

Report of the Head of Planning, Sport and Green Spaces

Address LAND AT 186 GROSVENOR CRESCENT HILLINGDON

Development: Erection of two storey, 1-bed end-terrace dwelling with associated parking and amenity space and installation of vehicular crossover to front

LBH Ref Nos: 70396/APP/2016/815

Drawing Nos: A/2907-02 Rev. E
A/2907-01 Rev. B
Design and Access Statement
Location Plan (1:1250)
A/2907-03 Rev. D

Date Plans Received: 25/02/2016 **Date(s) of Amendment(s):** 14/03/2016
Date Application Valid: 15/03/2016 25/02/2016

1. SUMMARY

The application seeks permission for the erection of an attached end-of-terrace two storey, one bedroom dwellinghouse to the western side of 186 Grosvenor Crescent.

The design and appearance of the proposed development is considered sympathetic to the character of the area and it is not considered to adversely impact the residential amenity of neighbouring properties.

The proposal is considered to overcome the previous reason for refusal in reference to the first application for this site which related to insufficient off street parking. This has been addressed by increasing the number of spaces from 2 to 3 and reducing the number of habitable rooms within the development thereby decreasing demand.

It also overcomes the concerns raised with regards to the subsequent application that was taken to committee and deferred. These issues related to manoeuvrability of vehicles into and out of the parking to the rear of the site and the failure to comply with the latest internal living space standards. This application sought 4 off street car parking spaces (2 at the front and 2 to the rear). The current proposal has removed one of the spaces at the rear of the site and increased the area available for the other space. The applicant has also confirmed that they have a right of way out through the rear of the site. The parking arrangements are now considered to be acceptable and would not raise any highway safety concerns.

The current proposal would comply with the latest internal living space standards and would provide good quality accommodation for future occupiers of the development. It would also retain adequate outdoor amenity space for occupants of the existing dwelling.

Overall, the development would be considered to comply with planning policy and is accordingly recommended for approval, subject to conditions.

2. RECOMMENDATION

APPROVAL subject to the following:

RES3

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans A/2907-02 Rev. E, and A/2907-03 Rev. D and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development is carried out in accordance with the approved plans

3 RES7 Materials

The external materials of the development shall match those on the original dwelling No. 186 Grosvenor Crescent.

REASON

To ensure that the development presents a satisfactory appearance in accordance with 'saved' policy BE13 of the Unitary Development Plan (2012).

4 RES8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November

2012).

5 RES9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Hard Surfacing Materials

2.e External Lighting

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other

5.a Existing and proposed functional services above and below ground

5.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

6 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and

Shrubs' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

7 RES12 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.

REASON

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

8 RES13 Obscure Glazing

The first floor windows facing 188 Grosvenor Crescent shall be glazed with permanently obscured glass and non-opening below a height of 1.7 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

9 RES14 Outbuildings, extensions and roof alterations

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 garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies BE13, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

10 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

- ii. include a timetable for its implementation; and
 - iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
 - iv. provide details of water collection facilities to capture excess rainwater;
 - v. provide details of how rain and grey water will be recycled and reused in the development.
- Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

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

11 H11A Visibility Splays

Unobstructed sight lines above a height of 1 metre shall be maintained on both sides of the entrance to the site, for a distance of at least 2.4m in both directions along the back edge of the footway or verge.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced, in accordance with policy AM7 of the 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.

- | | |
|------|---|
| 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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
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 6.13	(2015) Parking
LPP 6.9	(2015) Cycling
LPP 7.4	(2015) Local character
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

3 159 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.

9

You are advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy. The applicant will be liable to pay the Community Infrastructure Levy on commencement of this development. A separate liability notice will be issued by the Local Planning Authority, however you are advised that it is your responsibility to notify the Local Planning Authority of the anticipated commencement date and any changes in liability through submission of the appropriate forms.

Should you require further information please refer to the Council's Website (<http://www.hillingdon.gov.uk/index.jsp?articleid=24738>).

10 I23 Works affecting the Public Highway - Vehicle Crossover

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the east side of Grosvenor Crescent, approximately 120m north of its junction with Sutton Court Road and situated to the east of Hillingdon Court Park. The site comprises a two storey end of terrace dwellinghouse (No. 186 Grosvenor Crescent). The existing property has a large rear garden with a detached garage to the side. The site is situated in a predominantly residential area characterised by mainly two storey terrace and semi detached houses.

3.2 Proposed Scheme

The application seeks permission for the erection of an attached end-of-terrace two storey, one bedroom dwellinghouse to the western side of 186 Grosvenor Crescent. The proposal would involve the demolition of the detached garage.

The proposed dwellinghouse would be smaller in width than other dwellings in the street including the original house, No. 186 Grosvenor Crescent. The proposed dwellinghouse would have a pitched roof matching No. 186. It would measure a maximum height of 7.6m to the apex and slope down to 5m at the eaves. The dwellinghouse as proposed would maintain a 1m set in from the shared boundary with No. 188 Grosvenor Crescent despite the boundary tapering in towards the rear of the site. As a result, the proposed building would be widest at the front and narrower to the rear.

At ground floor level, the building would comprise of a toilet, a kitchen and a lounge, and at first floor level, there would be a bedroom and a bathroom. A parking space would be provided to the front and a garden measuring approximately 120sqm to the rear. A separate garden would be retained for No. 186 Grosvenor Road, along with a parking space to the front. There would also be an additional parking space to the rear of the site for the existing dwelling.

3.3 Relevant Planning History

70396/APP/2015/1977 Land Adjacent To 186 Grosvenor Crescent Hillingdon
Two storey, 2-bed, end-terraced dwelling with associated parking and amenity space

Decision: 30-07-2015 Refused

70396/APP/2015/3385 Land At 186 Grosvenor Crescent Hillingdon
Erection of two storey (2-bed) end-terrace dwelling with associated parking and amenity space and installation of vehicular crossover to front

Decision: 17-05-2016 Withdrawn

70396/PRC/2014/112 Land At 186 Grosvenor Crescent Hillingdon

Erection of two bedroom attached dwelling house and associated car parking and alteration to crossover position

Decision: 16-04-2015 OBJ

Comment on Relevant Planning History

A similar proposal under planning application reference 70396/APP/2015/1977 for a two storey, 2-bed, end of terrace dwelling with associated parking and amenity space was refused on the 4th June 2015 for the following reason:

The proposal is considered to provide inadequate off-street parking for the proposed and existing properties in accordance with the Mayor's adopted car parking standards and would give rise to an increase in demand for on-street car parking, in an area which is already heavily parked. As such, the proposal would be detrimental to highway and pedestrian safety, contrary to Policy 6.13 of the London Plan (March 2015), Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

The plans were revised so as to provide two parking spaces to the rear of the site to address the previous reason for refusal (a total of four spaces). A subsequent planning application reference 70396/APP/2015/3385 was then submitted. However, prior to its submission, the National Technical Housing Standards were published which set out more robust standards for internal living space. Therefore, the second application was taken to planning committee with the recommendation of refusal as follows:

The proposal would provide an overall internal floor space of an unsatisfactory size and a double bedroom of inadequate 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 BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 of the London Plan (2015), the Mayor of London's adopted Supplementary Planning Guidance - Housing (November 2012) and the Mayors Housing Standards Policy Transition Statement (2015).

The committee decided to defer the application, but not without first also raising concern regarding the ability of vehicles to manoeuvre into and out of the two parking spaces to the rear of the site. The current proposal seeks to address these two issues by reducing the size of the new dwelling from two to one bedrooms and by reducing/rearranging parking provision from four spaces to three.

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.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- 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
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
- 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 6.13 (2015) Parking
- LPP 6.9 (2015) Cycling
- LPP 7.4 (2015) Local character
- 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

18 Neighbouring properties were consulted 16th March 2016 and a site notice erected 18th March 2016. The statutory neighbour consultation period expired 15th April 2016. 3 responses were received which raised the following summarised concerns:

1. Poor vehicular access to the rear with inadequate manoeuvrability, leading to safety concerns for pedestrians/residents, causing disputes between neighbours and resulting in air pollution from use of the car parking space to the rear
2. Exacerbates parking stress on surrounding roads
3. Impact on existing infrastructure
4. Loss of light to neighbouring properties
5. Over development of the site.
6. Loss of an apple tree has occurred.

Officer's response: The concerns raised have been considered in the various parts of this report.

Internal Consultees

CONSERVATION AND URBAN DESIGN

Comments (summary): No objection, subject to a condition to ascertain a landscaping scheme for the front garden.

FLOODING AND WATER MANAGEMENT OFFICER

Comments (summary): No objection, subject to a condition to ascertain a water management scheme and to obtain appropriate permeable landscaping to the front.

HIGHWAYS

Comments (summary): No objection

WASTE MANAGEMENT OFFICER

Comments (summary): No objection, subject to condition to obtain refuse storage.

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.

7.02 Density of the proposed development

Paragraph 4.1 of the HDAS Residential Layouts SPD specifies that in new developments, numerical densities are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units, such as this proposal. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal. This has been discussed in the 'Impact on the character and appearance of the area' section of this report.

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

Not applicable to the determination of this application.

7.04 Airport safeguarding

Not applicable to the determination of this application.

7.05 Impact on the green belt

Not applicable to the determination of this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area."

The National Planning Policy Framework (2012) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

In terms of character of the area, this scheme is materially similar to the two previously refused planning applications. No issues relating to character and appearance were raised at that time.

The proposal is designed as an extension to the existing property. Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to resist any development which would fail to harmonise with the existing street scene or would not complement the character and amenity of the residential area in which it is situated. Policy BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires that all new buildings of two or more storeys to be set back a minimum of one metre from the side boundary for its full height.

The streetscene is characterised by semi-detached and terraced properties. The addition of a fifth terraced dwelling within the row, similar in design and scale would continue the linear building line of the set of terraced properties which is considered in keeping with the general layout of these buildings.

With regards to the gable end roof, this would not be considered out of character for an end of terrace property, ensuring a sympathetic design within the existing street pattern. The proposed two-storey attached dwelling would be set in from the shared site boundary with No. 188 Grosvenor Crescent by 1m at both ground and first floor level, in compliance with the HDAS Residential Layouts SPD which recommends a set-in to protect the character and appearance of the streetscene. As such, the impact on the streetscene would not be considered significant.

The linked porch would be acceptable as it would match the design of the existing property and thus would not appear out of character with the area. The car parking proposed to the front is materially as previously considered in the refused scheme. The proposal retains approximately 50% of the front garden with potential for landscaping.

Furthermore, the depth and width of the rear projection would not be excessive. Given that it would be to the rear of the terrace, it would not be particularly visible from the street.

On balance, the design and appearance of the of the proposed development would be considered acceptable and not harmful to the character and appearance of the area, in accordance with policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) and 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 National Planning Policy Framework (2012).

7.08 Impact on neighbours

The policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to safeguard the amenities of neighbouring residents in a number of ways. The effect of the siting, bulk and proximity of a new building on the outlook and residential amenity of these adjoining occupiers are considered under policy BE20, whilst potential impacts on daylight/sunlight (Policy BE21) and privacy (Policy BE24) are also assessed.

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that permission will not normally be granted for uses and associated structures which are, or are likely to become, detrimental to the character or amenities of surrounding properties or the area generally.

The proposed building would project 3.265m beyond the original rear wall of No. 186 Grosvenor Crescent at ground and first floor levels which is consistent with the recommended 3.3m maximum for terrace houses set out in the HDAS Residential Extensions SPD. In addition, the proposed dwelling would not breach the 45 degree line from either no. 186 or no. 188 Grosvenor Crescent (the neighbouring dwellings). Therefore, in terms of impact on daylight, outlook, and enclosure, the development would not be considered to have any adverse impact on the front or rear habitable room windows serving either of these neighbouring properties, in accordance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposal would not raise any concern with regards to privacy as all of the proposed openings serving habitable rooms overlook the rear garden or public highway to the front, in accordance with policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

INTERNAL LIVING SPACE

Policy 3.5 of the London Plan (2015) sets out the minimum floor areas required for proposed residential units in order to ensure that they provide an adequate standard of living for future occupants. On 25 March 2015 through a written ministerial statement, the Government introduced new technical housing standards in England and detailed how these would be applied through planning policy. These new standards came into effect on 1st October 2015.

The previous planning application reference 70396/APP/2015/3385 was taken to planning committee with a recommendation of refusal for failing to comply with the latest policy standard for internal floor space. The current proposal differs from the previous application in that it seeks permission for a 1 bedroom dwelling, as opposed to a 2 bedroom unit.

The London Plan does not provide a standard for a one bedroom, two person, split level house. However, the technical housing standards prescribe 58sq.m as the minimum for such properties. The gross internal floorspace for the proposed dwelling would be 59sq.m, which is considered sufficient and would comply with the latest standards. Therefore, the proposal would overcome the previous reason for refusal set out in the committee recommendation.

EXTERNAL AMENITY SPACE

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that new residential buildings or extensions should provide or maintain external amenity space which is sufficient to protect the amenity of existing and future occupants which is usable in terms of its shape and siting.

Paragraph 4.15 of the HDAS Residential Layouts SPD states that a one bedroom dwellinghouse should have at least 40sqm of private usable garden space. A total of approximately 120sq.m would be provided for the proposed new dwelling. Therefore, the proposal would meet this requirement comfortably and would not prejudice the donor property in accordance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Given the scale and nature of the proposed development, it is unlikely to significantly increase traffic on surrounding roads. The access to the rear of the site is existing and there is unlikely to be any highway safety risks arising from utilising it given the speeds of vehicles within this space. Similarly, this is the case along Grosvenor Crescent which is a relatively quiet residential street.

Parking standards for a dwellinghouse in this area (PTAL 1a) is a maximum of 2 spaces as set out in the London Plan (MALP 2015). This is an area which has a very low PTAL score of 1a and is heavily parked. On this basis, off-street parking provision should approach the maximum of 4 spaces. A total of 3 spaces would be provided for the proposed and existing dwellings, which is considered acceptable by the Council's Highway Engineer given the reduced scale of the proposed dwelling. The parking to the rear of the site has been revised from 2 to 1 spaces which allows vehicles to manoeuvre in and out more easily. In addition, the applicant has confirmed that there is a right of way through the access road to the rear. Therefore, the proposed parking arrangements are considered to comply with policy 6.13 of the London Plan (March 2015), the Mayor's adopted car parking standards, Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the HDAS: Residential Layouts SPD.

A condition to ascertain appropriate cycle parking storage for the existing and proposed dwellings is also imposed, in accordance with policy 6.9 of the London Plan (2015).

7.11 Urban design, access and security

URBAN DESIGN

With regards to urban design, this has been discussed in the 'Impact on the character and appearance of the area' section of this report.

ACCESS AND ACCESSIBILITY

Vehicular access is considered in the 'Traffic impact, Car/cycle parking, pedestrian safety' section of this report.

Approved Document M of the Building Regulations 2015 (ADM 2015) is concerned with 'access arrangements and use of buildings' to ensure a range of housing choice is provided that meets the needs of future users. M4 (1) 'Visitable Dwellings' of the Building

Regulations 2015 is mandatory for all new dwellings. It is not considered necessary to further condition this proposal with regards to its access arrangements which are considered to be acceptable.

SECURITY

Approved Document Q 'Security-dwellings' of the Building Regulations 2015 (ADM 2015) requires a range of measures to ensure the security of new dwellings is acceptable. On this basis, it not considered necessary to further condition the development with regards to security.

7.12 Disabled access

See 'Urban design, access and security' section of this report above for consideration of disabled access.

7.13 Provision of affordable & special needs housing

Not applicable to the determination of this application.

7.14 Trees, landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the retention of landscape features of merit and new landscaping and planting where possible. A response received from the public consultation mentions that an apple tree has been removed from the site. It was unprotected and did not require consent for its removal. The proposal as submitted would not result in the loss of any further trees and the front and rear garden areas are of limited landscape merit. Should the scheme be considered acceptable in all other respects, a suitable condition would be imposed to secure a landscaping scheme.

7.15 Sustainable waste management

Subject to condition, the proposal is considered acceptable with regards to its waste/recycling arrangements, in accordance with policy 5.17 of the London Plan (2015).

7.16 Renewable energy / Sustainability

Not relevant to the determination of this application.

7.17 Flooding or Drainage Issues

The site is not located within an area at risk from flooding and the proposal does not raise any concern with regards to flooding. Therefore, it is acceptable in this regard.

7.18 Noise or Air Quality Issues

The site is within an established residential area with no obvious sources of excessive noise known nearby. The site is located within an Air Quality Management Area, however, is unlikely to raise significant concerns given its proposed use.

7.19 Comments on Public Consultations

See 'External consultees' section of this report.

7.20 Planning obligations

Not applicable to the determination of this application.

7.21 Expediency of enforcement action

Not applicable to the determination of 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 the determination of this application.

10. CONCLUSION

The application seeks permission for the erection of an attached end-of-terrace two storey, one bedroom dwellinghouse to the western side of 186 Grosvenor Crescent.

The design and appearance of the proposed development is considered sympathetic to the character of the area and it is not considered to adversely impact the residential amenity of neighbouring properties.

The proposal is considered to overcome the previous reason for refusal in reference to the first application for this site which related to insufficient off street parking. This has been addressed by increasing the number of spaces from 2 to 3 and reducing the number of habitable rooms within the development thereby decreasing demand.

It also overcomes the concerns raised with regards to the subsequent application that was taken to committee and deferred. These issues related to manoeuvrability of vehicles into and out of the parking to the rear of the site and the failure to comply with the latest internal living space standards. This application sought 4 off street car parking spaces (2 at the front and 2 to the rear). The current proposal has removed one of the spaces at the rear of the site and increased the area available for the other space. The applicant has also confirmed that they have a right of way out through the rear of the site. The parking arrangements are now considered to be acceptable and would not raise any highway safety concerns.

The current proposal would comply with the latest internal living space standards and would provide good quality accommodation for future occupiers of the development. It would also retain adequate outdoor amenity space for occupants of the existing dwelling.

Overall, the development would be considered to comply with local, regional, and national planning policy and is accordingly recommended for approval, subject to conditions.

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: Richard Conroy

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:

**Land at
 186 Grosvenor Crescent**

Planning Application Ref:
70396/APP/2016/815

Planning Committee:
Central & South

Scale:
1:1,250

Date:
June 2016

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

