

Report of the Head of Planning, Sport and Green Spaces

Address 16&18 NORTHFIELD PARK HAYES
Development: Installation of vehicular crossover to front
LBH Ref Nos: 72641/APP/2017/812
Drawing Nos: Location Plan (1:1250)
Supporting Photographs
PL-01
PL-02

Date Plans Received: 06/03/2017 **Date(s) of Amendment(s):**
Date Application Valid: 29/03/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises of two terraced dwellings located on the Western side of Northfield Park which lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). Northfield Park is a narrow road with mature street trees throughout its length. The area suffers from significant parking stress.

1.2 Proposed Scheme

The application seeks planning permission for the installation of a vehicular crossover to the front.

1.3 Relevant Planning History Comment on Planning History

There is no planning history of relevance to this application site.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- 24th May 2017

3. Comments on Public Consultations

5 Adjoining occupiers consulted. A petition of support has been received with 31 signatories.

Highways Officer:

Northfield Park is a narrow local road on the Council road network with mature street trees throughout its length. There is parking stress present in the street as not all properties have off-street parking available and there is often commuter parking. The proposal is to create a

shared vehicular crossover that would allow vehicular access to both properties and result in the loss of one on-street car parking space. There is a street tree in very close proximity to the works proposed and I would suggest that the tree officer is consulted over the proposals. If the proposal were to be approved the applicant would be responsible for the cost of the works and the relocation of a lamp post along with any tree protection measures. If the Tree Officer has no issues with the proposal then I have no significant highway concerns.

Landscape and Tree Officer:

These houses are situated on the west side of Northfield Park. There is an established street tree ref.01079, a London plane to the north of the existing dropped kerb accessing number 16.

COMMENT: The street tree officer has inspected the tree and considered the proposal. Any work to, or extension of, the dropped kerb will be detrimental to the tree and is likely to result in root severance.

RECOMMENDATION Unacceptable. The proposal is contrary to saved policy BE38. The proposal fails to safeguard the tree in the public realm and the condition/value of the tree does not warrant its removal.

4. 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.

BE19 New development must improve or complement the character of the area.

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The main issues for consideration in this planning application are the impact of the proposal on the character and appearance of the street scene including a street tree, and the impact upon highway safety.

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), states that 'the local planning authority will consider whether the traffic generated by proposed developments is acceptable in terms of the capacity and functions of existing and committed principal roads only, and will wholly discount any potential which local

distributor and access roads may have for carrying traffic through'.

Northfield Park is a narrow local road on the Council road network with mature street trees throughout its length. There is parking stress present in the street as not all properties have off-street parking available and there is often commuter parking. The proposal is to create a shared vehicular crossover that would allow vehicular access to both properties and result in the loss of one on-street car parking space. The Council's Highways Officers has confirmed that no objection is raised in terms of highway and pedestrian safety subject to the applicant meeting the costs for the relocation of a lamp post along with any tree protection measures.

Policy BE38 of the Hillingdon Local Plan: Part Two- Saved UDP Policies (November 2012), states that development proposal will be expected to retain and utilise topographical and landscape features of merit. There is a mature London Plane Street Tree to the front of the site. The Council's Landscape Officer has confirmed that any work to, or extension of, the dropped kerb will be detrimental to the tree and is likely to result in root severance. This conflicts with the conclusions of the arboricultural report submitted by the applicant which advises that this tree is a mature London Plane and represents a typical street tree which has been extensively managed by regular pollard pruning, resulting in a relative poor aesthetic appearance of little more than a main stem with minimal re-growth. This significant reduction of foliage coverage will have a direct impact on the demands of the root system thus the alterations to the surfaces around the tree should not have any significant impact towards the trees health.

The Council's Tree Officer has considered the content of the arboricultural report and has advised that the excavation required to construct the crossover will be well within the root protection area of the tree and is likely to damage or kill it. As such, it is considered that the proposal fails to comply with Policy BE38 of the Hillingdon Local Plan: Part Two- Saved UDP Policies (November 2012).

As such the application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal, by reason of the position and width of the crossover in relation to the existing street tree, would result in damage to and subsequent loss of the street tree to the detriment of the visual amenity of the street scene and the character and appearance of the wider area. The proposal is thus, contrary to Policies BE13, BE19 and BE38 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

- 1** 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.

Standard Informatives

- 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 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 (July 2011) and national guidance.

Part 1 Policies:

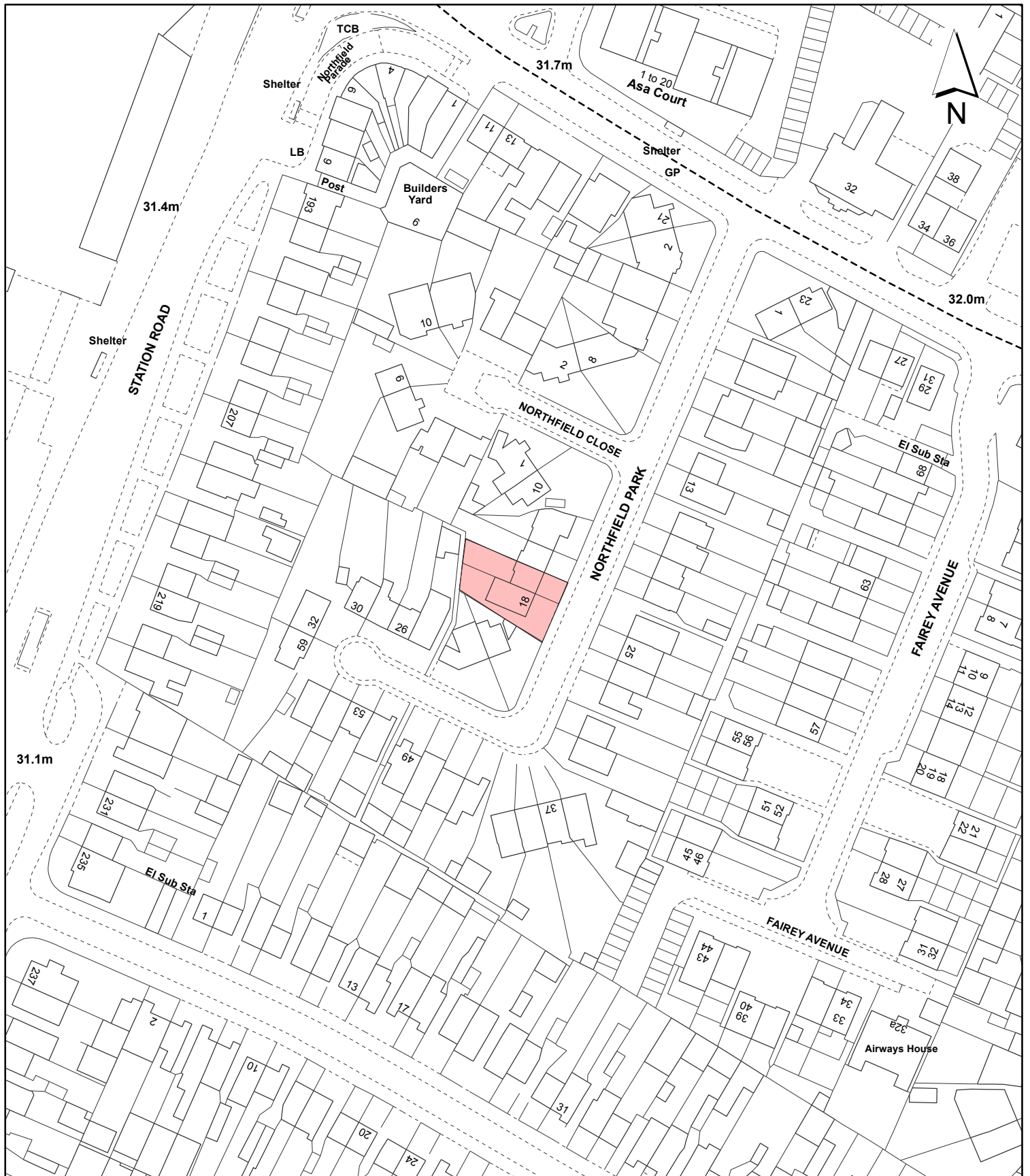
PT1.BE1 (2012) Built Environment

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.
BE19	New development must improve or complement the character of the area.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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Notes:

 Site boundary

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Site Address:

16 & 18 Northfield Park

Planning Application Ref:

72641/APP/2017/812

Planning Committee:

Central & South

Scale:

1:1,250

Date:

June 2017

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section
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