

Report of the Head of Planning, Sport and Green Spaces

Address LAND ADJACENT TO 2 PARK COTTAGES THE OAKS RUISLIP

Development: Two storey, 1-bed, end of terrace dwelling

LBH Ref Nos: 27553/APP/2016/2829

Drawing Nos: mma.401
mp.2004
mp.204
Location Plan (1:1250)
mp.254
Design and Access Statement

Date Plans Received: 21/07/2016

Date(s) of Amendment(s): 21/07/2016

Date Application Valid: 08/08/2016

1. SUMMARY

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the existing dwelling, the impact on the visual amenities of the surrounding area and Ruislip Village Conservation Area, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity and the provision of off-street parking.

It is considered that the proposal amounts to significant and harmful over-development of the site.

The development would result in the complete loss of private amenity space for occupiers of No. 2 Park Cottages and makes no provision for amenity space for the proposed dwelling. It would not meet minimum space standards for this form of development.

It would not provide any off-street car parking and would also result in the loss of off-street car parking for the retained dwelling. Cycle parking is provided for the new dwelling but potential cycle parking for the existing dwelling would be lost.

The site lies within the character area defined as 'Area 1' in the Conservation Area Appraisal. This is the village centre containing the oldest and most historically significant buildings. The development would unbalance the existing pair of cottages and would not result in a subordinate form of development. It would materially in-fill the gap between the long established cottages and modern Jubilee House. The loss of the long established setting and form of development on this site would be at odds with the prevailing character of the Conservation Area. There are no forms of mitigation or amendment or appropriate conditions that might be imposed which would overcome these fundamental concerns. It would neither preserve or enhance the appearance of the Conservation Area.

It is therefore recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development, by reason of its its siting in this open prominent position, its size, scale, bulk, and design would fail to harmonise with the architectural composition of the original pair of semi-detached dwellings, would be detrimental to the character, appearance and symmetry of the pair of semi-detached houses and to the visual amenities of the street scene and would thus fail to preserve or enhance the wider Ruislip Village Conservation Area. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) Policies 3.5 and 7.4 of the London Plan (2016) and the adopted Supplementary Planning Documents HDAS: Residential Layouts and HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed development fails to provide sufficient off-street parking provision for the existing and proposed dwellings, which meets the Council's approved parking standards. The development will therefore lead to additional on-street parking to the detriment of pedestrian and highway safety and is therefore contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The proposed development, by virtue of its failure to provide amenity space of sufficient size and quality commensurate to the size and layout of the said unit and loss of amenity space for occupiers of No. 2 Park Cottages, would result in an over-development of the site detrimental to the residential amenity of existing and future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

4 NON2 Non Standard reason for refusal

The proposal would provide an indoor living area of an unsatisfactory size and quality for the future occupiers of the dwelling, and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policy 3.5 and Table 3.3 of the London Plan (2015), the Housing Standards Minor Alterations to The London Plan (March 2016) the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).

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.
BE4	New development within or on the fringes of conservation areas
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.
H4	Mix of housing units
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(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 5.13	(2016) Sustainable drainage
LPP 7.4	(2016) 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
NPPF12	NPPF - Conserving & enhancing the historic environment

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 (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.

4

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. The Council's supports pre-application discussions.

In this case, no pre-application discussions were sought by the applicant. It is considered that the planning issues are straightforward in relation to local planning policy and guidance and that amendment would not overcome the harm associated with the development.

3. CONSIDERATIONS

3.1 Site and Locality

No. 2 Park Cottages is a semi-detached property, attached to No. 1 Park Cottages. It is situated within the Ruislip Village Conservation Area. This pair of circa 18th century properties have small amenity spaces to the side and no curtilage to the rear. They are surrounded by commercial premises, including a restaurant fronting the High Street, which has its car park to the rear of the cottages. The entrance to the car park is at the side of No. 1 Park Cottages. The entrance is controlled by gated access. The character and appearance of the street is of mixed commercial and institutional uses and residential. The site lies within a Developed Area as identified in the policies of the adopted Hillingdon Unitary Development Plan (Saved Policies November 2012).

The principal elevation of no 2 faces South East. There are windows at first floor and ground floor level, and a door at ground floor level in its South West wall, which would all be blocked off by this proposal.

3.2 Proposed Scheme

The proposal involves the erection of a two storey, 1-bed, end of terrace dwelling house. This will be attached to the side of the existing semi-detached pair known as Park Cottages.

3.3 Relevant Planning History

27553/PRC/2016/108 Land Adjacent 2 Park Cottages 2 The Oaks Ruislip
Detached cottage

Decision: 13-10-2016 Withdrawn

Comment on Relevant Planning History

The planning history relates to extensions to the existing dwelling and is not directly relevant to the current proposal.

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.
BE4	New development within or on the fringes of conservation areas
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.
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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:- **7th September 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

28 neighbouring properties, including the Ruislip Residents Association and Ruislip Village Conservation Area Panel were notified on 10/08/2016 and a site notice was displayed on 24/08/2016.

At the end of the notification period there were three letters of objection. The following issues were raised:

- (1) These two cottages are in the heart of the historic part of Ruislip and have stood long before most of the town's buildings, originally near Park House (now the Royal British Legion), and are older than any other building in the street, apart from The Swan (Cafe Rouge) which is 15th Century.
- (2) The land in question is also adjacent to the listed building, The Swan, and lies within Ruislip Village Conservation Area.
- (3) The proposal is over-development of the plot, is totally unsuitable for the area, and would set a precedent, suggesting that amenity space is all up for building on.
- (4) The new dwelling would require modification of the existing No.2, with the addition of two new windows on the street facade, disrupting the symmetry of the two cottages, as would the additional house.
- (5) If built the road would lose one off-street car parking space for No.2, which would need to be replaced by on-street parking and require an additional on-street space for the new dwelling. Unfortunately, despite the statement in the application there is no on-street parking adjacent to the properties. The space immediately outside No.1 and No.2 is a loading bay, to the west of that is a drop kerb, followed by a bus stop. On the other side of the road is the drop kerb for the Police Station's front car park, and to the east of that the drop kerb for the service road for the parade of shops between The Oaks and Park House.
- (6) If this proposal goes ahead, No.2 and the application site will only have one means of egress, as No.2 will lose its back door. There are no escapable windows at the rear, and as far as I can see only the front room window on the facade. This raises fire safety concerns. It also raises ventilation concerns for both buildings.
- (7) The application states that the new property would be built to Part M standards (although not which level). Even if we assume level 1 (visibility) the plans supplied do not seem to comply. Also, it would appear from measuring off the plans that the downstairs cloakroom is too narrow, with no indication of which way the door is meant to open (which could further reduce the width). The hand basin is also too close to the toilet, encroaching on the access space at the front of the toilet.

Ruislip Residents Association: Objects to this proposed development on the grounds that it would (a) represent over-development in the Conservation Area and not enhance the character of the area, (b) would have a serious impact on the adjacent property (removing light and doorway) and (c) itself comprise very low standard accommodation.

The planning issues raised are considered throughout the report. Matters associated with fire safety are not planning issues.

GLASS: Although within the Ruislip Archaeological Priority Area, the proposed development is too small-scale to be likely to cause significant harm in this location.

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. No further assessment or conditions are therefore necessary.

Ward Councillor: Requests that the application is referred to Committee.

Internal Consultees

Conservation Officer:

BACKGROUND: This pair of cottages occupies a narrow, road site site, carved out of the land holding of The Swan, PH, which occupies a key position in the centre of Ruislip Village Conservation Area. Early maps suggest that this strange arrangement appears to date from at least the early

Victorian period, but its origins may go back earlier than that. The Swan, is in part timber-framed and of 15th century date, and the Ruislip Village Conservation Area Appraisal makes mention of Park Cottages as being 18th century.

The cottages each comprise a one-up-one down cottage with central chimney, under a hipped roof, with a small steeply pitched roof two storey wing at right-angles. The pair are smooth rendered and symmetrical. Adjacent to No. 2 is a small yard and a parking space, which occupies the site of a former outside WC.

The proposal to double the size of No. 2 by building on a two storey 'extension', would not be acceptable in conservation and design terms. It would not respect either the floor plan or design of the existing property, detracting greatly from its symmetry and failing to observe the need to be subordinate to it.

RECOMMENDATION: Unacceptable in principle

Trees and landscape Officer:

No objections subject to conditions.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The most up to date definition of 'previously developed land' is contained within the National Planning Policy Framework (NPPF). Annex 2 defines this as land which is or was occupied by a permanent structure including the curtilage of the developed land and any associated surface structure. However, material to determination of this application, Annex 2 specifically excludes land in built-up areas such as private residential gardens. In such circumstances it is considered that there is no presumption in favour of this development.

As the site is within a Conservation Area there is a requirement to pay special attention to the desirability of preserving or enhancing the character or appearance of that area in accordance with the statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2016) 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 and its impact on adjoining occupiers.

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

Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure developments in a Conservation Area preserves and/or enhances the character/appearance the area. Policies BE13 and BE15 of the Hillingdon Local Plan (Part Two) seek to ensure that development must harmonise with the character of the surrounding properties and street scene, and in particular the scale, form, architectural composition and proportions of the original building. Policy BE19 further requires that development should complement and improve the amenity of the residential area.

This pair of cottages occupies a narrow, road side site, carved out of the land holding of The Swan Public House, which occupies a key position in the centre of Ruislip Village Conservation Area. Early maps suggest that this arrangement appears to date from at least the early Victorian period, but its origins may go back earlier than that. The Swan, is in part timber-framed and of 15th Century date, and the Ruislip Village Conservation Area Appraisal makes mention of Park Cottages as being 18th Century.

The cottages each comprise a one-up-one down cottage with central chimney, under a hipped roof, with a small steeply pitched roof two storey wing at right-angles. The pair are smooth rendered and symmetrical. Adjacent to No. 2 is a small yard and a parking space, which occupies the site of a former outside WC.

The proposal to double the size of No. 2 by building on, what in effect would be a two storey extension would not respect either the floor plan or design of the existing property. Furthermore, the site is located in an open and visually prominent position and then space to the side provides a break between the older properties and the modern Jubilee House. The virtual total infilling of this space together with the fact that the development would be attached to this symmetrical pair of properties would detract greatly from the symmetry and fails to observe the need to be subordinate to it. The proposal would thus not be acceptable in conservation and design terms and would be detrimental to the visual amenities of the street scene and would fail to preserve or enhance the wider Ruislip Village Conservation Area. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) Policies 3.5 and 7.4 of the London Plan (2016) and the adopted Supplementary Planning Documents HDAS: Residential Layouts and HDAS: Residential Extensions.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore 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.

The NPPF Paragraph 60 states that planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality of initiative through unsubstantiated requirements to conform to certain development forms of styles. It is, however, proper to seek to promote or reinforce local distinctiveness. Paragraph 61 states that visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design that goes beyond aesthetic considerations. Therefore planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

The site is located within Character Area 1 in the Conservation Area Appraisal. Paragraph 5.1 of the Appraisal notes that this is the earliest part of Ruislip and contains the core of the

original village. Centred at the meeting of ancient routes this area is noted for containing some of the most historically important buildings and spaces within the Borough. Paragraph 5.2 states that the area still appears very much a village with a distinct rural character. This is derived from the type and scale of the buildings and the quality of the open spaces associated with them. Paragraph 5.3 notes that the character of the area is derived from key structures and groups of buildings.

The proposal adds an additional attached dwelling to this block, changing the current semi-detached dwellings into a terrace of three. There has been no attempt to make the building appear as a subordinate extension. The development will be to the same height and depth as the attached dwellings. It utilises a different roof form with a full pitched roof. The development necessitates ground and first floor windows being introduced in the front elevation of No. 2 Park Cottages. Overall the symmetry of the long established pair of dwellings would be lost. In addition, the development would visually and materially reduce the gap with Jubilee House to the west. Jubilee House is within Character Area 3. Bringing built form to the edge of the character area would reduce the distinction between the areas to the detriment of the historic character of the area. The result is that the context of the modest existing cottages would be lost and the spacious character and appearance of this part of the Conservation Area would be harmed.

Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) Policies 3.5 and 7.4 of the London Plan (2016) and the adopted Supplementary Planning Documents HDAS: Residential Layouts and HDAS: Residential Extensions.

7.08 Impact on neighbours

The Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks 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.

Paragraph 4.9 of the adopted Supplementary Planning Document (SPD) HDAS: Residential Layouts further advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination.' Generally, 15 metres will be the minimum acceptable distance between buildings. Furthermore a minimum of 21 metres overlooking distance should be maintained. Any development must also be considered against the detailed advice in the SPD HDAS Residential Extensions which assists in determining the impact of redevelopment on neighbours amenities.

Paragraph 4.11 of the HDAS SPD gives advice on sunlight and daylight considerations, and that the 45 degree line of sight principle will be applied to new development, to ensure the amenity of adjoining occupiers and future occupiers are protected. Paragraph 4.12 of the HDAS SPD requires a minimum of 21m distance between facing habitable room windows in new and adjacent properties to prevent overlooking and loss of privacy.

With the exception of the existing dwelling, No. 2 Park Cottages, there are no residential properties within 21 metres of the proposed dwelling. The development will result in the

loss of a side door and windows but these will be compensated by the introduction of forward facing ground and first floor windows. The side door served the garden, with the main entrance being to the front. The main entrance will remain unchanged. No. 2 Park Cottages will retain an acceptable internal living environment as a result of the development and no adverse issues are raised in this regard.

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 and they have been adopted by The Mayor of London in the form of Housing Standards Minor Alterations to The London Plan (March 2016). This sets out how the existing policies relating to Housing Standards in The London Plan should be applied from March 2016. Table 3.3 sets out how the minimum space standards stemming from the policy specified in the 2012 Housing SPG should be interpreted in relation to the national standard.

The Design and Access Statement states that the development would suit a single person. Table 3.3 of the London Plan specifies that the minimum internal floor area for a 2 person 2 storey dwelling is 58 square metres. A bedroom for a single person should measure at least 7.5 square metres and a double bedroom 11.5 square metres. Despite the comments in the Design and Access Statement, a bedroom of over 11.5 square metres is included and it is reasonable to view this as a two-person dwelling. At 50 square metres the proposed dwelling would fail to meet the minimum standard required.

Paragraph 4.15 of the SPD HDAS: Residential Layouts requires developments to incorporate usable, attractively laid out and conveniently located garden space in relation to the dwellings they serve. The Council's minimum requirement for a one bedroom house is 40 square metres of amenity space.

The proposal makes no provision for amenity space for the proposed dwelling. Additionally, the amenity space currently associated with No. 2 Park Cottages will be lost. The Design and Access Statement makes reference to there being a park within 5 minutes walk. However, whilst this would be convenient it does not compensate for the lack of even a minimal private amenity space for both the existing and proposed dwellings.

The development is in close proximity to Jubilee Court, which is an office development. There are no side facing windows in that building and no adverse issues arise in terms of the amenities of future residents by reason of proximity, insufficient daylight or sunlight or insufficient privacy.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The development would result in the loss of off-street parking for the existing dwelling and no parking provision is made for the proposed dwelling. The site is within an area identified as PTAL 3 (moderate). The Minor Alterations to the London Plan state that for a site within PTAL 2 to 4 in a suburban location up to 1.5 off-street car parking spaces should be provided and in areas of good public transport accessibility developments should aim for significantly less than 1 space per unit. In this case, the proposal not only fails to provide any off-street parking but would also result in loss of off-street parking.

The application indicates two dedicated on-site cycle spaces for the new development but in constructing the development makes no provision for replacement cycle parking for the existing dwelling. Whilst there is no identified cycle space associated with No. 2, the side amenity space clearly offers this opportunity.

As such, it is concluded that the proposed development fails to provide sufficient off street parking provision which meets the Council's approved parking standards to service the dwelling. The development would therefore lead to additional on street parking to the detriment of public and highway safety and is therefore contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the London Plan (2016)

7.11 Urban design, access and security

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 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 NPPF (2011) 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.'

It is considered that the development would have a detrimental impact on the character and appearance of the street scene and as such fails to comply with the requirements of Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) Policies 3.5 and 7.4 of the London Plan (2016) and the adopted Supplementary Planning Documents HDAS: Residential Layouts and HDAS: Residential Extensions.

7.12 Disabled access

If the scheme is 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

No trees will be lost as part of the development. The existing cottages are characterised by amenity areas to the sides. One of these will be lost as a result of the development and there would be no opportunity to provide any landscaping for the new dwelling. No ecological considerations are raised.

7.15 Sustainable waste management

Not applicable to this application. An on-site bin store is provided for the new development but no provision has been made for storage for the existing dwelling.

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 are covered in the main body of the report.

7.20 Planning Obligations

The Council's Community Infrastructure Levy Charging Schedule was adopted on 1st

August 2014. The additional habitable floor space created will be chargeable at £95 per square metre.

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

The development would result in an additional 50 square metres of development which would generate a total CIL charge of £7,530.22.

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 application is considered to represent an overdevelopment of the site which will be harmful to the Conservation Area and the street scene. It will not deliver a suitable standard of residential amenity for potential occupiers. It will not provide a suitable level of on-site car parking and will result in the loss of parking for occupiers of No. 2 park Cottages.

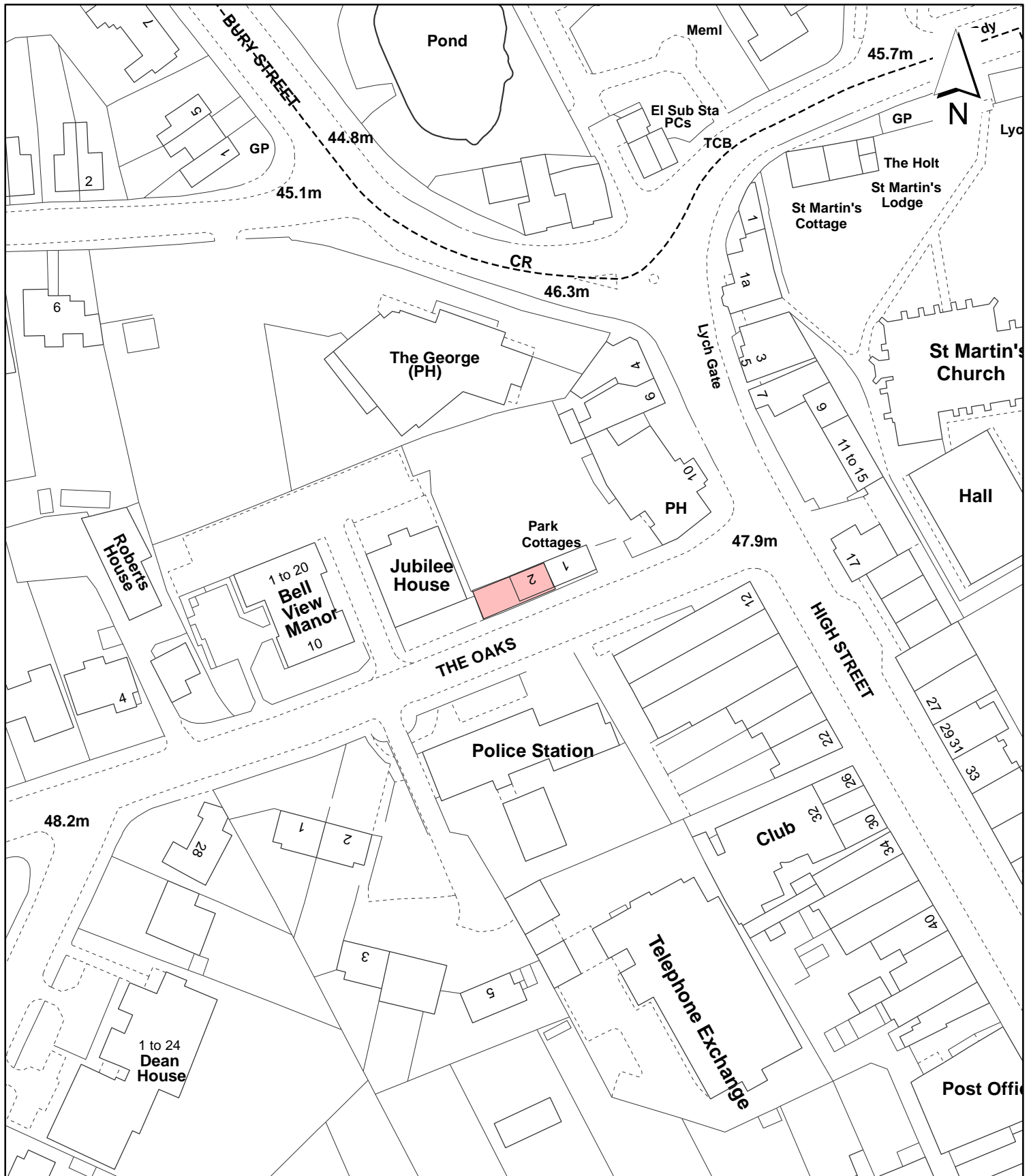
It is therefore recommended for refusal.

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
Technical Housing Standards - Nationally Described Space Standard (March 2015)

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Land adjacent to 2 Park Cottages
 The Oaks
 Ruislip**

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

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

Planning Application Ref:

27553/APP/2016/2829

Scale:

1:1,000

Planning Committee:

North

Date:

November 2016



HILLINGDON
 LONDON