

Report of the Head of Planning, Sport and Green Spaces

Address 1A GROVE ROAD NORTHWOOD

Development: Two storey, 5-bed detached dwelling with habitable roofspace, parking and amenity space, involving demolition of existing bungalow.

LBH Ref Nos: 14379/APP/2017/1592

Drawing Nos: FLU.324.01 A
Design & Access Statement
FLU.324.11
Arboricultural Impact Assessment and Method Statement
FLU.324.07 P
FLU.324.08 P
FLU.324.04 M
FLU.324.05 N
FLU.324.06 N
FLU.324.02 R
FLU.324.03 M
FLU.324.10 B

| | | | |
|--------------------------------|------------|---------------------------------|------------|
| Date Plans Received: | 03/05/2017 | Date(s) of Amendment(s): | 03/05/2017 |
| Date Application Valid: | 08/05/2017 | | 02/06/2017 |
| | | | 05/05/2017 |
| | | | 08/05/2017 |
| | | | 12/07/2017 |

1. SUMMARY

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and the character of the area.

The proposal is not considered to have a negative impact upon the visual amenity of the site or the surrounding area, would not result in a loss of residential amenity to neighbouring occupiers and would provide a satisfactory level of residential amenity to future occupiers.

It is therefore recommended for approval.

A Ward Councillor has requested the application be determined at Committee and a petition against the proposal has been submitted.

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 FLU.324.02 R; FLU.324.04 M; FLU.324.05 N; FLU.324.06 N; FLU.324.07 P; FLU.324.08 P; FLU.324.10 B and FLU.324.11, 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 (2016).

3 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)

4 RES13 Obscure Glazing

The windows facing 1 Grove Road, and the windows shown to be obscure glazed on the first floor rear windows, shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 RES13 Obscure Glazing

The rooflights facing 24 Moor Park Road shall be glazed with permanently obscured glass and non-opening for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 RES12 No additional windows or doors

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 additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 1 Grove Road and 24 and garden to the rear of 26 Moor Park Road.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

7 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 any dwellinghouse(s) 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)

8 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
4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
5. Schedule for Implementation
6. Other
 - 6.a Existing and proposed functional services above and below ground
 - 6.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 and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2016).

9 NONSC Removal of Existing Dropped Kerb

Prior to the occupation of the dwelling hereby approved, the existing drop kerb and crossover serving the existing bungalow shall be removed and the footway restored.

REASON

In the interests of highway and pedestrian safety in accordance with policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

10 COM8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

11 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.

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

2 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).

3 I53 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

- AM14 New development and car parking standards.
- AM7 Consideration of traffic generated by proposed developments.
- BE13 New development must harmonise with the existing street scene.
- 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.

| | |
|----------|---|
| H3 | Loss and replacement of residential accommodation |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| 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 |
| NPPF | National Planning Policy Framework |
| 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 |

4 I47 Damage to Verge - For Council Roads:

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).

5 I15 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.

6 I25A The Party Wall etc. Act 1996

On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) 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. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

3. CONSIDERATIONS

3.1 Site and Locality

The application site presently comprises a detached bungalow situated on the Eastern side of Grove Road. The property benefits from gardens to the front and rear, which are gravelled with landscaped beds. The rear garden is enclosed by well established hedges. The plot although of a similar width to others in the street scene is not as deep and originally formed part of the rear garden of the corner plot to the South, no. 24 Moor Park Road.

The street scene is predominantly residential in character and appearance and comprises two storey detached and semi detached dwellings sitting within comfortable plots. The architectural style of the area has a pleasant uniformity of render, brickwork and deep hipped roof forms.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). It is also covered by Tree Preservation Order (TPO) 141.

3.2 Proposed Scheme

The application form identifies the proposal for the demolition of the existing bungalow and the erection of a two storey, 5-bed, detached dwelling with associated parking and amenity space.

However it is noted that the floor plans show a 'tv room' in the loft space, which would be capable of being occupied as an additional bedroom. The proposal is therefore considered and assessed as a 6 bedroom property.

This proposal is principally the same as a previously refused scheme at the site (planning ref 14379/APP/2016/3279) however the width of the proposal has been reduced and moved slightly further from the boundary with no. 24. The overall height of the main body of the dwelling has also been reduced by 0.45 m and the height of the roof of the two storey side element is now set down by 0.5 m from the main roof height.

In addition, the double garage originally proposed, which extended to within 1.89 metres of the southern site boundary shared with 24 Moor Park Road, has been replaced by a single-

storey garage that will not extend beyond the side elevation of the main dwelling, with a distance of 3.66 metres maintained between the side of the garage and the southern boundary.

3.3 Relevant Planning History

14379/APP/2016/3279 1a Grove Road Northwood

Two storey, 5-bed detached dwelling with habitable roofspace, associated parking and amenity space, involving demolition of existing bungalow.

Decision: 01-02-2017 Refused

Comment on Relevant Planning History

14379/APP/2016/3279 - Two storey, 5-bed detached dwelling with habitable roofspace, associated parking and amenity space, involving demolition of existing bungalow (refused)

The previous application was refused on the basis of the overall size, height, bulk, siting and design, which would constitute overdevelopment of the site, resulting in a cramped and obtrusive form of development out of keeping with the character of the area.

The principal elevation of the proposed house would face South East.

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:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

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.

H3 Loss and replacement of residential accommodation

OE1 Protection of the character and amenities of surrounding properties and the local

| | |
|----------|---|
| | area |
| 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 |
| NPPF | National Planning Policy Framework |
| 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 |

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- **9th June 2017**

6. Consultations

External Consultees

5 neighbours were consulted for a period of 21 days expiring on the 31 May 2017. A site notice was also erected on the lamp post opposite, expiring on 9 June 2017.

There were 2 responses to the consultation raising the following issues:

- This submission is not materially different from the previously refused scheme.
- Overlooking and perception of overlooking.
- Excessive height.
- Loss of privacy due to direct line of sight to no. 26 Moor Park Road.
- The 45 degree line of sight taken from the furthest room however the bathroom and dressing room still breach this in respect of the neighbours swimming pool and patio.
- Although not a reason for refusal before, given the neighbours continued concerns this should be revisited.
- Insufficient depth of the property to accommodate such a large house.
- Out of keeping with the area.
- The description is inaccurate at additional rooms i.e. tv room and dressing room could easily be converted to bedrooms.
- Loss of outlook and overshadowing.
- Concerns over any construction work taking place on the boundaries and potential for damage of tree roots and subsidence.
- Restrictive covenant on the land.

A petition against the proposal was also submitted.

A local Cllr has also responded to advise that the height and bulk of the proposal remain as major issues against the approval. This is in reality a 7 bed house and many of the amendments that are claimed, were made in the previous application. I accept that it has moved 0.5 m from 24 Moor Park Road but still means within 20.89 m of it. I note the notional reduction in height of 0.4 m but still believe there will be a serious loss of privacy fro the neighbouring properties, as well as a major impact on the street scene. I would ask the application be heard by the Committee and rejected again by them.

Northwood Residents Association - The proposed building due to excessive height and massing will cause loss of residential amenity contrary to Policy BE21; inadequate daylight and sunlight levels, contrary to Policy BE20; failure to harmonise with the street scene, contrary to Policy BE13 and inadequate amenity space to protect amenity of surrounding buildings.

Officer response: Revised plans have been received removing the single storey side element of the proposal to further reduce the width and move it slightly further from the boundary with no. 24 Moor Park Lane.

Internal Consultees

Highways - Grove Road is a local road and the site has a PTAL value of 0 (very poor) which suggests there will be a very strong reliance on private car trips to and from the site. There is very little parking stress in the area as most houses have off-street car parking. The latest proposal involves the construction of a larger house on the site using a new crossover that leads to driveway parking and a double garage. This level of on-site car parking meets Council's car parking policy and allows for cycle parking within the garage. The existing crossover will need to be reinstated at the applicant's expense. The applicant should provide refuse/recycling facilities. On the basis of the above comments I have no significant highway concerns over the current proposals at the site.

Trees/Landscaping - The site is situated within the area covered by TPO 141. There are no protected trees or other landscape features of merit at this address. The proposed footprint is similar to that of the bungalow. The layout includes an integral double garage and driveway. The proposed layout also retains a reasonable area of front garden and a wide, but relatively shallow, rear garden. No objection subject to conditions for tree protection and landscaping.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The NPPF has a requirement to encourage the effective use of land by re-using land. Policy 3.4 of The London Plan (2015) promotes the optimisation of housing output within different types of location. Policy 3.8 of The London Plan also encourages the Council to provide a range of housing choices in order to take account of the various different groups who require different types of housing. Consideration will also be given to the accessibility of the site to services and amenities.

Policy H3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) advises the loss of residential accommodation will only be permitted if it is replaced within the boundary of the site. An increase in the residential accommodation will be sought, subject to other policies in the plan.

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 the Hillingdon Local Plan (November 2012).

7.02 Density of the proposed development

Policy 3.4 of the London Plan seeks to ensure that the new development takes into account local context and character, the design principles in Chapter 7 and public transport capacity development should optimise housing output for different types of location within the relative density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more

appropriate to consider how the development harmonises with its surroundings and its impact on adjoining occupiers.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. 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. Furthermore Policy BE19 also seeks to ensure that new development will compliment or improve the character of the area. The NPPF notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

The plans indicate the proposed dwelling would be set back a minimum of 1.4 m from the side boundary with no 1 to the north and 3.66 m from the boundary with no. 24 Moor Park Lane to the south. The orientation of the building line has been slightly altered to reflect the building set by the adjacent properties along Grove Road. As a result the Northern side boundary moves in towards the house at the rear with the front of the building set back by 2.42 m and 1.4 m at the rear. On the Southern boundary the two storey element is set back 3.85 m from the boundary and the front of the single storey garage 3.66 m, increasing to 4.95 m at the rear. It is noted that the front wall of the main dwelling follows the existing building line along Grove Road.

This part of Northwood consists of primarily detached houses set within spacious plots. The dwellings characteristically are wide, spanning most of the width of the plots and have deep hipped roof forms. There are a number of variations in design within the street scene and these include features such as two storey front projections and single storey attached, part integrated garages to the side. The proposed dwelling has been reduced in height and width from the previous submission but still takes reference from the prevailing height and deep roof forms and design characteristics of the area. It is therefore considered that the proposed dwelling would be in keeping with the character and appearance of the street scene and the wider area and would comply with the requirements of Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the HDAS: Residential Extensions.

7.08 Impact on neighbours

Policies BE20 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) state that new buildings should not result in the loss of sunlight or loss of residential amenity. Policy BE20 states "buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them and the amenities of existing houses are safeguarded".

Policy BE22 states "planning permission will not be granted for new buildings or extensions

which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity".

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD: New Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight. The daylight and sunlight available to adjoining properties should be adequately protected. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-domination.

The proposed dwelling sits broadly on the footprint of the existing bungalow and would extend approximately 2.6 m beyond the rear of the adjacent property no.1 Grove Road with the two storey elements set back from the boundary by 1.41 m, giving a total distance of separation of 2.5 m at the rear. To the front the proposed dwelling will project beyond the front of the adjacent property (where it is nearest to the site) by 0.75 m with a total distance of separation of 3.1 m. Although the proposal would result in an increase in height and depth from the existing building where it is adjacent to no.1 it is noted that there are no side windows in the flank wall of that property and the proposal would not compromise a 45 degree line of sight from the nearest first floor windows. It is noted that the proposal includes 1 side window and 1 roof light facing this property, but as these serve bathrooms or are secondary windows these could be conditioned to be obscure glazed and fixed shut below 1.8 m.

To the South the rear elevation of no. 24 Moor Park Road faces towards the application site. The proposed dwelling will be significantly taller and deeper than the existing bungalow and therefore visually more prominent, but within planning there is no right to a view. The degree of separation between the two storey element and the neighbouring property would be 20.89 m. Concern has been raised over the potential overshadowing and loss of light to this property, however it is noted that the proposed dwelling is situated North North East to no. 24 and given the degree of separation it is not considered that it would have a significant impact. The proposed dwelling includes 1 rooflight facing the neighbouring property, however this is not the primary window for this room, so could be conditioned to be obscure glazed and fixed shut.

In order to protect privacy, the design of the dwelling should avoid creating significant opportunities for direct overlooking from any upper floor windows into the private garden, kitchen or any habitable room windows of the neighbouring properties. Concern has been raised over potential loss of privacy and overlooking or perceived overlooking to 26 Moor Park Road, which is situated to the rear of the site. The proposed dwelling is situated approximately 28 m away from and at right angles to that dwelling. However it is noted that this property benefits from an out door pool and patio area half way down their garden, where it can benefit from direct sunlight out of the shadow at the rear of the house. This is situated directly at the bottom of the garden approximately 12 m from the proposed rear elevation. During the course of the previous application this issue was raised and the internal layout altered to ensure that the rear windows directly overlooking this area serve non habitable rooms which can be conditioned to have obscure glazing and be non opening below 1.8 m. Council guidance states that adequate distance should be maintained to any area from which overlooking may occur, and that regard should be had to the character of the area and the distances between buildings and as a guide the distance should not be less than 21 m. The existing secluded and private nature of the patio and pool area to the rear of number 26 Moor Park Road is considered material and in this context the need for the development to meet the minimum standards of separation is

considered necessary. The only rear facing window serves bedroom 2 situated on the Northern end of the rear elevation at approximately 21.5 m from the patio area and would comply with the 45 degree principle.

Therefore, the proposal would not result in a loss of privacy to the occupiers of no. 26 Moor Park Road. As such the proposal would comply with the principles of policies BE21 and BE24 of the UDP saved policies and HDAS Residential Layouts. As such it is not considered that the proposal is an un-neighbourly form of development and complies with the requirements of Policies BE20, BE21 & BE24 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

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 proposed floor space of approximately 430 sq.m is in excess of the minimum requirements and therefore is considered acceptable.

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

The proposal provides approximately 223 sq.m of usable private amenity space in excess of the Council's adopted standard. The proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (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 the proposed development 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 2 spaces per dwelling.

The proposed dwelling is served by an integral double garage with a further space to the front. The Highway Officer has raised no objection in principle to the proposal however, they have advised the existing cross over is not shown and a condition is required to reinstate the footway prior to occupation.

7.11 Urban design, access and security

These issues are considered in other sections of the report.

7.12 Disabled access

The Access Officer has not raised any concerns relating to Lifetime Home Standards and to achieving level access.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The landscape officer has raised no objections to the proposal subject to the submission of an appropriate landscape scheme via condition.

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

Not applicable to this application.

7.19 Comments on Public Consultations

The issues raised are noted. Restrictive Covenants are civil legal issues and do not form part of a material planning consideration. Any potential works on or adjacent to a boundary which may cause disruption or damage as a result of new foundations would need to be resolved between the neighbouring properties under a Party Wall Agreement. All other issues are addressed appropriately within the report.

7.20 Planning Obligations

The proposal would not necessitate the provision of planning obligations, however based on the information before officers at this stage, it would be liable for payments under the Community Infrastructure Levy.

The Council's Community Infrastructure Levy Charging Schedule was adopted on 1st August 2014. The additional habitable floor space created will be chargeable at £95 per square metre.

On the 1st April 2012 the Mayoral Community Structure Levy came into force. The London Borough of Hillingdon falls within Charging Zone 2, therefore, a flat rate fee of £35 per square metre would be required for each net additional square metre added to the site as part of the development.

The present assessment of these charges in this case would be;

LBH CIL £30,476.96

London Mayoral CIL £ 11,033.27

Total £41,510.23

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

10. CONCLUSION

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and the character of the area. Policy BE24 states that the proposals should protect the privacy of the occupiers and their neighbours.

The proposal is not considered have a negative impact upon the visual amenity of the site or the surrounding area, would not result in an unacceptable loss of residential amenity to neighbouring occupiers and would provide a satisfactory level of residential amenity to future occupiers.

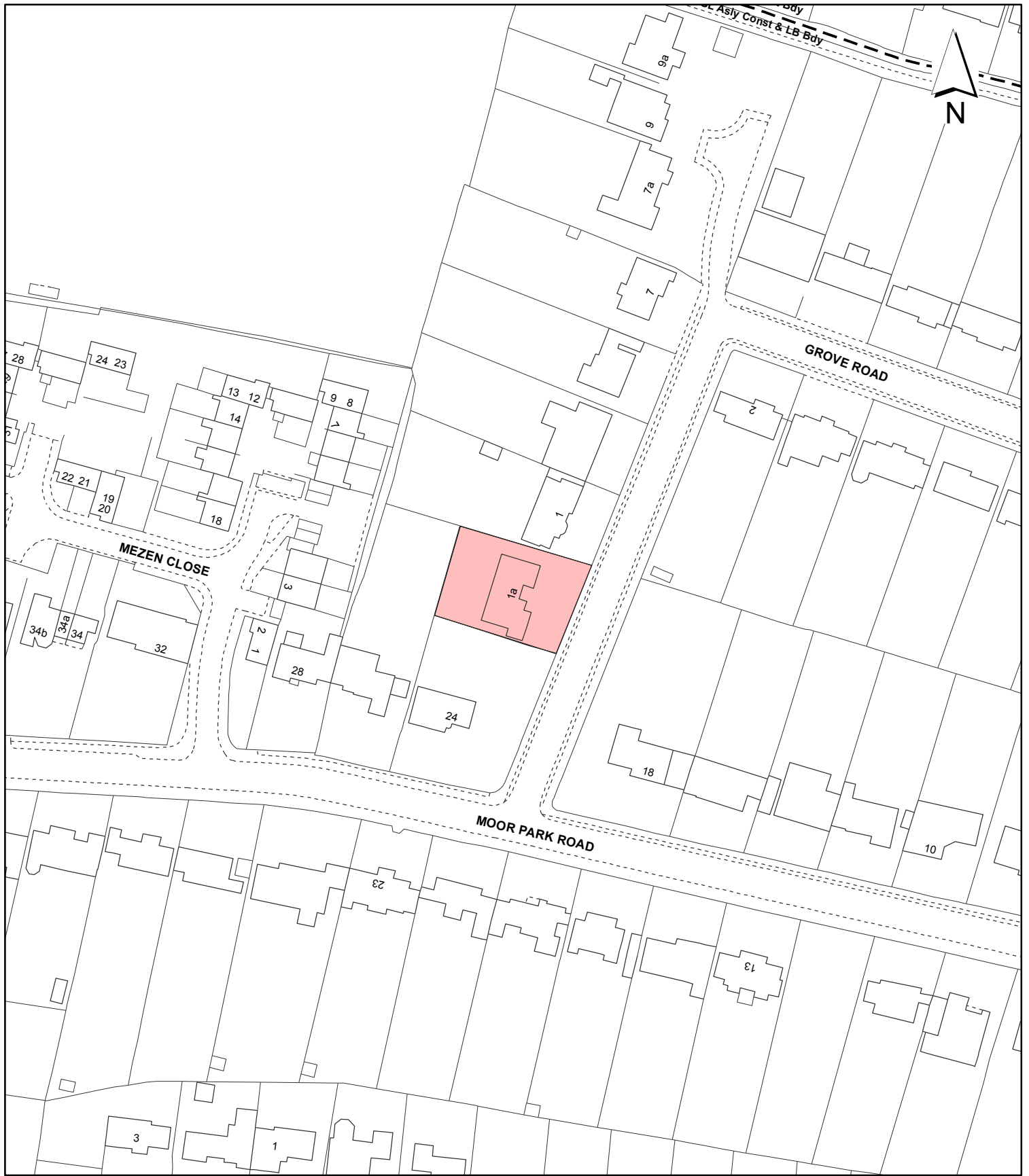
The proposal complies with with policies BE13, BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and is therefore recommended for approval.

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)
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

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**1A Grove Road
 Northwood**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section

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

Planning Application Ref:

14379/APP/2017/1592

Scale:

1:1,250

Planning Committee:

North

Date:

July 2017



HILLINGDON
 LONDON