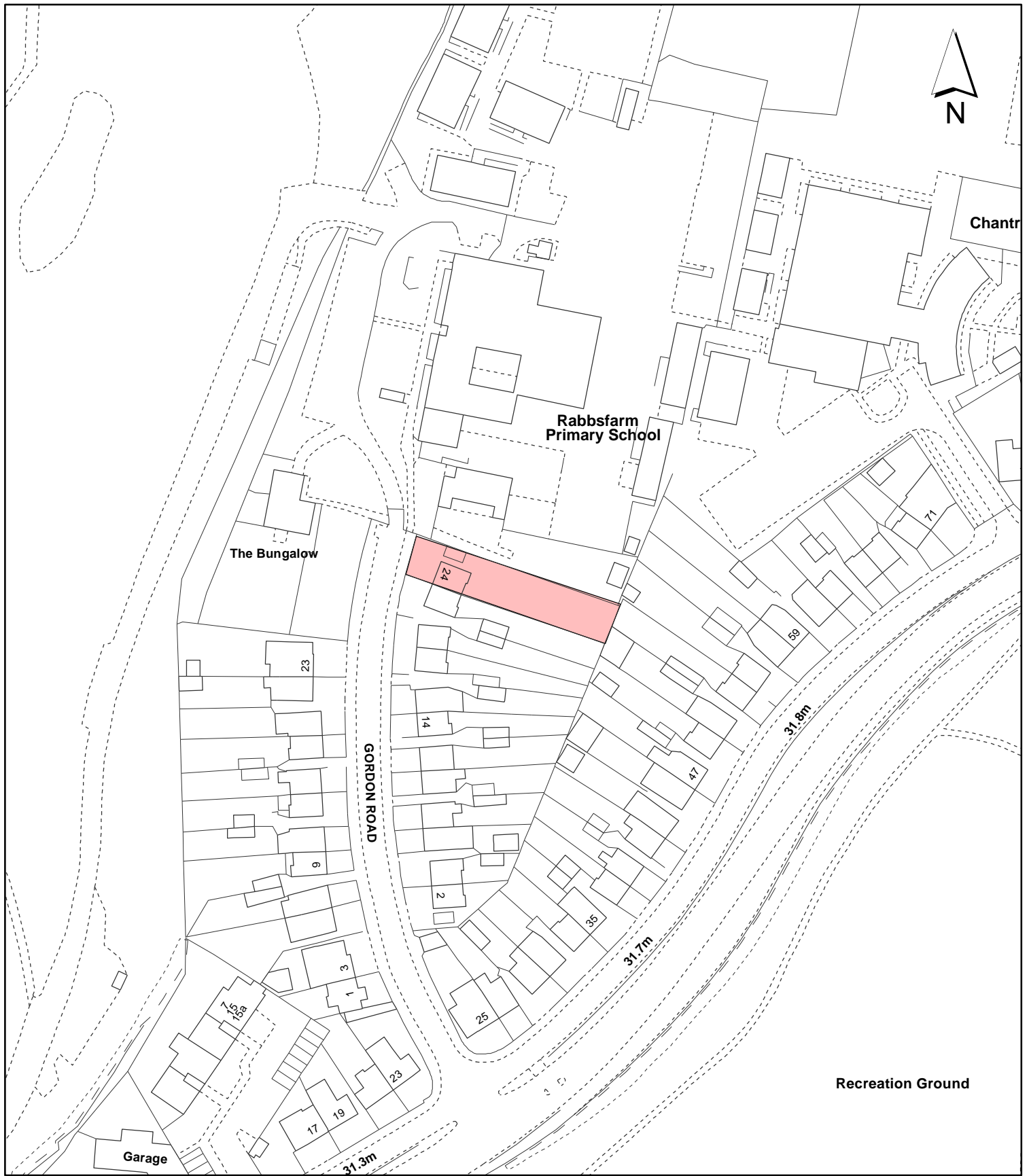
The application is recommended for approval.

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 (November 2012)
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Naim Poptani

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**24 Gordon Road
 Yiewsley**

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

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

Planning Application Ref:

19783/APP/2016/266

Scale:

1:1,250

Planning Committee:

Central & South

Date:

June 2016



HILLINGDON
 LONDON