

Report of the Head of Planning, Sport and Green Spaces

Address 52 FIELD END ROAD EASTCOTE PINNER

Development: Two storey, 3-bed, detached dwelling and conversion of dwelling house into 1 x 1-bed and 1 x 2-bed self-contained units involving single storey rear extension with associated parking and amenity space, involving demolition of existing garage.

LBH Ref Nos: 4913/APP/2016/4358

Drawing Nos: Planning Statement
PL01 E
PL02 E
PL03 E
PL04 E
LTH01 E
PL05 E
Planning Statement Addendum
Arbtech Package Tree Survey
Arboricultural Method Statement
Abtech TPP 01
Arbtech AIA 01
01-C
os01

Date Plans Received: 01/12/2016 **Date(s) of Amendment(s):** 01/12/2016
Date Application Valid: 16/12/2016 12/04/2017
16/12/2016

1. SUMMARY

The proposed development results in inappropriate development of garden land, resulting in harm to the character and appearance of the surrounding area. The current garden land has a spaciousness and openness which makes an important contribution to local character and the setting of the adjoining Grade II Listed Building. There is insufficient space to do significant boundary planting to mitigate the impact on the setting of the Grade II listed Tudor lodge hotel which will appear more enclosed as a result of the proposal to the detriment of the setting of the listed building, furthermore it is considered that existing boundary trees within the grounds of the Tudor Lodge would be damaged or have to be removed as result of the proposal exacerbating the impact. The loss of the garden land will be detrimental to the visual amenity of the area and the wider street scene which is characterised by development in landscaped grounds. The development would be cramped and the layout, siting and scale of the new dwelling would not respect or improve the existing pattern of buildings. There is also considered to be harm caused by the amount of hardstanding proposed to the side and rear of the existing dwelling and proposed attached dwelling in order to gain rear access and to provide rear parking.

Furthermore the provision of an additional dwelling to the rear with parking provision in close proximity to the rear boundary with no. 54 would result in the occupants of that dwelling to suffer an unacceptable loss of amenity by reason of the noise and disturbance. As such the proposal would fail to comply with Policies BE21 and OE1 of the Hillingdon UDP.

The window arrangement to the rear dwelling prevents overlooking of houses in the Sigers and the separation distance is such that there would be no unacceptable loss of outlook or daylight/sunlight to these properties. There are no concerns regarding the conversion and sub-division of the existing dwelling and rear in-fill extension, which is considered to comply with all relevant planning policies.

The application is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development results in inappropriate development of garden land, resulting in harm to the character and appearance of the surrounding area. The current garden land has a spaciousness and openness which makes an important contribution to local character and the setting of the adjoining Grade II Listed Building. There is insufficient space to do significant boundary planting to mitigate the impact on the setting of the Grade II listed Tudor lodge hotel which will appear more enclosed as a result of the proposal to the detriment of the setting of the listed building, furthermore it is considered that existing boundary trees within the grounds of the Tudor Lodge would be damaged or have to be removed as result of the proposal exacerbating the impact. The loss of the garden land will be detrimental to the visual amenity of the area and the wider street scene which is characterised by development in landscaped grounds. The development would be cramped and the layout, siting and scale of the new dwelling would not respect or improve the existing pattern of buildings. There is also considered to be harm caused by the amount of hardstanding proposed to the side and rear of the existing dwelling and proposed attached dwelling in order to gain rear access and to provide rear parking. The proposals would therefore be contrary to Policies 7.4 and 7.6 of the London Plan (2016), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE4, BE10, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5, 7.1 and 7.4 of the London Plan (2015) and the NPPF (March 2012).

2 NON2 Non Standard reason for refusal

The proposed development, by reason of the close proximity of the proposed parking spaces, would be detrimental to the residential amenity of the occupants of Number 54 Field End Road by reason of the noise, disturbance and potential light pollution. As such the proposal would fail to comply with Policies BE19, BE21 and OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies and the adopted Supplementary Planning Document HDAS: Residential Layouts.

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

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 application site is located on the north western side of Field End Road and is bordered to the east and north by the Tudor Lodge Hotel and to the west and south by other residential properties. It comprises a two storey semi detached property with a detached garage to the side. Both this property and the adjoining property have been extended in a similar but not identical way in the past, with a two storey side extensions. The application site has a distinctive cat slide features between the two front gables, whilst the adjoining property has a front projection. The neighbouring property also benefits from an additional two storey rear extension. To the front there is a gravelled driveway, which can accommodate at least 4 cars and to the rear there is a large L shaped rear garden.

The application site lies within the Developed Area as designated in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The proposal is for the erection of a single storey rear extension to the existing dwelling, and then convert this to form two separate (1 x1 bed and 1 x 2 bed) units. It is also proposed to erect a two storey, 3-bed, detached dwelling to the rear of the existing property.

3.3 Relevant Planning History

4913/B/98/0295 52 Field End Road Eastcote Pinner
Erection of a two storey side extension to include garage and study

Decision: 01-04-1998 Approved

4913/PRC/2015/86 52 Field End Road Eastcote Pinner
Part demolition of existing building and construction of an additional dwelling within the site

Decision: 05-08-2015 OBJ

4913/PRC/2016/59 52 Field End Road Eastcote Pinner
Conversion and extension of the existing 4 bedroom dwelling into two dwellings and the construction of a new 4 bedroom dwelling

Decision: 27-09-2016 OBJ

Comment on Relevant Planning History

Various pre-application was given which highlighted a number of issues that would need to

be overcome, an overall objection was given. At the time pre-application advice was given an arboricultural report had not been received and this has increased concerns regarding harm caused by the rear dwelling, in particular on the setting of the Grade II listed Tudor Lodge Hotel.

Design guidance was given regarding the proposed conversion and extension of the existing dwellinghouse.

4913/B/98/0295 - Erection of a two storey side extension to include garage and study.

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:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE10 Proposals detrimental to the setting of a listed building

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

H12 Tandem development of backland in residential areas

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

LPP 3.3 (2016) Increasing housing supply

LPP 3.4 (2015) Optimising housing potential

LPP 3.5 (2016) Quality and design of housing developments

LPP 3.8 (2016) Housing Choice

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

8 neighbours were consulted for a period of 21 days expiring on the 10 January 2017. A site notice was also erected on the lamppost to the front expiring on 19 January 2017. There were 5 responses to the consultation raising the following issues:

- Loss of privacy
- Loss of view from the neighbouring properties
- Increased noise, headlights, disturbance, air pollution and traffic generation from the vehicle access, parking and use of the garden.
- Overdevelopment of the site
- Garden grabbing
- Adverse impact on the adjacent grade 2 listed building
- Overbearing
- Out of keeping with the area
- Security compromised as tradesmen, salesmen or visitors could stroll into what has always been a private rear garden space
- Potential light pollution from security lights
- The proposed subdivision of the property would offer a cramped form of accommodation

A petition against the proposal was also submitted.

Eastcote Residents Association - Back yard developments should be resisted wherever possible. The site is currently a well proportioned semi detached property adjacent to the Conservation Area and a listed building and this proposed development would represent overdevelopment, both in terms of size and occupancy. This application unacceptably alters the balance of the properties turning this currently semi detached property into a terrace. This will detract from a current street scene that should be retained to preserve the current ambience and character of the area. The garden house will affect all those living in the Sigers, which are apartments and thus lose living in the 1st floor flats will be particularly affected by the loss of their current views across and towards Tudor Lodge Hotel. Such vistas will be replaced by direct views into the proposed house. Loss of privacy to adjacent occupiers and additional impact of the parking adjacent to the Sigers back garden amenity area. Impact on the adjacent grade 2 listed building and both the Eastcote Park Estate and Eastcote Village Conservation Areas.

Eastcote Village Conservation Panel - The property stands next to the Tudor Lodge Hotel and Grade II listed building and near to both the Eastcote Park Estate and Eastcote Village Conservation Areas. The road is spacious with mainly inter war Metroland semi detached houses. The exception being the Forresters, which is a flatted development, set back from the road in very spacious well landscaped grounds, therefore is not over dominant to the street scene. 52 Field End Road, is part of a pair. Number 52 has been greatly extended. To change this building into two separate dwellings will give the impression of terraced housing, which is out of character with this area. It is probable that the 3 bedroom house will over shadow the amenity space of the maisonettes in The Sigers to

the rear/side of the application site. This proposal will appear overcrowded and detrimental to the street scene in this sensitive part of Eastcote. We ask that this application be refused.

Ruislip, Northwood and Eastcote Local History Society - Overdevelopment of an attractive site with a mature garden, which enhances the street landscape. It will result in a cramped appearance. This form of garden development is against the Hilling Local Plan. The symmetry with the adjoining semi-detached house will be lost. Although the site is not within the Conservation Area is very close. This will be detrimental to the setting of the adjacent listed building. The proposal will ruin the character of a pair of attractive 19th century Victorian cottages built in about 1888 and we request that it be refused.

Internal Consultees

Access Officer - I deem there to be no accessibility issues raised by the proposal

Highways - This application utilises the existing crossover. Field End Road is a classified road with the existing access point that allows vehicles to enter and leave in forward gear. The development would require at least 4 car parking spaces and 5 are provided. At least 1 should be EV charging active and 1 space EV charging passive and this should be conditioned. There will be additional traffic movements compared to the existing but this is not seen as significant. There are no plans showing secure covered cycle parking or refuse/recycling facilities but this can be conditioned. On this basis I have no significant concerns in terms of highways issues.

Conservation and Urban Design - The site is not within a conservation area, nor an area that is sensitive in terms of its archaeology, however to the immediate north-east of the Tudor Lodge Hotel, which is grade II listed and an early timber framed building. Works therefore have potential to impact on the setting of this building. The principle elevation of the historic hotel building is currently seen against a backdrop of mainly 2 storey domestic buildings. The addition of an extra house as proposed will further enclose the boundary when viewed from the street and car park. The existing trees along the boundary provide partial screening of views of the new building from within the hotel car park area. However it must be noted that these trees do not form part of the development site and it is unclear as to how their retention can be secured as part of this development.

Officer comment: The Conservation Officer has raised no criticism of the conversion works as these reflect pre-application advice given on this aspect of the proposal.

Trees/Landscaping - There are no trees or other landscape features of merit on the site, the nearest trees are the off site trees along the side boundary within the grounds of the hotel. If the application is recommended for approval, a landscape condition should be imposed in order to safeguard the trees and enhance the character and appearance of the area. No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Concern has been raised with regard to garden grabbing contrary to the NPPF, which identifies Local Authorities should consider the case for setting out policies to resist inappropriate development of residential gardens.

There is not an in principle objection to conversion of the existing dwelling, nor the rear in-fill extension. It is considered that this has been very sensitively proposed with design characteristics and detailing which reflect that of the Victorian architecture. There is not considered to be any reason why the impression of terraced housing would apply or be unacceptable in this instance (a view shared by the Council's Conservation Officer). A side entry door is added, but this in itself is not so harmful or out of character that it could be refused.

It is the rear dwelling where policy conflicts are considered to apply, both regarding the loss

of garden land in this case and its impact on the character and appearance of the surrounding area and the setting of the Grade II Listed Tudor Lodge Hotel. The parcel of land does provide a break between the development of the Sigers and the grounds of the Tudor Lodge Hotel.

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

Although the existing dwelling has considerable character and is late Victorian it is not a statutory listed or locally listed building.

Concern has been raised with regard to the potential impact on the Conservation Areas of Eastcote Village and Eastcote Park, which sit adjacent to one another to the north of the application site. BE4 advises that development on the fringes of Conservation Areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities. Whilst noting these concerns given the distance of separation of approximately 112 m and 130 m respectively, and the intervening built form, it is not thought that the application site could be considered as within the fringe and is therefore impact on these Conservation Areas is not considered to be relevant to this proposal.

Concerns have also been raised over the detrimental impact on Tudor Lodge a grade II Listed Building adjacent to the application site by objectors, this concern is considered to be of far more relevance. Policy BE10 advises that consent will not normally be granted for proposals which are considered to be detrimental to the setting of a listed building.

The side boundary of the application site is situated approximately 27m to the south west of the listed building and separated by the car parking area serving the hotel.

Part of the character of the hotel is its setting in spacious landscaped grounds. Many surrounding dwellings have glimpsed views of the hotel and its grounds. The enclosure of the hotel, even by a building some 30m distance is a matter of concern and would affect the setting of the listed building, in particular if such a building cannot be comprehensively screened or results in the loss of existing boundary trees in the grounds of the listed building (irrespective of the individual value of boundary trees within the curtilage of the listed hotel its boundary trees have substantial collective value).

The proposed alterations to the existing dwelling include the removal of the linked single storey garage to the side; the repositioning of the main entrance door from the side of the central single storey element to the front, facing the road; the blocking up of a small first floor side window and the erection of a single storey extension to the rear. The garage is a modern construction of no particular architectural merit. The proposed single storey rear extension would sit between and level with the existing two storey rear projection and the boundary with no. 54. This extension and the proposed alterations are modest in scale and it is not considered they would impact on the setting of the listed building.

The existing property benefits from an extensive L shaped rear garden and the proposal

also includes the erection of a detached two storey dwelling to the rear. This is situated within the northern corner, set back a minimum of 1 m from the boundary and adjacent to the two storey annex building of Tudor Lodge. The Conservation Officer has advised that the principle elevation of the historic hotel building is currently seen against a backdrop of mainly 2 storey domestic buildings. The addition of an extra house as proposed will further enclose the boundary when viewed from the street and car park.

There is insufficient space to do significant boundary planting to mitigate the impact on the setting of the Grade II listed Tudor lodge hotel which will appear more enclosed as a result of the proposed rear dwelling to the detriment of the setting of the listed building, furthermore it is considered that existing boundary trees within the grounds of the Tudor Lodge would be damaged or have to be removed as result of the proposal exacerbating the impact. As such the proposal is considered to be contrary to policy BE10 of the Hillingdon Local Plan: Part Two - Saved UDP 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. 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. 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.'

As previously identified in section 7.03 the alterations to the existing dwelling to facilitate the subdivision into two properties are relatively minor and would not significantly alters its appearance when viewed from within the street scene. The single storey rear extension in-fills a gap between the existing two storey rear projection and the existing single storey element of no. 54. It measures 5.9 m in width, 3.3 m in depth and has a flat roof of 3 m in height. This is a modest extension which would comply with the requirements of HDAS guidance and would not be out of keeping with the character and appearance of the existing dwelling or the wider area.

The proposed REAR dwelling measures 7.8 m in width and 10.8 m in depth and has been designed to complement the existing dwellings to the front, with a pitched gable ended roof and additional front facing gable projection and a high steeply sloping roof form over the single storey front projection reflecting the style of the cat slide detail to the front of the existing dwellings. At a height of 7 m the propose dwelling is slightly higher that the host property which stands at 6.85 m.

The current garden land has a spaciousness and openness which makes an important contribution to local character and the setting of the adjoining Grade II Listed Building. The loss of the garden land will be detrimental to the visual amenity of the area and the wider street scene which is characterised by development in landscaped grounds. The development would appear in this context to be cramped and the layout, siting and scale of

the new dwelling would not respect or improve the existing pattern of buildings. There is also considered to be harm caused by the amount of hardstanding proposed to the side and rear of the existing dwelling and proposed in order to gain rear access and to provide rear parking.

It is therefore considered that the proposed rear dwelling would conflict with policy BE1 which seeks to resist inappropriate development of gardens and green spaces that erode the character of suburban areas.

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 single storey extension to the existing dwelling does not project beyond the rear building line of the adjoining property no. 54 and is set well back from the other boundaries. It complies with the requirements of HDAS: Residential Extensions and it is not considered that this element of the proposal would significantly impact on the amenity of the neighbouring property.

The proposed new dwelling to the rear is situated in the northern corner of the rear garden set back 1m from the side boundaries and approximately 3.5m from the side elevation of the adjacent hotel building. It has been orientated to face the new driveway and the highway beyond. The principle windows to most of the rooms however face south west over the proposed garden area. The properties on The Sigers beyond are situated approximately 21m away. Therefore it is not considered that a new dwelling would result in the loss of privacy to any of these properties. One first floor bedroom faces the hotel car park adjacent, whilst the rear elevation has two windows facing the annex. These windows would serve a bathroom and a secondary window to the kitchen and could be conditioned to be obscure glazed. To the front there is one upper windows facing the rear of nos. 52 and 54 approximately 15 m away. This window serves the stairs and landing and as such could also be conditioned to be obscure glazed and fixed shut below 1.8 m.

Concerns have been made with regard to the potential increase in noise from use of the garden and additional parking to the rear. This is an existing garden area that is used by the occupiers of no. 52. It is also noted that the proposal is situated immediately adjacent to a car park in use in association with the existing hotel. However the intensification of use, particularly with the addition of vehicle movements to the rear and the provision of two parking spaces against the boundary fence to the rear of no. 54, is considered to be detrimental to the occupiers of that property by virtue of increased noise and potential light pollution.

As such it is 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 spaces for the 1 bed, 2 bed and 3 bed properties are 58.7 sqm; 88.25 sqm and 129.95 sqm respectively, in excess of the minimum requirements and therefore are 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 private rear gardens of 40sqm; 60.8 sqm and 90sqm for the 1 bed , 2 bed and 3 bed properties in accordance with 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 dwellings are served by a total of five parking spaces, two each for the larger dwellings and one for the 1 bed property, in line with adopted standards. The Highway Officer has advised that the proposal would be acceptable and as such would comply with the requirements of policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

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 advised there are no accessibility issues raised by the proposals.

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

The Tree Survey and Arboricultural Method Statement has assessed the impact of the development on nearby trees and one elder (C grade) will be felled and five other trees and

shrubs will have pre-emptive tree surgery. The method statement specifies that the project will be monitored/supervised by the project arboriculturalist. The tree survey identifies it is likely that extensive root systems from trees within the grounds of the listed building stretch into the rear garden of 52 Field End Road, this raises serious concerns regarding the long term protection and retention of these trees should the rear dwelling be erected.

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 issue of the loss of a 'view' from a property is not a material planning consideration as there is no right to a view. The other issues raised have been addressed appropriately in 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.

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.

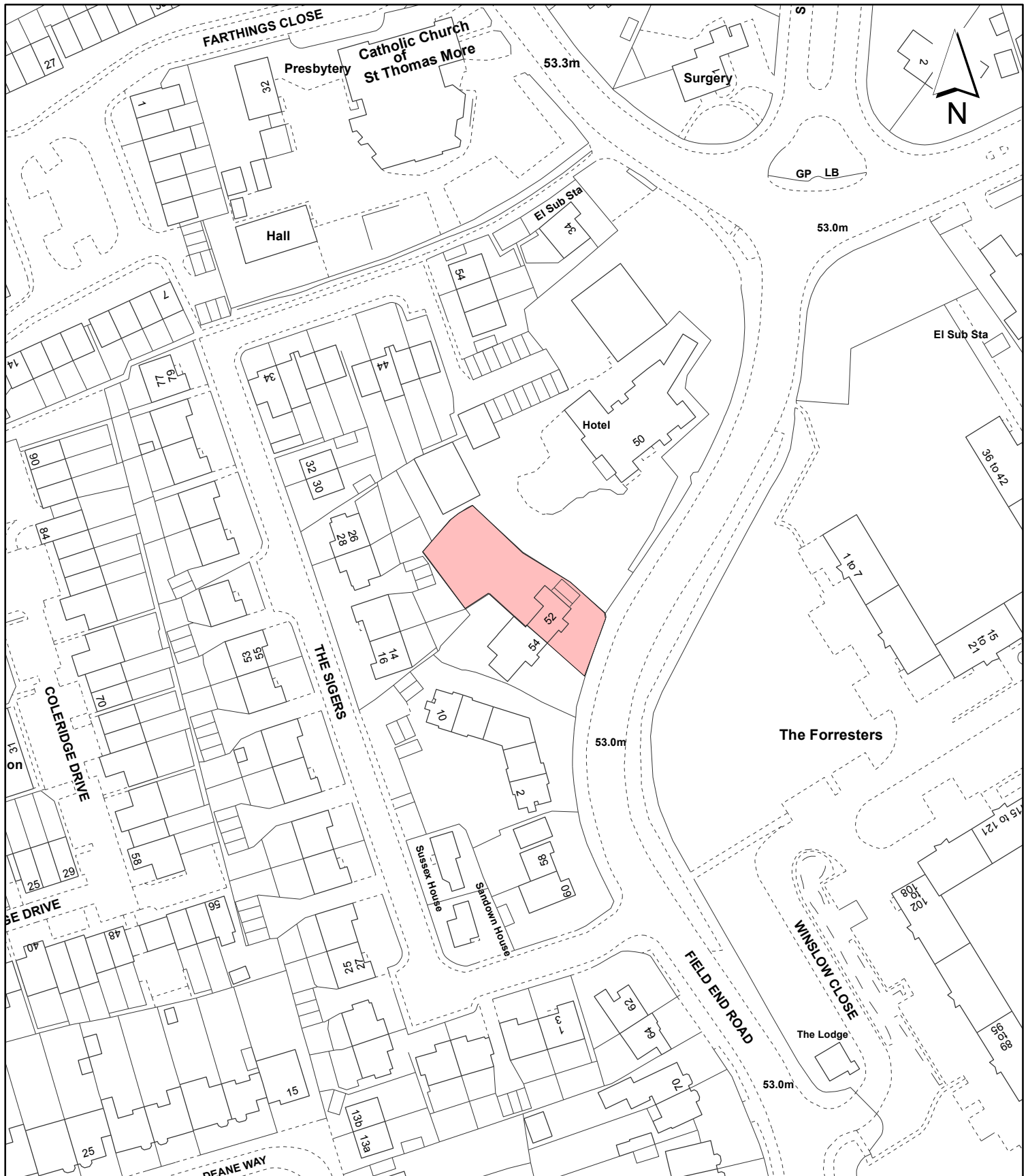
The proposal is not considered have a negative impact upon the visual amenity of the site or the surrounding area and would provide a satisfactory level of residential amenity to future occupiers. However the provision of an additional dwelling to the rear would result in an unacceptable loss of amenity to the occupiers of the adjacent property.

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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Site Address:

52 Field End Road

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

Planning Application Ref:
4913/APP/2016/4358

Scale:
1:1,250

Planning Committee:
North

Date:
August 2017



HILLINGDON
 LONDON