

Report of the Head of Planning, Sport and Green Spaces

Address 8 MONKS CLOSE RUISLIP

Development: Conversion of dwelling into 1 x 1-bed and 1 x studio self-contained flats with associated parking and amenity space, involving part two storey, part single storey rear extension.

LBH Ref Nos: 72216/APP/2017/3508

Drawing Nos: ASB420-05FPA
Location Plan
ASB420-04FPA
ASB420-03FPA
ASB420-02FPA
ASB420-01FPA

Date Plans Received: 27/09/2017 **Date(s) of Amendment(s):**

Date Application Valid: 12/10/2017

1. SUMMARY

The application has been referred to Committee as a result of receipt of a petition opposing the development containing 41 signatures.

The principle of development is considered to be acceptable. The development will deliver a suitable level of amenity for future occupiers. However, the proposal, by reason of the erection of a rear extension, will result material loss of amenity for occupiers of the attached dwelling, No.7 Monks Close.

In addition, use of the front amenity space for more intensive car parking would be harmful to the character of the area given that the soft landscaped front gardens are integral part of the character of Monks Close. It has also not been demonstrated that the proposal would not increase flood risk.

It is recommended that planning permission is refused.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development, by virtue of the size and scale of the proposed single storey rear extension is considered to harm the residential amenities of the existing neighbouring occupiers of No 7 Monks Close. In particular, the development is considered to give rise to issues in relation to loss of sunlight and daylight, over-dominance and loss of outlook. Therefore the proposal would be contrary to policies BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

Use of the front garden area for more intensive car parking would be harmful to the

character of the area given that the soft landscaped front gardens are integral part of the character of Monks Close. It is considered that the loss of soft landscaping to create additional parking would be detrimental to the character and appearance of the streetscene and would be contrary to Policies BE13, BE19 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies and inappropriate in terms of the guidance set out in the Council's adopted Supplementary Planning Document HDAS: Residential Extensions (2008) and Residential Layout (2006)

3 NON2 Non Standard reason for refusal

The site lies in Flood Zone 2. In the absence of a submitted Flood Risk Assessment (FRA), it has not been demonstrated to the satisfaction of the Local Planning Authority, that the development does not increase the risk of flooding. In the absence of a FRA the development is considered to be contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (2016), National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014).

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.

HDAS-EXT

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

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Pt 1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area

Pt 1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards

Pt 1.17 To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing

Pt 1.26 To encourage economic and urban regeneration in the

	Hayes/West Drayton Corridor, designated Industrial and Business Areas (IBA's) and other appropriate locations
	Pt 1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
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.
HDAS	Residential Developments
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF7	NPPF - Requiring good design

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In determining this application the Local Planning Authority considers that it has complied with the requirements of paragraphs 186 and 187 of the NPPF. The Local Planning Authority encourages pre-application dialogue. None took place in this case.

3. CONSIDERATIONS

3.1 Site and Locality

The site is a two-storey semi-detached dwelling. The principle elevation of the property faces South East. The counterpart, No. 7 Monks Close lies to the South West of the application site. Each property has existing single storey rear elements.

3.2 Proposed Scheme

The proposal involves conversion of the dwelling into 1 x 1-bed and 1 x studio self-contained flats with associated parking and amenity space, involving part two storey, part single storey rear extension. The ground floor rear extension would be 4 metres deep and

the first floor rear extension would be 3 metres deep. The ground floor rear extension would be across the complete width of the host dwelling and would link to the existing side/rear extension. It would be 3 metres high with a flat roof. The first floor extension would be approximately 6.5 metres high with a pitched roof which following the angle of the host dwelling. The ground floor unit would have an area of approximately 72 square metres and the first floor unit a floor area of 57 square metres.

3.3 Relevant Planning History

72216/APP/2016/3436 8 Monks Close Ruislip

Conversion of roofspace to habitable use to include a side dormer and new window in existing rear gable (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 05-10-2016 Approved

72216/APP/2016/3444 8 Monks Close Ruislip

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 2.95 metres, and for which the height of the eaves would be 2.95 metres

Decision: 27-10-2016 Refused

72216/APP/2017/2443 8 Monks Close Ruislip

GF & 2 storey rear extension

Decision: 25-07-2017 NFA

Comment on Relevant Planning History

72216/APP/2016/3444 - In 2016 an application was submitted under the Prior Approval scheme for erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 2.95 metres, and for which the height of the eaves would be 2.95 metres. It was resolved that Prior Approval was required and was refused for the following reason-

"The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as the proposed development would unduly detract from the amenities of the adjoining occupier, at 7 Monks Close by reason of visual intrusion, overdominance, overshadowing, loss of daylight, loss of sunlight and loss of outlook."

72216/APP/2016/3436 - Certificate of Lawful Proposed Development - Conversion of roofspace to habitable use to include a side dormer and new window in existing rear gable (Approved). Officer comment: This has not been implemented.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- ** Pt 1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area
Pt 1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards
Pt 1.17 To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing
Pt 1.26 To encourage economic and urban regeneration in the Hayes/West Drayton Corridor, designated Industrial and Business Areas (IBA's) and other appropriate locations
Pt 1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes
- BE15 Alterations and extensions to existing buildings
- BE18 Design considerations - pedestrian security and safety
- BE19 New development must improve or complement the character of the area.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- AM14 New development and car parking standards.
- 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.
- HDAS Residential Developments
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- NPPF National Planning Policy Framework
- NPPF1 NPPF - Delivering sustainable development
- NPPF7 NPPF - Requiring good design

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 16/10/2017 and a site notice was displayed on 19/10/2017.

By the end of the consultation period a petition containing 41 signatures and two objections were received.

These raised the following issues -

- (1) Out of keeping with character of area.
- (2) Visual intrusion, over-dominance and over-shadowing of attached dwelling.
- (3) Loss of sunlight to living room and kitchen.
- (4) Plan does not take account of previous permission which allows for conversion of the loft to habitable accommodation, therefore it may be sub-divided into more than 2 flats.
- (5) The site is in Flood Zone 2 and no flood risk assessment has been submitted.
- (6) Noise and disturbance.
- (7) There is a joint sewerage system, the safety of which may be compromised.
- (8) No site notice displayed.

South Ruislip Residents Association - No comments received.

Officer comments - The matters raised are considered throughout the report. The previous permission referred to is a Certificate of Lawful Proposed Development. Since this relates to permitted development rights which apply to a single dwelling house, it could not be implemented were the conversion to be undertaken. If it were undertaken prior to the conversion into flats, that scheme could not be implemented in accordance with the current proposals were this to be approved. The safety of the sewerage system is a private matter. A site notice was displayed.

Internal Consultees

Highways and Traffic - This application is for the conversion of an existing dwelling into 2 flats (1b+1 studio) in Monks Close Ruislip. Monks Close is a local road in Ruislip and has a PTAL value of 2 (poor) which suggests there will be a strong reliance on private cars for trips making. The existing property has a vehicular crossover leading to off-street car parking. There is evidence of parking stress in Monks Close as not all properties have off-street car parking facilities. The proposals include 2 off-street car parking spaces provided in the front garden using the existing crossover to serve both flats. There are cycle stands shown on the drawing along with bin storage. The officer would like secure covered cycle storage for 2 cycles to be conditioned along with refuse/recycling bin storage for both flats. The applicant should also be made aware of the Council's Front Garden Guidance when developing the front garden for car parking. There will be a very small increase in traffic as a result of the proposed development but the change will not be likely to be significant. On the basis of the above comments there are no significant highway concerns over the above application.

Trees and Landscape - This site is occupied by a two-storey semi-detached house on the North-West side of Monks Close. According to the aerial photographs the front garden is predominantly soft landscaped with a modest area of hard-standing for parking off-street. There are no tree / landscape constraints affecting the site. There is no objection to the single-storey extension to the

rear and conversion of the house to flats. However, there is an objection to the total coverage of the front garden to provide two off-street parking bays. In reality, if double parked there will be space for at least four cars. The conversion of the front garden will be detrimental to the character and appearance of the area.

This application would be acceptable if the front garden parking can be amended and PD rights removed - to prevent the proliferation of hard-standing. If this matter can be addressed conditions RES9 (parts 1, 2, 4 and 5) should be imposed.

Access Officer - No objection.

Flood and Water Management - This proposal involves the subdivision of an existing dwelling to create a new dwelling. This site lies in flood zone 2 and is in an area at surface water flood risk. Therefore the sequential test is required and a Flood Risk Assessment should be submitted.

MoD Safeguarding - No comments received.

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 semi-detached dwelling 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

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 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 street scene 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.

Part of the intrinsic character of Monks Close is the long grass front gardens. The Council cannot allow a tandem parking arrangement for a flatted development (as the different occupiers of each unit would normally be unrelated persons). To accommodate spaces adjacent to each other a substantial part of the soft landscaping to the front garden needs to be removed.

Whilst the rear extensions are considered to have a low impact on the character of the area, the intensity of parking to the front is considered to be harmful to the character and

appearance of the street scene and in this case it is not considered that this harm could be overcome by use of planning conditions.

7.08 Impact on neighbours

The SPD: Hillingdon Design and Access Statement: Residential Extensions (HDAS) sets out criteria to be applied to rear single-storey extensions. Paragraph 3.6 states a flat roof extension should not exceed 3 m high. The plans show the extension would be 2.95 m high, thereby being marginally lower than the guidance figure in the HDAS.

Paragraph 3.3 states that for a semi-detached house on a plot more than 5 m wide a single storey extension of up to 3.6 m deep is acceptable. Paragraph 6.4 states similar guidance for a two-storey rear extension. Paragraphs 3.1 and 6.2 explain that an extension should not protrude out too far from the wall of the original house. This is because the extension may block daylight and sunlight received by neighbouring properties. The proposed ground floor extension is 4 metres deep. In this case there is what appears to be a kitchen and lounge window and door opening on the rear elevation of the neighbouring property. It is considered that a 4m deep rear extension will result in material loss of daylight and sunlight to the neighbouring property. No side windows are proposed in the extension and therefore it is considered that no issues of material loss of privacy arise. In terms of the impact of the first floor extension, this will be 3 metres deep and does not conflict with 45 degree lines due to its central location away from the boundaries with neighbouring properties and is considered to be in compliance with HDAS guidance. The two storey element is well below the ridge height of the main dwelling and is considered to form a subordinate addition.

The proposed development is separated from No. 9 Monks Close by an existing single-storey extension and no adverse amenity issues arise with regard to this property. Nos 10 and 12 Downbarns Road are to the rear of the application site and are a substantial distance away. No adverse amenity issues arise in that regard either.

Noise and Disturbance

The proposal includes a studio flat at first floor. This area is currently bedroom space and would now be used as a lounge/living area if the proposal is accepted. It is likely, due to the design of these properties, that No. 7 Monks Close will have bedrooms which adjoin the proposed unit. This raises the potential for a higher level of noise and disturbance for occupiers of No. 7 by reason of an increase in activity. If permission had been granted conditions could have been imposed requiring noise mitigation measures.

Conclusion

In conclusion, it is considered that the ground floor extension would unduly detract from the amenities of the adjoining occupier, at 7 Monks Close by reason of visual intrusion, over-dominance, overshadowing, loss of daylight, loss of sunlight and loss of outlook.

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 one bedroom 2 person dwelling to have a minimum floor area of 50 square metres, including storage and a one bedroom 1 person dwelling to have a floor area of 39 square metres square metres, including storage. The proposal involves floorspace for each dwelling which significantly exceeds this requirement. Although storage is not explicitly shown, it would appear that this could be provided without compromising the usable 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).

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 4.17 minimum amenity space standards for private amenity space. A studio or a one bedroom flat should have a minimum space of 20 square metres. The submitted drawings show that each of the proposed dwellings will be provided with a private amenity space which would exceed the Council's minimum standard. This is through sub-division of the existing garden. The space appears to be accessible and usable.

The intensity of use appears likely to be low and no issues of loss of amenity for neighbours is considered to arise. 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).

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.

The proposal would not give rise to an unacceptable increase in traffic movements and provides an acceptable level fo off street parking.

7.11 Urban design, access and security

The conversion has no specific urban design implications. The proposed rear extension cannot be viewed from the street and is unlikely to have wider visual impacts when viewed from the rear of other neighbouring properties. The impact is considered to be solely on No.7 Monks Close as explained elsewhere in the report.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

The application is below the threshold at which affordable housing should be sought under Policy 3A.10 of the London Plan and the Council's adopted Planning Obligations SPD, nor is it considered that a higher level of development could be achieved on this site.

Accordingly, the proposal does not give rise to the need for affordable housing provision for a development of this size and consideration of these matters is not necessary.

7.14 Trees, landscaping and Ecology

No trees or ecology would be affected by the proposals. However the loss of existing soft landscaping would be harmful to character and appearance of the streetscene, as explained elsewhere in the report.

7.15 Sustainable waste management

Not applicable.

7.16 Renewable energy / Sustainability

Not applicable.

7.17 Flooding or Drainage Issues

This proposal involves the subdivision of an existing dwelling to create a new dwelling. This site lies in flood zone 2 and is in an area at surface water flooding risk. In cases where additional residential units are created in a flood zone, for safety reasons, it is essential that flood risk is fully considered. As such a sequential test is required and a Flood Risk Assessment. No such information has been provided.

7.18 Noise or Air Quality Issues

noise is dealt with elsewhere in the report. Air Quality; Not applicable.

7.19 Comments on Public Consultations

These are referred to and summarised under 'External Consultees' and addressed elsewhere in the report.

7.20 Planning obligations

Not applicable.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

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.

It applies where a proposal would result in an increase in a gross internal floorspace of 100 metres square or more or where a proposal would create 1 or more residential units.

The proposal produces a net increase of 123 square metres. Presently calculated the proposal would attract a CIL Liability of:

Hillingdon CIL £2,655.19

London Mayoral CIL £1,039.64

Total CIL £3,694.83

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

The principle of development on this previously developed land is considered to be acceptable. It is considered that the development will deliver a suitable level of amenity for future occupiers both in terms of exceeding minimum space standards and provision of private amenity space. However, the proposal, by reason of the erection of a rear extension, will result in a material loss of amenity for occupiers of the adjoining dwelling, No. 7 Monks Close.

In addition, use of the front amenity space for more intensive car parking would be harmful to the character of the area as it has not been demonstrated that a suitable level of soft landscape could be retained.

The site is within Flood Zone 2 and, in the absence of a Flood Risk Assessment, it has also not been demonstrated that the proposal would not increase flood risk

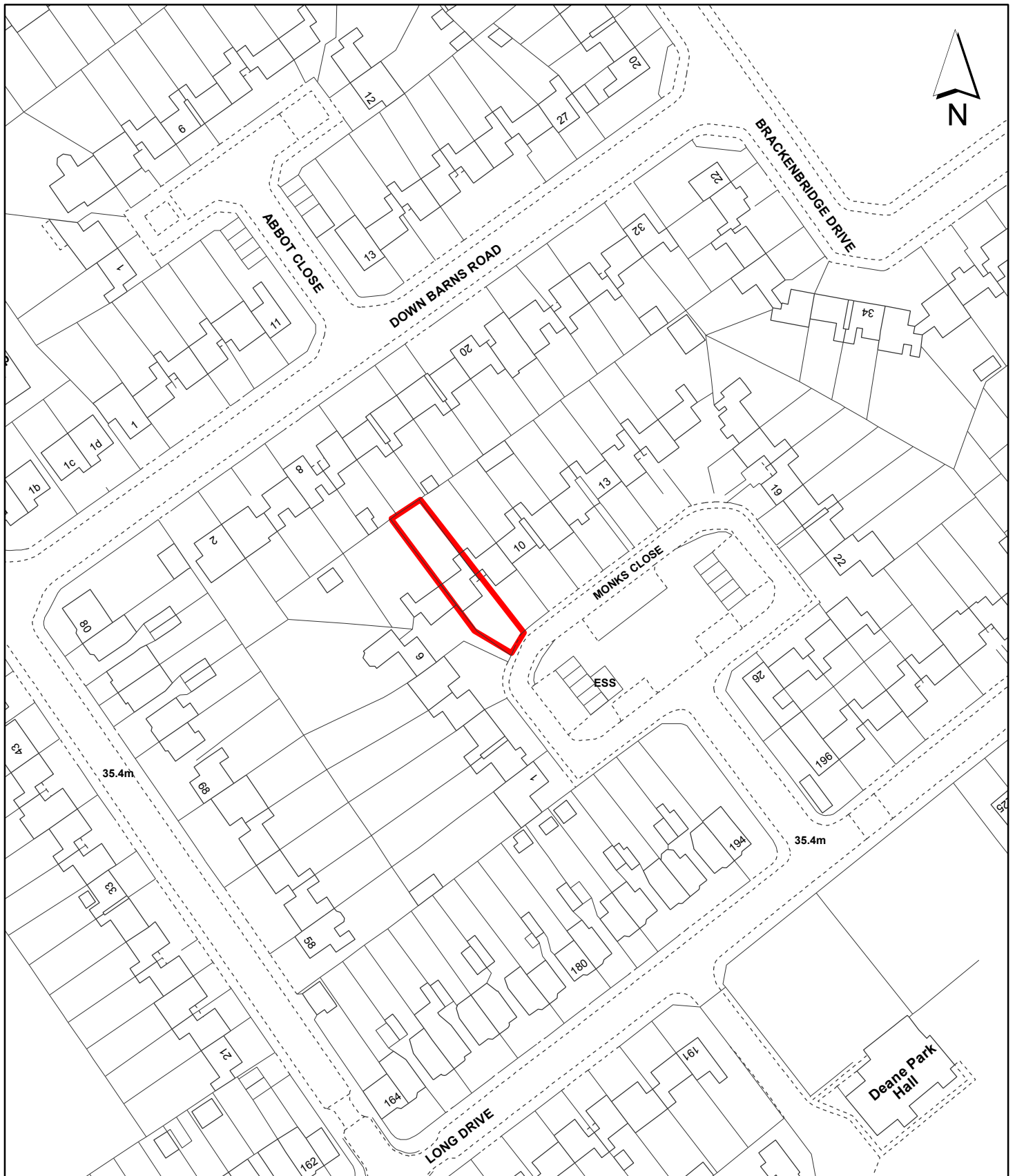
It is recommended that planning permission is refused.



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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<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">8 Monks Close Ruislip</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">72216/APP/2017/3508</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	
	<p>Planning Committee</p> <p style="text-align: center;">North Application</p>	<p>Date</p> <p style="text-align: center;">January 2017</p>	