

Report of the Head of Planning, Sport and Green Spaces

Address 271 SWAKELEYS ROAD ICKENHAM

Development: Redevelopment of entire site to create 7 new flats. (Outline Planning Application with All Matters Reserved).

LBH Ref Nos: 23510/APP/2016/3127

Drawing Nos: Location Plan
16/3013/1 Rev.A
16/3013/2

Date Plans Received: 16/08/2016 **Date(s) of Amendment(s):** 16/08/2016
Date Application Valid: 23/08/2016

1. SUMMARY

This Outline Planning Application, with all matters reserved, is seeking outline permission to demolish the existing detached house and erect a two storey block with accommodation in the roof space to provide 7 x 2 bed 4 person residential units.

All matters (layout, appearance, scale, access and landscaping) are reserved and cannot be assessed at this stage.

However, whilst there is no in principle objection to a residential scheme on an existing residential plot, the scheme would breach the Council's 10% threshold for flat conversions on this stretch of road, which would erode its traditional residential character.

It is recommended for refusal accordingly.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development would result in the over-concentration of flatted development on this part of Swakeleys Road and the intensification of the residential use, which would be detrimental to the traditional character associated with family housing that has been retained on this section of Swakeleys Road. The proposal is therefore contrary to Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Paragraph 3.3 of the Council's 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).

2 153 **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 (2015) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
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
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
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 5.3	(2016) Sustainable design and construction
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture

3 159 **Councils Local Plan : Part 1 - Strategic Policies**

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

Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4

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 order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition further guidance was offered to the applicant by the case officer during the processing of the application to identify the amendments to address those elements of the scheme considered unacceptable which the applicant chose not to fully implement.

3. CONSIDERATIONS

3.1 Site and Locality

No. 271 Swakeleys Road comprises a detached house on a fairly large 0.09 ha plot which is sited on the South Eastern side of Swakeleys Road, which at present contains a large two storey detached dwellinghouse. It is set approximately 15 metres back from the front boundary line at its closest point. The ground levels within the site are relatively flat.

At present, the area to the front of each house are covered in hardstanding and used for parking by the current occupants. To the rear of each building is a garden area which provides the private amenity space for the occupiers of the property.

To the South West of the application is No.273 Swakeleys Road, a two storey detached dwelling. The dwellings to the South West of the application site have a relatively uniform building line. To the North East of the application site is a two storey, detached dwelling, No.269 Swakeleys Road.

In the absence of any formal designation, the application site forms part of the 'developed area'. The site has a Public Transport Accessibility Level (PTAL) of 1b, on a scale of 1 to 6 where 1 is the least accessible and 6 the most accessible by public transport.

3.2 Proposed Scheme

The application seeks outline planning permission with all matters reserved for the redevelopment of the entire site to create 7 x 2 bed 4 person flats. The application is supported by a location plan and existing and proposed site plans.

3.3 Relevant Planning History

Comment on Relevant Planning History

No relevant planning history.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE18 Design considerations - pedestrian security and safety
- 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.
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- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- H4 Mix of housing units
- H5 Dwellings suitable for large families
- OE1 Protection of the character and amenities of surrounding properties and the local area
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- 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 5.3 (2016) Sustainable design and construction
- LPP 7.4 (2016) Local character
- LPP 7.6 (2016) Architecture

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

9 properties and the Ickenham Residents association were notified of the application and 6 objection letters were received in response, which made the following comments:

1. Impact the over development of flats will have on the area and local support services.
2. Increase in traffic.
3. The property is a beautiful family residence and should remain as so.
4. Increase in noise.

A petition was received with 20 signatories, and objects to the proposals.

ICKENHAM RESIDENTS ASSOCIATION

Here is yet another outline application (at this stage) for demolishing one residential home for conversion to self-contained flats with associated parking.

Our greatest concern is that it would add excessive traffic movements onto an already over-stressed Swakeleys Road at a point close to a light controlled pedestrian crossing near Warren Road, The Drive on the opposite side and approaching Swakeleys Roundabout.

The above proposal follows the recent applications 10215/APP/2016/1443 219 SWAKELEYS ROAD ICKENHAM and

70701/APP/2015/3026 211-213 Swakeleys Road Ickenham, and we are worried about this development trend along this main residential road in Ickenham. We refer again to Mr. Meghji Hirani's e-mail of 12.02.15 in connection with p/a

61646/APP/2014/4363 - 277 Swakeleys Road, giving us some guidelines concerning flat redevelopments, i.e.

The redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable,

including the houses which have been converted into flats or other forms of housing. On residential streets

longer than 1 km the proposed redevelopment site should be taken as a midpoint of a 1km length of road to

be assessed.

We feel the above proposal would be yet another undesirable, inappropriate development in an otherwise residential road of large detached houses, compounding the undesirable effect that flats recently built at No. 209 and 211 - 213 already had on the street scene in both Swakeleys Road and Roker Park Avenue.

So far along this stretch of the street we have to our knowledge the following new apartments (the above new application not included):

209 Swakeleys Road 38490/APP/2013/3223 already built

211 - 213 Swakeleys Road 70701/APP/2015/3026 already built

219 Swakeleys Road 10215/APP/2016/1443 Not yet decided

277 Swakeleys Road 61646/APP/2015/1347 Letter of observation 26.04.15 Refused 08.06.15
APP/R5510/10/W/ 15/3136391 20.11.15 LBH 7747 -

ALLOWED 09.03.16

226 Swakeleys Road 21277/APP/2014/889 already built

228 Swakeleys Road 11246/APP/2015/827 already built

230 Swakeleys Road 11112/APP/2015/3774 Refused 13.04.16

Officer Comment:

These issues are dealt with in the main body of the report.

Internal Consultees

HIGHWAY COMMENTS:

The layout does show that they can get 8 car parking spaces in place and access can be drive-in, drive out.

There is still a condition for a traffic study that has to be carried out relating to traffic flows and the modelling to demonstrate that at peak times there are suitable gaps available.

TREES AND LANDSCAPE COMMENTS:

This site is occupied by a detached house set back from Swakeleys Road, within a large established garden which extends to the edge of Silver Birch Close. The garden contains mature trees and shrubs and is influenced by off-site trees in neighbouring properties.

COMMENT Trees on the site are not protected by TPO or Conservation Area designation, although they are a material planning consideration. There is a protected tree in the front garden of 273 Swakeleys Road which is close to the site boundary - T4 on the schedule of TPO 588. A tree survey to BS5837:2012 is required to assess trees on, and close to, the site. The survey should be used to influence the design and layout of any future development proposal. The report should clearly identify trees to be removed / retained as part of the proposal and should include an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Proposals.

If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and appearance of the area.

RECOMMENDATION

No objection subject to the submission of a tree report (as outlined above) and conditions RES2, RES6, RES8, RES9 (parts 1,2,3,4,5 and 6) and RES10.

ACCESS OBSERVATIONS:

Any grant of planning permission should include the following condition: The dwelling(s) would be required to be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015 REASON: To ensure an appropriate standard of housing stock in accordance with London Plan policy 3.8 c, is achieved and maintained.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 17 of the National Planning Policy Framework states that one of the core principles of the document is the "effective use of land by reusing land that has been previously developed (brownfield land)."

Policy H3 of the Hillingdon Local Plan states that the loss of residential accommodation will only be permitted if it is replaced within the boundary of the site. An increase in residential accommodation will be sought.

The development proposes the demolition of the existing family dwelling and the erection of a building containing 7 flats.

Paragraph 3.3 of the Council's Supplementary Planning Document (SPD) HDAS: Residential Layouts advises that the traditional residential character of an area can be compromised where there is an over-concentration of flatted development. The guidance

goes on to advise that to avoid this, the cumulative impact of residential conversions are unlikely to be acceptable where more than 10% of the houses in a street have been converted or redeveloped to provide flats or other forms of housing. On residential streets longer than 1 km, the guidance advises that the application site should be taken as the midpoint on a 1 km stretch of road to be assessed. Using this assessment,

Nos. 209 (38490/APP/2013/3223), 226 (21277/APP/2014/889), 228 (11246/APP/2015/827), 211/ 213 (70701/APP/2015/3026) and 219 (10215/APP/2016/1443) Swakeleys Road have either been converted or have been granted permission to convert to flatted development and works have been implemented with No. 277 (61646/APP/2015/1347) having recently been granted permission for a flatted conversion at appeal. The original development of Hetherington Way would have been likely to have involved the re-development of original houses but as this scheme fronts Heatherington Way and their rear amenity space adjoinings Swakeleys Road with 1.8 m high close boarded fencing, the scheme does not impact upon Swakeleys Road in terms of flatted conversions.

Having regard to Swakeleys Road the Council has assessed the number of houses that have been replaced with flats over a 1km length (using the mid point for analysis). Officers have no doubt that this development if allowed would exceed the 10% rule. A planning application at 219 Swakeleys Road has been very recently approved. That approval took the calculation from 219 Swakeleys Road upto 10%. This site is slightly closer to Swakeleys roundabout (where there are dwellings in more spacious plots and lower housing density). This means the overall number of houses in the 1km length is reduced. Nonetheless all of the flatted developments included in the 219 Swakeleys Road calculation are relevant. This is because of clustering of development between 209 and 277 Swakeleys Road. It is important to note that the clustering of development in this part of Swakeleys Road exacerbates the harm caused to the character and appearance of this part of Swakeleys Road through loss of more traditional family housing.

The 10% rule is guidance and it is important to consider the benefits of new housing against the harm caused to the character and appearance of the streetscene. The 10% rule has been supported at appeal as an important design guidance criteria that enables the Council to protect individual streets from harmful clustering of flatted development. It is considered that the breach of the 10% rule and harmful effect of clustering of blocks of flats in a relatively short part of Swakeleys Road outweighs the benefit of new housing (which could be built in other suburban streets in the Borough without causing the harmful visual impact referred to above).

The proposed development would exceed the 10% threshold along this stretch of Swakeleys Road, eroding its traditional suburban character contrary to Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Paragraph 3.3 of the Council's adopted Supplementary Planning Document HDAS: Residential Layouts, as such the application is recommend fro refusal.

7.02 Density of the proposed development

The London Plan (March 2015) advises that an appropriate residential density for the site would range from 150-200 habitable rooms per hectare (hr/ha) and 50-75 units per hectare (u/ha) for units with a typical size of 2.7 - 3.0 habitable rooms per unit (hr/u) within a suburban area with a PTAL of 1b.

The proposed unit density would be 70 u/ha and habitable room density would be 212 hr/ha, marginally in excess of the Mayor's maximum standards. Whilst being in excess of these standards would not automatically result in a reason for refusal, particularly on a small infill development, it will mean that in order to avoid being considered over

development, it will be all the more important to ensure that the scheme fits in with its surroundings and neighbouring property and provides a good quality residential environment.

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

Not applicable to this application.

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 1 - Strategic Policies (November 2012) requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable environments through, amongst other criteria, as seeking a high quality design which enhances local distinctiveness and by being designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views in making a positive contribution to the local area. Policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seek to ensure that the layout and appearance of new buildings harmonises with the existing street scene or other features of the area that are worthy of retention or enhancement and new development within residential areas improves the character and appearance of the surrounding area.

Appearance has been reserved and this stage cannot be considered.

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to protect the amenities of surrounding residential properties from new development in relation to loss of sunlight, dominance and loss of privacy respectively. The Council's Supplementary Planning Document HDAS: Residential Layouts provides further clarification in that it advises that buildings of two or more storeys should maintain at least a 15 m separation distance from adjoining properties to avoid appearing overdominant and a 21 m distance between facing habitable room windows and private amenity space such as balconies and patio areas (considered to be a 3 m deep area adjoining the rear elevation of a property) should be maintained to safeguard privacy.

Given that all matters have been reserved, no details of the flat layouts or scale, design, of building have been provided at this stage, it is not possible to comment on the impact the development would have on neighbours. This would, if the application was approved, be assessed at the Reserved Matters stage.

7.09 Living conditions for future occupiers

London Plan Policy 3.5 and Table 3.3 sets out the minimum space standards for residential units. One-bed units require 50 sq.m of internal floor space. The proposed units range in size from 50.5 sq.m up to 69 sq.m so would all meet or exceed the standard set out in the London Plan. .

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires residential developments to provide or maintain sufficient external amenity space to protect the amenity of residents, and for the amenity space to be usable in terms of its shape and siting.

The Council's HDAS: Residential Layouts SPD states that two bed units should be

provided with 25 sq.m.

Given that all matters have been reserved, no details of the flat layouts or size of building have been provided at this stage, it is not possible to comment on this aspect of the development. This would, if the application was approved, be assessed at the Reserved Matters stage.

Officers note however that the plot size is sufficient to provide the required 175 sq.m of amenity space (25 sq.m per 2 bed flat) as required by HDAS.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policies AM2 and AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) advise respectively that proposals for development will be assessed against their contribution to traffic generation and impact on congestion, having regard to the present and potential capacity of public transport and that the traffic generated by proposed developments would need to be accommodated on principal roads without increasing demand along roads or at junctions already used to capacity, not prejudice the free flow of traffic, nor diminish environmental benefits brought about by other road improvement schemes or infiltrate local roads. Policy AM9 supports cycle provision, including the need for cycle storage provision within development schemes and Policy AM14 advises that development should accord with adopted car parking standards.

As all matters, including access are reserved it is not possible to fully assess the proposal. However, the proposed site layout plan indicates that the access will remain off Swakeleys Road and that the development will be served by 8 car parking spaces to the front of the proposed residential building in a small communal parking area.

Furthermore, parking provision of just over 1 space per unit is acceptable in principle.

7.11 Urban design, access and security

Access and security matters are now largely covered by Building Regulations.

7.12 Disabled access

Given that all matters have been reserved no details of layouts have been provided at this stage, it is not possible to comment on the disabled access matters. This would, if the application was approved, be assessed at the Reserved Matters stage. Standard conditions would have been proposed had the application been recommend for approval.

7.13 Provision of affordable & special needs housing

The application is for a development below the threshold for Affordable Housing.

7.14 Trees, landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the retention of landscape features of merit and new landscaping and planting where possible.

Given that all matters have been reserved including landscaping, no details of landscaping have been provided at this stage, it is not possible to comment on the Landscaping. This would, if the application was approved, be assessed at the Reserved Matters stage. Standard landscaping conditions would have been proposed had the application been recommend for approval.

7.15 Sustainable waste management

Not applicable to this outline application, where these details have been reserved for subsequent approval.

7.16 Renewable energy / Sustainability

Given that all matters have been reserved, no details of the flat layouts or size of building have been provided at this stage, it is not possible to comment on the impact the development would have on neighbours. This would, if the application was approved, be assessed at the Reserved Matters stage.

7.17 Flooding or Drainage Issues

The site does not fall within a Flood Zone and therefore the proposed development is not at potential risk of flooding.

7.18 Noise or Air Quality Issues

Given that all matters have been reserved, no details of the flat layouts or size of building have been provided at this stage, it is not possible to comment on the impact the development would have on neighbours in terms of noise and air quality. This would, if the application was approved, be assessed at the Reserved Matters stage.

7.19 Comments on Public Consultations

The comments made by the individual responses are noted and are considered within the main report, or are not material planning considerations.

7.20 Planning obligations

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 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 per sq metre.

7.21 Expediency of enforcement action

There are no enforcement issues raised by 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

This Outline Planning Application with all matters reserved is seeking outline permission to demolish the existing detached house and erect a two storey block with accommodation in the roof space to provide 7 x 2 bed 4 person residential units.

All matters (layout, appearance, scale, access and landscaping) are reserved and cannot be assessed at this stage.

However, whilst there is no in principle object to a residential scheme on an already residential plot, the scheme would breach the Council's 10% threshold for flat conversions on this stretch of road, which would erode its traditional residential character.

It is recommended for refusal accordingly.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

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

The London Plan (2016)

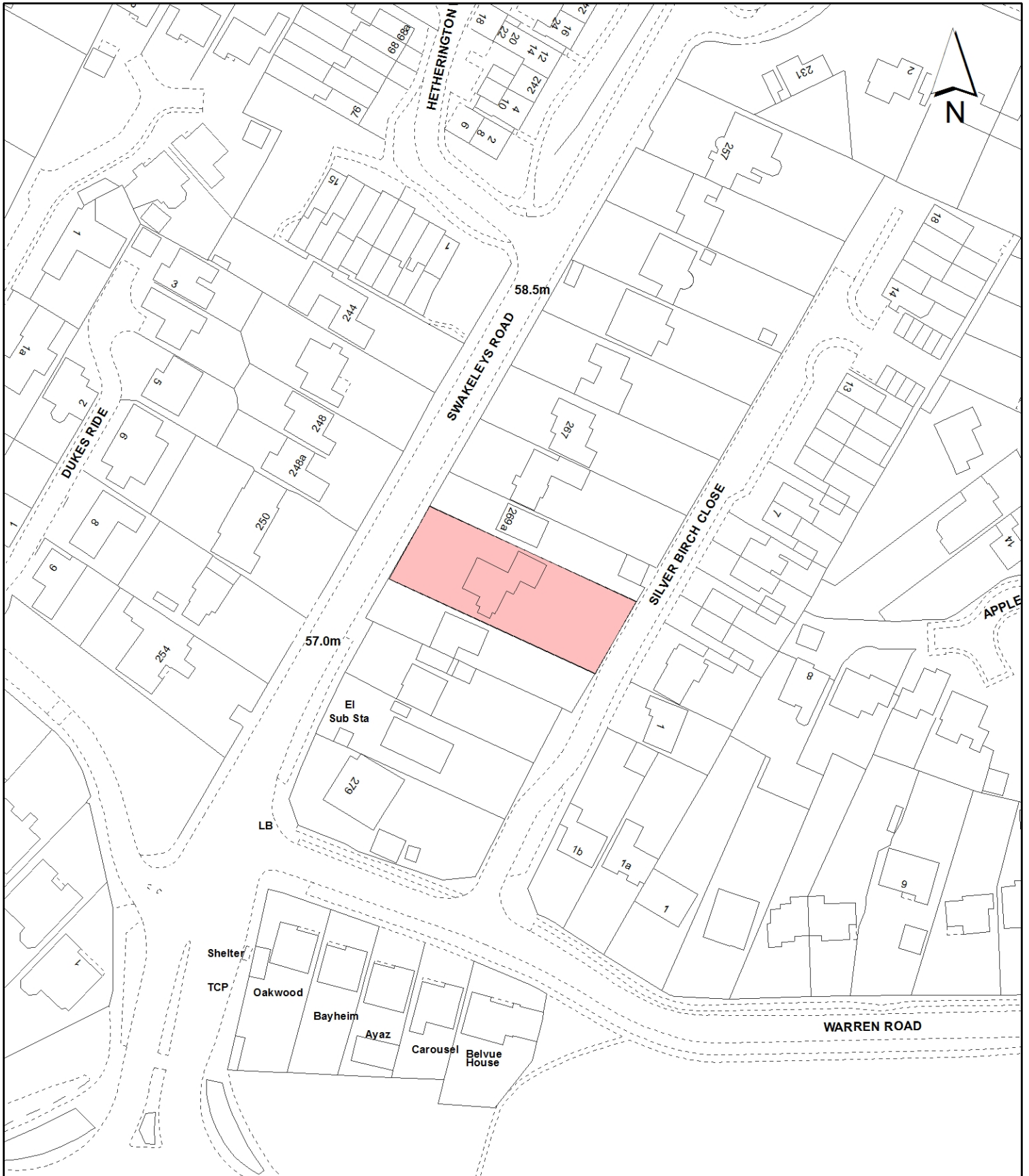
The Housing Standards Minor Alterations to The London Plan (March 2016)

Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)

Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Residential Extensions
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Mandeep Chaggar

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Notes:

 Site boundary

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Site Address:

271 Swakeleys Road

LONDON BOROUGH OF HILLINGDON
Residents Services Planning Section

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

Planning Application Ref:
23510/APP/2016/3127

Scale:
1:1,250

Planning Committee:
North

Date:
March 2017



HILLINGDON
 LONDON