

Report of the Head of Planning, Sport and Green Spaces

Address 51 WIELAND ROAD NORTHWOOD

Development: Two storey detached dwelling with habitable roofspace and basement space involving demolition of existing dwelling.

LBH Ref Nos: 17990/APP/2016/3166

Drawing Nos: 5205/A102 G
5205/A101 H
00614 LAND
00614 A-B
00614 C-D
5205/PL/02
5205/PL/LP
5205/A103 F
Basement Construction Statemen
Flood Risk Assessmen
Design and Access Statemen

Date Plans Received: 19/08/2016 **Date(s) of Amendment(s):**

Date Application Valid: 05/10/2016

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 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 would also have a dominant and overbearing impact on the adjacent properties to the detriment of their residential amenity.

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 and design, would represent a visually unsympathetic form of development that would detract from the character, appearance and architectural composition of the original dwelling and the 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.

2 NON2 Non Standard reason for refusal

The proposal, by virtue of its size, scale, bulk, design and proximity, would project beyond the rear elevations of the flanking properties and therefore be detrimental to the amenities of the adjoining occupiers, by reason of over dominance, visual intrusion and loss of outlook. Therefore the proposal would be contrary to policies BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

INFORMATIVES

1 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.

2

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 comprises a large detached property situated on the South Eastern side of Wieland Road. The property benefits from a good sized front garden with parking for at least 3 cars and a large rear garden.

The street scene is residential in character and appearance comprising two storey detached properties.

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.

3.2 Proposed Scheme

The proposal is for the demolition of the existing dwelling and replacement with a two storey 6-bed detached dwelling with habitable roofspace and basement with associated parking and amenity space.

3.3 Relevant Planning History

17990/73/1388 51 Wieland Road Northwood
Alterations and additions.

Decision: 14-08-1973 Approved

17990/APP/2001/1541 51 Wieland Road Northwood
ERECTION OF REAR CONSERVATORY EXTENSIONS

Decision: 29-11-2001 Withdrawn

17990/APP/2001/578 51 Wieland Road Northwood
ERECTION OF A REAR CONSERVATORY

Decision: 17-05-2001 Refused

17990/APP/2002/685 51 Wieland Road Northwood
ERECTION OF A REAR CONSERVATORY

Decision: 04-10-2002 Refused

17990/APP/2014/1170 51 Wieland Road Northwood

Part two storey, part single storey rear extension with habitable roofspace, conversion of existing roofspace to habitable use involving installation of 2 x rooflights to front, construction of basement and alterations to front porch

Decision: 28-05-2014 Withdrawn

17990/APP/2014/3428 51 Wieland Road Northwood

Part two storey, part single storey rear extension, conversion of roof space to habitable use to include 2 front roof lights, construction of basement and alterations to porch to front

Decision: 21-11-2014 Refused

17990/APP/2015/2372 51 Wieland Road Northwood

Two storey, 6-bed detached dwelling with habitable roofspace and basement with associated parking and amenity space involving demolition of existing detached dwelling

Decision: 15-09-2015 Refused

17990/APP/2015/4176 51 Wieland Road Northwood

Two storey, 6-bed detached dwelling with habitable roofspace and basement with associated parking and amenity space involving demolition of existing detached dwelling

Decision: 19-01-2016 Withdrawn

17990/APP/2015/645 51 Wieland Road Northwood

Part two storey, part first floor rear extension, construction of basement, conversion of garage to habitable use, conversion of roofspace to habitable use to include 2 rear rooflights, alterations to front elevation and demolition of existing rear element

Decision: 24-04-2015 Approved

17990/B/90/0785 51 Wieland Road Northwood

Erection of single-storey rear extension incorporating swimming pool

Decision: 22-03-1991 Refused **Appeal:** 22-03-1991 Dismissed

17990/C/97/0512 51 Wieland Road Northwood

Tree surgery to T26 (Oak), including pollarding at 7 metres (20 feet), and T27 (Oak), including reducing the height by 40% to secondary (lower/ mid) crown, on TPO 172

Decision: 18-07-1997 Approved

Comment on Relevant Planning History

17990/APP/2015/4176 - Two storey 6 Bed detached dwelling with habitable roof space and basement (withdrawn)

17990/APP/2015/2372 - Two storey, 6-bed detached dwelling with habitable roofspace and basement with associated parking and amenity space involving demolition of existing detached dwelling (refused)

17990/APP/2015/645 - Part two storey, part first floor rear extension, construction of basement, conversion of garage to habitable use, conversion of roofspace to habitable use to include 2 rear rooflights, alterations to front elevation and demolition of existing rear element (approved)

17990/APP/2014/3428 - Part two storey, part single storey rear extension, conversion of roof space to habitable use to include 2 front roof lights, construction of basement and alterations to porch to front (refused)

The previous similar submission was refused on the scale and design of the proposed dwelling being out of keeping with the character of the wider area and the detrimental impact on the amenity of the adjacent properties.

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.
H3	Loss and replacement of residential accommodation
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.13	(2016) Sustainable drainage
LPP 5.14	(2016) Water quality and wastewater infrastructure
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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

8 neighbours were consulted for a period of 21 days expiring on the 31 October 2016. A site notice was erected on the lamppost at the junction with Elgood Avenue expiring on 9 November 2016.

There were 2 responses from neighbours who raised the following issues;

- Overwhelming effect on the adjacent property from increased overshadowing, loss of sunlight, visual intrusion and over dominance.

- Loss of light.
- Site plan is inaccurate since the garage at no. 49 does not extend as far as the dining room. This means the distance by which no.49 is overwhelmed is greater than shown.
- The proposal does compromise the 45 degree line of sight.
- Loss of sunshine.
- Bulk of the building.
- Out of keeping with the Gatehill Estate.
- The dormers make the building top heavy.
- Loss of privacy.
- Construction of the basement could undermine and damage my property.
- The applicant should be made aware that the Party Wall Act will apply.
- Noise and air quality, requires a form of heating that does not create emissions and any emissions created should be vented at roof level.
- A filtration system should be included for the spice kitchen, I request a condition be imposed to provide adequate filtration equipment is installed.
- The existing Leylandii hedges are too high and should be maintained at 2 - 3 metres.

A petition against the proposal has also been submitted.

Gatehill Residents Association - We formally object to this proposal for the following reasons:

- Far too large for the plot and fails to respect the designation of the Gatehill Farm Estate Area of Special Local Character. It is over 4 times the size of its immediate neighbours and nearly twice the size of the largest house in the vicinity.
- Loss of light to neighbours.
- Only set in 0.9.m against a requirement of 1.5.m.
- 45 degree line of sight is required to be shown on the outside edge of the gutter not the corner of the brickwork, so does not comply.
- Although the crown roof (ridge height) is similar to the existing property, the design and pitch of the roof contributes to the "slab" front elevation appearing bulky and unattractive.
- The porch is unsympathetic.
- Loss of parking provision.
- The grass verge is owned by the GRA so the proposal will not leave 25% of the front garden landscaped.
- The grandiose heavy mock Georgian style is out of keeping with the area.
- The large basement will have a detrimental impact on surface water. The surface water and basement drawings appear to have been prepared for the previous smaller extension scheme.
- GRA requires all building works to be contained within the site, which given the extent of the proposal would appear impossible.
- Neither the applicant nor their agent has sought to consult with their immediate neighbours or the GRA. The previous error in the position of the red line on the site plan has also not been corrected.

Officer response: The issue of land ownership with regard to the grass verge has previously been raised with the applicant, who then confirmed the land was in their ownership. No evidence to counter this has been provided.

Northwood Residents Association: No response.

Northwood Hills Residents Association: No response.

Internal Consultees

Access Officer - No comments received.

Conservation and Urban Design - There have been a number of applications for this property over the last two years. Three have been for the extension of the house with basement pool, one of which was approved, and two have been for a replacement house, one of which was withdrawn, the other refused.

This scheme has a box-like floor plan with a large crown roof and heavy classical details (dentilled course, banding, double doors and pillared portico) on four storeys (including basement). It is patently unsuitable for this Area of Special Local Character, in its scale, bulk and design and indeed it is very similar to the application which was refused, inter alia, for those very reasons.

Trees/Landscaping - No objection subject to a landscape condition.

Flood and Water Management - It is important that the level of groundwater is investigated due to the proposal to include a basement. It is noted that the Structa Engineering Environments Basement Construction Method Statement report ref; 3529-ST001 states 'The site investigation did not encounter the water table within the depth of the borehole (to 11.45m BGL)'. The depth of the basement will be 5m BGL. Therefore the risk of the proposed basement having implications on groundwater flooding is minimal.

All development should contribute to managing surface water runoff. A Flood and Drainage Assessment by Structa Engineering Environments Report Ref. 3529 FR001 has been provided. The development proposes to manage surface water runoff by using subsurface storage beneath the rear garden and rain water harvesting. However more information on these SuDS are required. These can be conditioned for submission.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The area is an established residential area and therefore the principle of residential development of the site is considered acceptable, subject to consideration of other material planning considerations as detailed below.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2011) 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 proposed development would have a density of 133 units per hectare and 399 habitable rooms per hectare. Policy 3.4 of the London Plan requires developments within suburban areas with PTAL scores of 2-3 to be within 35-65 units per hectare and 150-250 habitable rooms per hectare. Therefore, the development would be above the recommended number of habitable rooms per hectare. 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

With specific reference to the site's location 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.

The existing dwelling is a substantial 1930's vernacular style house of red brown brick and tile and is of a design which is characteristic of the estate, being asymmetrical in design with

gables, projecting wings and casement windows fronting on to a wide shared grass verge.

The proposed dwelling is significantly larger than the existing dwelling and the majority of the other properties in the street scene. It measures 15.65 m in width by 13.7 m in depth with a height of 8.78 m. The increased roof height is even higher than no. 61, (at 8.5 m) which is the largest extended property nearby. The Conservation Officer has raised concerns over the proposal and has advised that this scheme has a box-like floor plan with a large crown roof and heavy classical details (dentilled course, banding, double doors and pillared portico) on four storeys (including basement). It is patently unsuitable for this Area of Special Local Character, in its scale, bulk and design and indeed it is very similar to the application which was refused, inter alia, for those very reasons.

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 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.'

The proposed dwelling is significantly larger than the existing dwelling and the majority of the other properties in the street scene. At a height of 8.78 m the roof line is even higher than no. 61, (at 8.5 m) which is the largest extended property nearby. The resultant crown roof detail presents a large bulky box like appearance, which is out of keeping with the character of the ASLC as is the two storey flat roofed projection to the rear. The mock Georgian facade is not in keeping with the 1930's style of properties and the 0.9 m set back from the boundary of no. 63 fails to respect the requirements of HDAS and adds to the cramped over developed appearance of the site.

Therefore the proposal fails to reflect the architectural character and appearance of the Gate Hill Estate ASLC. As such it is considered that the proposal fails to comply with the requirements of Policies BE5, BE6, BE13, BE15 & 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: New Residential Layouts, in relation to new dwellings, states that 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.

Concern has been raised over the potential impact on the neighbouring properties from increased overshadowing, loss of light and sunlight, visual intrusion and over dominance. The proposed block plan as submitted within the application combines with the ground floor

plan and only shows the relationship with the neighbouring properties attached garages and not the dwellings themselves. The proposed dwelling would extend 8.5 m beyond the rear of the adjacent garage at no.49 and is set back from the boundary by 1.6 m. It would extend 5.65 m beyond the garage of no 53 and would be set back from the boundary by 0.9 m. The first floor plan shows a recess of 1.75 m at the rear corner of the North Eastern elevation (adjacent to no. 49) and a diagonal line which would appear to demonstrate compliance with a 45 degree line of sight from no. 49.

However the site plan submitted under application 17990/APP/2015/645 for the rear extensions did show the relationship to the adjacent properties. Measurements taken from that plan in relation to the neighbouring garages show that the maximum depth to ensure the preservation of a 45 degree line of site would be 4.25 m from the rear of no.49's garage and 6 m from the rear of no.53's garage. Given that the depth clearly exceeds that requirement for no. 49 the proposed development would clearly encroach on a 45 degree line of sight.

Given the scale and bulk of the proposed dwelling; the level of projection beyond the rear of the adjacent dwellings and the limited degree of separation from the side boundaries, it is considered that the proposal would have a dominant and overbearing impact resulting in an unacceptable degree of over dominance, visual intrusion, loss of light and over shadowing.

In relation to any loss of privacy arising from the proposal, the proposed first floor windows on the side elevation are to serve en-suite bathrooms and dressing rooms. As such they could be conditioned to be obscure glazed and fixed shut. It is not considered that the front or rear windows would result in any increased overlooking compared to the current dwelling.

As such it is considered that the proposal is an un-neighbourly form of development and fails to comply with the requirements of Policies BE20, BE21 & BE24 of the Hillingdon Local Plan Part 2 Saved 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. For a 6 bed property a floor area of 133 sq m (including 4 sq m of storage) would be required. This is a substantial property which greatly exceeds this requirement. Therefore adequate space would be provided to meet the London Plan and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) space requirements.

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: New Residential Layouts: Section 4.9.

Section 4 of the Council's HDAS: Residential Layouts states that development should incorporate usable attractively laid out and conveniently located garden space. This is a

deep plot and sufficient private amenity space would be retained for occupiers of the new house in accordance with 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 1.5 spaces per dwelling.

The front building line is as existing and the through driveway shows there is still sufficient provision to accommodate 2 parking spaces as required within the adopted parking space standards. It is therefore considered that the proposal complies with the requirements of policies AM7 and AM14 of the Hillingdon Local Plan (November 2012) and the adopted SPD HDAS: Residential Layouts.

7.11 Urban design, access and security

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9 m from the edge of the highway. No details have been provided with regard to this issue, however it is considered this could be dealt with by a suitable condition.

A Secured by Design condition could be added to any approval to ensure the development complies with such principles should the application be acceptable in all other respects.

7.12 Disabled access

The Access Officer has not responded to raise any concerns relating to Lifetime Home Standards and to achieving level access.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Due to the extensive nature of the proposal, including the excavation of the basement, it is possible that there will be some impact to nearby trees (including preserved trees) due to the excavation and construction process. Tree protection will be required to safeguard the retained trees. If all other aspects of the proposal were acceptable, landscape conditions could be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The application is accompanied by a flood risk attenuation strategy. This proposes the utilisation of SuDS in the form of rainwater harvesting and attenuation storage. Infiltration has been discounted due to poor draining soils.

The design of the proposed basement is such that an appropriate drainage scheme to deal with ground water and surface water matters could be secured by a condition were the application to be acceptable in other respect. Subject to such a condition the proposal would comply with relevant policies including policies 5.13 - 5.15 of the London Plan 2015 and Policy OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The Party Wall Act is a separate form of legislation relating to works on a boundary and is a civil issue to be agreed between neighbours. This is not a material planning consideration in the assessment of this application. Similarly the High Hedges Legislation would be the correct process to seek to resolve any nuisance issues relating to the height of hedges between properties. The proposed type of heating is also not a material planning consideration.

The planning issues raised have been addressed as appropriate in the report.

7.20 Planning Obligations

The proposal would not necessitate the provision of planning obligations, however based on the information before officers at this stage it would be liable for payments under the Community Infrastructure Levy.

7.21 Expediency of enforcement action

Not applicable to this proposal.

7.22 Other Issues

The basement proposed is large and close to neighbouring boundaries. A comprehensive basement construction and method statement has been provided that concludes that there is a safe and effective method of excavating and constructing the basement without significant impact on the public highway or neighbouring properties.

As the basement is satisfactory from a drainage and flood risk perspective there is no reason to refuse the planning application in this regard.

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

10. CONCLUSION

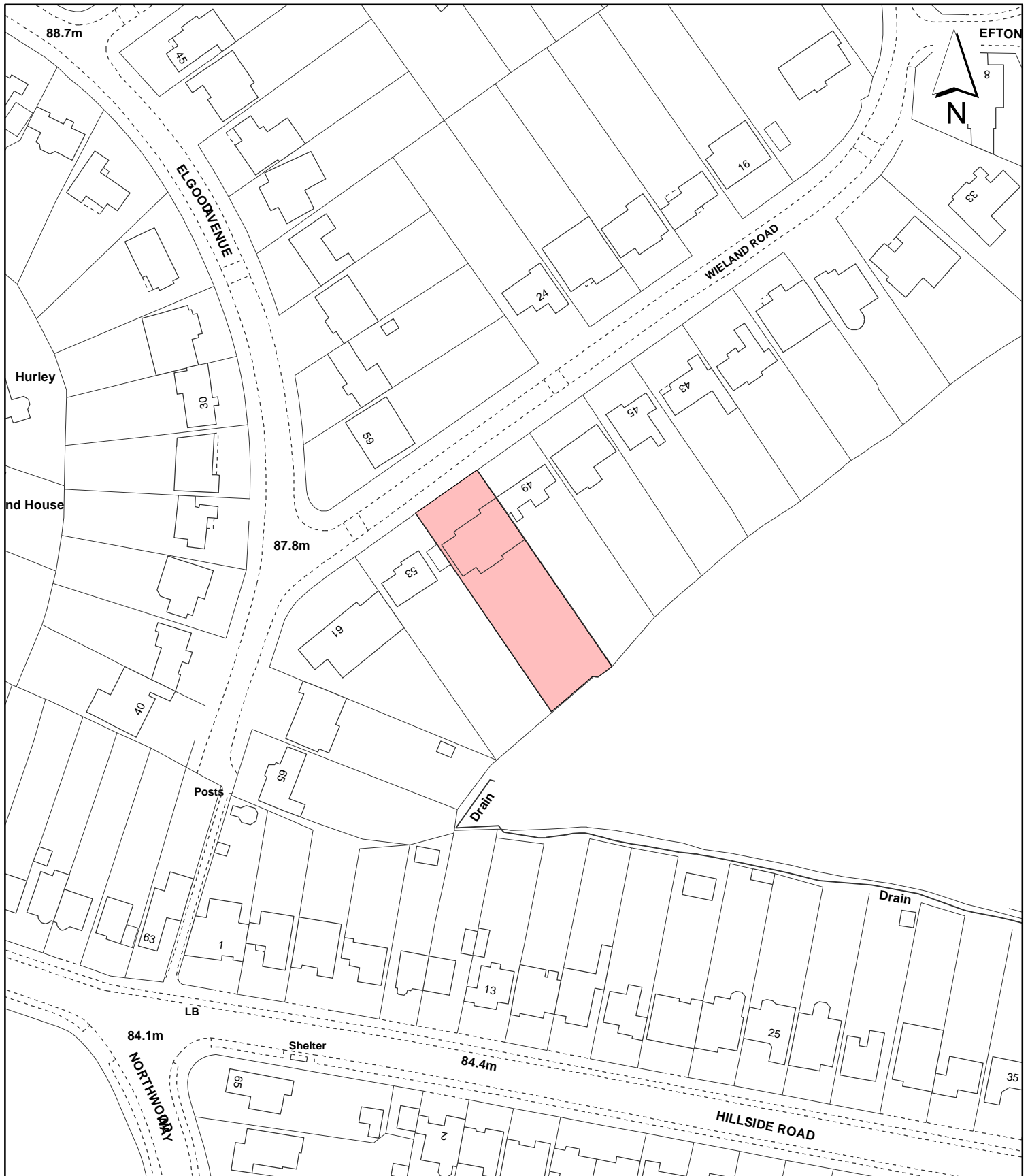
he proposal fails to comply with with policies BE5, BE6, BE13, BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and is therefore recommended for refusal.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan Part 2
The London Plan (2016)
Supplementary Planning Document 'Accessible Hillingdon'
National Planning Policy Framework

Contact Officer: Liz Arnold

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Notes:

 Site boundary

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Site Address:

**51 Weiland Road
 Northwood Hills**

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

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

Planning Application Ref:

17990/APP/2016/3166

Scale:

1:1,250

Planning Committee:

North

Date:

January 2017



HILLINGDON
 LONDON