

Report of the Head of Planning, Sport and Green Spaces

Address 210 CENTRAL AVENUE HAYES

Development: Part two storey, part single storey side/rear extension and conversion of dwelling to 1 x 2-bed and 1 x 1-bed self contained flats with associated parking and amenity space

LBH Ref Nos: 71772/APP/2017/962

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

Date Plans Received: 15/03/2017 **Date(s) of Amendment(s):**
Date Application Valid: 27/03/2017

1. **SUMMARY**

The property is located within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). This proposal considers the conversion of the existing dwelling into 1 x 2-bed and 1 x 1 bed self contained flats with associated amenity space involving the erection of a part two storey, part single storey side/rear extension.

The subdivision of the two storey dwelling to provided 1 x 2 bed and 1 x 1 bed flats would be of a size to comply and would provide adequate amenity space and parking for future occupiers. However the proposed extensions to the existing dwelling are large bulky additions, which are out of keeping with the character of the original dwelling, the street scene and the wider Area of Special Character and the ground floor flat is provided with a kitchen which does not have a window and thus no light or outlook.

It is therefore recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposed two storey side/rear extension, by reason of its siting in this open prominent position and proximity to the side boundary, would result in an incongruous addition which would result in the loss of an important gap characteristic to the area. The proposal would also result in a cramped appearance and would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and symmetry of the small terrace of houses of which it forms a part and to the visual amenities of the street scene and the wider Central Avenue, Hayes Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS:

Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposal would result in the provision of a kitchen area (ground floor flat) with no window and thus no natural/sunlight and no outlook and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 of the London Plan (2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and 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 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.

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| AM7 | Consideration of traffic generated by proposed developments. |
| AM14 | New development and car parking standards. |
| BE5 | New development within areas of special local character |
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE22 | Residential extensions/buildings of two or more storeys. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| H4 | Mix of housing units |
| H7 | Conversion of residential properties into a number of units |
| HDAS-EXT | Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008 |
| HDAS-LAY | Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006 |
| LDF-AH | Accessible Hillingdon , Local Development Framework, |

| | |
|---------|--|
| LPP 3.3 | Supplementary Planning Document, adopted January 2010 |
| LPP 3.4 | (2016) Increasing housing supply |
| LPP 3.5 | (2015) Optimising housing potential |
| LPP 3.8 | (2016) Quality and design of housing developments |
| LPP 7.4 | (2016) Housing Choice |
| NPPF6 | (2016) Local character |
| NPPF7 | NPPF - Delivering a wide choice of high quality homes |
| NPPF12 | NPPF - Requiring good design |
| | NPPF - Conserving & enhancing the historic environment |

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. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

3. CONSIDERATIONS

3.1 Site and Locality

The site relates to a two storey end of terrace dwelling located on the Eastern side of Central Avenue at the junction with Addison Way. It forms part of a terrace of 4 properties with the end properties having a gable fronted forward projection. There is a small front garden, which is open to the front and enclosed along the side boundary by a well established hedge. To the rear is an elongated garden enclosed with a 2m high fence.

Central Avenue is residential in character and appearance comprising similar terraced properties opposite and to the South. To the North are flatted developments and there are two rows of detached garages accessed from Addison Way to the rear, separated by an access leading to an independent detached outbuilding at the rear of no. 208.

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

3.2 Proposed Scheme

Planning permission is sought for the erection of a part two storey, part single storey side/rear extension and the conversion of the dwelling to form 1 x 2 bed and 1 x 1 bed self contained flats with associated parking and amenity space.

3.3 Relevant Planning History

71772/APP/2016/1335 210 Central Avenue Hayes

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

Decision: 26-04-2016 Approved

71772/APP/2016/1347 210 Central Avenue Hayes

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

Decision: 09-05-2016 PRN

71772/APP/2016/2019 210 Central Avenue Hayes

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

Decision: 18-01-2017 Refused

Comment on Relevant Planning History

71772/APP/2016/2019 - Single storey side/rear extension, first floor rear extension, conversion of roofspace to habitable use to include a rear dormer and conversion of roof from hip to gable end and conversion of dwelling to 2 x 3-bed flats with associated amenity space (refused)

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

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

The previous submission 71772/APP/2016/2019 was refused on the basis of the size, scale and design of the proposed extensions being out of keeping with the character and appearance of the existing dwelling and the wider Area of Special Local Character, and would result in the closing of the important gap feature in this prominent corner location. The proposal also failed to provide adequate living space, amenity space or parking provision and the proposed crossover to the front would have resulted in the loss of/damage to an existing street tree to the detriment of the visual amenity and character and appearance of the street scene and the wider Central Avenue, Hayes Area of Special Local Character.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

| | |
|----------|---|
| BE5 | New development within areas of special local character |
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE22 | Residential extensions/buildings of two or more storeys. |
| BE23 | Requires the provision of adequate amenity space. |
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| LPP 3.4 | (2015) Optimising housing potential |
| LPP 3.5 | (2016) Quality and design of housing developments |
| LPP 3.8 | (2016) Housing Choice |
| LPP 7.4 | (2016) Local character |
| NPPF6 | NPPF - Delivering a wide choice of high quality homes |
| NPPF7 | NPPF - Requiring good design |
| NPPF12 | NPPF - Conserving & enhancing the historic environment |

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

10 neighbours were consulted for a period of 21 days expiring on the 19 April 2017 and a site notice was erected expiring on the 28 April 2017. No responses were received from neighbouring properties.

Townfield Tenants & Residents Association: No response.

Hayes Conservation Area Advisory Panel:

Although these proposals are less bad than the previous application (71772/APP/2016/2019) they still comprise a form of development that is contrary to the general pattern in the area. Most of the reasons for refusal of the previous application are still valid so we expect this application to be refused. Single story rear extensions, like that for which prior approval was not required (71772/APP/2016/1347), are common and unobjectionable but the extra width of this proposed ground-floor extension is out of character. Equally, two-storey rear extensions are not normally found in this Area of Special Local Character and indeed a recent appeal for one has been dismissed. Another aspect of the present proposal, that the house should be split into two flats, is also not the norm in this area where most of the houses are in single family occupation. The creation of two flats would not be a desirable development as it would change the character of the area, among other things leading to more cars in an area where parking spaces are at a premium. This is exemplified by the proposal to create a parking space in the front garden for the first-floor flat that would be immediately outside the living room window of the ground-floor flat: not a nice outlook from the main habitable room, and in a worse case the daylight could be blocked if the vehicle was a van. There are other aspects of the proposal that also concern us. There appears to be too little amenity space for the two flats; the living area of the upstairs flat would be next to the bedrooms in the adjoining house so could potentially disturb its residents' sleep; the 'study' in the upstairs flat looks as though it could be used as a second bedroom (either as it is or by moving the wall into the living room), and there is the potential for a further bedroom if the conversion of the loft to a habitable room that has already been permitted (71772/APP/2016/1335) goes ahead. Finally, no plan of the roof is provided to explain the complex form that is apparent from the proposed elevations

Internal Consultees

Access Officer: No comments to make.

Highways:

The ground floor flat should be allocated 2 car spaces, one at the front and one at the rear. The parking space at the front for the upstairs flat 2 is located outside in front of flat 1's window. This space should be allocated to the GF flat. A condition is required for the new or widened crossover for the rear parking spaces. Subject to the above no objections on highways grounds.

Trees/Landscape:

The current plan fails to show the privet hedge around the front and side boundaries, which provide an attractive boundary and contribute to the character of the area. This hedge should be retained. The drawings indicate the provision of a parking space within the front garden. This will result in the loss of an existing off-road/road-side parking space immediately outside the property which will serve no useful purpose. Moreover, there is a large street tree (London plane ref. 01154) in front of the property which forms part of a distinctive avenue and must be safeguarded. This tree is not shown on plan. However, no additional work or excavation should take place around the base (root protection area) of this tree.

RECOMMENDATION: In the absence of any information/survey about the existing vegetation and failure to safeguard the street tree (which is outside the control of the applicant) this proposal is unsatisfactory.

Officer Comment: Further consultation with the Highway Officer confirmed that there is an existing dropped kerb to the front of the property which would be utilised. The Landscape Officer has therefore advised that if no further work is envisaged in order to create new lower access points/surfacing then they would not object.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site lies within an established residential area where there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable, in accordance with Policy H7 of the Hillingdon Local Plan (November 2012).

7.02 Density of the proposed development

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

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

With specific reference to the site location within an Area of Special Local Character, Policy BE5 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states that new development should harmonise with the materials, design features, architectural style and building heights predominant in such areas.

The existing building lies at the end of the Central Avenue, Hayes Area of Special Local Character, which extends from Nos. 20 and 21 Central Avenue up to Addison Way. The general characteristic of the properties at this end of the road is primarily groups of terraces of 4 properties, which take 3 forms, with the other terraces being a straight terrace and a gable ended terrace with all 4 properties having a gabled front projection set in two blocks. This is a corner plot on the junction of Central Avenue and Addison Way, which is highly visible from the surrounding area. The proposed extension has been reduced from the previous submission and is set back at the rear of the property and 1.4 m from the side boundary. However the proposed two storey side extension is considered to be a large and bulky addition to the property, which would not relate at all well in terms of its size, scale, bulk and width, with the existing property or the terrace of which it forms a part and would result in the closing of the characteristic gap feature at the junction with Addison Way. The proposal would thus fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and symmetry of the small terrace of houses of which it forms a part and to the visual amenities of the street scene and the wider Central Avenue, Hayes Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

HDAS: Residential Extensions advises that extensions should be designed to appear

subordinate to the original dwelling and in considering a proposed single storey side extension, the width and height should be considerably less than that of the main house and be between half and two thirds of the original house width. For single storey rear extensions a depth of 3.6 m with a flat roof not exceeding 3 m in height would be acceptable. Two storey extensions should have a ridge height at least 0.5 m lower than the original roof.

The proposed single storey rear extension measures 4 m in depth and 7.15 m in width including a side projection of 1.2 m. This is set beneath a flat roof of 3 m in height. Although the single storey element would exceed HDAS guidance by 0.4 m, it is noted that a prior approval for an extension of this depth has already been permitted and in terms of appearance is not significantly larger and would be acceptable. Above this in part the first floor extension measures 3 m in depth and 4.6 m in width (including the side projection) set beneath a hipped roof of 6.15 m set down from the main ridge height by 1.15 m. This two storey element projecting beyond the side elevation of the original dwelling is considered to be a bulky addition to the house. The proposal would thus represent a visually over-dominant and unsympathetic form of development, which would detract from the character, openness and spaciousness of the corner and as such would detract from the architectural integrity of the original property and the character of the wider Area of Special Local Character.

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

7.08 Impact on neighbours

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

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

Most of the proposed bulk of the extensions are positioned away from the neighbouring property no. 208. This property currently benefits from a 3.6 m deep single storey rear extension and as such would not be significantly impacted upon by the proposed 4 m deep single storey extension where it is adjacent to the boundary. The proposed two storey element is set back 2.5 m from the shared boundary and does not appear to compromise a 45 degree line of sight from the first floor windows. As such, it is not considered that the proposed extensions would significantly harm the residential amenities of the occupiers of the adjoining properties from increased overshadowing, loss of sunlight, visual intrusion, over-dominance or loss of privacy.

7.09 Living conditions for future occupiers

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

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The standards require a 2 bed (three person) dwelling set over 1 storey should have a minimum internal floor area of 61 sqm and a 1 bed (two person) dwelling set over 1 storey should have a minimum internal floor area of 50 sq.m. The proposed layouts indicate that flat 1 (ground floor flat) has a floor area of approximately 64 sq.m and flat 2 (upper floor) has a floor areas of 55 sq.m. The proposal therefore be of a satisfactory size. However, the proposed ground floor layout shows the provision of a kitchen with no window and thus no natural/sunlight and no outlook, which is considered to give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 of the London Plan (2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

Section 4 of the Council's HDAS: Residential Layouts states that developments should incorporate usable attractively laid out and conveniently located garden space in relation to the flats which they serve. It should be of an appropriate size, having regard to the size of the flats and the character of the area. A minimum of 25 sq.m for a 2 bed flat and 20 sq.m for a 1 bed flat would be required. The submitted plans show that the flats would have separate private gardens, at the rear of the property, providing approximately 31.6 sq.m for flat 1 and 25 sq.m for flat 2, which would accord with the space requirements of Policy BE23 of the Local Plan.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a maximum provision of 1.5 off-street parking spaces for each dwelling.

The submitted site layout plan identify 3 proposed parking spaces, 2 to the rear of the property serving flat 1 (ground floor) and 1 to the front serving flat 2, although it is noted that the floor plans indicate the front space serves flat 1. The front parking space would utilise an existing crossover and details for the potential provision of a crossover to the rear, off Addison Way, could be conditioned for submission if all other aspects of the proposal were acceptable. The Highways Officer has advised that there is no objection in principle to the parking provision, however the space to the front should be allocated to flat 1 as this is situated directly in front of their living room window and this again could be conditioned if all other aspects of the proposal were acceptable.

The proposal shows the provision of a cycle store for 2 bicycles. The details of this could be also be conditioned for submission.

7.11 Urban design, access and security

These issues are discussed in other sections of the report.

7.12 Disabled access

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

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

The Landscape Architect has advised that there is a mature hedge running around the front and part of the side boundary, which is the only significant landscape feature and should be retained. However it was noted at the time of the Officer site visit that the section of hedgerow to the front of the dwelling has already been removed. The Landscape Officer also raised concern relating to the very large London Plane tree in the footway directly to the front of the property. This tree has significant amenity value as it is part of a distinctive avenue of identical species for which Central Avenue is well-known locally. However Highways have confirmed that there is an existing drop kerb and crossover point to the front of the site, so no additional works would be required. Any further details of hard and soft landscaping required could be conditioned for submission if all other aspects of the proposal were acceptable.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

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

7.19 Comments on Public Consultations

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

7.20 Planning obligations

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

Current calculations for this scheme would require:

LBH CIL: £4,040.51

London Mayoral CIL: £1,582.06

Total: £5,622.57

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

accordance with all relevant primary and secondary legislation.

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The subdivision of the two storey dwelling to provided 1 x 2 bed and 1 x 1 bed flats would be of a size to comply and would provide adequate amenity space and parking for future occupiers. However the proposed extensions to the existing dwelling are large bulky additions, which are out of keeping with the character of the original dwelling, the street scene and the wider Area of Special Character and the ground floor flat is provided with a kitchen which does not have a window and thus no light or outlook.

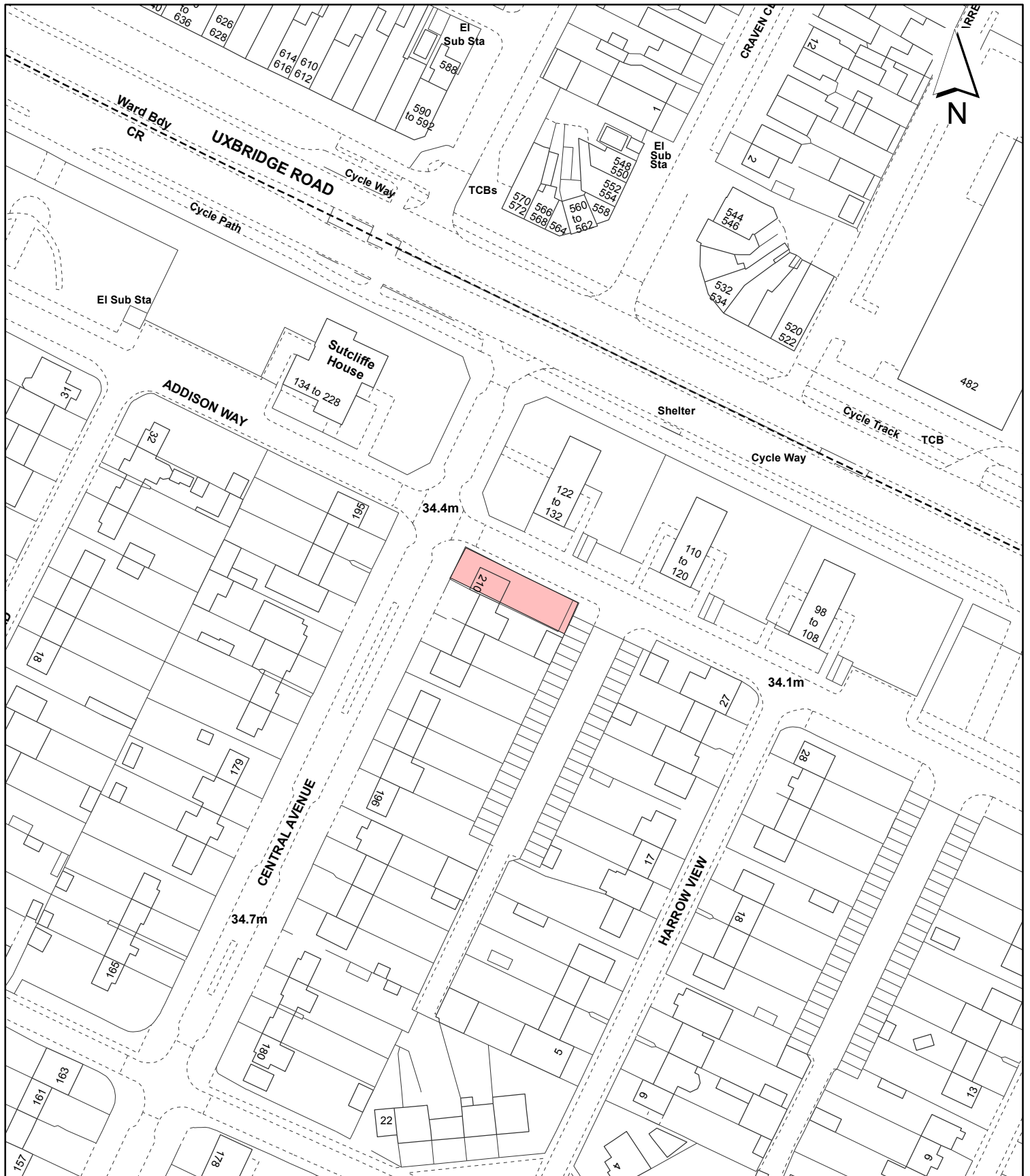
It is therefore recommended for refusal.

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

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

210 Central Avenue

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

Planning Application Ref:
71772/APP/2017/962

Scale:
1:1,250

Planning Committee:
Central & South

Date:
July 2017

