

Report of the Head of Planning, Sport and Green Spaces

Address 16 BLACKLANDS DRIVE HAYES

Development: Conversion of 1 x 3-bed dwelling to 1 x 1-bed and 1 x 2-bed dwellings with associated parking and amenity space and installation of vehicular crossover and gate

LBH Ref Nos: 9067/APP/2017/3519

Drawing Nos: L-101 Rev. B
A-301
A-211 Rev. B
L-100
A-201
Design and Access Statement

Date Plans Received: 29/09/2017 **Date(s) of Amendment(s):** 29/09/2017
Date Application Valid: 10/10/2017

1. **SUMMARY**

The application seeks planning permission for the conversion of the existing dwelling to one 1-bed and one 2-bed dwellings with associated parking and amenity space and installation of vehicular crossover and gate.

There is no objection in principle to the conversion of the existing dwelling into two separate residential units, provided the development complies with relevant policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). Following amendments, the proposed dwellings would be provided with acceptable levels of privacy, sunlight/daylight, internal floor space and outdoor amenity space, thereby complying with Policies BE20, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.5 of the London Plan (March 2016).

The proposal is not considered to have a negative impact upon the visual amenity of the site or the surrounding area, would not result in a loss of residential amenity to neighbouring occupiers and would provide a satisfactory level of residential amenity to future occupiers. It is considered that the provision of off street parking spaces is acceptable in this location and the proposed crossovers are not considered to detract from pedestrian or highway safety.

As such the application is recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 RES3 **Time Limit**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers L-101 Rev. B, A-211 Rev. B and A-301 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 (2015).

3 RES7 Materials (Submission)

No development shall take place until details of all materials and external surfaces of the proposed perimeter wall, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, and within three months of that written approval having been given the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 RES9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage (for two cycle parking spaces per dwelling)

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts

2.e 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 surfing/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, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (2016).

5 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garages, sheds or other outbuildings, nor extensions or roof alterations to any dwellinghouses hereby approved, shall be erected without the grant of further specific planning 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)

7 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.

8 RES23 Visibility Splays - Pedestrian

The access for the proposed car parking shall be provided with those parts of 2.4 m x 2.4 m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6 m and 2.0 m above the level of the adjoining highway.

REASON

In the interests of highway and pedestrian safety in accordance with policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

9 NONSC Non Standard Condition

All residential units within the development hereby approved shall be built in accordance with Part M4(2) of the Building regulation standards as set out in the Council's adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (2015) Policies 3.1, 3.8 and 7.2.

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
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.
H7	Conversion of residential properties into a number of units
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 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.3	(2016) Sustainable design and construction
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

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 12 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

6 15 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and

are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 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.

8 115 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 site is a spacious corner plot which comprises a two-storey semi-detached dwelling on the Northern side of Blacklands Drive on the Eastern corner of its intersection with Meadow View Road.

Planning permission was granted on 10.11.2015 (Ref: 9067/APP/2015/2863) for a first floor side extension, conversion of existing garage to habitable room with new pitch roof over and single storey rear extension involving the demolition of the existing single storey rear extension. This permission has been implemented.

The application dwelling now has a single storey side and rear extension and a first floor

side extension which is set in both from the side and front. To the front is an existing dropped kerb and an area of hard-standing providing a car parking space with the remaining area soft landscaped. To the rear is good size garden area with the majority laid to lawn. There is also a detached single storey outbuilding in the corner and an existing dropped kerb across the Meadow View Road highway boundary for vehicle access to the rear.

The street scene is residential in character and appearance, and mainly comprises semi-detached dwellings with similar architectural compositions. The application site lies within a 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

3.2 Proposed Scheme

This application seeks planning permission for the conversion of the existing dwelling to one 1-bed and one 2-bed dwellings with associated parking and amenity space and installation of vehicular crossover and gate to front. The only external alteration would be the addition of a second front door to serve the one bed dwelling, numbered 16a.

The proposal has been amended and the larger dwelling, numbered 16, has been reduced from a three bed to a 2 bed dwelling. In addition the Blacklands Drive frontage has been amended to provide 2 car parking spaces away from the corner of Blacklands Drive and Meadow View Road, removing the dropped kerb. The proposal also involves the removal of the existing unlawful rendered wall along Meadow View Road and its replacement with a 1.8 metre perimeter brick wall, with the metal gates providing vehicular access to be retained.

3.3 Relevant Planning History

9067/APP/2015/2863 16 Blacklands Drive Hayes

First floor side extension, conversion of existing garage to habitable room with new pitch roof over and single storey rear extension involving demolition of existing single storey rear extension

Decision: 10-11-2015 Approved

9067/APP/2016/1141 16 Blacklands Drive Hayes

First floor side extension, conversion of existing garage to habitable room, single storey rear extension and detached garage involving demolition of existing rear extension

Decision: 24-05-2016 Refused **Appeal:** 24-10-2016 Dismissed

9067/C/81/0061 16 Blacklands Drive Hayes

Householder development - residential extension(P)

Decision: 16-02-1981 Approved

9067/PRC/2017/128 16 Blacklands Drive Hayes

First floor side extension and conversion of dwelling into 2 self-contained units with associated car parking and amenity space

Decision: 15-09-2017 OBJ

Comment on Relevant Planning History

9067/PRC/2017/128 - First floor side extension and conversion of dwelling into 2 self-contained units with associated car parking and amenity space. There was no in principle objection however the submitted plans illustrated that one of the proposed units would fail to comply with the minimum floor standards set out within Policy 3.5 of the London Plan 2016. Dated 15.09.2017

9067/APP/2016/1141 - First floor side extension, conversion of existing garage to habitable room, single storey rear extension and detached garage involving demolition of existing rear extension. Refused on 24.05.2016, Reasons for refusal:

1. The proposed first floor side extension, by virtue of its siting, scale, bulk, width and design including the lack of a set back from the front building line of the existing dwelling and lack of a set down of the ridge from the main ridge of the roof, would fail to appear as a subordinate addition and would thus be detrimental to the appearance of the original dwellinghouse, the character, appearance and symmetry of the pair of semi-detached dwellings of which it forms a part and the visual amenities of the street scene and the wider area.

2. The proposed first floor side extension, by reason of its close proximity to the western side boundary and siting in this open prominent corner position, would result in the loss of vegetation along that boundary and an important gap characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an over-development of the site to the detriment of the character and the visual amenities of the area and to this existing open area of the street scene.

Appeal Dismissed 24.10.2016.

9067/APP/2015/2863 - First floor side extension, conversion of existing garage to habitable room with new pitch roof over and single storey rear extension involving demolition of existing single storey rear extension. Approved 10.11.2015

4. Planning Policies and Standards

The proposed development would be assessed against the Development Plan Policies contained within Hillingdon Local Plan: Part 1, Saved Unitary Development Plan policies, the London Plan 2015, the NPPF and supplementary planning guidance prepared by both LB Hillingdon and the GLA.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
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.
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LPP 3.5	(2016) Quality and design of housing developments
LPP 5.3	(2016) Sustainable design and construction
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
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

8 neighbouring properties were consulted on 12.10.2017 and a site notice was posted to the front at the corner of the site on 13.10.2017.

One objection has been received from no.17 Blacklands Drive, stating:

- increase in parked vehicles around already busy junction.
- breach in established character of the estate.
- unwanted precedent and works appears to be completed.

Ward Councillor: Requests that the application is reported to Committee.

Internal Consultees

ACCESS OFFICER:

I have considered the detail of this planning application and have no comments to make.

HIGHWAYS OFFICER:

This application is for the conversion of an existing dwelling in Blacklands Drive Hayes to 2 flats. The proposal was subject to a previous pre-app that indicated that the proposed level of on-site parking would be sufficient.

The site is on the corner of Blacklands Drive and Meadow View Road, both roads are local roads in the Council's road network.

The site has a PTAL value of 1b (very poor) which means there will be a very strong reliance on private cars for trip making to and from the site. The site has a vehicular access on the existing corner of Blacklands Drive and Meadow View Road that leads to an attached garage. This arrangement is not safe for pedestrians and other road users.

There is also an existing access on Meadow View Road that leads to an existing out building on the property.

There is evidence of parking stress in the area as not all properties have off-street car parking. The proposal is to convert the existing dwelling to 2 flats (1 x 1b + 1 x 3b) with 3 car parking spaces provided on the site each with its own separate crossover. In order to achieve the access to the car parking a new crossover would be added in Blacklands Drive.

Recommendation: I would like the applicant to redesign the Blacklands Drive frontage to provide 2 car parking spaces away from the corner of Blacklands Drive and Meadow View Road and reinstate the existing access as it is not safe for pedestrians and other road users.

The proposals are unlikely to generate significant amounts of additional traffic. There are no secure covered cycle spaces (3) shown on the layout plans but they can be conditioned if approval is to be granted.

Conclusion: Providing the applicant redesigns the access as suggested I do not have significant highway concerns over this application

Officer Comments:

Amended site layout plan has been submitted following the comments raised by the council's highways officer. The amended plan illustrates that:

- 2 car spaces are to be accessed by a proposed drop kerb away from the junction.
- Existing car space replaced by landscaped area.
- new pedestrian gate.
- Bins for proposed side dwelling are relocated to front.
- secured/covered cycle spaces in rear garden accessed from rear double gate.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is within the developed area as defined in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). It is currently in residential use and there is no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable, in accordance with Policy H7 of

the Hillingdon Local Plan (November 2012). Policy H7 pertains to house conversions and serves to ensure that conversions achieve satisfactory environmental and amenity standards.

7.02 Density of the proposed development

Density ranges set out in the London Plan are not used in the assessment of schemes of less than 10 units.

However the Council seeks to ensure that houses suitable for conversion should be over 120 m² in internal floor area, which this is at 157 m².

Minimum gross internal floor and storage is a further measure of the suitability of the size of a proposed dwelling. DCLG guidance identifies that a 2 storey, 2 bed 4 person dwelling should have a total of 79m² and a 1 bed 2 person 58m². The proposed larger dwelling (2 bed 4 person) would have a total GIA of 96.79 m², well above the required level. The smaller dwelling (1 bed 2 person) would have a total of 58.98 m². Therefore on balance, the proposal is considered acceptable.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area."

The NPPF (2012) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

The area is residential in character and is fairly uniformly laid out, mostly featuring pairs of dwellings of similar size and design, arranged with similar spacing and plot size characteristics. Generally most of the dwellings are two storey semi and detached dwellings under hipped roofs in good size plots. The proposal would not involve any major or significant alterations/additions to the existing property. As detailed earlier the only external change would be the addition of second door to the front elevation serving the one bed dwelling to the side.

In addition the proposal also involves the removal of the existing unlawful rendered wall along Meadow View Road and its replacement with a 1.8 metre brick wall. The metal gates providing vehicular access will be retained. It is noted from the photograph's taken by previous officers that this replaced a close board timber fence along with mature trees and hedges along this boundary. The loss of this vegetation is unfortunate and the introduction of the solid rendered wall adds to the impact. However no.18 directly opposite to the West is also a corner plot which has a similar height brick wall running along the perimeter

fronting Meadow View Road along with two sets of metal gates, one single and one double. These gates are in a similar position to the existing gates for the application site and are the same colour. Furthermore the layout has also been amended such that the vehicular access has been moved away from the corner and now more to the front of the dwelling. This allows for more soft landscaping to be re-introduced to the front and side of the site, much to the overall improvement of the site. The proposed brick wall will also stop at the side of the side extension similar to the site opposite with a low red brick boundary wall retained on the bend. Therefore it is considered that in this instance given the existing street scene, the proposal would be in keeping with the character and appearance of the overall street scene, and is acceptable.

7.08 Impact on neighbours

There would be no physical additions to the existing dwelling as built according to the previous planning permission. The only alteration would be the introduction of a second door to the front elevation which would provide access to the second unit to the side, the one bed dwelling. There are no other additional windows proposed.

It is considered that there would be no adverse issues raised in regard to overlooking or privacy. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in accordance with Policies BE19, 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. The Mayor of London adopted the new national technical standards through The Housing Standards (Minor Alterations to the London Plan) in March 2016 and this sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants.

The standards require that 2 storey, 2 bed 4 person dwelling should have a total of 79m² and a 1 bed 2 person 58m². The proposed larger dwelling (2 bed 4 person) would have a total GIA of 96.79 m², well above the required level. The smaller dwelling (1 bed 2 person) would have a total of 58.98 m². Therefore on balance, the proposal is considered acceptable.

It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

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 adopted Supplementary Planning Document (SPD) HDAS: Residential Layouts at Paragraph 4.15 recommends that one and two bedroom dwellings should provide a minimum of 40 m² of usable amenity space.

The proposal provides some 63.68 m² and 50 m² of usable private amenity space for each plot which is in excess of the Council's adopted standard. The proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential

Layouts.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

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

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

The Highways Officer has confirmed there are no objections subject to minor changes and states:

This application is for the conversion of an existing dwelling in Blacklands Drive Hayes to 2 flats. The proposal was subject to a previous pre-app that indicated that the proposed level of on-site parking would be sufficient.

The site is on the corner of Blacklands Drive and Meadow View Road, both roads are local roads in the Council's road network.

The site has a PTAL value of 1b (very poor) which means there will be a very strong reliance on private cars for trip making to and from the site. The site has a vehicular access on the existing corner of Blacklands Drive and Meadow View Road that leads to an attached garage. This arrangement is not safe for pedestrians and other road users. There is also an existing access on Meadow View Road that leads to an existing out building on the property. There is evidence of parking stress in the area as not all properties have off-street car parking. The proposal is to convert the existing dwelling to 2 flats (1 x 1b + 1 x 3b) with 3 car parking spaces provided on the site each with its own separate crossover. In order to achieve the access to the car parking a new crossover would be added in Blacklands Drive.

Recommendation: I would like the applicant to redesign the Blacklands Drive frontage to provide 2 car parking spaces away from the corner of Blacklands Drive and Meadow View Road and re-instate the existing access as it is not safe for pedestrians and other road users.

The proposals are unlikely to generate significant amounts of additional traffic. There are no secure covered cycle spaces (3) shown on the layout plans but they can be conditioned if approval is to be granted.

Conclusion: Providing the applicant redesigns the access as suggested I do not have significant highway concerns over this application.

A revised site plan has been provided which demonstrates that these changes have now been made. In particular the two car parking spaces have been moved away from the corner of Blacklands Drive and Meadow View Road and the existing access re-instated. The existing parking to the rear remains unchanged.

The proposed dwellings maintain the existing front building line and maintain a similar level of set back from the boundary. It is therefore considered there will be no material change in

visibility into or out of the road to that currently existing. Thus in terms of both the number of parking spaces proposed and highway and pedestrian safety the proposal is considered to comply with policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

7.11 Urban design, access and security

Secured by Design is now covered by Part Q of the Building Regulations which the development will be required to accord with.

7.12 Disabled access

If the scheme is found acceptable a condition would be recommended to secure the development was built to M4(2) in accordance with Policy 3.8 c of the London Plan.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Hillingdon Local Plan Part Two Policy BE38 seeks the protection and retention of existing trees and landscape features of merit and considers where appropriate the provision of additional landscaping as part of a proposed development. Unfortunately there are no longer any trees or other landscape features existing on the site however the scheme has been amended so that an existing car parking area is now landscaped and a landscape condition is recommended to ensure that the development contributes to the character and appearance of the area.

7.15 Sustainable waste management

Policy 5.17 of the London Plan requires that all new development provide adequate facilities for the storage of waste and recycling. This matter is the subject of a condition.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

In addition it should be noted that the works undertaken on the property have been in relation to the existing planning permission which was granted. The additional works and alterations, in particular the rendered wall and metal gates have now been incorporated within this planning application. The proposed development provides sufficient off-street car parking which the Highways Officer has confirmed is acceptable and there are no concerns raised. Each application would have to be considered on the individual merits of the application and site taking all other material factors into consideration. It is not considered that any particular precedent would be set in this instance. All other matters have been addressed elsewhere within the report.

7.20 Planning obligations

The Council's Community Infrastructure Levy Charging Schedule was adopted on 1st August 2014. The additional habitable floor space created will be chargeable at £95 per square metre.

The scheme would also be liable for payments under the Community Infrastructure Levy. On the 1st April 2012 the Mayoral Community Structure Levy came into force. The London Borough of Hillingdon falls within Charging Zone 2, therefore, a flat rate fee of £35 per

square metre would be required for each net additional square metre added to the site as part of the development.

Presently calculated the amounts would be as follows;

LBH CIL £8,081.01

London Mayoral CIL £3,164.13

Total CIL £11,245.14

7.21 Expediency of enforcement action

It is understood that the applicant has been contacted by the Council's enforcement team in regards to the alteration and erection of the rendered wall along the side boundary with Meadow View Road. This application now seeks to regularise this matter and it is proposed that the rendered wall is to be replaced with a brick wall no more than 1.8 metres in height along the side perimeter only fronting Meadow View Road, with the metal gates to be retained.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The application seeks planning permission for the conversion of the existing dwelling to one 1-bed and one 2-bed dwellings with associated parking and amenity space and installation of vehicular crossover and gate.

There is no objection in principle to the conversion of the existing dwelling into two separate residential units, provided the development complies with relevant policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). Following amendments, the proposed dwellings would be provided with acceptable levels of privacy, sunlight/daylight, internal floor space and outdoor amenity space, thereby complying with Policies BE20, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.5 of the London Plan (March 2016).

The proposal is not considered to have a negative impact upon the visual amenity of the site or the surrounding area, would not result in a loss of residential amenity to neighbouring occupiers and would provide a satisfactory level of residential amenity to future occupiers. It is considered that the provision of off street parking spaces is acceptable in this location and the proposed crossovers are not considered to detract from pedestrian or highway safety.

As such the application is recommended for approval.

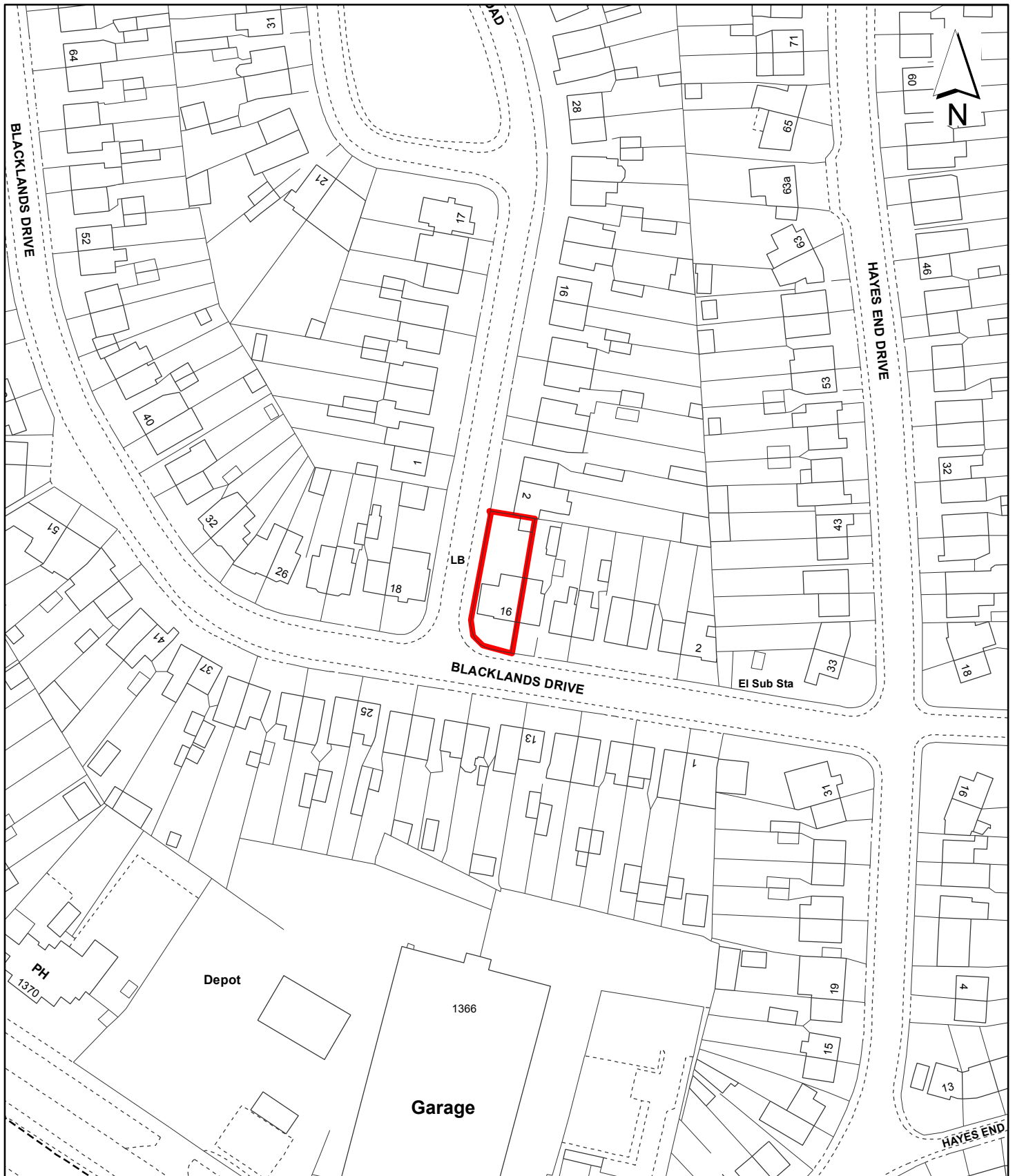
11. Reference Documents



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)
Technical Housing Standards - Nationally Described Space Standard
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Hardeep Ryatt

Telephone No: 01895 250230



<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;">16 Blacklands Drive Hayes</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;">9067/APP/20173519</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	
	<p>Planning Committee</p> <p style="text-align: center;">Central and South</p>	<p>Date</p> <p style="text-align: center;">January 2018</p>	
		 HILLINGDON <small>LONDON</small>	