

Report of the Head of Planning, Sport and Green Spaces

Address 210 CENTRAL AVENUE HAYES

Development: Single storey side/rear extension, first floor rear extension, conversion of roofspace to habitable use to include a rear dormer and conversion of roof from hip to gable end and conversion of dwelling to 2 x 3-bed flats with associated amenity space.

LBH Ref Nos: 71772/APP/2016/2019

Drawing Nos: GTD611-02FPA
Location Plan (1:1250)
GTD611-03FPA
GTD611-04FPA
GTD611-01FPA
GTD611-05FPA

Date Plans Received: 26/05/2016

Date(s) of Amendment(s):

Date Application Valid: 09/06/2016

1. **SUMMARY**

The property is located within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). This proposal considers the conversion of the existing dwelling into 2 x 3-bed flats with associated amenity space involving the erection of a single storey side/rear extension, a first floor rear extension and the conversion of the roofspace to habitable use to include a rear dormer and conversion of the roof from a hip to a gable end.

Previously a Certificate of Lawful Development has been approved for the loft conversion with a hip to gable end and rear dormer window and a Prior Approval has been granted for a 4m deep single storey rear extension.

The proposed extensions to the existing dwelling are large bulky additions, which are out of keeping with the character of the original dwelling, the street scene and the wider Area of Special Character. The subdivision of the two storey dwelling to provide 2 x 3 bed flats fails to provide satisfactory indoor living space for future occupiers. Furthermore it has failed to demonstrate it can provide usable parking provision for both properties and will therefore result in increased demand for on street parking, it will result in the damage to/loss of a street tree and hedge to the frontage.

It is therefore recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The roof alteration/extensions, by reason of its siting in a visually prominent location, the hip to gable end roof design and the size, scale, bulk, and design of the rear dormer window would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and symmetry of this distinctive

terrace of houses of which it forms a part and to the visual amenities of the street scene and the wider Central Avenue, Hayes Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposal would provide an overall internal floor space of an unsatisfactory size for the proposed three bedroom units. The proposal would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policy 3.5 and Table 3.3 of the London Plan (2016), the Housing Standards Minor Alterations to The London Plan (March 2016), Policies BE19 and H7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).

3 NON2 Non Standard reason for refusal

The proposed single storey side extension by reason of its siting in this open prominent position, size, scale and proximity to the side boundary, would result in the loss of an important gap characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the visual amenities of the street scene and the wider Central Avenue, Hayes Area of Special Local Character. The proposed development is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

4 NON2 Non Standard reason for refusal

The proposal fails to demonstrate it can make adequate provision for off-street parking in accordance with the Council's adopted car parking standards and to demonstrate that the proposed development, including the new crossovers, would not give rise to vehicular and pedestrian conflict. As such, the proposal is likely to give rise to additional on-street parking, in an area where such parking is at a premium, to the detriment of highway and pedestrian safety, contrary to policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

5 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 requirements for the mix of housing including family accommodation, would result in an over-development of the site detrimental to the residential amenity of 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.

6 NON2 Non Standard reason for refusal

The proposed crossover to the front will result in the loss of/damage to an existing street tree to the detriment of the visual amenity and character and appearance of the street

scene and the wider Central Avenue, Hayes Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

7 NON2 Non Standard reason for refusal

The proposal results in the total hardstanding of the front garden area and the loss of the mature hedge to the detriment of the visual amenity and character and appearance of the street scene and the wider Central Avenue, Hayes Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy BE38 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
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
H7	Conversion of residential properties into a number of 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
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 5.3	(2016) Sustainable design and construction
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

3 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (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. 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.

3. CONSIDERATIONS

3.1 Site and Locality

The site relates to a two storey end of terrace dwelling located on the Eastern side of Central Avenue at its junction with Addison Way. It forms part of a terrace of 4 properties with the end properties having a gable fronted forward projection. There is a small front garden, enclosed by a well established hedge and an elongated rear garden.

Central Avenue is residential in character and appearance comprising similar terraced properties opposite and to the South. To the North are flatted developments and there are two rows of detached garages accessed from Addison Way to the rear.

The site is located within the Central Avenue, Hayes Area of Special Local Character and the developed area as identified in the Hillingdon Local Plan Part Two - UDP Saved Policies (November 2012).

3.2 Proposed Scheme

Planning permission is sought for a change of use from a single dwelling into 2 x 3 bedroom flats. The proposal includes the erection of a single storey side/rear extension, a first floor rear extension and the conversion of the roofspace to habitable use to include a

rear dormer and conversion of the roof from a hip to a gable end.

Flat 1 (ground floor flat) would have a floor area of approximately 85.2 sq m and flat 2 (first floor and loft space), 77.95 sq m. The rear garden would be divided in to two separate garden areas of approximately 49 sq m each.

3.3 Relevant Planning History

71772/APP/2016/1335 210 Central Avenue Hayes

Conversion of roof space to habitable use to include a rear dormer and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 26-04-2016 Approved

71772/APP/2016/1347 210 Central Avenue Hayes

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 2.75 metres, and for which the height of the eaves would be 2.7 metres

Decision: 09-05-2016 PRN

Comment on Relevant Planning History

71772/APP/2016/1335 CLD - Conversion of roof space to habitable use to include a rear dormer and conversion of roof from hip to gable end (approved)

71771/APP/2016/1347 PAH - Single storey rear extension (approved)

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

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

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
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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 5.3	(2016) Sustainable design and construction
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

10 neighbours were consulted for a period of 21 days expiring on the 4 July 2016 and a site notice was erected expiring on the 16 August 2016. No responses were received from neighbouring properties.

Hayes Conservation Area Advisory Panel:

We are strongly opposed to the proposed changes. The house has a prominent corner position at the gateway to this Area of Special Local Character so, despite the recent granting of permission for extensions to the rear and into the roof, the present application should be refused as it is over-development of the site and would have a severely detrimental effect on the streetscape. We also note that the application form denies the existence of the thriving privet hedge along the front and much of the side boundary. This would have to be removed were permission granted to allow construction of the extension right up to the boundary. The present parking provision appears to be at the rear of the property, but the plans submitted do not make it clear where parking would occur were permission granted, and which of the flats would own the front garden. For all these reasons we expect that permission will not be granted for this application.

Townfield Tenants & Residents Association: No response.

Ward Councillor: Requests that the application is reported to committee for decision.

Internal Consultees

Highways Officer:

New cross overs to both sets of parking spaces should be shown on plans, together with the carriageway width serving the rear spaces (flat 2) to demonstrate manoeuvrability in and out of the two spaces. The plans should show the massive tree trunk at the front in order establish that tree roots are not affected by the construction of the cross overs to parking spaces for flat 1. The access to one of the front parking spaces is located on the junction corner and over riding the pedestrian drop kerbs and cannot be accepted.

Trees/Landscaping Officer:

There are no TPO's or Conservation Areas affecting the site. There is a mature hedge running down the side boundary. which is the only significant landscape feature, which will be removed to facilitate the development.

There appears to be a proliferation of hard standing, which will not be attractive. At least 25% of the front garden space should be retained as soft landscape. Given the proposed parking arrangement, it looks as if the central area will be used for parking, even though it is not shown as such.

There is a very large London Plane tree in the footway outside this property. This tree has significant amenity value as it is part of a distinctive avenue of identical species for which Central Avenue is well-known locally.

Both of the proposed driveways/parking spaces will be well within the root protection area (RPA) of the tree.

However, the construction of a new dropped kerb immediately to the north of the tree will involve the removal of a raised kerb, excavation and the construction of a new dropped kerb which will jeopardise the health and the stability of the tree and is, therefore, unacceptable.

The proposed access to the south of the tree already benefits from a road level kerb as part of an authorised/designed footway parking scheme. Assuming that no further excavation and construction would be required, there would be no objection to this existing arrangement providing vehicle access to an on-site parking space, if it is acceptable to the highway planners.

Environmental Protection Unit: No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site lies within an established residential area where there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable.

7.02 Density of the proposed development

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

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

With specific reference to the site 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 proposal includes the erection of a single storey side/rear extension, a first floor rear extension and the conversion of the roofspace to habitable use to include a rear dormer and conversion of the roof from a hip to a gable end. It is noted that both a 4m deep single storey rear element and the loft conversion including the hip to gable and the rear dormer window have been granted Certificates of Lawful Development. It is therefore possible for these elements to be constructed as separate elements, in connection with the use of the property as a single dwelling house. However, this proposal includes these elements as part of a wider scheme for additional extensions and the conversion of the dwelling to form two separate flats and as such should be assessed against adopted Policy and Guidance accordingly.

The existing building lies at the end of the Central Avenue, Hayes Area of Special Local Character, which extends from nos. 20 and 21 Central Avenue up to Addison Way. The general characteristic of the properties at this end of the road is primarily groups of terraces of 4 properties, which take 3 forms, with the other terraces being a straight terrace and a gable ended terrace with all 4 properties having a gabled front projection set in two blocks. It is noted therefore that a side gable feature is present on another terrace type within the general street scene, however the inclusion of a gable end on this block would unbalance the overall appearance of the terrace and that reflected in the terrace opposite. This is a corner plot, which is highly visible from the surrounding area and the inclusion of the large roof extension and side extension, closing the characteristic gap feature at the junction with Addison Way is considered to be detrimental to the character and appearance of the wider Area of Special Local Character. These issues are further considered in Section 7.07.

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.

HDAS: Residential Extensions advises that extensions should be designed to appear subordinate to the original dwelling and in considering a proposed single storey side extension, the width and height should be considerably less than that of the main house and be between half and two thirds of the original house width. For single storey rear extensions a depth of 3.6 m with a flat roof not exceeding 3 m in height would be acceptable. Two storey extensions should have a ridge height at least 0.5 m lower than the original roof. Hip to gable alterations would normally be refused where it would unbalance the appearance of the building and dormer windows should be set at least 0.3 m below the ridge line, 0.5 m above the eaves and at least 0.5 m from the sides of the roof.

The proposed side extension measures 2.2m in width, 11.4m in depth (including a 4m deep rear projection) and has a flat roof of 2.75m. This then returns across the whole of the rear elevation. Although the rear element of this would exceed the recommended depth in the adopted Supplementary Planning Document HDAS: Residential Extensions by 0.4m, it is noted that an extension of a similar depth exists on the adjoining property and in terms of appearance is not significantly larger.

On the Northern side of the rear elevation and above part of the single storey rear element it is proposed to erect a first floor extension. This measures 3m in depth, 3.4m in width and would have a hipped roof adjoining the proposed dormer window and set down from the main ridge line by 1m. The proposed alteration to form the gable end is on the north facing elevation adjacent to Addison Way, with the proposed rear dormer spanning the whole width of the roof slope at 5.8m with a depth of 2.75m and a height of 2.25m. It is noted that this corner is currently characterised by the presence of a large well established hedgerow, which the application form has not identified as being present.

Overall, these are substantial additions to the existing dwellinghouse and whilst some elements in isolation such as the rear extensions may comply with the principles of the SPD, the proposed loft conversion does not in terms of both the hip-to-gable roof and the substantial rear dormer window, which clearly gives the impression of a flat roofed third storey to the property. Furthermore the roof of the two storey element abutting the proposed dormer window accentuates the bulk and volume of the proposed roof alterations, which will be highly visible from the wider street scene.

With regard to the single storey side extension, whilst this is relatively modest in scale and form its close proximity on the side boundary with Addison Way would infill the open spacing and result in a loss of significant spaciousness of the corner plot and the hedge, which forms an attractive boundary treatment at this point. The proposal would thus represent a visually over-dominant and unsympathetic form of development, which would detract from the character, openness and spaciousness of the corner, from the architectural integrity of the original property and the terrace of properties of which it forms a part and the character of the wider Area of Special Local Character.

The proposal therefore represents an over development of the site to the detriment of the character and visual amenities of the street scene and the wider Area of Special Local Character. Therefore the proposal is contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

7.08 Impact on neighbours

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) that uses that become detrimental to the amenity of the adjoining occupiers or area will not be approved.

Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours and policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded.

Most of the proposed bulk of the extensions are positioned away from the neighbouring property at no. 208. This property currently benefits from a 3.6m deep single storey rear extension and as such would not be significantly impacted upon by the proposed 4m deep

extension where it is adjacent to the boundary. The proposed two storey element is set back 2.45m from the shared boundary and does not compromise a 45 degree line of sight from the first floor windows. As such, it is not considered that the proposed extensions would significantly harm the residential amenities of the occupiers of the adjoining properties from increased overshadowing, loss of sunlight, visual intrusion, over-dominance or loss of privacy. Therefore the proposal complies with the requirements of Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan.

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The standards require a 3 bed (five person) dwelling set over 1 storey to have a minimum internal floor area of 88.5 sq m (including 2.5 sq m of internal storage). A 3 bed (five person) dwelling set over 2 stories should have a minimum internal floor area of 95.5 sq m (including 2.5 sqm of internal storage). The proposed layouts indicate that flat 1 (ground floor flat) has a floor area of approximately 82.4 sq m and flat 2 (upper floors) has a floor areas of 77.95 sq m. The proposal therefore fails to provide a satisfactory living environment for the future occupants of both flats contrary to Policies BE19 and H7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 and Table 3.3 of the London Plan, 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 Nationally Described Space Standards.

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 proposed developments 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 maximum provision of 1.5 off-street parking spaces for each dwelling.

The submitted plans identify two parking spaces per flat, with the two for flat 1 located at the front of the building and two at the rear, which would be in accordance with adopted standards. However the Highways Officer has advised that the new crossovers to both sets of parking spaces should be shown on plans, together with the carriageway width serving the rear spaces (flat 2) to demonstrate manoeuvrability in and out of the two spaces. The plans also fail to show the massive tree trunk at the front in order establish that tree roots are not affected by the construction of the cross overs to parking spaces for flat 1. The access to one of the front parking spaces is located on the junction corner and over riding the pedestrian drop kerbs and cannot be accepted. It is there considered that the application has failed to demonstrate that adequate parking provision could be achieved. Therefore it is considered that the proposal would increase demand for on street parking and will have a detrimental impact on the adjacent highways. It is therefore

considered that the proposal fails to comply with the requirements of policy AM14 of the Hillingdon Local Plan (November 2012).

If the proposal was otherwise acceptable it is considered that appropriate cycle parking can be provided.

7.11 Urban design, access and security

Section 4 of the Council's HDAS: Residential Layouts states that developments should incorporate usable attractively laid out and conveniently located garden space in relation to the flats which they serve. It should be of an appropriate size, having regard to the size of the flats and the character of the area. A minimum of 30 sq m for a 3 bed flat would be required. The submitted plans show that the flats would have separate private gardens, at the rear of the property of approximately 23.65 sq m for flat 1 and 21.45 sq m for flat two, which would fail to accord with the space requirements of Policy BE23 of the Local Plan and HDAS guidance.

7.12 Disabled access

The Access Officer has not raised any concerns with relation to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

The Landscape Architect has advised that there is a mature hedge running around the front and part of the side boundary. which is the only significant landscape feature. The proposal would result in this being removed to facilitate the development. The proposal is inelegant and appears over-developed. There also appears to be a proliferation of hard standing, which will be unattractive and would adversely impact on the street scene. At least 25% of the front garden space should be retained as soft landscape. Given the proposed parking arrangement, it looks as if the central area will be used for parking, even though it is not shown as such. Furthermore, there is a very large London Plane tree in the footway outside this property. This tree is has significant amenity value as it is part of a distinctive avenue of identical species for which Central Avenue is well-known locally.

Both of the proposed driveways/parking spaces will be well within the root protection area (RPA) of the tree.

However, the construction of a new dropped kerb immediately to the north of the tree will involve the removal of a raised kerb, excavation and the construction of a new dropped kerb which will jeopardise the health and the stability of the tree and is, therefore, unacceptable.

7.15 Sustainable waste management

No details of a bin storage area is identified within the application although this could be conditioned for submission if all other aspects of the proposal were acceptable.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Sustainable drainage could be conditioned were the application recommended for approval.

7.18 Noise or Air Quality Issues

No details have been submitted to demonstrate that adequate sound insulation could be provided, however these details could be conditioned if all other aspects of the development were considered acceptable.

7.19 Comments on Public Consultations

The comments received have been addressed within the body of the report.

7.20 Planning obligations

The Council adopted its own Community Infrastructure Levy (CIL) on August 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £35.00 per sq metre.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The proposed extensions to the existing dwelling are large bulky additions, which are out of keeping with the character of the original dwelling, the street scene and the wider Area of Special Character. The subdivision of the two storey dwelling to provided 2 x 3 bed flats fails to provide satisfactory indoor living space for future occupiers or sufficient parking provision, which will result in the increased demand for on street parking. Furthermore, it will result in the damage to/loss of a street tree and hedge to the frontage and side.

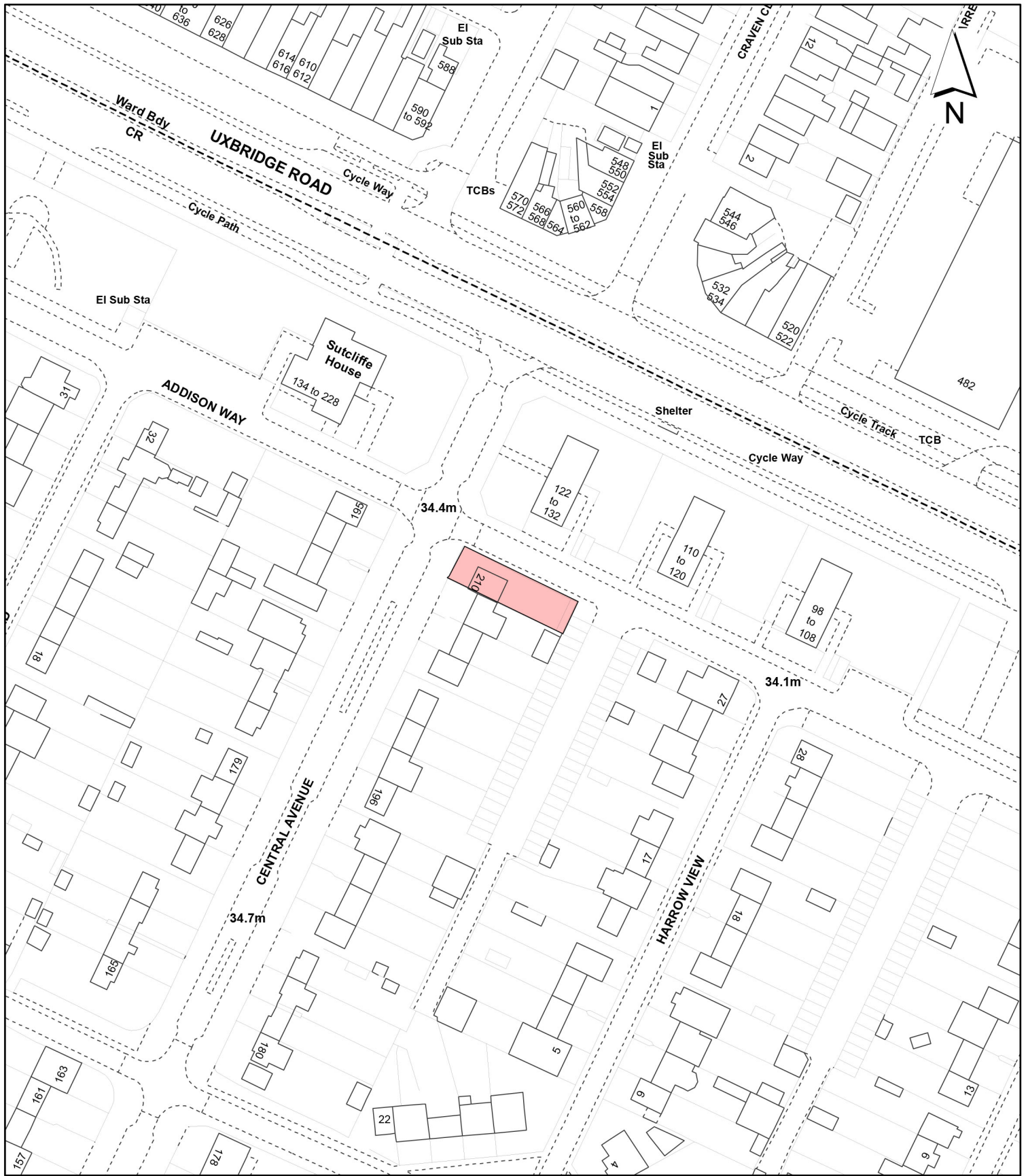
As such, the proposal is considered contrary to policies in the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the SPD HDAS: Residential Layouts: and The London Plan (2011)

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)
Technical Housing Standards - Nationally Described Space Standard
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

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Notes:

 Site boundary

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 Planning Section

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Planning Application Ref:
71772/APP/2016/2019

Scale:
1:1,250

Planning Committee:
Central & South

Date:
January 2017

