

Report of the Head of Planning, Sport and Green Spaces

Address LAND BETWEEN 2 & 6 WOODSIDE ROAD NORTHWOOD

Development: Two storey, 3-bed, detached dwelling with habitable roofspace, with associated parking and amenity space and installation of vehicular crossover to front

LBH Ref Nos: 70377/APP/2016/3210

Drawing Nos: Design and Access Statement
1251/P/3
1251/P/2
1251/P/4
1251/P/5
1251/P/1A

Date Plans Received: 23/08/2016 **Date(s) of Amendment(s):**

Date Application Valid: 05/09/2016

1. **SUMMARY**

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the Local Planning Authority will seek to ensure that new development within residential areas compliments or improves the amenity and the character of the area.

The proposed dwelling is not acceptable in design terms and would result in a bulky and incongruous addition to the street scene to the detriment of the Area of Special Local Character (ASLC).

It is therefore recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposal, by reason of its size, scale, bulk, design and siting, would represent a visually unsympathetic form of development that would detract from the character, appearance and visual amenity of the street scene and the wider Gatehill Farm Estate Area of Special Local Character. The proposal would therefore be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE6, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE13	New development must harmonise with the existing street scene.
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.
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
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	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 7.4	(2016) Local character
NPPF	National Planning Policy Framework
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF12	NPPF - Conserving & enhancing the historic environment

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 (2016). 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.

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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. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service. This is a resubmission of a previously refused scheme, where the Officer Report identified issues to be addressed, which were reflected in the reasons for refusal, allowing the opportunity to address those issues within this submission.

3. CONSIDERATIONS

3.1 Site and Locality

The application site presently comprises an area of open land situated on the Eastern side of Woodside Road and was formerly an area of garden attached to no. 2. The land was landscaped and well maintained, enclosed on three sides by mature well established hedgerows. It has now been partitioned from no. 2 by a panel fence, and is now rather utilitarian in appearance with a pair of solid wooden gates at the back of pavement and is surfaced in rubble.

The street scene is predominantly residential in character and is largely characterised by detached properties located within substantial plots.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and within the Gatehill Farm Estate Area of Special Local Character. It is also covered by TPO 99.

3.2 Proposed Scheme

The proposal is for the erection of a two storey, 3-bed, detached dwelling with habitable roofspace, associated parking and amenity space with the installation of a vehicular crossover to the front.

It is noted that the proposal also includes a study room (9 sqm) at first floor level and a large cinema room (21.6 sqm) within the loft space, both of which would be capable of use as additional bedrooms. Therefore for the purposes of the evaluation of this application, this is assessed as a 5 bed property.

3.3 Relevant Planning History

70377/APP/2015/3826 Land Between 2 & 6 Woodside Road Northwood

Two storey, 3-bed, detached dwelling with habitable roofspace, with associated parking and amenity space and installation of vehicular crossover to front

Decision: 18-02-2016 Refused

Appeal: 20-07-2016 Dismissed

70377/PRC/2014/107 Land Between 2 & 6 Woodside Road Northwood
Proposed detached part single, part two storey dwelling house

Decision: 20-02-2015 NO

Comment on Relevant Planning History

70377/PRC/2014/107 - Proposed detached part single, part two storey dwelling house.

70377/APP/2015/3826 - Two storey, 3-bed, detached dwelling with habitable roofspace, with associated parking and amenity space and installation of vehicular crossover to front refused for the following reason:

The proposal, by reason of its size, scale, bulk and design, would represent a visually unsympathetic form of development that would detract from the character, appearance and visual amenity of the wider Area of Special Local Character. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE6, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

An appeal against this decision was dismissed.

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

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE5 New development within areas of special local character

BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character

BE13 New development must harmonise with the existing street scene.

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.
H5	Dwellings suitable for large families
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LPP 7.4	(2016) Local character
NPPF	National Planning Policy Framework
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF12	NPPF - Conserving & enhancing the historic environment

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

12 neighbours were consulted for a period of 21 days expiring on the 28 September 2016. A site notice was also erected expiring on 7 October 2016.

There were 15 responses to the consultation raising the following issues:

- Inappropriate in an ASLC.
- This is broadly the same as previously refused.
- Sets a precedent for other development.
- This is larger than previously refused on the size and scale.
- Extends beyond the building line.
- Site is garden and so Greenfield and not brownfield.
- Garden grabbing.
- Does not respect the 1.5.m flank boundary rule.
- Over dominate the street scene.
- Loss of light.
- Loss of privacy.
- The size of the plot is tiny and does not comply with the rules on new development in the ASLC.
- Design out of keeping with the estate.
- The developer has already concreted the land as if he has planning permission and has shown complete disregard for the neighbourhood.

- Surprised this application was not thrown out when first submitted.
- Loss of view.
- The applicant suggests that there is no number 4, so he should have the right to build one. There are also no numbers 5 and 13 Gatehill Road or 31 Elgood Avenue, or space to build them either.
- We note that the applicant requests permission for site accommodation, heavy duty material storage and a high pressure hose for wheel washing. It is not appropriate for this garden to be used for temporary accommodation for his workers or for a storage area for his business nor a car wash.
- Loss of direct sunlight to house and garden.
- Overbearing.
- Does not comply with the 45 degree angle so will look into Habitable rooms of 7 Gatehill Road.
- Plot width smaller than the average width on the estate.
- Although described as a 3 bed house, the study and cinema room are both capable of being used as bedrooms and should be considered as such.
- Policy BE6 upholds a restrictive covenant on the estate which prevents close board fencing. The fence erected between the site and no. 2 cannot be said to be unobtrusive or appropriate.

A petition against the proposal was also submitted.

Officer response: The issues raised are duly noted. The site accommodation, storage of materials and high pressure hose are standard facilities on site during construction works, particularly if such works are being well managed. The site accommodation usually provides a site office and rest area for workers during the day. The pressure hose is used for washing down wheels on vehicles leaving the site to prevent mud build up on the surrounding roads. The fence erected between the site and no. 2 has been undertaken using permitted development rights and is therefore not subject to planning control. Any control under a restrictive covenant is a civil issue. All other issues are addressed in the report.

Gatehill Residents Association: We endorse the issues raised by Christine Turnbull. This proposal is contrary to policy. In addition the siting of the fence between no. 2 and the site has been done to maximise the site but does not retain 1.5m between no. 2 and the boundary. In addition the North facing windows in no. 2 have not been observed or mentioned. May I point out that planning requirements have no regard for legal ownership or occupier preferences as they need to safeguard future as well as present occupiers of properties. The site boundary on the North is incorrectly shown. Lastly I would draw attention to the wilful desecration of the garden and his subsequent claims meeting lifetime homes criteria which it doesn't.

Northwood Residents Association: Endorse the comments made by Christine Turnbull (included above re: principle, scale, precedent, building line, 1.5m flank boundary rule, over dominating, loss of light, 45 degree rule and design)

Northwood Hills Residents Association: Garden development not compliant with the NPPF. The size, bulk and design is out of keeping with the ALSC. Does not follow the established building line making it even more over dominant. Concerns over the amount of work already carried out. Would ask the Enforcement Officer to watch these proceedings.

Internal Consultees

Conservation and Urban Design Officer:

The Gate Hill Farm Estate is an attractive residential area, designed loosely on the Garden Suburb principles and designated an Area of Special Local Character. It is characterised by attractive, good quality, plain neo-vernacular style houses, set in large, mature and well treed gardens with deep grass verges and, often good quality front hedges.

This plot is actually the 'back' garden of No. 2 Woodside Road: recently it had good hedges to the

front and side of the plot and trees, subject to a TPO, at the rear. However, since the previous application six months ago, a vehicular access has been made through the front hedge, the plot appears to have been levelled and cleared and the front of the plot has been concreted over.

The previous application was refused and dismissed on appeal on grounds of its incongruous smaller scale and the uncharacteristic design of the proposed house, both of which were considered to have an adverse effect on the character and appearance of the Area of Special Local Character. It was noted however that the layout would respect the building line of Woodside Road.

This proposal has a new layout, well forward of the building line between the foremost sections of the adjacent houses. In this way it would be contrary to BE6 (ii) of the UDP Saved Policies. Regarding the design, this is per-se an improvement on the design in the previously refused scheme. However it is a design which has been used many times by these architects, for large houses in the Copse Wood Estate. It is considered that this context is rather different, it is a very narrow plot, and the house must sit amongst houses that have good, solid but rather plainer features.

In summary, it is considered that the location of the new house, well forward of the building line, together with its striking cottage ornee style design, would cause it to be very dominant in the streetscene and quite incongruous in this location, to the detriment of the Area of Special Local Character.

RECOMMENDATION: Unacceptable

Trees/Landscaping Officer:

The site is a former garden plot situated between 2 and 6 Woodside Road. Most of the plot has been cleared, with the exception of a fruit tree towards the rear boundary and boundary hedges. Recently part of the garden has been covered in concrete hard-standing and a gated hoarding blocks a (recently constructed) vehicular entrance from the road. The most significant landscape feature is the old and dense evergreen hedge of mixed species (including Euonymus, Lonicera and Viburnum) which forms the front boundary. Some metres of this mature hedge has been removed to accommodate the new vehicular access.

COMMENT: A previous application ref 2015/3826 was refused and the refusal supported at Appeal. The site is covered by TPO 99 and there used to be a protected crab apple (T10 on the schedule) which is no longer present.

The site lies within the Gatehill ASLC, a designation which partly reflects the landscape character of the area, with its spacious plots, established gardens and attractive tree cover.

No tree/vegetation survey has been submitted. However, the apple tree in the rear garden has been identified on plan and will be retained (subject to adequate protection during construction). The Design & Access Statement confirms (see 'Landscaping') that part of the front hedge will be removed to accommodate the new access. This has already taken place. The D&AS also confirms that the hedge adjacent to No 6 and along the rear boundary will be retained. The above statement information is inconsistent with the site layout plan which clearly indicates that the front hedge will be removed to accommodate the construction site accommodation and access, with storage to the rear. Tree/hedge protection along the rear boundary is indicated on the Site Layout Plan (ref.1251/P/5). This will also be required to protect the hedge along the north boundary, which is very close to the building and scaffolding layout. Drawing No. 1251/P/1A confirms that the front hedge will be removed and replaced with a new hedge. The proposed front 'garden' is dominated by hardstanding for car parking and at least 25% should be retained as soft landscape.

RECOMMENDATION: No objection subject to the above observations and conditions RES6, RES7, RES8, RES9 (parts 1,2,5 and 6) and RES10.

Highways Officer:

The width of the cross over should be reduced by 500mm and splays should be accommodated within the grass verge and not the footpath. Two parking spaces meet Council standards.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Concern has been raised with regard to garden grabbing contrary to the NPPF, which identifies that Local Authorities should consider the case for setting out policies to resist inappropriate development of residential gardens. In line with this, Policy H12 of the Hillingdon Local Plan (November 2012) advises that proposals for backland development will only be considered if no undue disturbance or loss of privacy is likely to be caused. However the NPPF also has a requirement to encourage the effective use of land by re-using land. This is an area of garden formally forming part of the residential unit no. 2 Woodside Road. The fact that the numbering goes from 2 to 6 might suggest this plot of land was originally intended for an additional residential unit, before being incorporated within no. 2 as part of the garden, but the real test is whether this is an acceptable development of the site, rather than how street numbers were allocated many years ago.

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 the Hillingdon Local Plan (November 2012).

Given the residential character of the surrounding area, there is no policy objection to the development of the site to provide residential accommodation, subject to an appropriate design and the proposal being in accordance with all of the relevant planning policies and supplementary guidance.

7.02 Density of the proposed development

Policy 3.4 of the London Plan seeks to ensure that the new development takes into account local context and character, the design principles in Chapter 7 and public transport capacity. Development should optimise housing output for different types of location within the relative density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings, or not, and its impact on adjoining occupiers.

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

With specific reference to the location of the site within an Area of Special Local Character, Policy BE5 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states that new development should harmonise with the materials, design features, architectural style and building heights predominant in such areas. This is supported by Policy 7.4 of the London Plan (2015) which requires developments to have regard to local character.

The Gatehill Farm Estate was originally built during the inter-war period, in the early 1920s. The sales brochure stated that spacious and gracious were obvious characteristics of the area. The estate evolved in an irregular way according to the when plots were bought and it

is noted that there are a number of instances of missing house numbers. The houses were individually designed to harmonise with their environment and to provide an interesting variation of style. Therefore the addition of a new property would need to respect the established character of the area.

The proposed dwelling measures 10m in width by 14m in depth and has a maximum height of 9.1m. This includes two storey projections to the front side and rear with additional single storey elements to the front and rear. The street scene is characterised by attractive, good quality, plain neo-vernacular style houses, set in large, mature and well treed gardens with deep grass verges and, often good quality front hedges.

The Conservation Officer has advised that this proposal has a new layout, well forward of the building line between the foremost sections of the adjacent houses. In this way it would be contrary to Policy BE6 (ii) of the UDP Saved Policies. Regarding the design, this is per se an improvement on the design in the previously refused scheme. However it is a design which has been used many times by these architects, for large houses in the Copse Wood Estate. It is considered that this context is rather different given that it is a very narrow plot, and the house must sit amongst houses that have good, solid but rather plainer features.

In summary, it is considered that the location of the new house, well forward of the building line, together with its striking cottage ornee style design, would cause it to be very dominant in the streetscene and quite incongruous in this location, to the detriment of the 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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and that the public realm contributes to community cohesion and a sense of place. Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites. Furthermore Policy BE6 advises new dwellings within the Gatehill Estate ASLC should be constructed on plots of a similar average width to the surrounding development; be constructed within a similar building line and be of a similar proportion to the adjacent houses and reflect the architectural style. Policy BE19 also seeks to ensure that new development will compliment or improve the character of the area. The NPPF 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.'

There are a diverse range of styles, designs and materials in the makeup of the existing properties within the street scene. This comprises two storey and two and a half storey properties, many of which have been extended. Part two storey front projections are not uncommon, however single storey front projections are. The proposal includes a 2m deep in-fill extending across the rest of the front of the property from the two storey projection. This has a crown roof detail of 3.55m in height. There is a further single storey to the front of the two storey element of the same height, which are incongruous features within the street scene. It is also noted that the proposed dwelling has been orientated parallel with

no. 2 and set at an angle with no. 6. No 2 occupies the corner plot on the junction with Gatehill Road and reflects the building pattern facing that road. At the road junction Woodside Road is set at right angles (running Northerly) then curves to the right (running North Easterly). The plot is located further along Woodside Road where the road straightens after the curve. The properties along here are all orientated to face the road and maintain a similar front building line. The proposed plans indicate the front building line of the dwelling would be set approximately 5m forward of the adjacent property no.6. It is also well forward well forward of the building line between the foremost sections of the adjacent houses. In this way it would be contrary to BE6 (ii) of the UDP Saved Policies.

As such in terms of design the proposal is considered out of keeping with the character and appearance of the surrounding Area of Special Local Character and that its visual impact is unacceptable.

Therefore the proposal fails to reflect the architectural character and appearance of the Gate Hill Estate ASLC and fails to comply with the requirements of Policies BE5, BE6, BE13, BE15 and BE19 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.08 Impact on neighbours

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD: Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight. The daylight and sunlight available to adjoining properties should be adequately protected. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-domination.

It is noted that concern was raised over the position of the boundary as shown on the submitted plans, suggesting that the boundary of the site had been moved further North. However, there is nothing to substantiate this assertion and it is the applicant's responsibility to ensure the details and plans submitted are accurate, as approval would have to be carried out in accordance with the approved plans. Inability to do so due to errors in the plans would render any approval invalid. However particular regard is paid to the distances between the existing dwelling and the proposed dwelling as a gauge for adequate separation.

The proposed dwelling would extend approximately 0.5m beyond the rear of the adjacent property no.6 with the two storey elements set back from the boundary by 1.5m, giving a total distance of separation of 2.5m at the rear and 3.1m at the nearest point to the front. It is noted due to the orientation of the dwelling within the plot, the single storey side element and rear single storey element would both be closer to the boundary (1m and 1.2m respectively) but given the set back behind the two storey side projection are not considered to significantly impact on the openness. It is noted that there are windows on the side elevation of no. 6 facing the application site and these include 2 at ground floor, 2 at first floor and 1 serving the loft space. However these are all secondary windows, serving the lounge and dining room at ground floor level, two bedrooms at the first floor and a games room in the loft space. The only windows proposed in the new dwelling on the side elevation facing no.6 serve bathrooms, which could be conditioned to be obscure glazed and fixed shut below 1.8m. The proposal does not compromise the 45 degree line of sight from the first floor rear windows of adjoining properties.

To the South, the rear of the proposed dwelling is in line with the rear of the main dwelling of no. 2 and set back from the rear of the single storey side and rear extensions. It is set

back 1.5m from the boundary and 2.5m from the side wall of the single storey element. It is noted there are windows on the side elevation of no. 2 facing the application site. The first floor windows are set back 7.2m from the proposed flank wall of the new dwelling. However the ground floor windows, although not significantly impacted by the proposed dwelling, now face a 1.8m high boundary fence set 1m away. However there is no indication that these windows serve habitable rooms. There is a garage to the front and there are additional windows to the rear. The proposed side windows facing no.2 are all secondary windows or serve bathrooms and can be conditioned to be obscure glazed and fixed shut.

In order to protect privacy, the design of the dwelling should avoid creating significant opportunities for direct overlooking from any upper floor windows into the private garden, kitchen or any habitable room windows of the neighbouring properties. Concern has been raised over potential loss of privacy to 7 Gatehill Road, which is situated to the rear of the site. The proposed dwelling is situated approximately 14m away from it at right angles to that dwelling. It is further noted that this dwelling has an existing single storey extension with the windows facing towards the boundary with no. 9 and the nearest first floor windows serve a dressing room and a bathroom. Given the degree of separation and the orientation of the dwelling, it is considered that the proposed dwelling would not increase overlooking to that already experienced from the adjacent two storey buildings. The impact on the amenities of the neighbouring properties is therefore considered to be satisfactory.

As such it is considered that the proposal is not an un-neighbourly form of development and complies with the requirements of Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part 2 - 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 proposed floor space of approximately 214sq m is in excess of the minimum requirements and therefore is considered acceptable.

It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with the SPD: Residential Layouts: Section 4.9.

The proposal provides approximately 125sq m of usable private amenity space in excess of the Council's adopted standard. The proposal therefore complies 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 Unitary Development Plan Policies (November 2012) considers whether the traffic generated by the proposed development is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy AM14 states that new development will only be permitted where it is in accordance

with the Council's adopted Car Parking Standards. These require a provision of 2 spaces per dwelling.

The proposed dwelling is served by an integral garage with a further space to the front. The Highway Officer has raised no objection in principle to the proposed access alterations to and from the public highway. However he has advised that minor changes would be required to slightly reduce the width of the crossover to an acceptable standard. Therefore subject to a slight revision of these plans, the proposal would be acceptable from this perspective.

7.11 Urban design, access and security

These issues are considered in other sections of the report.

7.12 Disabled access

If the scheme were to be found acceptable a condition would be recommended to secure the development was built in accordance with Part M4(2) of the Building Regulations in accordance with Policy 3.8c of the London Plan.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Although the site is covered by TPO 99, no protected trees remain on the site and there are none which merit a protection order. The plans indicate the retention of the north boundary hedge and the retention or replacement of the front boundary hedge with a new site entrance at the southern end of the boundary. The site layout provides space and opportunity to provide appropriate amenity space and an attractively landscaped site, which could compliment the landscape character of the area. The landscape officer has raised no objections to the proposal subject to the submission of an appropriate landscape scheme.

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

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The issues raised have been addressed in 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 development would generate a total CIL charge of £32,530.58.

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

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and the character of the area.

The proposed dwelling is not acceptable in design terms and would result in a bulky and incongruous addition to the street scene to the detriment of the Area of Special Local Character.

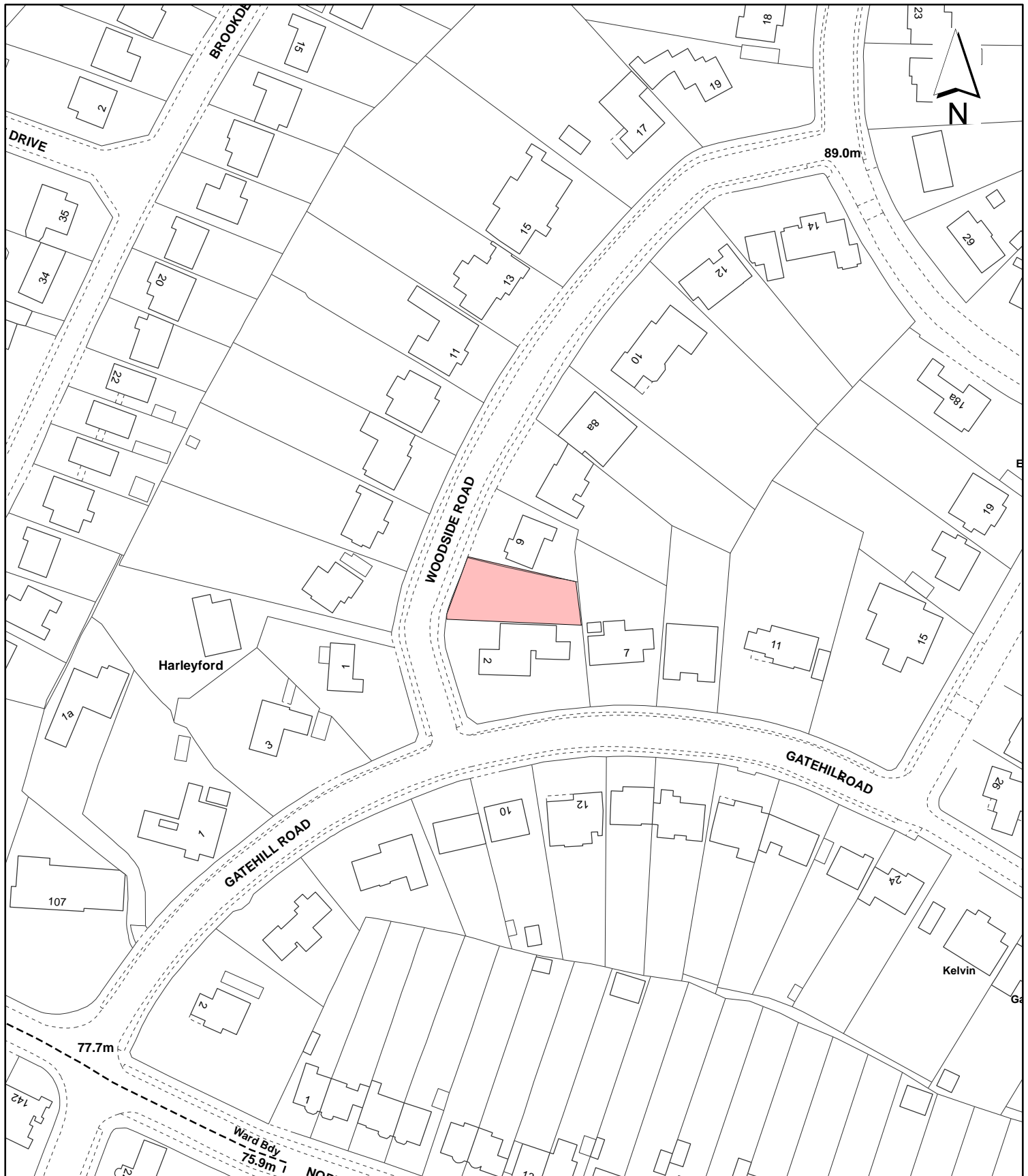
The proposal fails to comply with with policies BE5, BE6, BE13, BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and is therefore recommended for refusal.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
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: Liz Arnold

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Notes:

 Site boundary

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Site Address:

**Land between 2 & 6
 Woodside Road
 Northwood**

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

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

Planning Application Ref:

70377/APP/2016/3210

Scale:

1:1,250

Planning Committee:

North

Date:

November 2016



HILLINGDON
 LONDON