

Report of the Head of Planning, Sport and Green Spaces

Address 14 COLLINGWOOD ROAD HILLINGDON

Development: Change of use from single family dwelling (Use Class C3) to house of multiple occupancy (Use Class C4) (Retrospective)

LBH Ref Nos: 53337/APP/2016/1904

Drawing Nos: ART/COL/546P1A/1 Rev. A (Floor Plans)
Location Plan (1:1250)
Design and Access Statement
ART/COL/546P1A/1 Rev A (Elevations and Block Plan)

Date Plans Received: 19/05/2016 **Date(s) of Amendment(s):**

Date Application Valid: 06/06/2016

1. **SUMMARY**

This application seeks retrospective planning permission for the conversion of an end of terrace house into a House in Multiple Occupation (HMO). Whilst the proposal would not constitute an over concentration of HMO or sui generis uses in accordance with the Interim Planning Policy Statement, the layout of the accommodation would fail to provide a satisfactory residential environment for the occupiers and would be harmful to the amenities of neighbours due to scale of activity associated with the use and the juxtaposition of bedrooms and habitable rooms with rooms associated with high levels of activity. It is also considered that the ground floor double bedroom does not produce a satisfactory living environment for occupiers by reason of intensity of activity at ground floor, proximity to neighbours habitable rooms and to the car parking area to the front of the dwelling. In addition, the proposal includes an office in a former bedroom. This space could be used as an additional bedroom which would be difficult to enforce. As such, there is concern that a further intensification could result.

The whole frontage is already hardstanding. However, it is only possible to safely accommodate two cars, which would fall short of the required level of provision. No provision for landscaping has been made. due to the need to provide parking and there would be limited opportunity for mitigating landscaping provision.

It is recommended that the application be refused.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposal would result in an overintensive use of the site to the detriment of the residential amenities of adjoining occupiers by reason of noise and disturbance. Therefore the proposal would be contrary to policies BE19, BE21 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Guidance Houses in Multiple Occupation (2004).

2 NON2 **Non Standard reason for refusal**

The proposal would provide insufficient parking provision for the proposed use and would

therefore result in an increase in on-street car parking thereby leading to conditions which would be detrimental to the free flow of traffic and to highway and pedestrian safety. The proposal is, therefore, contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012), the Council's Supplementary Planning Guidance: Houses in Multiple Occupation and other non-self contained housing and the Interim Planning Policy - Houses In Multiple Occupation In The Uxbridge South And Brunel Wards (May 2013).

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.
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.
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.
H2	Restrictions on changes of use of residential properties
H3	Loss and replacement of residential accommodation
LPP 3.5	(2016) Quality and design of housing developments

3

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.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

3. CONSIDERATIONS

3.1 Site and Locality

The site is a two-storey dwelling on the West side of Collingwood Road. It is at the end of a small terrace of four dwellings. It is accessed via a dedicated access shared by a small group of dwellings including these four terraced properties. The shared access is bounded to the East by a communal car parking and landscaped area fronting Collingwood Road. The frontage has hard standing for parking of vehicles. The area is residential in character. The application site is located within the 'developed area' as identified in the UDP saved policies November 2012.

3.2 Proposed Scheme

The proposal is a retrospective application for change of use from single family dwelling (Use Class C3) to house of multiple occupancy (Use Class C4). Neither the application form nor the Design and Access Statement specifies the number of occupants. No external changes have been made or are proposed. The accommodation is as follows:

Ground floor:

1 communal kitchen - 11 m²

1 living room - 8m²

1 diner - 9m²

1 x 2 person bedroom - 16 m²

First floor

- 2 bathrooms

- Bedroom 1 - 6.5 m²

- Bedroom 2 - 8.9 m²

- Bedroom 3 - 13.2 m²

- Office - 6m²

3.3 Relevant Planning History

53337/98/1764 14 Collingwood Road Hillingdon

Erection of a two storey side extension

Decision: 28-10-1998 Approved

Comment on Relevant Planning History

Permission was granted in 1998 for a two storey side extension which has been implemented and is shown on the current submission as providing the dining and lounge area for the proposal.

4. Planning Policies and Standards

Although the Change of use from C3 to C4 (up to max of 6 people) normally falls under permitted development the Council has introduced Article 4 directions for HMO's in the areas of Brunel and Uxbridge South. Article 4 Directions are issued where evidence suggests that undertaking certain types of development (where planning permission is not normally required) would harm local amenity or the proper planning of an area. In order to assist determination of applications, the Council has published an Interim Planning Policy Document 'Houses in Multiple Occupation in the Uxbridge South and Brunel Wards' (May 2013). (IPPD)

The IPPD is intended to provide a policy approach and to provide further detail of policies on HMOs to be included in the forthcoming Development Plan Document (DPD). It does not have development plan status but it will be afforded significant weight as a material planning consideration in the determination of planning applications.

It states in paragraph 5.6 of the IPPD that the following policy will be applied to applications for HMOs:

Policy HM1

Applications for the change of use from dwelling house (Use Class C3) to HMO (Use Class C4 and Sui Generis) will only be permitted where:

- It is in a neighbourhood output area where less than 20% of properties are exempt from paying council tax because they are entirely occupied by full time students or recorded on the Council's database as an HMO or benefit from C4/Sui Generis HMO planning consent or are known to the Council to be HMO's (based on the Council's annual survey data) or
- Less than 15% of properties outside Conservation Areas, or 5% in Conservation Areas, within 100 metres of a street length either side of an application property are exempt from paying council tax because they are entirely occupied by full time students or recorded on the Council's database as an HMO or benefit from C4/Sui Generis HMO planning consent or are known to the Council to be HMOs; and
- The accommodation complies with all other planning standards relating to car parking, waste storage, retention of amenity space and garages and will not have a detrimental impact upon the residential amenity of adjoining properties.

The Council has undertaken a survey of the dwellings within the area covered by the Article 4 direction and has recorded any dwellings which are registered as having an HMO licence or not paying Council tax by reason of being an HMO (Student Accommodation) or both. Having reviewed the information, no dwellings within 100 metres on Collingwood Road in any direction have been converted into HMO's. No. 1 Collingwood Road has recently obtained permission for change of use to an HMO. Furthermore, it is noted that the Output Area within which the application dwelling sits, has less than 5% of the dwellings converted into HMO's. The proposal is thus in accordance with the IPP in this regard.

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. |
| AM14 | New development and car parking standards. |
| 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. |
| 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.
H2	Restrictions on changes of use of residential properties
H3	Loss and replacement of residential accommodation
LPP 3.5	(2016) Quality and design of housing developments

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Neighbours were notified on 08/06/2016 and a site notice was displayed on 13/06/2016. Two responses objecting to the proposal and a petition were received raising the following issues:

- 1) As this is a retrospective application both objected on grounds of the level of disturbance which they are suffering. They feel this is greater than might be expected if this were a single family dwelling.
- 2) One objector felt that the development was out of character with the area.
- 3) Insufficient car parking.
- 4) There is a restrictive covenant which would prevent the development.

Officers comments: A covenant is not a valid planning consideration. The other matters are considered within the report.

Internal Consultees

Highways Officer:

The site is situated on a crescent shaped driveway leading off Collingwood Road and provides vehicular access to 8 residential properties. The driveway is block paved and has no footway making it unsuitable for on-street parking given its 'shared use' driveway character. There are 6 parking spaces fronting onto Collingwood Road within the grassed area that forms the crescent layout. None of these spaces are reserved.

Collingwood Road has an informal footway parking scheme introduced in 1988. The Council started introducing footway parking schemes in the late 1980's and early 1990's and were created along narrow residential streets where the demand for on-street parking exceeded the amount of kerb space available.

From the site the nearest bus services operate along Harlington Road and Uxbridge Road - both at least a 10 minute walk away. Similarly the nearest convenience store is situated at least a 10 minute walk away on the Uxbridge Road. There are no railway stations within a convenient walking distance of the site.

Taking into account that it has already been necessary to introduce measures to manage on-street parking and that residents in this area are likely to need access to a car for their daily use; there are concerns that changing 14 Collingwood Drive from a single family dwelling to a house of multiple

occupancy with just two off street parking spaces will result in a corresponding increase in the demand for on-street parking along a residential street where it has already been necessary to introduce parking controls to cater for existing demand.

Environmental Protection Unit: No objections.

Principle Environmental Housing Surveyor: The current provision of kitchen facilities is only suitable for 5 people due to the lack of 1 sink. Therefore suggests the applicant to amend the plan to show 2 sets of cooking facilities which should include:

- 1) 1.5 m length worktop.
- 2) a sink with drainer.
- 3) a 4 rings cooker.

For planning purpose, you may wish to consider requesting the following from the applicant so to ensure

the proposal meets our HMO SPG:-

- 1) parking arrangement (the site appears to have limited car access to the front drive.)
- 2) front garden landscaping.
- 3) provision of amenity/garden space at rear.
- 4) provision of refuse and cycle storage.
- 5) HMO supervision and management plan.

Otherwise, conditions should be imposed if the application is to be approved.

Officers comments: In the event of a recommendation of approval, amendment of the kitchen arrangements appear to be achievable and could have been sought. The issues associated with landscaping, amenity space, refuse and cycle storage are considered below. The applicants have not submitted a supervision and management plan.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within an area covered by an Article 4 Direction that removes permitted development rights for the conversion of residential properties to Houses in Multiple Occupation without planning permission. The Council's 'Houses in Multiple Occupation in the Uxbridge South and Brunel Wards' Planning Policy Document recognises that higher education institutions and the student population form an important element of the community and the presence of a large student population contributes greatly to the social vibrancy of Uxbridge and the local economy.

The Council are committed to ensuring student needs are met and will continue to work with Hillingdon's higher education institutions in addressing student housing needs. However, it is also recognised that concentrations of student households, often accommodated in HMOs, can cause imbalances in the local community which can have negative effects. These negative effects can include a rise in anti-social behaviour, increases in crime levels, parking pressures, general increase in demand for local shops such as takeaway establishments, off licenses etc. It can also put pressures on family and starter housing as owner occupiers and buy to let landlords compete for similar properties.

It also has implications for non-students seeking accommodation in the private rented sector. The introduction of the Article 4 Direction to remove permitted development rights for the conversion of properties enables future monitoring of the spatial distribution and impacts of student housing and other HMOs and will allow the Council to identify if it is necessary to prevent an increase in the number of student households and other HMOs in certain areas to ensure communities retain a satisfactory mix of households.

Policy HM1 The Council's 'Houses in Multiple Occupation in the Uxbridge South and Brunel Wards' Planning Policy Document states that:

'Applications for the change of use from dwelling house (Use Class C3) to HMO (Use Class C4 and Sui Generis) will only be permitted where:

- It is in a neighbourhood output area where less than 20% of properties are exempt from paying council tax because they are entirely occupied by full time students or recorded on the Council's database as an HMO or benefit from C4/Sui Generis HMO planning consent or are known to the Council to be HMO's (based on the Council's annual survey data) or
- Less than 15% of properties outside Conservation Areas, or 5% in Conservation Areas, within 100 metres of a street length either side of an application property are exempt from paying council tax because they are entirely occupied by full time students or recorded on the Council's database as an HMO or benefit from C4/Sui Generis HMO planning consent or are known to the Council to be HMOs; and
- The accommodation complies with all other planning standards relating to car parking, waste storage, retention of amenity space and garages and will not have a detrimental impact upon the residential amenity of adjoining properties.'

It is noted that there are no other Registered HMOs within a 100 metres distance of the current proposal. Policy HM1 of the Interim Planning Policy Document (May 2013) states planning permission will only be granted where less than 15% of properties outside Conservation Areas, within 100 metres of a street length either side of an application property are exempt from paying Council tax because they are entirely occupied by full time students or recorded on the Council's database as an HMO or benefit from C4/Sui Generis HMO planning consent or are known to the Council to be HMOs.

The application property is located on the North Western side of Collingwood Road. There are 12 properties within a distance of 100 m to the South West of the application site, of which none are recorded as HMO's. There are 12 properties to the North East which are not recorded as HMO's. As such the proposal would not result in an over-concentration of such uses as outlined in policy HM1.

However, the application property is a terraced property and Paragraph 3.5 of the Council's Supplementary Planning Guidance: Houses in Multiple Occupation and other non-self contained housing states:

"Terraced properties will, therefore, be required to have a minimum gross floor area of 120m² before they can be considered for conversion. Where they meet this requirement, they should not accommodate more people than if the property were converted to self-contained flats."

The application property, in its extended form measures 94m², which falls substantially below the minimum required and is considered, in principle, unsuitable for this form of accommodation.

7.02 Density of the proposed development

Not applicable to this application.

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

Local Plan Policy BE13 states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the Local Authority considers it desirable to retain or enhance.

Policy BE19 seeks to ensure that development will complement the amenity and character of the residential area in which it is situated.

In assessing planning applications for HMOs, the Council will seek to ensure that the change of use will not be detrimental to the residential amenity of the area. One such potential impact on amenity would be the loss of front gardens to hard standing for parking or refuse areas which would have a detrimental affect on the street scene.

The Supplementary Planning Guidance on Houses in Multiple Occupation and other non self-contained housing August 2004 states that established residential streets derive part of their character from having enclosed and planted front gardens. The provision of hardstanding across the whole of front gardens will not normally be accepted, as part of proposals to provide additional off-street parking. A reasonable proportion of garden space, to accommodate trees or other soft planting, should therefore be retained across front gardens.

The existing site layout incorporates a hardstanding area to the frontage, which would be unchanged by the proposal. No external changes are proposed. It is thus considered to be in accordance with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

7.08 Impact on neighbours

In accordance with Local Plan Policies BE20 and BE24 the proposal does not give rise to any concerns regarding the daylight or privacy etc. of adjoining residential occupiers.

Under Policy OE1, uses which are likely to become detrimental to the amenities of the surrounding properties or area generally because of noise are not permitted and uses which have the potential to cause noise nuisance will need to be mitigated (Policy OE3).

The proposal provides accommodation for up to six persons. However, it is noted that the proposal includes an office at first floor which has the potential for use as a further bedroom. It is considered that the use of this room would be difficult to control and enforce as the potential use would be internal and regular inspection would be difficult to undertake. In this regard, it is noted that the current development was undertaken without seeking planning permission.

It is noted that the communal kitchen adjoins the attached property. The applicant did not include a noise report. The intensity of use is such that this could give rise to an unacceptable level of noise and disturbance for occupiers of the adjoining dwelling.

The proposal would provide 2 double and 2 single bedrooms plus the office. The living room is separate to the dining and kitchen and could also potentially be used as a bedroom. It is thus considered that there is the potential for 8 unrelated individuals to live together sharing basic amenities such as a kitchen and a bathroom. It is considered that the number of residents proposed within the building would be substantially more than if a large family were to occupy the dwelling and therefore the impact on neighbouring occupiers, in terms of vehicle movements, movements of residents at all times of the day

and night and consequently noise and disturbance would be greater than could reasonably be expected if the property were occupied by a family and thus the proposal is considered, on balance to have an unacceptable and undue impact on existing residential amenity and the proposal would therefore be contrary to Policies BE19, BE21 and OE3 of the Hillingdon Local Plan: Part Two - Saved Policies (November 2014).

7.09 Living conditions for future occupiers

INTERNAL FLOOR AREA

Paragraph 3.5 of the Houses in Multiple Occupation SPD (2004) notes that the suitability of a property to be an HMO will vary depending on the type of house. For semi detached houses, the SPG States that Table 4 sets out the maximum recommended occupancy levels for the conversion of semi-detached dwellings into non self-contained housing. The Council will normally attach conditions to planning permissions, in order to maintain occupancy within these levels. HMOs and hostels will also be required to retain at least one ground floor habitable room over 10 sq.m, other than a kitchen, for communal living purposes. Regardless of the number and size of additional habitable rooms in an enlarged semi-detached house, the maximum number of occupants in such properties will be limited to 9 persons.

The proposed development is seeking change of use to a HMO of 6 bedrooms. The Houses in Multiple Occupation SPD (2004) sets minimum standards for bedrooms sizes and requires a minimum of 6.5-10 sq.m of internal space for a 1-person bedroom. The proposed development comprises bedrooms ranging in size as follows:

Ground floor:

- 1 communal kitchen - 11 m²
- 1 living room - 8m²
- 1 diner - 9m²
- 1 x 2 person bedroom - 16 m²

First floor

- 2 bathrooms
- Bedroom 1 - 6.5 m²
- Bedroom 2 - 8.9 m²
- Bedroom 3 - 13.2 m²
- Office - 6m²

Based on the submitted plans, the layout of the bedroom accommodation is compliant with the HMO SPG in terms of the size of the bedrooms provided.

The Council's guidance places importance on communal lounges for HMO's. The submitted plans indicate that the communal living space would comprise of a kitchen, a lounge and a diner, all of which have outlook either to the rear over the amenity space or towards the road. As the dwelling is set back from the road, this arrangement is considered to be satisfactory. However, a double bedroom is shown at ground floor which faces towards the car parking area. No landscaping or other mitigation is proposed, meaning that occupants are likely to experience disturbance from comings and goings at late or unsocial hours. In addition, this bedroom adjoins the kitchen which, again, is likely to be a focus for activity at late hours. The proposal would therefore fail to provide a satisfactory residential environment for occupants of the HMO. The proposal is therefore contrary to Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016), Policies BE19 and BE20 of the Hillingdon Local Plan: Part Two - Saved UDP

Policies (November 2012) and the Council's adopted Supplementary Planning Document Houses in Multiple Occupation SPG (2004).

The Council's SPG on HMO's requires the provision of 15 square metres of external amenity space for each habitable room (excluding those used for communal living purposes). Therefore, the proposed development would be required to provide 90 square metres of external amenity space. The rear garden provides well in excess of this and as such is considered to comply with Policy BE23 of the Hillingdon Local Plan (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 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 provision of 1 space per two bedrooms.

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 space per two bedrooms. The submitted plans indicate that the average width of the frontage is some 7.5m, which is only wide enough to safely accommodate two vehicles and still allow for pedestrian access to the property. The scheme therefore proposes inadequate provision of off-street car parking which would be detrimental to the free flow of traffic and give rise to conditions prejudicial to highway and pedestrian safety. Accordingly, the scheme is contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012), the Council's Supplementary Planning Guidance: Houses in Multiple Occupation and other non-self contained housing (August 2004) and the Interim Planning Policy - Houses In Multiple Occupation In The Uxbridge South And Brunel Wards (May 2013).

7.11 Urban design, access and security

There are no external changes as a result of the change of use.

7.12 Disabled access

The scheme conforms with Part M Building Regulations requirement on access that is sufficient for a scheme of this size and nature.

7.13 Provision of affordable & special needs housing

Not applicable.

7.14 Trees, landscaping and Ecology

The existing frontage has a significant proportion of hard paving, like many of the neighbouring sites. The applicant indicates that bins and cycles can be stored in a shed to the rear of the dwelling. Whilst this may be practical for cycles, it seems unlikely that bins would be stored in this way, given the relatively remote nature of this shed. No provision is made for bin storage to the front which would allow for ready collection. Effectively landscaping is likely to be difficult to achieve, especially given that the space is also indicated for use as car parking which would effectively use all the available space. This supports concerns that the proposal is an over-intensification of use since a bin store in a relatively open location is likely to be harmful to the character of the area.

7.15 Sustainable waste management

See Trees, landscaping and ecology comments above.

7.16 Renewable energy / Sustainability

The scale of the scheme that involves the use of an existing building does not warrant a condition requiring renewable energy and sustainable measures on the site over above those energy measures required by statute through building control regulations.

7.17 Flooding or Drainage Issues

Not applicable.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

Two letters of objection were received. The issues raised are covered in the main body of the report.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

The application is retrospective and, if refused, the expediency of enforcement action will need to be the subject of an enforcement report.

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 proposal would not constitute an over concentration of HMO or sui generis uses in accordance with the Interim Planning Policy Statement, the layout of the accommodation would fail to provide a satisfactory residential environment for the occupiers and would be harmful to the amenities of neighbours due to scale of activity associated with the use and the juxtaposition of bedrooms and habitable rooms with rooms associated with high levels of activity. It is also considered that the ground floor double bedroom does not produce a satisfactory living environment for occupiers by reason of intensity of activity at ground floor, proximity to neighbours habitable rooms and to the car parking area to the front of the dwelling. In addition, the proposal includes an office in a former bedroom. This space could be used as an additional bedroom which would be difficult to enforce. As such, there is concern that a further intensification could result.

The whole frontage is already hardstanding. However, it is only possible to safely accommodate two cars, which would fall short of the required level of provision. No provision for landscaping has been made. due to the need to provide parking and there would be limited opportunity for mitigating landscaping provision.

It is recommended that the application be refused.

11. Reference Documents

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

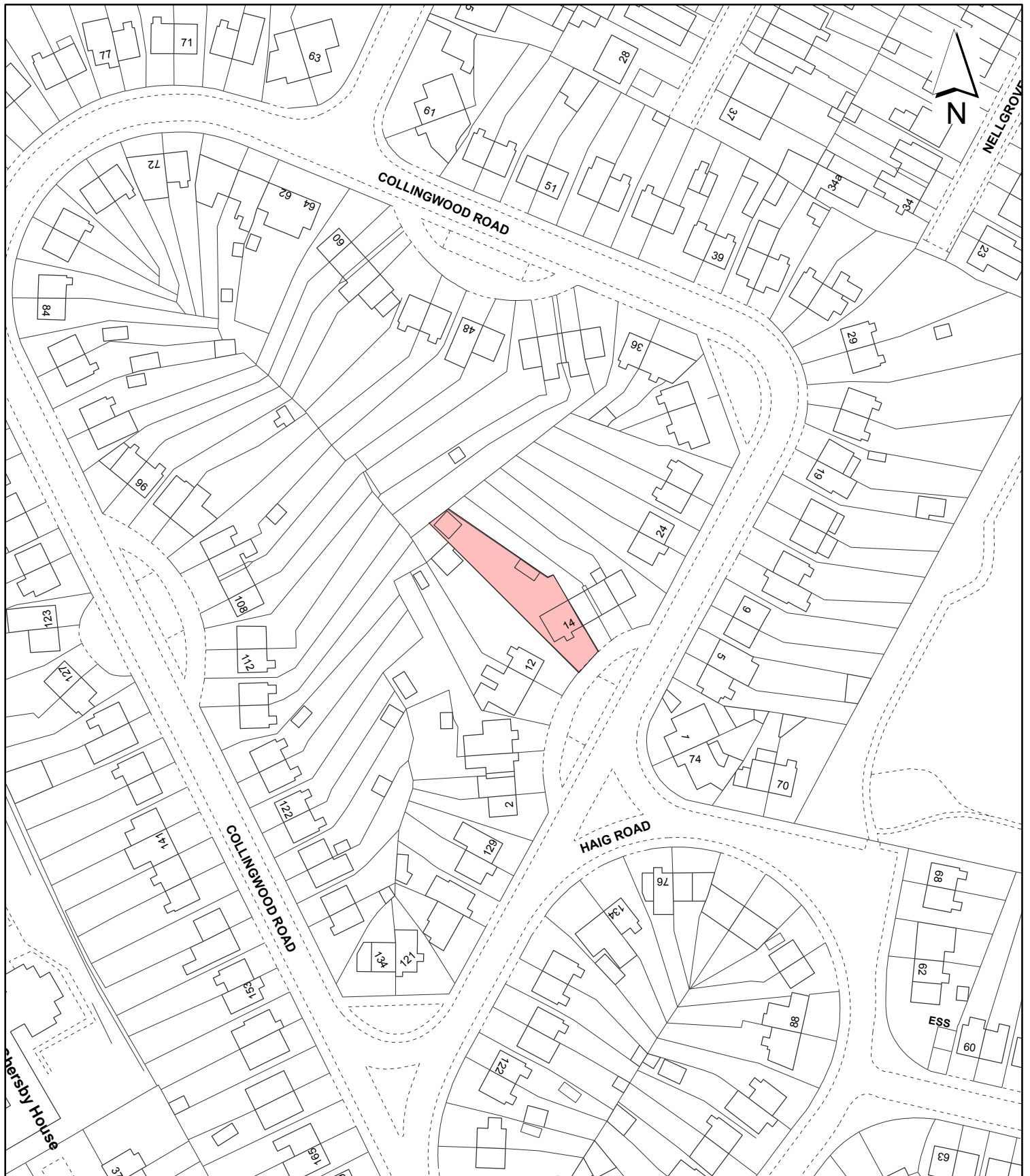
Houses in Multiple Occupation and other non-self contained housing Supplementary Planning Guidance

Interim Planning Policy Document - Houses in Multiple Occupation in Uxbridge and Brunel

Wards
London Plan (2016)
National Planning Policy Framework (March 2012)

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

14 Collingwood Road

LONDON BOROUGH OF HILLINGDON
Residents Services Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
53337/APP/2016/1904

Scale:
1:1,250

Planning Committee:
Central & South

Date:
May 2017



HILLINGDON
 LONDON