

Report of the Head of Planning, Sport and Green Spaces

Address 2 RAISINS HILL EASTCOTE PINNER

Development: Two x 2-storey, 3-bed semi-detached dwellings with habitable roofspace and associated parking and amenity space.

LBH Ref Nos: 32216/APP/2017/1290

Drawing Nos: 1267/P/2A
1367/P/4A
1267/P/1A
1267/P/3
Design & Access Statement

Date Plans Received: 07/04/2017 **Date(s) of Amendment(s):** 07/04/2017

Date Application Valid: 11/04/2017

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 have a negative impact upon the visual amenity of the site or the surrounding Area of Special Local Character. It is not considered that the proposal would have a significant impact on the amenity of the neighbouring properties and would provide adequate, living and amenity space as well as parking provision.

It 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 1267/P/1A; 1267/P/2A and 1267/P/4A, 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 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. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.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.
4. Schedule for Implementation
5. Other
 - 5.a Existing and proposed functional services above and below ground
 - 5.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 (2015).

5 RES13 Obscure Glazing

The windows facing 39-42 Chamberlain Way and 4 Raisins Hill 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)

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 39-42 Chamberlain Way and 4 Raisins Hill.

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 garages, sheds or other outbuildings, nor extension or roof alteration to any 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)

8 HH-RCU3 Loss of Garage(s) to Living accommodation (Not Garage Courts)

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990, the garage(s) shall be used only for the accommodation of private motor vehicles incidental to the use of the dwellinghouse as a residence.

REASON

To ensure that adequate off-street parking to serve the development is provided and retained, in accordance with policy AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 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.

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 boundary hedges (in particular fronting Raisins Hill) 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)

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.

2 152 **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).

3 153 **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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE5	New development within areas of special local character
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 3.6	(2016) Children and young people's play and informal recreation facilities
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

4 147 **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).

5 115 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.

6 125A 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 is a large sized plot, located on the South Western side of Raisins Hill. It currently comprises a modest 1930's detached two storey dwelling with an attached garage to the side. The property has a canted bay window feature set beneath a tiled hipped roof detail, characteristic of the general street scene. The front garden is partly landscaped with a driveway to one side leading to the garage and the front door and provides an additional parking space. There is a second driveway to the other side of the house leading to double gates giving access to the rear of the property. It also benefits from a large rear garden.

The street scene is residential in character and appearance comprising primarily two storey semi detached properties of a similar period and style.

The application site lies within the Raisins Hill Area of Special Local Character and the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

3.2 Proposed Scheme

The proposal is for the demolition of the existing dwelling and the erection of 2 x two storey, 3-bed, semi-detached dwellings with associated parking and amenity space.

3.3 Relevant Planning History

32216/APP/2015/517 2 Raisins Hill Eastcote Pinner

Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include 2 rear dormers, 2 side rooflights and 1 front rooflight

Decision: 16-07-2015 Refused **Appeal:** 19-11-2015 Dismissed

32216/APP/2016/1945 2 Raisins Hill Eastcote Pinner

Two storey, 6-bed detached dwelling with habitable roofspace, involving demolition of existing dwelling.

Decision: 17-08-2016 Refused **Appeal:** 27-02-2017 Dismissed

32216/PRC/2016/11 2 Raisins Hill Eastcote Pinner

Redevelopment of existing house to provide a replacement single family dwelling

Decision: 13-04-2016 OBJ

Comment on Relevant Planning History

32216/APP/2016/1945 - Two storey, 6-bed detached dwelling with habitable roofspace, involving demolition of existing dwelling.(refused, dismissed at appeal)

32216/PRC/2016/11 - Redevelopment of existing house to provide a replacement single family dwelling (objection)

32216/APP/2015/517 - Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include 2 rear dormers, 2 side rooflights and 1 front rooflight (refused dismissed at appeal)

The previous most recent submission was refused on the basis of the scale and bulk of the proposal, which was out of keeping with the character of the area. Also the siting and

width would result in an unacceptable reduction of the important gap between no. 2 and 4 resulting in a cramped appearance. This was upheld by the Planning Inspector.

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.

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 3.6 (2016) Children and young people's play and informal recreation facilities

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:- Not applicable

6. Consultations

External Consultees

15 neighbours were consulted for a period of 21 days expiring on the 9 May 2017. A site notice was also erected on the lamp post in front of the existing dwelling.

Six responses were received from nearby neighbours who raise the following points:

- As a maisonette adjacent to the site any scaffolding to tower work will allow worker direct viewing into my living room during the demolition and construction phases, in contravention to my right to privacy. This will not be a short term issue as it will take many months and be intolerable
- The limited number of parking spaces is insufficient for the potential occupancy. Parking on Raisins Hill is already stretched and this will push this to a dangerous level
- Disruption, noise, dust and congestion due to construction is potentially dangerous and would impact on the quality of life of the residents
- Whilst the new plans do show a reduction in the bulk of the development, the two semis should be halls apart to match the existing properties
- The proposal of using the garages as parking spaces is highly unlikely to be used increasing on street parking
- I believe the property is intended to be used as a care home and therefore should be refused
- The proposal is very bulky and the gap between plot 1 and 4 Raisins Hill is insufficient and detracts from the street scene and the ASLC
- The proposed rear dormers and rooflights are not sympathetic to the house in terms of position, scale, design and materials
- If planning permission is granted permitted development rights should be removed
- Following the earlier planning applications to build a very large house, I believe this may be a disguised version to create two semi detached houses but achieving the same to make it internally as one.
- Proposal is for 'halls adjoining' which means the front doors are in the wrong location compared with other houses in the streetscene.

A petition against the proposal was also submitted.

Officer response: Disruption due to building works is considered transitory in nature and not sufficient reason to refuse permission in its own right. Revised plans have been submitted to reposition the halls in keeping with the neighbouring properties. The application currently under consideration is for two semi-detached residential units. Each application is considered on their own merits. Any subsequent change of use (e.g. To a care home) would require a further planning application. The 'halls adjoining' issue was overcome through revised plans. All other issues are addressed within the report.

Northwood Hills Residents Association - This is the 3rd application to demolish and rebuild on this site, with their previous applications refused on the scale and bulk and out of keeping with ASLC. The current application shows study rooms in the loft, any ancillary rooms should be classified as bedrooms this should read 2 x 4 bed semi detached house. The size and bulk differs little from the previous applications and should be refused for the same reasons.

Internal Consultees

Access Officer - No response.

Trees/Landscaping - The proposal to demolish the existing house and construct two semi-detached provides for front gardens and driveways and garage, which is in keeping with the suburban character of the area. Both properties will also have private rear gardens as well. No objection subject to a condition for landscaping.

Conservation and Urban Design - The current application has taken on board many of the Inspector's comments viz the need to preserve gaps through to the rear and the importance of a ridged rather than crown roof. Semi detached houses are the norm in this road, so the principle of introducing a pair on this site would be generally acceptable. However this is a large development in relation to the plot and some refinements are required;

1. The building must be set back on the same building line as its neighbour at no. 4. This set back may necessitate the reduction in depth of the rear extension.
2. The design is halls adjoining rather than bays adjoining. This is not consistent with the street scene.
3. The pitch appears to be steeper than that of its neighbours. Even if it is not, the ridge should be lower to provide a better relationship of roof to wall. The dormers at the rear are too large for that roof and appear to be too close to the hips.

Officer response: Revised plans have been submitted to address these concerns.

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. This is an existing residential unit set in a spacious plot, which within planning considerations is considered to be a brownfield site.

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).

Given the residential character of the surrounding area, there is no policy objection to the development of the site to provide additional residential accommodation, subject to an appropriate density and design, and the proposal being in accordance with all of the relevant planning policies and supplementary guidance.

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.

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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. This is supported by Policy 7.4 of the London Plan (2016) which requires developments to have regard to local character.

Raisins Hill was built as part of a cohesive estate by Coomben and Wakeling Ltd in the 1950's on Garden Suburb principles. The Statement of Significance set out in the

designation document says of the estate "Today the area still appears much as it did when it was first constructed. Built as a single development, the area has a well defined character easily identifiable by the continuity of building styles, materials and architectural detailing" and "The spacing between the houses, landscaping and views into the back gardens all form part of the setting and special character of the area".

The proposal is for the replacement of the existing detached dwelling with 2 semi detached properties with single storey attached garages to the side. This is a significantly larger than average plot within the area, which is capable of accommodating a pair of semi detached properties whilst retaining adequate gap views, subject to a suitable design and scale. The proposed dwellings have been designed to reflect the character of the neighbouring properties. The Conservation Officer initially raised concerns over some of the detailing of the proposal. This included the roof height/pitch and the rear dormer windows; the building line and the halls adjoining, rather than the bays. Revised drawings have been submitted to address these concerns and it is considered that the proposed dwellings would respect the architectural character and appearance of the Raisin Hill Area of Special Local Character. As such it is considered that the proposal would comply with the requirements of Policies BE5, BE13, BE15 & BE19 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

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. Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF (2012) 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 main body of the proposed dwellings measures 9.45 m in depth, 11 m in width and is set beneath a hipped roof of 8.8 m in height. This is set back from either side boundary by 3.4 m. It is also proposed for each dwelling that there would be an attached garage to the side of 3 m in width with a flat roof of 3.2 m in height. Behind this is proposed a single storey side extension of 2 m in width and 6.35 m in depth, projecting 3 m beyond the rear elevation. This then returns across the rear of the property at a depth of 3.5 m. Revised plans have been submitted to address initial concerns raised by the Conservation Officer and it is considered that this scheme now reflects the architectural character and appearance of the street scene and provides adequate set back from the side boundaries to maintain the view between nos. 2 and 4.

As such the proposal complies with Policies BE5, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies.

7.08 Impact on neighbours

Policy OE1 and BE24 of the Hillingdon Local Plan (November 2012) require the design of new developments to protect the amenity and privacy of neighbouring dwellings. Also the proposed development should not result in a significant loss of light, loss of outlook or

sense of dominance in accordance with Policy BE20 and BE21 of the Hillingdon Local Plan (November 2012). The Hillingdon Design and Accessibility Statement (HDAS) provides a range of design guidelines, addressing setbacks, overlooking and shadowing, and attention should be paid to principles regarding over dominance and over looking.

In particular, the new houses should not impinge within 21 metres of the 45 degree line drawn from adjoining properties rear facing windows, and a setback of 15 metres should be maintained between habitable room windows and side boundaries to avoid overdomination.

The proposal development sits loosely on the same footprint as the existing dwelling, but set back slightly to maintain the existing front and rear building lines of the neighbouring properties on Raisins Hill. The single storey garages are set back just 0.4 m from the side boundaries, with the main body of the dwelling set back 3.4 m. To the North the rear gardens of the properties on Chamberlain Way border the site with the nearest properties (nos. 39 - 42) situated approximately 29.85 m away. To the South no. 4 has previously been extended with a large two storey side and rear extension, which projects beyond the rear of the proposed dwelling at first floor level by approximately 1.3 m, with the single storey element of the proposed dwelling extending just 1.6 m beyond the rear of that property, set back by 3.25 m. The 45 degree line of sight from the rear of the adjacent property would not be compromised. The proposal indicates the upper floor side windows will serve the stairs and as non habitable rooms could be conditioned to be obscure glazed and fixed shut below 1.8 m. To the rear of the site the properties will face the dwellings on Caitlins Lane, separated by approximately 34 m. It is therefore considered the proposal would comply with the relevant policies and guidance.

As such, the application proposal would not represent an unneighbourly form of development and would thus meet the requirements of Policies BE20, BE21 and BE24 of the adopted Hillingdon Local Plan and Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

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 (March 2016).

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 3 bedroom house over two floors would be a minimum of 93 sq.m. The floor plans show proposed dwelling would provide a floor area of approximately 135 sq.m and 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.

Section 4 of the Council's HDAS: Residential Layouts states that development should incorporate usable attractively laid out and conveniently located amenity space and a 3 bed property would require a minimum of 60 sq.m. The proposal provides approximately 145

sq.m of private garden area to the rear of each property in excess of the requirements. 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 dwellings are served by two parking spaces, one within the garage and one space to the front and will utilise the existing crossovers. It is noted that concerns have been raised over the provision of the garage as a parking space, however the size of the garage reflects the current standard at a width of 3 m and depth of 5 m, capable of accommodating a modern car unlike the original garages of the neighbouring properties which are 2.4m in width. It is therefore considered that the proposal complies with the requirements of policy AM14 of the Hillingdon Local Plan (November 2012).

7.11 Urban design, access and security

Secured by Design is now covered by Part Q of the Building Regulations.

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 advised that proposal provides for front gardens and driveways, which is in keeping with the suburban character of the area. Both properties will also have private rear gardens as well. No objection subject to a condition for the provision of a landscaping scheme.

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 have been addressed appropriately in the report.

7.20 Planning Obligations

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.

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.

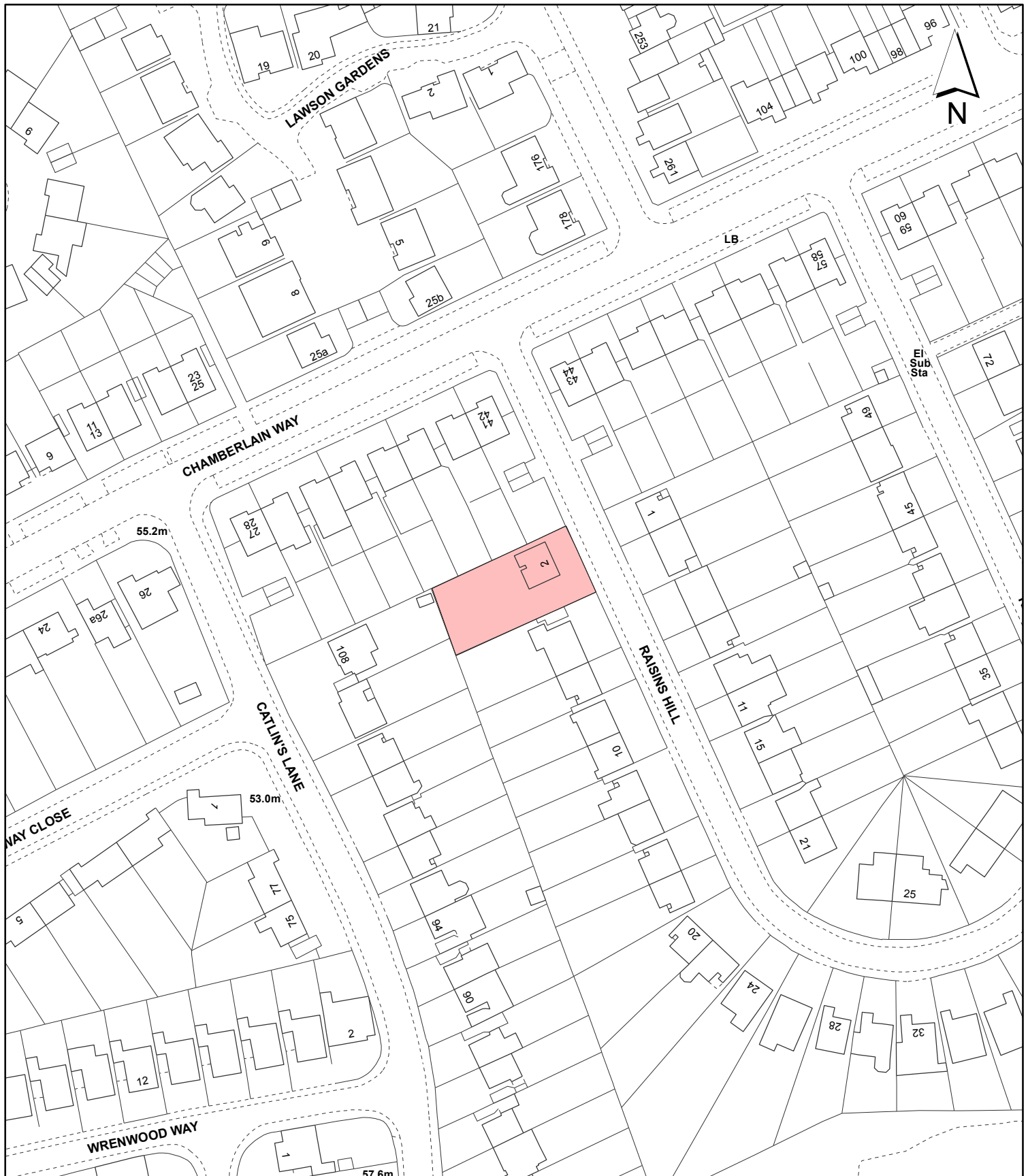
The proposed dwelling is considered acceptable in design terms and would not significantly impact on the amenity of the neighbouring properties. It would provide adequate living accommodation and private amenity space as well as parking provision.

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

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Notes:

 Site boundary

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Planning Application Ref:
32216/APP/2017/1290

Scale:
1:1,250

Planning Committee:
North

Date:
July 2017

