

Report of the Head of Planning, Sport and Green Spaces

Address 103 SHENLEY AVENUE RUISLIP

Development: 2 x two storey, 4-bed, semi-detached dwellings with associated parking and amenity space and installation of 2 x vehicular crossovers to front, involving demolition of existing bungalow.

LBH Ref Nos: 20004/APP/2017/2989

Drawing Nos: 1646-os-01
LC-0612-01
1646-ex-01
1646-pl-01 C
1646-pl-02
Design & Access Statement

Date Plans Received: 14/08/2017 **Date(s) of Amendment(s):**

Date Application Valid: 14/08/2017

1. SUMMARY

The application has been referred to Committee as a result of receipt of a petition opposing the development containing twenty four signatures.

The principle of development is considered to be acceptable. It is considered that the design of the dwellings is appropriate to the character of the area. The development will deliver a suitable level of amenity for future occupiers. There will be no material loss of amenity for occupiers of adjoining dwellings. Notwithstanding local resident concerns related to plan accuracy officers are satisfied that a 45 degree line is not breached in relation to neighbouring properties.

No highways objections are raised and it is recommended that planning permission is granted.

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 LC-0612-01;1646-pl-01C;02 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 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 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

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 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (2016).

4 RES6 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 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)

6 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.

7 HH-RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) 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 Nos 101 and 105 Shenley Avenue.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (November 2012).

8 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies BE13, BE21, BE23 and BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

9 H9 Roads/Parking/Sight Lines - construction

The sight lines and parking areas (including the marking out of parking spaces) shown on the approved plans shall be constructed prior to occupation of the development, and thereafter permanently retained and used for no other purpose.

REASON

To ensure that the vehicular access, servicing and parking areas are satisfactorily laid out on site in accordance with Policies AM3 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (2016).

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 (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

2 I52 Compulsory Informative (1)

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

3 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
OE1	Protection of the character and amenities of surrounding properties and the local area
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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
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

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at planning@hillington.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed. The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

6 16 **Property Rights/Rights of Light**

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

7 115 **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.

3. CONSIDERATIONS

3.1 Site and Locality

The application property comprises a detached bungalow. It is located on the South side of Shenley Avenue; its principal elevation faces North West. It sits between No. 105 Shenley Avenue, a linked-detached two-storey dwelling immediately to the West No. 101 Shenley Avenue, a semi-detached two-storey dwelling immediately to the East. It backs into the Ruislip Manor Sport and Social Club to the South. This comprises extensive open land with ancillary buildings further to the South. There is strong natural boundary screening between the sites.

Shenley Avenue is a mixed residential street comprising predominantly two-storey development but with some single-storey dwellings.

The site is within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The proposal involves erection of two semi-detached 4-bedroom dwellings following the demolition of the existing single-storey dwelling.

The properties will be 4-bedroom two-storey dwellings with associated parking and amenity space. The proposal also involves the installation of vehicular crossovers to the front. Detached cycle and general storage is shown to the rear of the dwellings.

3.3 Relevant Planning History

20004/APP/2016/3968 103 Shenley Avenue Ruislip

2 x two storey, 4-bed, semi-detached dwellings with associated parking and amenity space and installation of 2 x vehicular crossovers to front, involving demolition of existing bungalow.

Decision: 11-10-2017 Withdrawn

20004/PRC/2017/54 103 Shenley Avenue Ruislip

Demolition of existing bungalow and erection of 2 x two storey, 4-bed semi-detached dwellings

Decision: 30-05-2017 OBJ

Comment on Relevant Planning History

20004/APP/2016/3968 2 x two storey, 4-bed, semi-detached dwellings with associated parking and amenity space and installation of 2 x vehicular crossovers to front involving

demolition of existing bungalow. Recommended for refusal and considered at Committee. Application reached a Committee report stage for the meeting in February 2017, but the application was withdrawn prior to the meeting.

Officer comment: The draft report (it must be treated as draft as it was never heard by Planning Committee), did recommend refusal. At that time the highway engineer was not satisfied that the parking layout was acceptable, revised plans have now shown a layout to the satisfaction of the Council's highway engineer. The case officer had raised concerns regarding impact on neighbours as well, this has been considered further on site using the neighbours houses as reference points, hence the now positive officer recommendation.

20004/PRC/2017/54 Demolition of existing bungalow and erection of 2 x two storey, 4-bed semi-detached dwellings. Objection. This pre-application query was submitted after the above application was withdraw and enabled the highway engineer to clarify further that 4 parking spaces and the right width cross-overs could be accommodated within the curtilage.

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.

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

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.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

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

Neighbours were notified on 21/08/2017 and a site notice was displayed on 24/08/2017

By the end of the consultation period there were 8 objections and a petition received. These raised the following issues:-

- (1) Over development.
- (2) Out of keeping with the area.
- (3) Intrusive and overbearing.
- (4) Loss of outlook and daylight at the rear for both adjoining homes.
- (5) Inadequate parking/loading and turning.
- (6) Adverse impact on highway safety.
- (7) Loss of a bungalow suitable for older people.
- (8) Inadequate and inaccurate landscaping.

Officer comments:- The issues raised are considered throughout the report. It is noted that it would not be possible to sustain a reason for refusal based on the loss of a bungalow, especially as the streetscene is so mixed in character. The net result of this proposal would be to increase housing supply which is a material planning consideration.

Some mention is made of a development at what was 81 Shenley Avenue; 64555/APP/2012/14 for the erection of 2 x three bedroom semi-detached dwellings with associated amenity space, parking and alterations to vehicular access, involving demolition of existing detached bungalow, was approved and has been implemented.

Internal Consultees

Highways and Traffic - This application is for the development of an existing bungalow in Shenley Avenue Ruislip to create 2 x 4 bed houses. Shenley Avenue is a local road with some parking stress as not all dwellings have sufficient off-street car parking. There are no parking restrictions close to the site. The site has a PTAL value of 3 (moderate) which suggests there will be a reliance on private cars for trip making. The existing dwelling has a single vehicular access leading to an off-street car parking and a garage. There was a previous pre-application submission relating to a similar style of development as proposed at the site and highways comments were provided at that time. The proposals involve constructing 2 x 4 bed semi-detached houses having demolished the existing property. The plans show 4 car parking spaces which meets Council standards and they are accessed from 2 separate crossovers which will mean the existing crossover will require re-instatement at the applicants expense. The access would be subject to visibility splays at any new access. There are cycle and bin storage shown on the plans which are supported. The proposed development would result in additional traffic to the area but this increase would not be significant. On the basis for the above comments there are no objections

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The National Planning Policy Framework (NPPF) states there is a presumption in favour of sustainable development which is described for decision taking as "approving development proposals which accord with the development plan." As a core planning principle the effective use of land is encouraged by reusing land that has been previously developed (Brownfield land).

The proposed site currently comprises a detached bungalow within the developed area. This constitutes 'previously developed land'. There is a presumption expressed in the National Planning Policy Framework (NPPF) in favour of residential development on previously developed (Brownfield) land subject to other material planning considerations.

There are, in principle, no objections to the principle of development of the site, subject to all other material planning considerations being acceptable in accordance with the Hillingdon Local Plan (November 2012).

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2016) seeks to ensure that new development 'takes into account local context and character, the design principles in Chapter 7 and that public transport capacity development should optimise housing output for different types of location within the relevant density range shown in Table 3.2. Development proposals that compromise this policy should be resisted'.

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings and its impact on adjoining occupiers.

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

Not applicable.

7.04 Airport safeguarding

Not applicable.

7.05 Impact on the green belt

Not applicable.

7.07 Impact on the character & appearance of the area

Paragraph 56 of The National Planning Policy Framework (NPPF) (March 2012) states: "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people".

Paragraph 64 of the NPPF states 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".

Policy 7.1 of the London Plan states that "design of new buildings and the spaces they create should help reinforce or enhance the character, legibility, permeability and accessibility of the neighbourhood".

Policy 7.4 of the London Plan states, "Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area".

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policy BE13 of The Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance.

Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states "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 4.37 of the HDAS Residential Layouts states: "Where parking is located to the front of the building, careful consideration must be given to the boundary treatment of the site and the retention of mature and semi-mature trees (these will need space to grow). Walls, fences and additional landscape can assist in screening car parking areas, but the design of the boundaries should be considered carefully, in order to avoid an adverse impact on the quality of the streetscene and visual permeability into the site. Car parking at the front of buildings will not always be achievable, as a result of retaining and enhancing the local character of the area."

Paragraph 11.2 of the HDAS: Residential Extensions gives guidance on how car parking in front gardens should be approached. It states the importance of avoiding losing the feeling of enclosure and definition between pavement and private space. Under HDAS the Council would normally expect at least 25% of the front garden to be maintained for soft landscaping and planting.

This part of Shenley Avenue is mixed in character and includes both two-storey and single-storey development utilising a wide variety of design styles. This includes semi-detached, detached and terraced dwellings. The existing bungalow sits approximately 1 metre from the common boundary with No. 101 Shenley Avenue which is two stories, and there is a single-storey garage along the boundary with No. 105 Shenley Avenue, which is also two stories. The proposed dwellings will be approximately 1 metre from each side boundary. They are also of similar height to the adjoining dwellings. They have a hipped roof which is a design feature of both the adjoining properties and is a characteristic design feature of many dwellings in the vicinity. They also utilise other design features associated with the local area including full height bay windows to the front. The proposed dwellings respect the front building line of the adjoining dwellings. As such, it is considered that the design is in keeping with the character and appearance of the surrounding area and its visual impact is considered to be acceptable. The proposal as submitted shows that an appropriate level of landscaping can be achieved.

7.08 Impact on neighbours

Impact upon Existing Occupiers

Policies BE20 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states 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".

Paragraph 4.9 of the HDAS Residential Layouts states, "all residential developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected and careful design can help minimise the negative impact of overbearing and overshadowing. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over domination. Generally 15 metres will be the minimum acceptable distance. It should be noted that the

minimum 21 metres overlooking distance will still need to be complied with".

The side facing first floor windows are shown to serve bathrooms and wc's and could be conditioned as obscure glazed to ensure that there is no material loss of privacy. There would be rear facing windows, but that replicates what could be reasonably expected in a location of this nature with largely parallel dwellings fronting the street and rear gardens.

The proposed semi-detached dwellings would be within 1 metre of the common boundaries with each adjoining neighbour. They would be marginally beyond the line with the single-storey rear extensions of No. 101 Shenley Avenue and No.105 Shenley Avenue. It should be noted that the submitted must accurately show the dimensions of the application site and should ideally show all accurate dimensions for neighbouring properties. Having carefully checked on site officers consider that the applicants architect has correctly shown the first floor of the neighbours houses for demonstrating the 45 degree line. The ground floor rear extension to No.105 is in fact 3m depth and is deeper than shown on the submitted plans.

At first floor level there is a significant gap between the first floor of the nearest proposed dwelling and that of No. 101 Shenley Avenue, furthermore the nearest first floor rear window serves a bathroom (re: Does not serve a habitable room). The 45 degree line is complied with by a large margin.

The proposed plans show the 45 degree line complied with by zero margin with respect to 105 Shenley Avenue. This is the impact which officers have given detailed consideration to. The nearest first floor rear window serves a bedroom (re: A habitable room), the actual window itself is a wide window which would allow a lot of light to enter the bedroom it serves. Officers consider that the 45 degree line is correctly taken from the mid-point (there was a concern with the withdrawn application that it was not taken from the mid point, officers are now completely satisfied that it is).

Given that the 45 degree line is complied with, and given that the bedroom that had earlier concerned officers is served by a large window, it is considered that the neighbour impact is acceptable.

It is considered that the proposal would not result in an overbearing impact on and loss of outlook for occupiers of both the adjoining properties and, as such, would not constitute an un-neighbourly form of development and would be in accordance with Policies BE20, BE21 and BE24 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 and they have been adopted by The Mayor of London in the form of Housing Standards Minor Alterations to The London Plan (March 2016). This sets out how the existing policies relating to Housing Standards in The London Plan should be applied from March 2016. Table 3.3 sets out how the minimum space standards stemming from the policy specified in the 2012 Housing SPG should be interpreted in relation to the national standards.

The minimum space requires a 6 person 4-bedroom two storey dwelling to provide 106 square metres of floor area to include 3.0 square metres of built in storage. The proposal involves floorspace for each dwelling which significantly exceeds this requirement and would exceed 3.0 square metres of built in storage space.

It is considered that most of the proposed habitable rooms would enjoy an adequate

outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to the London Plan (March 2016).

The kitchens would be dark rooms with limited outlook close to the middle side boundaries, but do not appear to be large enough to have substantial sitting spaces, and are not therefore regarded as habitable rooms.

As such it is considered that the proposal would provide an indoor living area of an appropriate size for the occupiers of the two proposed dwellings. The proposal would therefore provide an acceptable level of living accommodation for future occupiers and accords with the Housing Standards Minor Alterations to The London Plan (March 2016).

Outdoor Amenity Space:

The SPD HDAS: Residential Layouts includes in paragraph 4.15 minimum amenity space standards for private amenity space. For a 4 bedroom dwelling it states that this should be provided with at least 100 square metres of private amenity space. The submitted drawings show that each of the proposed dwellings will be provided with a private amenity space of over 150 square metres which would exceed the Council's minimum standard. The proposal therefore provides amenity space of sufficient size and quality commensurate to the size and layout of the dwellings. As such the proposal would provide an appropriate level of amenity for future residents in accordance with Policy BE23 of the Hillingdon Local plan - Saved UDP Policies (November 2012).

In conclusion, the development provides an appropriate level of living accommodation for future occupiers.

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards.

Reference is made to Highways Officers comments elsewhere in the report.

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the retention of landscape features of merit and new landscaping and planting where possible. No trees would be lost by the proposal and both the front and rear gardens are of little landscape merit. In this respect, the application is considered acceptable in accordance with Policy BE38 of the Local Plan.

7.15 Sustainable waste management

Not applicable.

7.16 Renewable energy / Sustainability

Not applicable.

7.17 Flooding or Drainage Issues

Not applicable.

7.18 Noise or Air Quality Issues

Not applicable.

7.19 Comments on Public Consultations

The issues raised have been dealt with within the report.

7.20 Planning Obligations

Not applicable.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

Community Infrastructure Levy:

Policy R17 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), requires that where developments generate the need for additional facilities, financial contributions will be sought. Infrastructure Levy (Amendment) Regulations 2011. The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £35 per sq metre.

The proposal produces a net increase of 115 square metres. Presently calculated the proposal would attract a CIL Liability of:

Hillingdon CIL £13,275.95
London Mayoral CIL £5,198.21
Total CIL £18,474.16

Drainage:

The application site is not located in an area with an identified risk of flooding and no issues regarding flooding have been identified, however Policy OE8 of the UDP and Policy 4A.14 of the London Plan still require that developments seek to reduce surface water run-off and reduce the risk of flooding elsewhere. No details are provided and a condition is recommended.

Noise:

It is not considered that the provision of residential units on this site will lead to significant noise disturbance.

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

None.

10. CONCLUSION

There is no objection to the principle of residential redevelopment of this site. It is

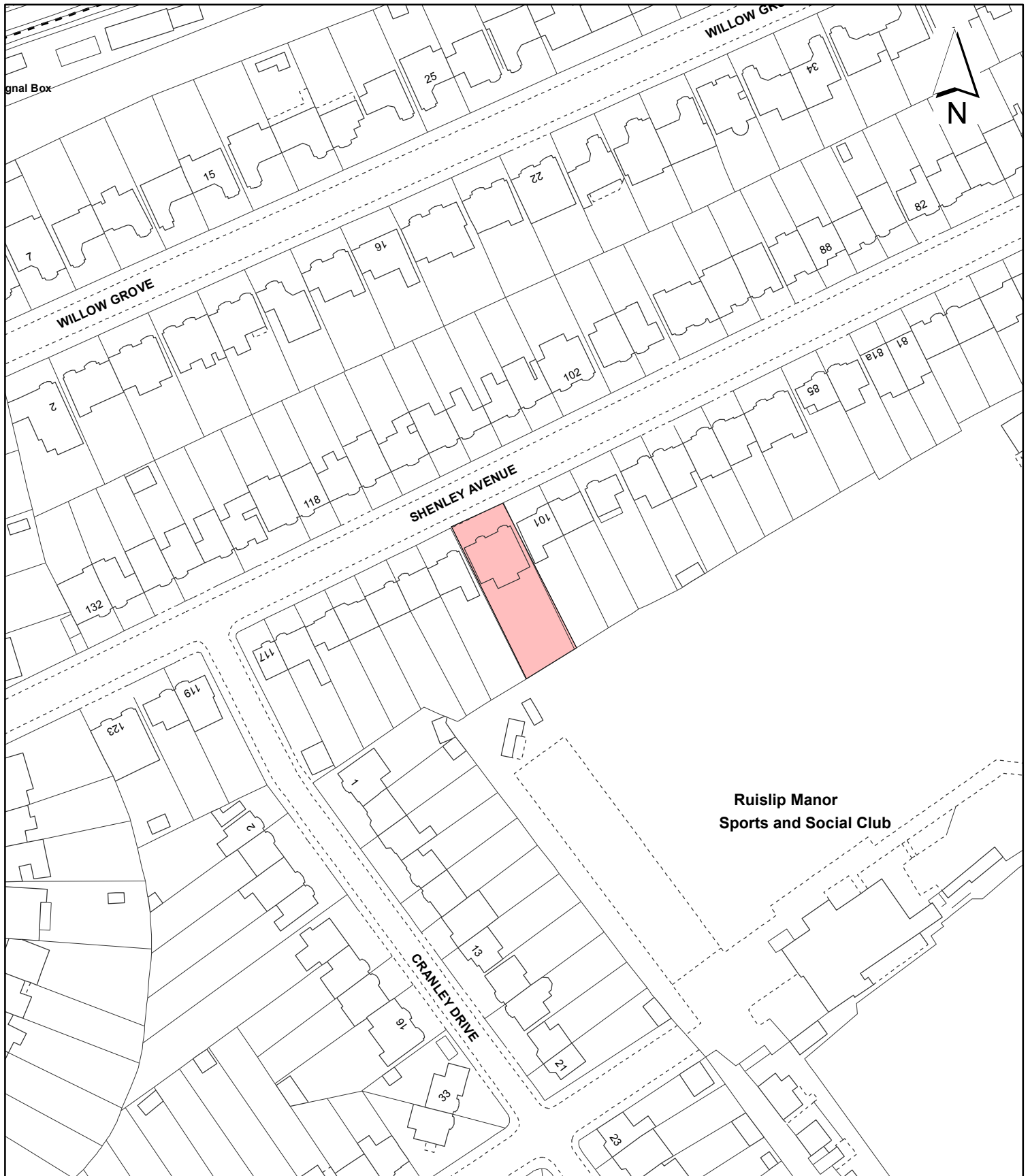
considered that the development as proposed will not result in a material loss of amenity for the occupiers of adjoining dwellings. Furthermore, it is considered that the development delivers a safe means of provision of off-street parking which will not conflict with highway and pedestrian safety. It is considered that the development is appropriate to the character of the area. As a result, approval is recommended.

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: Cris Lancaster

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Notes:

 Site boundary

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Site Address:

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

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 Telephone No.: Uxbridge 250111

Planning Application Ref:

20004/APP/2017/2989

Scale:

1:1,250

Planning Committee:

North

Date:

December 2017



HILLINGDON
 LONDON