

Report of the Head of Planning, Sport and Green Spaces

Address LAND FORMING PART OF 13 SALT HILL CLOSE UXBRIDGE

Development: Two storey, 3-bed attached dwelling with associated parking, amenity and cycle space

LBH Ref Nos: 72568/APP/2017/406

Drawing Nos: Planning, Design and Access Statement Amended 15 May 2017
1703-ex-01
1703-pl-01 Rev. B
1703-os-01

Date Plans Received: 03/02/2017 **Date(s) of Amendment(s):** 03/02/2017

Date Application Valid: 08/02/2017

1. **SUMMARY**

The application seeks planning permission for the erection of a two-storey x 3 bedroom attached property which would infill land to the side of No. 13. The proposal would retain sufficient visual spacing to the side boundary with Harefield Road, which is at a higher ground level.

The form, design and footprint of the proposed dwelling would match those adjoining within the close and thus harmonise in appearance with the street scene and surroundings. The proposal would provide an adequate level of internal floorspace and standard of residential amenity for the future residents of the proposed house and the proposal would also provide sufficient off-street parking for both the existing and proposed dwellings.

The application is therefore recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 RES3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1703-pl-01 Rev. B and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 RES6 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 RES7 Materials (Submission)

No development shall take place until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 RES9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Means of enclosure/boundary treatments
 - 2.b Hard Surfacing Materials
3. Schedule for Implementation
4. Other
 - 4.a Existing and proposed functional services above and below ground
 - 4.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policies BE13 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it follows the strategy set out in the Assessment, produced by Jomas dated 17 June 2013 Revision 2, and incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

i. Provide details of the water design including all suds features and how it will be implemented to ensure no increase in flood risk from commencement of construction and during any phased approach to building.

ii. Provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime.

iii. Provide details of the body legally responsible for the implementation of the management and maintenance plan.

iv. Any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards.

The scheme shall also demonstrate the use of methods to minimise the use of potable water, and will:

v. Incorporate water saving measures and equipment.

vi. Provide details of water collection facilities to capture excess rainwater;

vii. Provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and Planning Policy Statement 25. To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

7 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

ii. include a timetable for its implementation; and

iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

iv. provide details of water collection facilities to capture excess rainwater;

v. provide details of how rain and grey water will be recycled and reused in the

development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 5.12.

8 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to the dwellinghouse shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies BE13, BE21, BE23 and BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

9 RES24 Secured by Design

The dwelling(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). The dwelling shall not be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

10 NONSC Non Standard Condition

The dwelling(s) shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations 2015.

REASON

To ensure an appropriate standard of housing stock in accordance with London Plan policy 3.8 c, is achieved and maintained.

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT 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 GRANT 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.

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.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
OE1	Protection of the character and amenities of surrounding properties and the local area
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

3 147 Damage to Verge

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

4 12 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

5 15 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

6 16 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

7 115 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction

other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

8

You are advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy. The applicant will be liable to pay the Community Infrastructure Levy on commencement of this development. A separate liability notice will be issued by the Local Planning Authority, however you are advised that it is your responsibility to notify the Local Planning Authority of the anticipated commencement date and any changes in liability through submission of the appropriate forms.

3. CONSIDERATIONS

3.1 Site and Locality

The application property accommodates a two storey semi-detached property located on the Southern side of Salt Hill Close, adjacent to a turning area. Salt Hill Close is a small residential cul-de-sac which has 14 properties. The host property has been extended to the side at ground floor level, beyond which is an area of open space. The rear of the site benefits from a rear garden.

Harefield Road is located directly South of the property. The side elevation of the property currently faces Harefield Road. The surrounding area is residential in character comprising semi-detached and short terraces of two storey houses. The wider area also comprises large detached residential properties, within spacious plots.

The application site lies within the developed area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

It is proposed to erect an end of terrace two storey three bedroom dwelling in the side garden of 13 Salt Hill Close, involving the demolition of the existing side extension to the host property.

The proposed dwelling would measure 6.4m wide x 7.2m high x 8.2m deep. The principal elevation would face onto Salt Hill Close, and the side elevation would face onto Harefield Road.

It is proposed to demolish the existing garage and erect a 2m high wall abutting the highway. This boundary wall would be set in 1.8m from the side boundary of the proposed house, and between 2.8 - 4m away from the highway.

Two parking spaces will be provided. A cycle store measuring 3 sq.m is proposed, to provide secure storage for 2 cycles.

There are two parking spaces at the front of the existing house accessed via the existing dropped kerb. The existing garage (which is mainly used for storage) will be demolished and two new parking spaces will be created to serve the new house.

The existing property would have amenity space of 68.5 sq.m and the proposed house

would have rear amenity space measuring 74.2 sq.m.

3.3 Relevant Planning History

15962/APP/2013/3425 Land Forming Part Of 12 Salt Hill Close Uxbridge

Two storey, 3 bedroom end-of-terrace dwelling to include installation of a vehicular crossover, w associated parking, amenity space and bin/cycle stores

Decision: 23-04-2014 Approved

Comment on Relevant Planning History

Planning permission was granted for a similar development at No 12 directly opposite the site, to the East Ref:15962/APP/2013/3425. The proposed development would essentially mimic this development.

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:

- 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.
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- 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

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 neighbours and the North Uxbridge Residents Association were consulted on the 10 February 2017.

Following amendments received (including an additional parking space and reduction in the width of the new house), neighbours and objectors were notified of amended plans on 19 May 2017. 6 responses and a petition with 36 signatories received and the objections can be summarised as follows:

- i) Overdevelopment of the site;
- ii) Harm to the character and appearance of the area (loss of a semi-detached pair);
- iii) Loss of privacy/overlooking;
- iv) Overshadowing, loss of light, over-dominance;
- v) Parking issues;
- vi) The impact of another property in Salt Hill Close and Beacon Close which is already densely populated.

Ward Councillors:

Request that the application is reported Committee for determination and object on the following grounds:

1. 2e and 2f Beacon Close will suffer light loss due to the siting of a two storey building to the west of their properties.
2. The plan shows an encroachment into the building line along Harefield Road which will have an adverse effect on the street scene along Harefield Road, thus breaking the pleasing symmetry of this site.
3. The proposal will result in the conversion of a semi-detached building into a terrace of three buildings, thus increasing the bulk both on Harefield Road and Salt Hill Close.

Internal Consultees

TREE AND LANDSCAPE OFFICER:

This site is occupied by a side extension and garden of a two-storey semi-detached house in a residential cul de sac off Harefield Road. No trees will be affected by the proposal. The front garden of the existing house is already paved over and the side boundary of the front garden is defined by a 2 metre high brick wall. The side garden is level for a few metres before a low brick retaining wall marks the toe of a vegetated slope down from Harefield Road. Most of the taller free-standing wall will be retained. Bike and bin storage will be located discretely behind the wall. If the application is recommended for approval landscape conditions should be imposed.

RECOMMENDATION: No objection subject to condition RES9 (parts 1, 2, 5 and 6)

HIGHWAYS OFFICER:

Salt Hill Close is a local road in Uxbridge. The site has a PTAL value of 1b (poor) which suggests there will be a strong reliance on private cars for trip making. The existing 3 bed property has an area for parking outside the semi-detached house along with a detached garage which equates to parking for two cars. This arrangement is replicated in all nearby properties. There are no parking restrictions in place in this part of Salt Hill Close. The proposal is to create a new 3 bed property in the existing garden and use the existing garage as the off-street parking provision and the existing driveway parking for the existing dwelling. I am concerned that by using the existing garage that residents would park across the public footpath and this is contrary to pedestrian safety. The proposals will increase traffic levels in the area. In an area with such low PTAL the current parking policy requires 1.5 car spaces per dwelling so I would expect to see 2 spaces per dwelling which is in keeping with the existing arrangements at this property and ones adjacent. Please ask the applicant to redesign the car parking arrangements so as to provide 2 spaces per dwelling. The applicant has suggested a secure covered structure will be available for cycle parking which is supported. The applicant does not indicate what cycle parking arrangements will be provided for the existing property if the garage becomes part of the new property but this can be conditioned if approval is likely. There are refuse/recycling bins provided as part of the proposals for the new dwelling which is supported.

Officer Comment: The scheme has been amended to take the above comments into account, and provide 2 parking spaces per unit. In this regard, the Highways Officer has no objections.

ACCESS OFFICER

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.

ENVIRONMENTAL PROTECTION UNIT

No objection to the planning application. Please add control of environmental nuisance from construction work informative.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is previously developed land in residential use, therefore there is no objection to the principle of the redevelopment of the site.

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 should 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

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

Hillingdon Local Plan: Part Two Policies BE13 and BE19 seek to resist any development which would fail to harmonise with the existing street scene or would not complement the character and amenity of the residential area in which it is situated. Policy BE22 states a requirement for all new buildings of two or more storeys to be set back a minimum of one metre from the side boundary for its full height.

The street scene in this locality is characterised in the main by terraced properties, which are almost identical in their appearance, interspersed with a limited number of semi-detached properties and then within the wider area larger detached properties. The pair of semi-detached properties Nos. 13 and 14 Salt Hill Close are not especially evident or visually prominent from outside the close due to the fall in to this side of Harefield Road and the hedge.

Whilst the upper floor and roof of the additional dwelling proposed would undoubtedly be visible from beyond the close, the dwelling type and scale would be of a similar width, height and roof form to Nos. 13 and 14 Salt Hill Close and thus retain the symmetry in keeping with the general appearance of these buildings.

Policy BE22 of the Local Plan requires that a gap or spacing of at least one metre is retained to the application side boundary, here with Harefield Road. In the proposal a space of 4.6-5.8 metres, part of which would be taken up by the existing bank and hedge, would be kept to the side, which would be almost equivalent to the width of the dwelling itself. This, together with the higher ground level of Harefield Road ensures that the proposal would harmonise in appearance with the general street scene.

The result would be a dwelling which does not appear either cramped or out of character with the terraced dwellings of its immediate surroundings. For these reasons therefore, the proposed development is considered acceptable in terms of Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

7.08 Impact on neighbours

The Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to safeguard the amenities of neighbouring residents in a number of ways. The effect of the siting, bulk and proximity of a new building on the outlook and residential amenity of these adjoining occupiers and potential impacts on daylight/sunlight are considered under Policies BE20 and BE21 and privacy under Policy BE24.

Paragraph 4.9 of the SPD, the Hillingdon Design & Accessibility Statement: Residential Layouts (July 2006) further advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15m will be the minimum acceptable distance between buildings. Furthermore a minimum of 21m overlooking distance should be maintained.

The new dwelling would match the dimensions including width, depth and height and thus the front/rear building lines of the existing pair of properties on this side of the close. As such it would not extend beyond the adjoining. The rear wall elevation of the proposed house would thus align with No. 13 Salt Hill Close and would result in an acceptable relationship with no harm to the amenity of future residents at that property. The side facing, first floor windows proposed would face Harefield Road.

The property would be located 21m away from the rear wall of No 2f Beacon Close, to the West and 21m to the front elevation of No. 12 Salt Hill Close. The separation distances are sufficiently adequate to prevent any overlooking or visual intrusion.

Accordingly, it is considered that the proposal would have no significant impact upon the amenities of adjoining and nearby residents and thus complies with Local Plan: Part Two Policies BE20, BE21 and BE24 in this regard.

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 future occupants. The standards require a two storey, 3 bedroom, 5 person dwelling, as proposed to have a minimum internal floor area of 93sq.m. The proposed dwelling has a floor area of some 112sq.m and would therefore provide a satisfactory living environment for the future occupants of properties in accordance with Policy 3.5 of the London Plan 2016.

The Council's adopted Supplementary Planning Document HDAS: Residential Layouts, requires the provision of adequate private amenity space and for a 3 bed dwelling, 60 sq.m would be required. The proposed development exceeds standards by providing approximately 74.2 square metres of private amenity space for the proposed dwelling, whilst retaining 68.5 square metres for the existing dwelling, which is considered acceptable in accordance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the SPD HDAS: Residential Layouts.

It is considered that all the proposed habitable rooms and those within the existing dwelling, would have an adequate outlook and source of natural light, and therefore comply with Section 4.9 of the SPD HDAS: Residential Layouts.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Hillingdon Local Plan: Part Two Policy AM7 considers the traffic generation of proposals

and will not permit development that is likely to prejudice the free flow of traffic or pedestrian safety generally.

The application site is within a cul-de-sac where traffic movements are relatively few and low speed. Most of the dwellings in the close have off-street parking spaces within their curtilages and there is a private garage and parking forecourt serving No.13 Salt Hill Close.

A Residents' Parking Permit Scheme also operates in this area which is only available within the estate for the residents and their visitors.

The amended scheme indicates two off street parking spaces for the proposed dwelling and two for the existing and cycle storage which would provide sufficient parking for two bicycles in accordance with Policies AM7 and AM14 of the Hillingdon Local Plan Part Two: Saved UDP Policies and the Council's adopted Car Parking Standards (Annex 1).

7.11 Urban design, access and security

See section 7.09.

7.12 Disabled access

A condition has been recommended by the Access Officer, to ensure that the property would meet the necessary requirements as set out in the London Plan, Policy 3.8c.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

No trees are affected by the proposed development. As such the proposal would not conflict with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It should be noted that according to the Council's records, part of the Harefield Road footway is Council owned, but this does not include the hedge or any other vegetation.

7.15 Sustainable waste management

Policy 5.6 of the London Plan requires development to have regard to and contribute to a reduction in waste produced. The location of refuse storage is not shown on the plans, however it is a common arrangement within the borough for refuse to be stored within the rear garden and taken to the kerb on collection day and the design and layout would clearly facilitate this arrangement.

7.16 Renewable energy / Sustainability

Policy 5.3 of the London Plan requires the highest standards of sustainable design and construction in all developments to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime. The applicant has detailed that the design of the house would include sustainable materials and energy efficient heating systems.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The issues raised are considered in the main body of the report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

The proposed development is CiL which is presently calculated to be as follows:

LBH: £11,428.86

London Mayor:

Total: £15,903.84.

However, it should be noted that this may change, depending on the date of commencement, as it is at this point that the final liability is calculated.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The application seeks planning permission for the erection of a two-storey x 3 bedroom attached property which would infill land to the side of No. 13. The proposal would retain a sufficient visual spacing to the side boundary with Harefield Road, which is at a higher ground level.

The form, design and footprint of the proposed dwelling would match those adjoining within the close and thus harmonise in appearance with the street scene and surroundings. The

proposal would provide an adequate level of internal floorspace and standard of residential amenity for the future residents of the proposed house and the proposal would also provide sufficient off-street parking for both the existing and proposed dwellings.

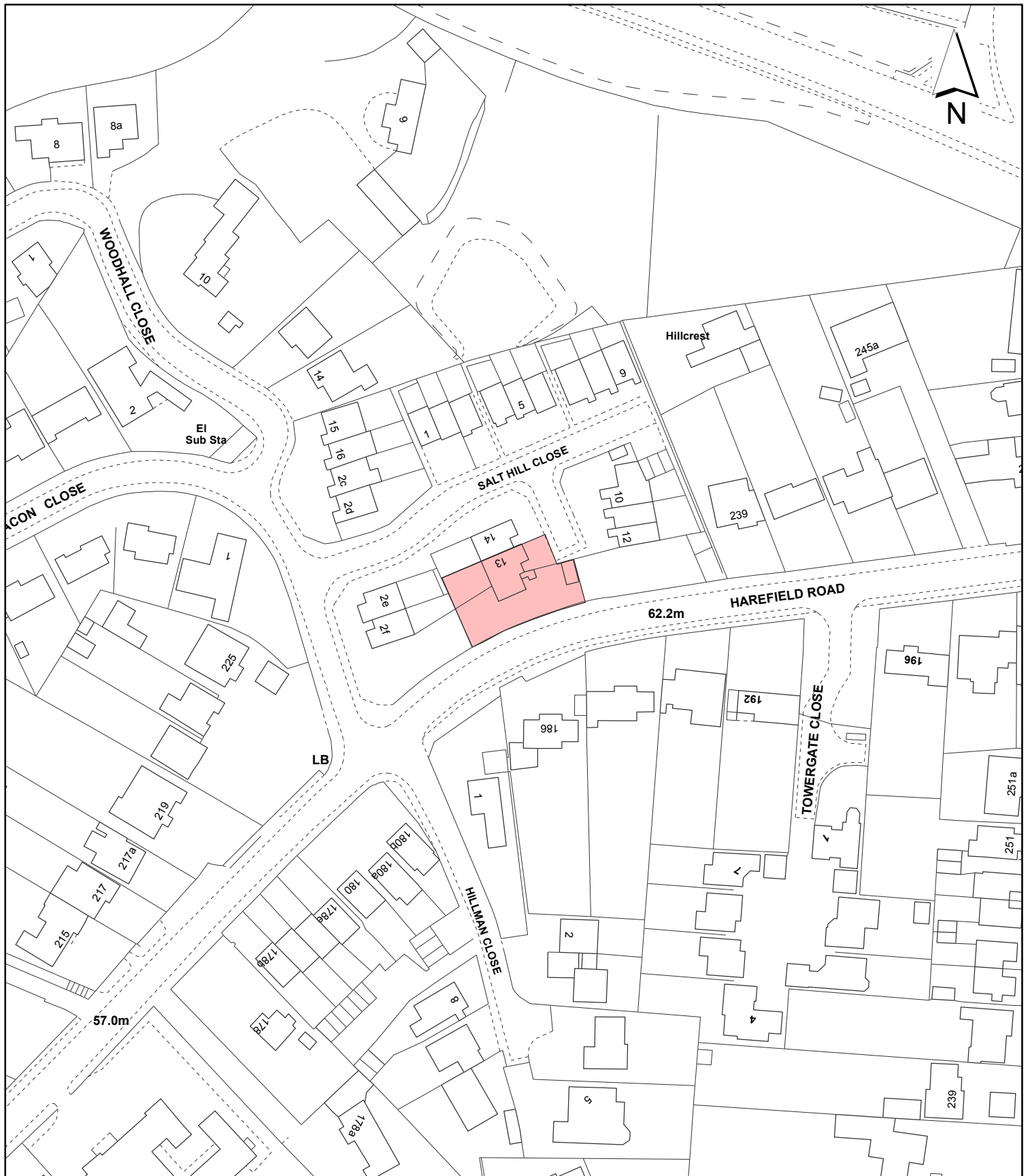
The application is therefore recommended for approval.

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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Site Address:

**Land Forming Part of
 13 Salt Hill Close**

Planning Application Ref:
72568/APP/2017/406

Planning Committee:
Central & South

Scale:
1:1,250

Date:
July 2017

**LONDON BOROUGH
 OF HILLINGDON**
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