

Report of the Head of Planning, Sport and Green Spaces

Address 215 & 215A LONG LANE HILLINGDON

Development: Conversion of 2 dwellings to form a single dwellinghouse, including the erection of a 2-storey rear extension

LBH Ref Nos: 4204/APP/2017/2724

Drawing Nos: 215ALONG/PL03
215LONG/PL03
215&215ALONG/PL03A
Design & Access Statement
215&215ALONG/PL06B
215LONG/PL01A
215&215ALONG/PL07B

Date Plans Received: 26/07/2017 **Date(s) of Amendment(s):**

Date Application Valid: 01/09/2017

1. SUMMARY

The application seeks planning permission for the conversion of two dwellings into one large dwelling for use as a single unit and a two storey rear extension.

The application proposal by merging two dwellings into one single unit results in the net loss of one residential housing unit. It should be noted that a number of local, strategic and national planning policies seek to encourage growth in housing numbers. Building new dwellings will not be effective in meeting housing demand if the current housing stock is diminished without replacement.

The Council's Saved Policies and the Hillingdon Local Plan Part 1 - Strategic Policies seek to prevent loss of housing stock. Policy H3 of the Saved Policies UDP states that the loss of residential accommodation 'will only be permitted if it is replaced within the boundary of the site'. An exception case can be made if the existing units are deemed unfit for habitation (within the meaning of the Housing Act 1985 as amended), however officers are satisfied this does not apply in this case. Policy H1 of the Hillingdon local Plan Part 1 - Strategic Policies (November 2012) states that the Council will 'manage development to resist the loss of housing'. The proposal is also contrary in this regard to Policy 3.3 of the London Plan (2016) and Paragraph 47 of the NPPF (2012). The proposals are therefore in principle contrary to the Development Plan.

The proposal would significantly alter the overall bulk and spacing of development at this site by joining the two detached properties together with a new, slightly higher roof over the two dwellings. The proposed extensions would result in the loss of the important gap between the two properties and loss of the view towards the verdant rear gardens, which is an important characteristic of this application site and surroundings. The proposal would result in the loss of cohesiveness of this group of three dwellings and would result in an incongruous addition which would be detrimental to the architectural composition of the existing buildings, the street scene, and would harm the character and appearance of the wider area.

The proposals are therefore recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The application proposal by merging two dwellings into one single unit would result in the net loss of one residential unit. This is contrary to local, strategic and national planning policies which encourage growth in housing numbers and also seek to protect the existing housing stock. The application fails to provide replacement residential accommodation within the boundary of the property and is therefore considered contrary to Policy H3 of the Local Plan Part Two Unitary Development Plan Saved Policies (November 2012) and Policy H1 of the Hillingdon local Plan Part One - Strategic Policies (November 2012), Policy 3.3 of the London Plan (2016) and Paragraph 47 of the NPPF (2012).

2 NON2 Reason for Refusal: Design

The proposed extensions would result in the loss of the important gap between the two properties and the loss of cohesiveness of this group of three dwellings which would result in an incongruous addition which would be detrimental to the architectural composition of the existing buildings, the street scene, and would harm the character and appearance of the wider area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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 REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

3 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated

with alterations since 2011 (2016) and national guidance.

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.
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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.5	(2016) Quality and design of housing developments

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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. The Council's supports pre-application discussions.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

3. CONSIDERATIONS

3.1 Site and Locality

The application properties comprise of two detached, two storey dwellings located on the Western side of Long Lane which lie within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). The dwellings are constructed from red brick and have plain tiled hipped roofs. The principal elevations face East. Number 215A has been previously extended by way of a single storey conservatory style rear extension. The rear gardens are flat and the site has a verdant character and appearance. The site is covered by Tree Preservation Order (TPO) 168. The Oak in the front garden is T44 on the schedule and Lombardy Poplars to the rear are also protected (A1 on the schedule).

3.2 Proposed Scheme

The application seeks planning permission for the conversion of two dwellings into one dwelling for use as a single large dwelling including a two storey rear extension.

The application has been called to Committee for consideration by the Ward Councillor.

3.3 Relevant Planning History

3351/APP/2017/1386 215a Long Lane Hillingdon
Part two storey, part single storey side/rear extension

Decision: 09-06-2017 Refused **Appeal:** 19-09-2017 Allowed

4204/APP/2016/3281 215 Long Lane Hillingdon
Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include 2 side dormers, 1 rear dormer, 4 side rooflights and 1 front rooflight

Decision: 16-11-2016 Refused **Appeal:** 14-02-2017 Dismissed

4204/APP/2017/1385 215 Long Lane Hillingdon
Part two storey, part single storey side/rear extension

Decision: 09-06-2017 Refused **Appeal:** 19-09-2017 Allowed

Comment on Relevant Planning History

The following planning history is considered to be of relevance to this application:

4204/APP/2017/1385 (215 Long Lane)- Part two storey, part single storey side/rear extension and application and 3351/APP/2017/1386 (215A Long Lane) - Part two storey, part single storey side/rear extension were both refused for the following reason:

The proposed single storey rear extension by reason of size, scale, bulk and design, would represent an incongruous, obtrusive, unduly bulky and contrived form of development, which would dominate the original dwelling and be at odds with its character and appearance and detrimental to the visual amenities of the Long Lane street scene and the surrounding area generally. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions.

Appeals were allowed as the Inspector considered on balance and subject to the necessary conditions, that the proposals would not cause unacceptable harm to the character or appearance of their respective host dwellings or the immediate area.

4204/APP/2016/3281(215 Long Lane)- Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include 2 side dormers, 1 rear dormer, 4 side rooflights and 1 front rooflight was refused for the following reasons:-

1. The proposed part two storey, part single storey side/rear extensions and the proposed dormer windows dormer, by reason of their excessive size, scale, bulk and design, would represent incongruous and obtrusive forms of development, which would dominate and subsume the original dwelling and would thus fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two -

Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The proposed, two storey side extension in conjunction with the proposed single storey side/rear extension, would by reason of siting, size, scale, bulk and proximity to the side boundary, would result in a closing of the visually open gap between it and the neighbouring property and the loss of the sense of spaciousness between the application dwelling and the side boundary. This would give rise to a cramped form of development, which would be detrimental to the visual amenities of the street scene and the surrounding area generally. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3. The proposal, by virtue of its size, scale, bulk, design and proximity, would be detrimental to the amenities of the adjoining occupier at 215A Long Lane by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

The Inspector concluded:

"The proposed scheme of extension in this case introduces substantial side dormers which would have the effect of making the house look not only boxlike in outline but also top-heavy, a characteristic that would be discordantly exacerbated by the contrast with the distinctively triangular rooflines of the matching neighbours, which serve to create a well-proportioned and balanced assemblage of architectural elements.

The incongruity of this approach would be further exacerbated by the reduction in the gap between the appeal site and 215a, by virtue of the wholesale sideways expansion of the house on its Northern flank. Although the reduction would not create a true "terracing" effect, the facts that the three houses read as a group and that 215 and 215a in particular appear as a virtually identical pair would draw attention to the failure of the scheme of extension, as perceived from the street, to appear subordinate to the original dwelling.

In combination with the proposed side dormer extensions, the asymmetric gap reduction would impart a cramped impression to the layout of the houses; and the substantial setback from the road would make this all the more apparent in the context of the group because it is this setback which enables the house to be viewed from the street in that way particularly effectively

The increased height and bulk of the dwelling would impinge significantly on the outlook from the kitchen window on the south side of 215a, which is already relatively close to 215. Due to orientation it is likely that there would be increased shading in sunlit conditions and certainly the side wall of 215 in closer proximity for its full height would be a domineering presence in the outlook from that habitable room, reducing also the diffuse daylight available.

Contrary to the intentions of the local plan policies BE19, BE20 and BE21, which variously address amenity, and also the NPPF and the Council's supplementary guidance previously mentioned, this would materially harm the living conditions of occupiers of 215a."

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.

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.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

LPP 3.5 (2016) Quality and design of housing developments

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 neighbouring properties were consulted by letter dated 8.9.17 and a site notice was displayed to the front of the site which expired on 5.10.17.

Internal Consultees

Landscape Officer - This site is occupied by two, two-storey detached houses in a spacious plot on the West side of Long Lane. They currently share a large area of hard-standing in the front garden with space for many parked cars. There is a large Oak on the front boundary in the South-East corner of the plot. This is a protected tree, T44 on the schedule of TPO 168. COMMENT The proposal to convert the two dwellings into a single unit can be achieved without affecting trees or other landscape features of merit. - However, tree protection will be required to prevent accidental

damage. The proposed site / ground plan indicates that alterations to the front garden will be made, incorporating new planting. This is a welcome improvement, subject to details, and should aim at restoring the space to 25% soft landscape. - The opportunity should be taken to hand dig some of the concrete hard-standing around the protected oak and restore it to soft landscape. It is already starting to lift the concrete. A method statement will be required. Any change to the front boundary details will need to avoid trenching or foundations within the root protection area of the tree. Re-paving should incorporate SuDS design and detailing. RECOMMENDATION No objection subject to conditions, RES8, RES9 (parts 1, 2, 4, 5 and 6) and RES10

Flood and Water Management Officer - The site lies in a Critical Drainage Area (CDA) identified in the Surface Water Management Plan (SWMP) for Hillingdon. A CDA is the catchment area from which surface water drains and contributes to drainage problems. The development therefore needs to manage surface water on site in order to reduce the pressure on the main surface water sewers. No objections subject to SUDS condition.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application proposal by merging two dwellings into one single unit results in the net loss of one residential housing unit. It should be noted that a number of local, strategic and national planning policies seek to encourage growth in housing numbers.

Developments that provide new dwellings will not be effective in meeting housing demand if the current housing stock is diminished without replacement. The Council's Saved Policies local plan and the Hillingdon Local Plan Part 1 - Strategic Policies include policies which seek to prevent loss of housing stock.

Policy H3 of the Saved Policies UDP states that the loss of residential accommodation 'will only be permitted if it is replaced within the boundary of the site'. An exception case can be made if the existing units are deemed unfit for habitation (within the meaning of the Housing Act 1985 as amended), however officers are satisfied this does not apply in this case. Policy H1 of the Hillingdon local Plan Part 1 - Strategic Policies (November 2012) states that the Council will 'manage development to resist the loss of housing'. The proposal is also contrary in this regard to Policy 3.3 of the London Plan (2016) and Paragraph 47 of the NPPF (2012). The proposal is therefore 'in principle' contrary to Development Plan policies.

7.02 Density of the proposed development

Not relevant to the consideration of this application.

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

Not relevant to the consideration of this application.

7.04 Airport safeguarding

Not relevant to the consideration of this application.

7.05 Impact on the green belt

Not relevant to the consideration of this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'. In addition, Policy BE13 of the Hillingdon Local Plan (November 2012) acknowledges that 'development will not be permitted if the layout and appearance fail to harmonise with the existing street scene'. The emphasis placed on the impact of a development upon the character of the surrounding area is further emphasised under Policy BE19 of the Hillingdon Local Plan (November 2012), which recognises that 'The Local Planning Authority will seek to ensure that new development within residential areas complements or

improves the amenity and character of the area'. Paragraph 4.14 of the Residential Layouts HDAS SPD specifies that developments should incorporate usable, attractively laid out and private garden space conveniently located in relation to the property or properties it serves. It should be of an appropriate size, having regard to the size of the dwelling and character of the area. Paragraph 4.27 of the HDAS SPD gives advice that building lines within a new development should relate to the street pattern of the surroundings whilst the height of the development is best determined by reference to the proportions, siting and lines of surrounding buildings.

The Inspector in the 2016 appeal described the character of the site and surroundings as:

"The street scene of this section of Long Lane is relatively robust in the sense that detached and semi-detached houses of varying design in spacious plots, albeit generally conforming to a discernible if imprecise building line, are its essential characteristic overall. However, small groupings of essentially very similar dwellings, for example the semi-detached houses opposite and a little to the South of the appeal site, are a distinctive characteristic within that overall theme. The appeal site, No 215 is clearly one of such a grouping, apparently built alongside its near neighbour 215a to an identical design. Together with the detached house 215b immediately to the North of the latter, of very similar design to the front, the three houses are a distinct and cohesive group, similarly spaced.

The individuality of some of the larger houses on Long Lane is therefore not a defining characteristic of the appeal site. In the context of Long Lane overall, the houses read as a distinct group. A common defining characteristic, amongst others, within the group is the hipped nature of the roof line, which reduces apparent bulk and makes for visual separation of each dwelling, complementary to the intervening space between the side walls."

The proposal would significantly alter the overall bulk and spacing of development at this site by joining the two detached properties together with a new, slightly higher roof over the two dwellings. The proposed extensions would result in the loss of the important gap between the two properties and loss of the view towards the verdant rear gardens, which is an important characteristic of this application site and surroundings. The proposal would result in the loss of cohesiveness of this group of three dwellings and would result in an incongruous addition which would be detrimental to the architectural composition of the existing buildings, the street scene, and would harm the character and appearance of the wider area. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan (November 2012) Policies BE13, BE15 and BE19 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Documents HDAS Residential Extensions.

7.08 Impact on neighbours

Policies BE20, BE21 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) give advice that 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.

Policies BE23 and BE24 of the Hillingdon Local Plan (Part Two) stress the importance of new buildings and extensions providing adequate amount of external amenity space, that not only protects the amenity of the occupants of the proposed development, but also of those of the surrounding buildings, as well as protecting both parties privacy.

The overall bulk of the original two properties would not be significantly apparent when

viewed from the two adjacent properties at Numbers 211 and 215B given that the siting and depth of the two storey element would remain similar to that which currently exists. Furthermore the single storey lean-to extension and proposed conservatory replace existing structures. The proposal involves the insertion of side facing bedroom windows at first floor level. Given that these windows are secondary windows, it would be appropriate and reasonable to impose a condition, in the event of an approvable scheme, for these windows to be obscure glazed and non opening below 1.7 m. As such the proposal would not constitute an un-neighbourly form of development in compliance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP 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. A four bedroom 8 person house is required to provide 124 square metres of floor area which the proposal complies with. Furthermore the habitable rooms would enjoy a satisfactory outlook in accordance with the requirements of Policy 3.5 of the London Plan (2016).

Policy BE23 of the Hillingdon Local Plan (November 2012) recognises that new residential buildings should 'provide external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings'. The submitted plans confirm that the dwelling would achieve 680 square metres of amenity space which significantly exceeds the Council's minimum standard.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

The submitted plans indicate that four parking spaces would be provided with additional soft landscaping to the front. This replaces the existing fully hard landscaped frontage providing 10 spaces and is considered acceptable in accordance with Policies AM7 and AM14 of the Local Plan.

7.11 Urban design, access and security

The issues are addressed in the sections above.

7.12 Disabled access

No issues raised.

7.13 Provision of affordable & special needs housing

Not relevant to the consideration of this application.

7.14 Trees, landscaping and Ecology

Saved policy BE38 seeks the retention and utilisation of topographical and landscape

features of merit and the provision of new planting and landscaping wherever it is appropriate. There is a large Oak on the front boundary in the South-East corner of the plot. This is a protected tree, T44 on the schedule of TPO 168. The Council's Landscape Officer has confirmed that the development could be achieved without affecting trees or other landscape features of merit. subject to tree protection measures secured by condition. The proposed site / ground plan indicates that alterations to the front garden would be made, incorporating new planting. In the event of an approvable scheme, landscaping conditions would be imposed to secure tree protection measures, landscaping details, implementation and maintenance.

7.15 Sustainable waste management

In the event of an approvable scheme, these details could be secured by way of condition.

7.16 Renewable energy / Sustainability

Not relevant to the consideration of this application.

7.17 Flooding or Drainage Issues

The site lies in a Critical Drainage Area (CDA) identified in the Surface Water Management Plan (SWMP) for Hillingdon. A CDA is the catchment area from which surface water drains and contributes to drainage problems. In the event of an approvable scheme, it would have been reasonable to impose a condition to manage surface water on site in order to reduce the pressure on the main surface water sewers.

7.18 Noise or Air Quality Issues

Not relevant to the consideration of this application.

7.19 Comments on Public Consultations

No comments received.

7.20 Planning obligations

Not relevant to the consideration of this application.

7.21 Expediency of enforcement action

Not relevant to the consideration of this application.

7.22 Other Issues

No other issues raised.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The application seeks planning permission for the conversion of two dwellings into one dwelling for use as a single unit which includes the erection of a two storey rear extension.

The application proposal by merging two dwellings into one single unit results in the net loss of one residential housing unit. It should be noted that local, strategic and national planning policies seek to encourage growth in housing numbers. Policy H3 of the Saved Policies UDP states that the loss of residential accommodation 'will only be permitted if it is replaced within the boundary of the site'. An exception case can be made if the existing units are deemed unfit for habitation (within the meaning of the Housing Act 1985 as amended), however officers are satisfied this does not apply in this case. Policy H1 of the Hillingdon local Plan Part 1 - Strategic Policies (November 2012) states that the Council will 'manage development to resist the loss of housing'. The proposal is also contrary in this

regard to Policy 3.3 of the London Plan (2016) and Paragraph 47 of the NPPF (2012). The proposals are therefore in principle contrary to the Development Plan.

The proposal would significantly alter the overall bulk and spacing of development at this site by joining the two detached properties together with a new, slightly higher roof over the two dwellings. The proposed extensions would result in the loss of the important gap between the two properties and loss of the view towards the verdant rear gardens, which is an important characteristic of this application site and surroundings. The proposal would result in the loss of cohesiveness of this group of three dwellings and would result in an incongruous addition which would be detrimental to the architectural composition of the existing buildings, the street scene, and would harm the character and appearance of the wider area.

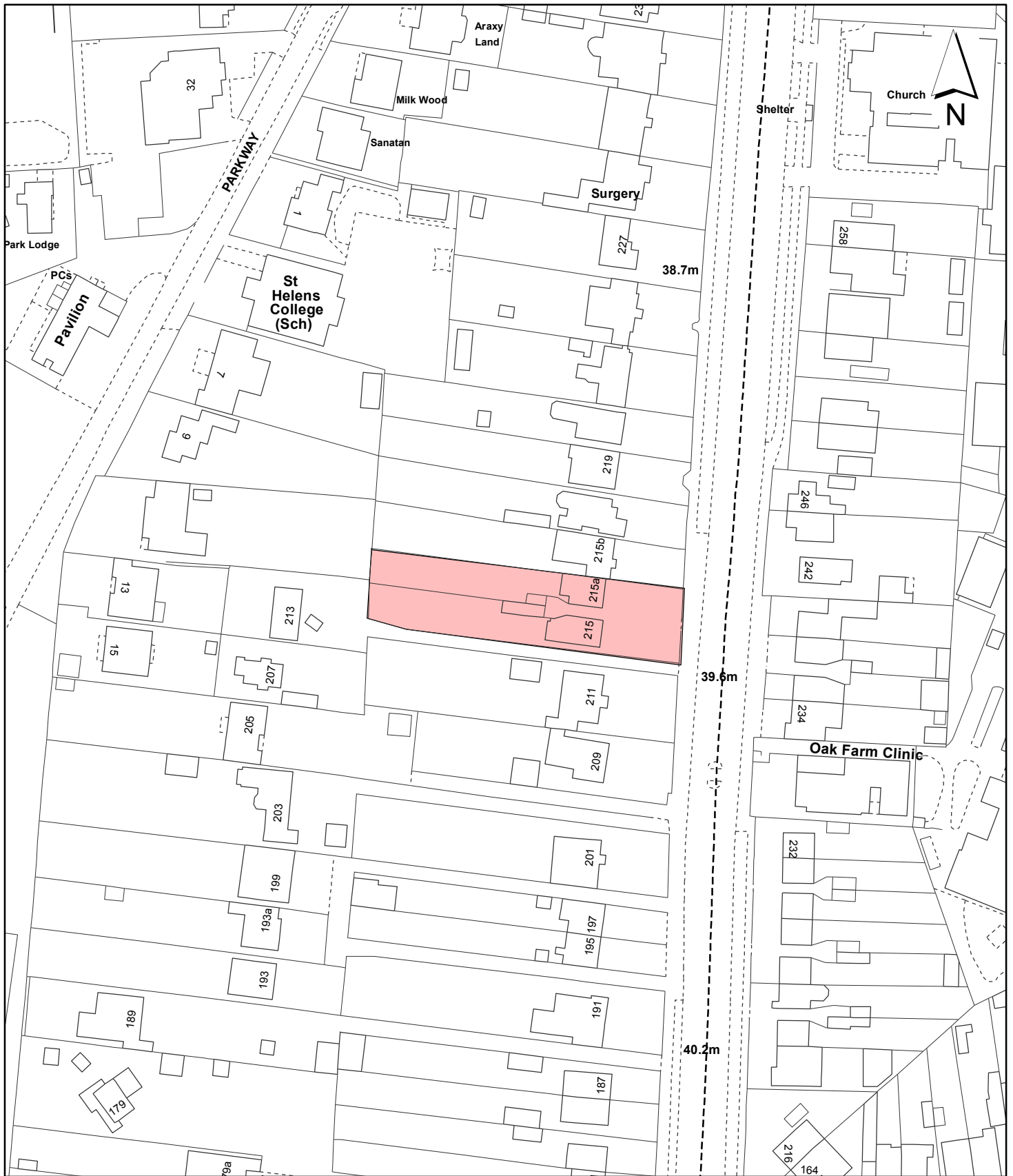
The proposal is therefore recommended for refusal.

11. Reference Documents


Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
The Housing Standards Minor Alterations to The London Plan (March 2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
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: Nicola Taplin

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

215 & 215a Long Lane

Planning Application Ref:
4204/APP/2017/2724

Planning Committee
Central & South

Scale
1:1,250

Date
November 2017

LONDON BOROUGH OF HILLINGDON
Residents Services

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



HILLINGDON
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